

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of February 28, 2018

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Center's Deedy Lounge. Other board members also present: Bitsa Freeman, Neil Park, Pamela Scott, Ross McKenna. Guests: Marin Community Development Agency Planning Manager Jeremy Tejirian, and other guests listed with project.

Minutes of January 24, 2018 M/S (Bitsa/Neil) and unanimously approved as submitted.

Meeting with CDA Planning Manager Jeremy Tejirian. Board members and Jeremy discussed some guidelines for appointed boards and commissions, planning issues relevant to the Community Plan, noticing procedures, and other matters. Among items noted:

- The KPAB biennial report is due in mid-March and Jeremy will send a template for the board to complete. One change from the past that will be noted is the assumption of a liaison role with County Parks regarding CSA 17.
- Some CDA activities ahead this year: minor cleanups in the Development Code language to add to consistency with the community plans, and reinstating use of a letter that is provided to applicants informing them about the advisory board and its meeting schedule.
- Guidelines for the three design review advisory boards (Tam, Strawberry, and the KPAB) may be developed.
- Starting use of a survey for applicants when they conclude the planning process to obtain information about how the process functioned for them.

Argyris Design Review (VIX Residence), 310 Palm Avenue (Sihakom)

(Guests for this project: Scott Vix, property owner; Behzad Kafaie and Anne Howerton with Hart Howerton).

Mr. Kafaie reviewed the plans for board members, including several large display boards with photos and illustrations of changes to the residence and patio/landscape areas. The project includes 652 square feet of additions to the 7,292 s.f. single family home, with a resulting FAR of 6.9 percent on the 138,521 s.f. lot. He noted the addition would match the existing structure architecturally and in use of color. Ms. Howerton stated that the exterior work involved expansion of existing terraces, some tree removal, and installation of drought resistant vegetation.

Recommendation. M/S (Pam/Bitsa) and unanimously approved to recommend approval of the project plans (d. 2/6/18) for the Argyris Design Review (Vix Residence) at 310 Palm Avenue.

The meeting was adjourned at 8:15 p.m.

Minutes: Ann Thomas