

# Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

## Minutes of May 10, 2017

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Union Deedy Lounge. Other board members present: Ross McKenna, Neil Park, Pam Scott.

**Minutes of April 12, 2017.** M/S (Neil/Ross) and unanimously approved.

### **Robino Variance and Design Review, 127 Hill Drive (Alton)**

(Guests: Julie and Chris Robino, property owners)

Board reviewed plans for this proposal to construct a new 195 s.f. addition on the third floor of an existing residence in Kentfield. The construction would convert a balcony to habitable living space and the height of the building at this location would be approximately 41 feet above surrounding grade. Floor area ratio is not an issue. Variance approval is needed because the project would exceed the building height limit of 30 feet established in the Community Plan and Marin County Code, and Design Review is required as the structure exceeds 3,000 s.f. in size.

Julie Robino said that the remodeling was planned as a safety measure, as there is a big drop from the bedroom balcony to the ground below, and the railing height on the balcony is not very high. She also noted that the existing structure, built in the 1930s, exceeds the County Code/Community Plan height limit. Board members suggested that alternative designs be considered to improve safety while not increasing the building height.

It was noted that the project application does not accurately describe what is proposed and should be revised.

**Recommendation.** 1) This project is incomplete as there are no findings submitted to support the request for a variance from the height limitation imposed by County Code and the Community Plan. 2) The applicant should consider redesigning the project to comply with the Community Plan.

### **Reports and Updates**

Road and Traffic. Anne reported that county engineers are working on ways to improve the Bon air Road/Schultz Drive stop light, and the College Avenue bus stop. Also that the EIR for the SFD Rehabilitation project has not yet reviewed the traffic lighting system for the roadway.

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

Minutes: Ann Thomas