

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of December 28, 2016

Anne Petersen called the meeting to order at 7 p.m. in a conference room at Vanguard Properties, 1118 Magnolia Avenue in Larkspur. Other board members also present: Bitsa Freeman; pending board member Ross McKenna.

Minutes of December 14, 2016. Deferred for lack of quorum. Due to lack of quorum, no actions were taken at this meeting, but comments are noted.

Todd Land Division, 22 Laurel Grove (Alton)

(Guests: applicant Paula Todd, Chris Griffin, engineer Irving Schwartz)

This application proposes dividing a 2.07 acre lot. Lot 1, fronting on Laurel Grove, is developed with a single family residence and would be 1.2 acre in size. Lot 2, would be a vacant lot uphill from Lot 1, 38,064 square feet in size, with an average slope of 34.7%, and accessed by an easement driveway from Laurel Grove that is owned by a separate party. A subsequent application will be required in order to construct a home on the lot.

Board Comments. 1) Consider designating the frontage along the driveway as the property front, thus setting front, rear, and side setbacks. Although Lot 2 would be accessed from a long driveway it may not be legally defined as a “flag lot” as the access is not part of the property. 2) Verify the driveway width, which was estimated at about 20 feet. 3) Clarify ownership of the easement driveway, how it is to be transferred, and who would be responsible for maintenance. 4) Design review should be required for the future home application.

Abrams Design Review, 49 Laurel Grove Avenue. (Alton)

(Guests: project architect Jared Polsky, Sherri and Michael Freeman, 10 Montgomery Lane)

Board members reviewed this proposal to construct a new 4,268 square foot house and 630 square foot attached garage. Mr. Polsky noted constraints including a 20 foot required setback along the waterway through the property. In response to questions he described provisions to contain water on site by use of permeable hardscape. He also noted that seven parking spaces would be provided, including three in the garage and four on the apron.

Neighbors Mr. and Mrs. Freeman said they have a view of the property and that the access road from Laurel Grove is well used, often using the applicant property for backing up and turning.

Board Comments. The planner should consider that the property proposed for the new home has previously provided back-up and turnaround space for vehicles using the access road, so building plans should insure that these functions can still be safely accomplished.

Mitchell Design Review, 50 Hanken Drive (Alton)

Board members noted that story poles are up at this site. If the planner determines that the application is complete, the project will be reviewed by the KPAB for merits.

SFD Blvd Rehabilitation Project EIR Scoping. A public scoping session for the project EIR will be held January 10, 2017 and the KPAB will agendaize this issue for its January 11 meeting.

The meeting was adjourned at 8:30 p.m.

Minutes: Ann Thomas