

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Meeting 2nd and 4th Wednesdays, 7:30 PM, College of Marin Deedy Lounge

Minutes of February 12, 2014

Anne Petersen called the meeting to order at 7:30 p.m. in Deedy Lounge at the College of Marin. Other members present: Alan Derwin, Sandy Guldman, Pam Scott, Mary Sylla. Guests: for Ross Valley Sanitary District report - General Manager Greg Norby; for 15 Toussin Design Review – owner Dan Morgan, Brad Hubbell of Polsky Architects, and neighbors Dick Einstein (11 Toussin) and Lexa Herron (19 Toussin); for 333 Kent Avenue Variance – owners Haley and Craig Grevelding and architect Onju Updegrave; observer Melissa Panagres, 3 Hillside Avenue.

January 8, 2014 Minutes: M/S (Sandy/Alan) and unanimously approved as prepared.

Ross Valley Sanitary District Update. Newly named General Manager Greg Norby reviewed changes since he was hired as an interim general manager in early 2013 and distributed copies of the District's Infrastructure Asset Management Plan (IAMP), approved by the SF Bay Regional Water Quality Control Board in October 2013. This is a 5-year plan with which the District must comply or be subject to fines by the state board. It details steps the District will take to inspect and assess pipelines, mainline sewers, force mains and pump stations; prioritize their needs and replacement; and plan for funding the rehabilitation and replacement necessary. The work will require a rate increase.

He noted that the District had several years of troubled management, including deferring work that should have been done and this resulted in a series of enforcement actions from the water board bringing about a cease and desist order that led to the IAMP. The District is now on improved footing with state agencies and local jurisdictions, and working to upgrade facilities.

System infrastructure is being assessed and assigned, by section, a risk assessment score based on factors such as relative likelihood of failure, location, protection of public health and waterways. Priority would be given to work near schools or creeks and other sensitive areas. Among the findings and actions so far: 1) about five percent of their 200 miles of pipeline have about 50 percent of the risk. 2) The highest risk pipes tend to be near creeks and in older neighborhoods. 3) It will take another two years to complete modeling of risk assessment but what is done so far already provides for two or three years of work that needs to be accomplished soon. 4) The next eight to 12 miles of pipe replacement involves much of the system infrastructure in the worst condition. 4) The assessment work is being done by in-house crews.

Morgan Design Review, Toussin Avenue (just uphill from 11 Toussin), Assessor's Parcel Number 071-121-47, Project ID: 13-0314, Polsky Perlstein Architects. (Tierney)

Mr. Hubbell and Mr. Morgan reviewed this application for approval to construct a new 4,444.2 sq. ft. single-family residence and a 588.5 sq. ft. detached garage on a 25,189 sq. ft. parcel. The residence would have a maximum height of 27 ft. and the garage a maximum height of 11 ft. from natural grade. This project was previously reviewed on September 25, 2013 with an incomplete recommendation. This meeting was primarily concerned with completeness. Board members and the public in particular had questions about landscaping to screen properties, construction parking and traffic.

Applicants noted that they plan to create buffer planting and are discussing this with Mr. Einstein. They hope to be able to screen views for people who are outside neighboring structures but cannot completely screen the entire proposed residence. They are exploring the possibility of planting now, before construction begins, in order to take advantage of the growth season.

Ms. Herron had no objection to the plans but asked for a traffic plan that would provide for neighbor notification when/if roadway is to be blocked. She also expressed concern that the private road, which neighbors recently had paved, would not be damaged during construction.

Recommendation. M/S (Sandy/Pam) and unanimously approved to recommend that this project application is now complete, but that approval is subject to the following:

- Story poles put up.
- A landscaping agreement with the Einsteins.
- A satisfactory construction management plan.
- Assessment of current road conditions and a plan to bring the road back to the same condition post-construction as it is in before construction begins.

Grevelding Variance, 333 Kent Avenue, AP # 074-063031, Project ID: 14-0019 (Scott Greeley)

Applicants reviewed their proposal to construct a new, 426 sq. ft. attached garage. The floor area ratio for the 9,000 sq. ft. lot would be 34.7% including the garage, meeting the Community Plan standard. The garage would reach a height of 15 feet and have these setbacks from corresponding property lines: 1) 18 ft. 6 in. from easterly front property line; 2) 100+ ft. from the westerly rear property line; 3) 3 ft. from the northerly side property line; and 4) approx. 40 ft. from the southerly side property line. A variance is required because it does not meet the minimum 25 foot front and 5 foot side setbacks required by the R-1:B-1 zoning district.

Recommendation. The board unanimously recommends approval of the Grevelding Variance, 333 Kent Avenue, with the following condition: the circular drive should be retained as a driveway to insure adequate site parking.

Board member comments included the following: 1) Discussed story poles but decided they were not necessary and would not provide helpful information. 2) The proposed garage would be compatible with the home and with adjacent properties. 3) The existing vegetation around the garage appears to provide adequate screening.

Other Business. 25 Bridge Avenue. Board noted concern about storm water speeding downhill on this site to the roadway. It appears it could be inconsistent with County policy because of the rapidity with which water is leaving the site. Anne will contact CDA to find out to whom this should be referred to see if it has been reviewed and permitted. Meeting with Supervisor Rice. Anne met recently with the Supervisor to discuss local planning issues. Bus Stop Move. The Maple Avenue stop will be relocated from the east side of Maple to the west side to facilitate crosswalk use. Bon Air Road Pedestrian Hazard. Board members have observed a number of people jaywalking to cross Bon Air from the hospital side to the park. The sight visibility is not good along this stretch and there isn't a good crosswalk. Board will discuss this with the County.

Adjourned at 9:45 PM
Minutes: Ann Thomas