

# Kentfield Planning Advisory Board

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

**Meeting 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays, 7:30 PM, College of Marin Deedy Lounge**

## **Minutes of April 9, 2014**

Anne Petersen called the meeting to order at 7:30 p.m. in Deedy Lounge. Other members present: Sandy Guldman, Dale Hansen, Eva Long, Pam Scott. Guests: listed by project.

**March 26, 2014 Minutes.** M/S (Sandy/Dale) and unanimously approved as prepared.

### Minor Design Review, 141 Laurel Grove Avenue. (Corella-Pearson)

(Present: Owners Chris and Julie Robino, 16 Fay Drive; Shyla Hendrickson, occupant at 141 Laurel Grove; Mike Alpert, 145 Laurel Grove; Janet and Robert Findlay, 131 Laurel Grove; Andrew Tuthill, 135 Laurel Grove).

Julie Robino described the project for which Minor Design Review approval is requested: a new detached accessory structure, to include a garage and guest quarters, on the northwest side of the existing residence. It would be 810 s.f. in size, a maximum height of 13 feet, 6 inches above grade, and result in a total building area on site of 4,790 s.f. FAR of 14%. She said she believed the building would most affect Mr. Alpert's home but not be visible to others.

Neighbors expressed several concerns: 1) Construction hours, noise, worker parking, and length of time project would be underway. 2) Due to the separate processing of the house plans and the garage (current application) the residence, which on its own is less than 4,000 s.f. in size, did not have the benefit of design review. 3) Neighbors did not learn until this evening that plans also included a swimming pool; this does not require design review, only a building permit. Applicants said the pool would be built before the garage blocked access to the rear yard.

The creek culvert in the rear of 141 Laurel Grove, which had been observed in site visits, was a major concern of KPAB members. Applicants were uncertain about its permitting status. Sandy cautioned that unregulated management of creek flow can lead to localized flooding on neighboring properties, and that it would be important for county staff to inspect the culvert, check its permitting, and require any changes that are needed.

**Recommendation.** It was M/S (Sandy/Pam) and unanimously approved to recommend approval of the application as proposed, provided the following conditions are met:

1. County DPW to verify whether the culvert that goes through the back of 141 Laurel Grove is properly permitted (Downstream the creek is known as McAllister Creek.) and recommend any corrective action.
2. A parking plan to insure that workers park on site or on Laurel Grove and do not block any property ingress/egress. The driveway to be kept clear for traffic throughout construction.
3. Work to strictly adhere to County construction hours [Note: neighbors requested no or minimal Saturday work during school vacation in deference to neighborhood activity.]
4. Staging materials all to be kept on-site.
5. Abate noise to the extent possible. Due to topography noise in the area is intensified.
6. Insure all engineering reports, including for grading, have been completed and reviewed.

Robinson Design Review, Tree Removal Permit, Lot Merger, Hill Road (Jackson)

(Guests: Lewis Butler, project architect; Michael Yandle, project landscape designer; Stephanie Robinson, 36 Hill Drive, applicant; Beverly and Joseph Giraud, 13 Arroyo Drive; James Quinn Forboyd and Lori Quinn Forboyd, 10 Arroyo Drive; Gail and Carsten Andersen, 111 Hill Drive)

Mr. Butler and Mr. Yandle reviewed the proposal to merge two contiguous lots at 36 Hill Road and 26 Hill Road, demolish the 3,211 s.f. house and 522 s.f. attached garage at 26 Hill Road, and construct a 2,843 s.f. detached guest house, plus tennis court and bathroom, on the resulting 124,100 s.f. (2.85 acres) lot. The project would result in a seven % floor area ratio on the property, and have the following setbacks from property lines: 40 feet from east rear, 96 feet from west front, 26.9 feet from south side, more than 250 feet from north side. Also included would be a swimming pool, two trellises up to 12 feet in height, and landscaping that includes an approximately 300 foot long retaining wall, with a small stretch up to 8 feet in height, that runs north/south below the new landscaped area. The project would entail removal of 22 trees, and a permit is required for the removal of 10 heritage and protected trees. Design review is required for a tennis court, trellises more than eight feet in height, and retaining walls more than six feet in height, and because the project results in a building area of more than 4,000 s.f.

Mr. Yandle also noted the following:

- Of the 22 trees to be removed, 12 are nuisance trees and of the 10 remaining three are heritage trees: one redwood and two oaks which sit on the building envelope.
- They would remove an existing non-conforming house and associated driveway.
- Work would only be done in areas that were previously disturbed.
- The new structure is further from property lines than the building being removed.
- Grading and fill would be balanced; the bulk of material being trucked from the site would be due to demolition.

Neighbors had a few questions but no objections to the application approval.

**Recommendation.** M/S (Sandy/Eva) and unanimously approved to recommend approval of the 26/36 Hill Road merger, design review and tree permit as submitted.

## **Reports**

Peters Sign. This project was deemed incomplete and is being revised. CDA suggested that the KPAB write up a brief statement regarding Kentfield/Greenbrae Community Plan sign standards to be available to applicants for sign permits in the future.

Marin General Hospital. Anne learned that CDA expects an application for design review approval for the garages to be submitted shortly.

Larkspur Station Area Plan. Anne will draft a letter noting project impacts on Kentfield and Greenbrae.

Adjourned at 9:00 PM  
Minutes: Ann Thomas