

# Kentfield Planning Advisory Board

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

## Minutes of December 10, 2014

Anne Petersen called the meeting to order at 7:30 p.m. in the COM Student Union Deedy Lounge. Other members present: Dale Hansen, Neil Park.

**Minutes of October 22 and November 12, 2014.** Unanimously approved as submitted.

Kapur Variance, 30 Hanken Drive (Jocelyn Drake)

(Guests for this application: Anita and Ricky Kapur, project applicants; Ed Blankenship and Richard Berling, architects with Pacific Design Group; Robert Ryder, 20 Hanken; Suzanne Fogarty, Greenbrae (daughter of Mr. Ryder); Charles McCarthy, 5 Emlin Place; Lee Ann and Marshall Wallace, 7 Emlin Place).

The application seeks a side setback variance in order to add 937 square feet to the 2,351 square foot home and the garage, increasing the FAR from 19 % to 26 %. Major changes would include: a first floor addition between the garage and the residence; a second-story addition over the garage and residence. The variance need is created by the proposed 2 foot, 6 inch intrusion of the second-floor garage addition into the 10 foot setback, to create a master bedroom. The second-floor addition would be a maximum 26 feet, 8 inches high, below the 30 foot maximum limit.

Mr. Blankenship reviewed the project in detail, noting the following:

- The steep and irregularly-shaped, roughly triangular, lot creates unconventional setbacks and some design challenges. The existing single-story garage was built with a variance to allow its 2.5 foot setback intrusion and there is an existing non-conforming rear setback.
- The proposed second story over the garage, which is the main issue, would partially be set back from the first floor in a tiered manner. The front half of the second story on the east side would be set back 2.5 feet in compliance with the 10 foot setback, and the rear half of the addition would be flush with the first floor and intrude into the 10 foot setback.
- The ground floor work would largely be to connect the existing residence and garage (currently separate) to create a more unified look. First floor changes would also include addition of a small (about 8 by 8) office between the two existing structures.
- Among the window changes, two high (above eye level) windows would be included in the garage second floor addition, which would overlook #20 Hanken.

Neighbors expressed concerns about the second story addition height, various privacy and noise issues, and the drainage through the property.

- Mr. Ryder said that when the variance application by a prior owner of 30 Hanken, for construction of the garage within the east setback, was under consideration he expressed concern that a second story would affect sunlight reaching his home. He did not object to that variance because that owner agreed that there would not be any effort to add a second story.
- Mr. McCarthy and Mr. and Mrs. Wallace, residents of homes on Emlin to the rear of 30 Hanken, noted concerns that planned additions, including new windows and doors, could affect their privacy. Mr. McCarthy said some vegetation between his property and 30 Hanken had been removed, opening up a view between his home and #30, particularly to a laundry room window he had not previously be able to see. Mr. Kapur said he had not made landscaping changes and the removal may have occurred when #30 was on the market.

- Neighbors reported extensive drainage from the surrounding ridges during storms typically flowed downhill along the garage's east side to the public drain on Hanken. Mr. Blankenship stated that there would be no changes made that would affect the drainage.

Neighbors and applicants agreed that more time and information was needed to give the neighbors an opportunity to fully understand the changes that are proposed. Applicants suggested they would be willing to consider changes and applicants and neighbors on Emlin indicated a willingness to increase vegetation between their homes as one step toward reducing the ability of noise to travel as freely as is the case between the homes.

**Recommendation.** Board members unanimously recommend, with the concurrence of the applicants, that this application be found incomplete with the following to be done:

1. Architect to provide a cross-section to show the elevation between the Kapur residence and the neighbor's home at 20 Hanken.
2. Story poles should be put up.
3. Plans to be revised slightly to show structures at 20 Hanken in greater detail.

In the interval, Mr. Blankenship will provide neighbors with copies of the remodeling plans, and applicants and the neighbors may meet on site to review the plans.

**Margin General Hospital Planning Commission Review.** Anne and Neil reported on the PC review December 8 at which the Commission found the application incomplete and requested design improvements in line with KPAB recommendations. Board noted unanimous appreciation for the Commission's attention to detail, and request the following:

1. The retaining wall in particular should be addressed assuming the possibility that the planned vines do not thrive, so the wall's appearance should be acceptable without the screening.
2. Before proceeding with the main hospital the applicants should provide a master plan for the entire site, as this is critical for ensuring that traffic flow improvements, which are being planned now, can accommodate all the changes.

**Creekside Park.** Anne, Neil, Supervisor Rice and some DPW and County Parks staff members have met recently to review finances and planning for Creekside Park and CSA 17. A number of issues and ideas emerged regarding maintenance needs, staffing and possible future projects. The KPAB will continue to discuss the park needs.

Adjourned at 9:40 PM

Minutes: Ann Thomas