

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of July 22, 2015

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

Minutes of May 27 and June 10, 2015. M/S (Dale) and approved and submitted.

Zaret Variance & Design Review. 112 Murray Avenue (Greeley)

(Guests for project: Scott Zaret, property owner; Jay Sherlock, architect; Patti Catinella, Joe Carmichael, Susan Catinella, Ruth Barkan, and Diney Wrona, neighbors on Murray Avenue; also Neil Park, participating via Skype from Canada)

Mr. Sherlock described the project in great detail, including graphics not submitted with the application but prepared for this meeting. Neighbors present indicated general support for the project, recognizing the difficulties of the site, and would like to work with the applicant to insure that any project that is approved and built complements the existing neighborhood character and retains its natural setting.

Some specific comments included the following: 1) project would create a private space in the public ROW, 2) currently there is extensive drainage onto 101 Murray (Carpenter home) from culverts coming from Fern, Black Log, and Briar so project should not add to this situation, 3) would not want oaks impacted, 4) do not change natural setting of the area.

Recommendation. Board unanimously recommends the following:

- Drainage associated with the property should be conveyed to the existing storm drain system and should not undercut the road or exacerbate existing drainage issues at 101 Murray.
- The new parking space should not interfere with public parking on Murray Road.
- Evaluate use of an absorptive surface for the parking pad.
- Placement of the addition should preferably not be pushed back into the hill where it could impact the hillside and change the visual character of the property and/or the neighborhood. Placement should maintain the home's visual integrity and minimize impacts to the hill.
- Construction should not take place on weekends.
- Identify on the plans where the construction parking would be located.
- Oaks on either side of the proposed parking space should not be removed or damaged.

In addition, neighbors indicated they look forward to seeing the story poles, and they would like to be notified of the decision.

Adjourned at 8:35 PM

Minutes: Ann Thomas