

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of May 25, 2016

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Union. Also present: board members Neil Park, Pam Scott; guests Bitsa Freeman, Ross McKenna; others by project.

Minutes of May 11, 2016. Unanimously approved as presented.

Valler Design Review, 49 Manor Road (Giudice)

(Guests for project: Dawn Valler and Peter Byck, applicants)

Board reviewed this proposal to legalize a 180 s.f. trellis with barbecue area and a 116 s.f. shed, on a 17,237 s.f. developed lot. The proposed structures would result in a total floor area of 3,892 s.f. and a floor area ratio (FAR) of 22.5 percent and each of the structures would reach a maximum height of 8 feet above surrounding grade.

Ms Valler and Mr. Byck said neighbors with whom they spoke support the project. Anne reported a phone call from an unidentified neighbor who stated concern about noise.

Recommendation. M/S (Neil/Pam) and unanimously approved to recommend this application is incomplete pending indicating on the site plan the location of structures on adjacent properties.

Crawford Variance, 36 McAllister (Giudice)

(Guests for project: Allison Crawford, applicant; Laura Kehrlein, project architect; Bridget Thomas, 15 Lilac; Douglas and Marjorie Marcero, 32 McAllister)

Reviewed this variance application to add 144 square feet to an existing 2,120 square foot single-family residence located on a 5,679 square foot lot, resulting in a floor area ratio of 41.9 percent (including garage and detached accessory structure play house). Ms. Crawford explained that the purpose of the project is to enclose a second-story deck over living area to stop water from the deck going into the living room area below. Mr. Marcero said that the proposed project would enhance the property as well as mitigate the water problem.

Ms. Kehrlein said that the accessory structure is a replacement for one that existed when the current owners purchased the property, and provided a list of properties in the area exceeding the maximum FAR; it was not known if these were permitted. Board noted that the structure's location on the site plan does not seem to be where it is located when viewed in person.

Board members noted that projects must be reviewed according to Community Plan standards which support the 30 percent FAR maximum and that alternatives to address moisture intrusion should also be consistent with the Community Plan and the County Code.

Recommendation. Board unanimously recommends that this application be denied because it would exceed the allowable floor area ratio.

Board also suggested that the site plan be corrected to show the correct location of the accessory structure, and that the fence height be checked to see if it complies with Code.

School District Remodeling Update.

(Guest: Kentfield School District Superintendent Liz Schott)

Liz brought some posters showing planned changes and described the remodeling that would take place at Kent and Schools, along with some relocation of student classes, in the next few years, including the following:

- Groundbreaking will be April 2017 at Kent School. A large portion of the campus will be modernized and a new two-story classroom building will replace some portables currently on the site. Other major changes will include a new music building, new outdoor learning space, and relocation of the office to move it out of the campus interior.
- The 4th grade moves to Kent in 2017 and 4th and 5th grade students would be housed at Kent in their own quad, separately from the older students.
- At Bacich the round building would be removed, the administration office relocated to the campus front, the former office would become a staff room, and a modular building would be moved from the parking lot. There would be six new classrooms but the number of classrooms on the campus would remain the same and Bacich, unlike Kent, would remain all on one story.
- Two baseball fields at Bacich would remain and the fence along Sir Francis Drake would not change but the District will buttress up campus access points including installation of locks on the McAllister entry.

There was also a discussion of efforts to institute bus transportation from the Bon Air area of Greenbrae to Bacich and Kent Schools. About 70 percent of the District's students come from Greenbrae. Cost would have been up to \$1500 for each student and there are a number of regulations regarding student transportation which would affect planning – so at this time there is no plan for school buses. Board members, guests, and Liz concurred that a solution to this critical situation should be pursued by the District, the KPAB, and other entities.

The meeting was adjourned at 8:50 p.m.

Minutes: Ann Thomas