

Kentfield Planning Advisory Board (KPAB)

P.O. Box 304, Kentfield, California 94914
bitsa@boulevardmarin.com

Draft Minutes Public Meeting – Wednesday, January 11, 2023

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, Julie Johnson, and Neil Park.

Board members absent: None

Other attendees: Mark Samolies, Julie Barner, Bijorn, David Holscher (architect)

Meeting Minutes: From October 26, 2022, were tabled until the next meeting.

Correspondence and announcements: None

Members of the Public who wished to comment on anything not on the agenda: None

First, Bitsa asked everyone to take turns introducing themselves.

AGENDA:

Agenda Item #1

Gallagher Variance (P3821), 8 Russell Avenue, Kentfield, Assessor's Parcel 071-144-47

PROJECT SUMMARY

The applicant requests Variance approval to construct a 765 square foot addition to an existing residence located in the unincorporated community of Kentfield. The 765 square foot addition would include a 307 square foot lower-level addition and a 458 square foot upper-level addition. The 765 square feet of proposed development would result in a floor area ratio of 34.6 percent on the 4,710 square foot lot. The proposed additions would reach a maximum height of 26 feet, 4 inches above the surrounding grade and the exterior walls would have the following setbacks: 5 feet, 6 inches from the eastern front property line; 5 feet, 6 inches from the northern side property line; 6 feet, 3 inches from the southern side property line; and 46 feet, 7 inches from the western rear property line. Various site improvements would also be entailed in the proposed development, including new attached decks, and a new stairway into the backyard.

Variance approval is required pursuant to Section 22.54.020 of the Marin County Development Code because the project proposes setbacks and a floor area ratio that does not conform to the standards established by the governing conventional zoning district.

The Board and members of the public expressed deep concern about making additional parking as part of the proposal. It was discussed to remove the front garden area and make it two parking spots.

It was recommended to reject the project unless parking was addressed.

Any Other Business/Board Discussion: Neal Park is retiring from the board and will not be renewing his seat; Ross McKenna will submit his application for the coming term.

Next Meeting: Wednesday, March 23, 2022

The meeting was adjourned at 7:48 p.m.

The Kentfield Planning Advisory Board meets on the 2nd and 4th Wednesdays, at 7 p.m., to review and make recommendations to the County on projects in unincorporated Kentfield, excluding Kent Woodlands. Recommendations are advisory only.



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