

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of February 22, 2017

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Union. Other board members also present: Bitsa Freeman, John Mann, Ross McKenna.

Minutes of January 11, 2017. M/S (Ross/Bitsa) unanimously approved.

Abrams Design Review & Tree Removal Permit, 49 Laurel Grove (Alton)

(Guests for project: Lindsay and Matt Abrams, applicants; Jared Polsky, architect, Polsky Architects; Michael Freeman, 10 Montgomery Lane.)

Mr. Polsky reviewed the proposal a new 4,268 square foot house and 630 square foot attached garage with associated landscaping. The building would be a maximum height of 16 feet above surrounding grade and would be set back 14 to 25 feet from property lines. This project was first reviewed by the KPAB on December 28; the main change since then has been to add a sloping roof on both sides and at the entry, somewhat changing the heights of the sides and entry.

Mr. Freeman, whose residence is uphill adjacent to the Laurel Grove access easement, said that he believes a turnaround area should be created somewhere on the roadway as construction of the proposed house would reduce the amount of open area available at that site in which vehicles could maneuver. Mr. Polsky noted that the plans provided for three enclosed parking spaces, as well as a paved driveway in front. He said applicants would be agreeable to leaving the driveway open so that vehicles needing the space would have extra room at that point for maneuvering past each other.

Recommendation. M/S (Ross/Bitsa) and unanimously approved to recommend approval of the project plans submitted February 13, 2017, with one condition: that a fence would not be constructed along the front of the driveway area.

Todd Land Division, 22 Laurel Grove, Changes to Original Submittal (Alton)

(Guest: Paula Todd, applicant; Irving Schwartz, project engineer)

Mr. Schwartz noted that the front setback adjacent to the access driveway is 25 feet. The side setback adjacent to Mrs. Todd's property is requested to be 35 feet. This project was previously reviewed by the KPAB on December 28, 2016.

Recommendation. M/S (Bitsa/Ross) and unanimously approved to recommend approval of the Todd Land Division plans, dated 2/2/2017.

Reports and Updates

Ross Valley Flood Risk Reduction EIR Scoping. Anne attended the scoping meeting for this programmatic EIR and asked that the document examine any impacts to the lower watershed, from upstream projects.

The meeting was adjourned at 8 p.m.

Minutes: Ann Thomas