

# Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

## Minutes of December 13, 2017

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Center's Deedy Lounge. Other board members also present: Bitsa Freeman, John Mann, Neil Park, Pamela Scott, Ross McKenna. Guests: David Sternberg, Greenbrae Property Owners Assn; other guests by project.

**Minutes of November 8, 2017** M/S (Neil/Ross) and unanimously approved as submitted.

### **Crawford Variance, 36 McAllister Avenue** (Garcia)

(Guest: Fred Divine, project architect)

This application requests legalization of a 144 s.f. addition which was built without a permit to an existing house and which would result in a floor area ratio of 41% on the 5,679 s.f. parcel. Variance approval is required because the project would exceed the Community Plan maximum FAR of 35%. Some details were noted:

- On a prior submittal, CDA approved a setback variance but not a playhouse which encroaches into the right-of-way.
- Mr. Divine said the owners wanted to appeal the decision but decided to re-apply. In the meantime they built the addition without a permit, and are now applying for a variance.
- The parcel is smaller than the district's minimum size, but would still exceed the FAR if the project were granted an allowance up to what would be permitted for a 6,000 s.f. lot.

**Recommendation.** M/S (John/Pam) and unanimously approved to recommend denial of the Crawford Variance at 36 McAllister and abatement of the unpermitted structure.

### **Pacini Variance, 236 North Almenar Drive, Greenbrae** (Sihakom)

(Guests: Jared Polsky, architect; Andrew Pacini, property owner)

Board members and Mr. Sternberg for the Greenbrae POA, reviewed this proposal for 1,317 s.f. of new additions to an existing home to improve the structure's interior flow. The variance is needed as the addition would encroach into the front setback. David Sternberg noted that this encroachment was not unusual in the Greenbrae development, and that the addition would improve the appearance of the house. There was some discussion of the drainage improvements, which include two bio-retention swales to slow water draining off the property.

**Recommendation.** M/S (Pam/Bitsa) and unanimously approved to recommend approval of the Pacini Variance at 236 North Almenar with the front planters pulled back to the property line.

**Other Business and Reports.** *Ross Valley Flood Control.* Anne and Neil reported on a meeting earlier today at the Civic Center with Ross Valley Watershed Program engineers Hugh Davis and Russ Eberwein, Zone 9 engineer Felix Meneau, and District 2 Supervisor Aide Nancy Vernon. The meeting reviewed plans for channel widening at Allan Park in Ross, removal of the fish ladder, and construction of a 0 to 3 foot barrier wall along the Granton Park neighborhood, between the channel and the residences.

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

Minutes: Ann Thomas