

# Kentfield Planning Advisory Board

*P.O. Box 304, Kentfield, California 94914*

## Minutes of September 30, 2020

Anne Petersen called the meeting to order at 7 p.m. Meeting was held via video conferencing from individual locations. Other board members also present: Bitsa Freeman, Julie Johnson, Ross McKenna, Neil Park, Pam Scott. Guests for the Kosmowski Design Review and Variance: Architect Megan Jones and associate Lauren Goldman, and property owners Eron and Christina Kosmowski.

**Minutes of September 16, 2020.** M/S (Bitsa/Neil) and unanimously approved as submitted.

### **Kosmowski Design Review and Variance, 15 Poplar Drive (Cardoza)**

Megan Jones showed plans for the proposed remodeling at 15 Poplar. Construction of 991 square feet of new additions onto an existing 4,482 square-foot single-family residence and a new 775 square-foot detached accessory structure (garage) on a 60,131 square foot lot. Comments, including from board members and guess, included:

- The property resulted from a 1980s subdivision of the historic lot and the corner of the deck touching the property line was a condition existing at that time.
- The encroachment of the garage into the setback places the garage on a level area which would minimize grading that would be needed in another location.
- Aside from the garage the proposed changes are mostly infilling to add space to existing living areas.
- Remodeling/additions were kept on one level as least intrusive to neighbor views.

**Recommendation.** M/S (Bitsa/Neil) and unanimously approved to recommend approval of the Kosmowski Design Review & Variance, based on plans shown this evening.

**Reports and Other Business.** Anne reported a message from Supervisor Aide Nancy Vernon regarding parking changes on Bon Air Road. Various changes to be made include elimination of on-street parking, changes in parking times, addition of ADA stalls, etc. Eight parking spaces fronting the hospital in order to accommodate the emergency response vehicles (ambulances, fire trucks, police, etc. associated with the hospital have been eliminated temporarily for the construction phase.

The next KPAB meeting will be Wednesday, October 14, 2020.

Adjourned at 7:50 p.m.

Minutes: Ann Thomas