

# Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

## Minutes of January 11, 2017

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Union. Other board members also present: John Mann, pending board member Ross McKenna, Neil Park, Pam Scott.

**Minutes of December 14 and 28, 2016.** M/S (Neil) unanimously approved both minutes.

### **Mitchell Design Review, 50 Hanken Drive (Alton)**

(Guest for project: Gordon Drake, Buestad Construction)

Mr. Drake reviewed this proposal to demolish an existing 488 s.f. garage and construct a new 1,287 s.f. 3-car garage with a living space on the second floor. The addition would be a maximum height of 24'5" above surrounding grade with these property line setbacks: 63 feet from the east front, 8 feet from the south side, more than 100 feet from the north side, and 6 feet from the west rear. He also noted:

- The project would reduce the grade at the garage location by dropping the building pad, increasing visibility from the home.
- The upstairs living area would have a cooking facility, so could be a second unit.

**Recommendation.** M/S (John/Pam) and unanimously approved to recommend approval of the project as submitted.

### **Sir Francis Drake Rehabilitation Project Scoping.**

(Guest: John Schellborn, Ash Avenue resident; Cindy Winter)

Board members prepared and approved scoping comments for the project EIR. These are attached to, and incorporated in, these minutes.

### **Reports and Updates**

McAllister Sidewalk Reconstruction. Neil reported that County DPW, on recommendation from Bacich Safe Routes to School committee, proposes raising the sidewalk along his side of McAllister up to 6 inches, to get it above pooling that occurs following storms: the first phase would be from Lancaster to Bacich, later from Berens to Lancaster. Neighbors fronting on the sidewalk were informed in a letter that the project will encroach on and include a portion of their yards. Residents are concerned about inadequate outreach and information on this project.

Stadium Way Right-of-Way. Anne met with Supervisor Rice, her aide, and county civil engineer Berenice Davidson regarding 1) efforts of the Woodlands shopping area owners to take title to Stadium Way from College to Kent, and 2) how the road could be retained for public use. The property line between COM and the Woodlands is not clearly defined and Anne also spoke with COM Operations VP Greg Nelson about the issue. The thoroughfare, in public use for many years, reduces the need for vehicles to use the congested College/Woodland/Kent intersection.

Bon Air Road. Following meetings at the County, Anne believes that parking spaces on the southeast side of the road which are currently being used by hospital staff and/or contractors, can be posted for two hour limits in order to insure they would be available for members of the public using Hal Brown Park at Creekside. She also learned from Supervisor Rice that two left turns from Bon Air Road into Schultz Way will remain for the interim.

The meeting was adjourned at 8:45 p.m.

Minutes: Ann Thomas