

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of January 14, 2015

Anne Petersen called the meeting to order at 7:30 p.m. in the COM Student Union Deedy Lounge. Other board members present: Sandy Guldman, Dale Hansen, Pam Scott.

Minutes of December 10, 2014. Unanimously approved as submitted.

Kapur Variance, 30 Hanken Drive (Jocelyn Drake)

(Guests: Anita Kapur, project applicants; Ed Blankenship and Richard Berling, architects with Pacific Design Group; Suzanne Fogarty, Greenbrae (daughter of 20 Hanken property owner Robert Ryder); Nancy McCarthy, 5 Emlin Place; Marshall Wallace, 7 Emlin Place).

This was a second review of this application for a side setback variance for encroachment of an area about 2 feet by 6 inches in size on the second floor. The variance area would be included in a remodeling and addition that would add 937 square feet to the 2,351 square foot home and garage and increase the FAR from 19 % to 26 %. At the earlier review the board, with the concurrence of the applicants, recommended that this application be found incomplete, with the following to be done: 1) architect to provide a cross-section showing the elevation between the Kapur residence and the neighbor's home at 20 Hanken; 2) Story poles to be put up, and 3) plans to be revised slightly to show structures at 20 Hanken in greater detail. These have been done.

Mr. Blankenship reviewed the project changes, noting the following:

- The design is aimed at integrating the various elements of the house; currently, it is necessary for anyone using the garage to go outside in order to enter the home. The lot's odd shape and steep slope limited design options.
- Various segments of the home are slightly tiered due to the lot's elevation changes. The garage addition would have a higher roofline if the second floor were not tiered.
- The new windows in the kitchen would be smaller than in the existing kitchen, and lighting fixtures would be recessed, reducing glare and views to neighboring homes from what is currently the case.

Mrs. Fogarty said she believes the project would negatively affect her father's property at 20 Hanken. A set of plans was left at her father's home so he can review them when he returns.

Sandy observed that if the second floor were eliminated from the addition, the result would be an unbalanced or asymmetrical appearance that would not improve the property.

Recommendation. Board members unanimously recommend (M/S Sandy/Dale) approval of this application, based on the following findings:

1. Special Circumstances. The steep lot and irregular shape and the siting of the existing building limit design options for expansion of the home.
2. Use or Activity. The project is a single family residence, allowed in this zoning district.
3. Special Privileges Inconsistent with Others. There are a number of existing variances in this area due to the steepness of the properties.
4. Detriment to Public Interest, Health, etc. If the non-conforming wall for which the variance is required were moved back to the setback line it would not greatly change appearance, light, or views from 20 Hanken, the property that would be most affected by the project.

Other Business.

Margin General Hospital Planning Commission. Anne has not heard if changes requested by the Commission have been made, or when the revisions will be reviewed by the Commission. MGH is not on their January 26 agenda so the earliest it is likely to be agendaized is February 9.

KPAB board members continued to express concern that applicants should provide a master plan for the entire site, rather than submit proposals piecemeal for segments of the project. Other major concerns are proposed changes on Bon Air Road. Sandy noted that if, as has been stated, the MGH construction begins in September 2015 that this could coincide with work on the Bon Air Bridge which will probably limit traffic flow on the road.

McAllister/Stadium Way Visibility Issue. Pam noted that there is a problem with lighting at the west end of McAllister, near the Stadium Way intersection, that could be a public safety issue.

College of Marin. Anne reported that the College will be considering placement of two new signs: a monument sign at the corner of Sir Francis Drake and College with exterior lighting, and a reader board to announce college events on the landscaped strip between College and Laurel.

Adjourned at 9:20 PM

Minutes: Ann Thomas