

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes

Public Meeting – Wednesday, September 28, 2022

Meeting location: Via Zoom.

Call to order: 7:00 p.m. by Bitsa Freeman – Chair

Board members present: Bitsa Freeman, Keith Kirley, Ross McKenna, Anne Petersen, Neil Park and Julie Johnson

Other attendees: Neighbor Reeves

AGENDA:

M/S/A Minutes of the Sept 14, 2022, meeting

Review of the 111 Hill LLC Residential Addition/Accessory Structure

111 Hill Dr. Kentfield, CA
Assessor's Parcel 071-012-19
Project ID: P3760 & P3761
County Planner: Joshua Bertain

Project Summary:

Design review approval is required because the development would contain more than 3500sqft of floor in a conventionally zoned district.

Applicant did not attend. Neighbor commented that they are in support but questioned whether the new garage would be for parking rather than new driveway. **KPAB voted unanimously to approve the plans as submitted with the following comments by member Julie Johnson:** Our understanding is that the 15-foot height limit is measured from natural grade, can the client confirm 15-foot max is correctly being shown (per this definition) or explain why this proposal would be calculated differently?

Since this is an ADU and a garage accessory structure (combined), we are not clear with code required minimum setbacks. Can you pls confirm the required setbacks and if this proposal complies.

Next Meeting: 10/26/2022

The meeting was adjourned at approximately 7:32p.m.