

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of June 29, 2016

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Union. Also present: board members Dale Hansen, Eva Long, Neil Park (via Skype from Canada), Pam Scott.

Minutes of May 25, 2016. Unanimously approved as presented.

Coldwell Banker Sign Design Review, 500 SFD, Greenbrae (Lundegaard)

Members reviewed the application for a replacement two-sided interior-lit sign at this Greenbrae location. The sign would 3 feet 8 inches high by 6 feet wide and replicate a similar sign at 511 SFD, which board members viewed. A base holding the sign is not included in the square footage total of 44 square feet (22 square feet on each side. Board noted the following

- Although the calculations did not include the bottom base structure which is shown on plans, the planner clarified that this is not generally considered part of the sign.
- Greenbrae does not have any sign guidelines in their CC&Rs on which to base comment. The Kentfield/Greenbrae Community Plan has sign criteria by sub-section, but does not have any criteria for this area of Greenbrae.
- Board members who viewed the identical sign at 511 SFD at night did not find it disruptive; the solid part of the sign does not show through.

Recommendation. M/S (Neil/Pam) and unanimously approved to recommend approval of this application as submitted provided that as the floodlight that illuminates the existing sign is no longer needed it would be removed.

Reports/Other Business

Crawford Variance, 36 McAllister. Anne learned that CDA will deny addition of square footage to the residence but as a matter of standard policy will not address the accessory structure on the property. Members noted concern that the setbacks on the parcel are not as reflected in the plans submitted with the application, and the small accessory structure could be used as habitable space or in some other way inconsistent with the Community Plan at some point. This would be problematic as it is not known if it meets code requirements for possible uses. Board agreed this is one of several issues needing to be addressed through update of the 1987 Community Plan.

Marin General Construction. Anne is continuing to discuss with County staff ways to improve traffic flow and public safety on Bon Air Road.

Sir Francis Drake Project. It appears likely the project must undergo environmental review.

Stadium Way. Board learned that the road is not a dedicated county road although it has long been heavily used by the public as a road between Kent Avenue and College Avenue.

The meeting was adjourned at 8:00 p.m.

Minutes: Ann Thomas