

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Greenberg Investment Design Review**

Decision: **Approved with Conditions**
Date: **January 28, 2021**

Project ID No:	P2913	Applicant(s):	Jeff Greenberg
		Owner(s):	Greenberg Investment
		Assessor's Parcel No(s):	074-092-02
		Property Address:	7 Hillside Avenue, Kentfield
		Project Planner:	Megan Alton (415) 473-6235 malton@marincounty.org
		Signature:	<i>Megan Alton</i>
Countywide Plan Designation:		Kentfield Community Plan	
Community Plan Area:		MF4	
Zoning District:		RMP-30	
Environmental Determination:		CEQA Guidelines section 15301, Class 1	

PROJECT SUMMARY

The applicant requests Design Review approval to raise an existing residential structure above flood elevation and add parking and storage underneath the structure on a developed property in Kentfield. Elevating the structure would result in an addition of 1,414 square feet underneath the residence for parking. The total floor area of the structure would remain unchanged at 1,874 square feet; therefore, the total development on the site would be 3,924 square feet. The elevated structure would reach a maximum height of 24 feet above surrounding grade and the exterior walls would have the following setbacks: 20 feet from the northern front property line; 3 feet 3 inches from the eastern side property line; 15 feet from the western side property line; more than 80 feet from the southern rear property line. No work is proposed for the residential units located at the back of the property.

Design Review approval is required because the project is in a Planned Zoning District.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

COMMUNITY PLAN CONSISTENCY

The proposed project is consistent with the Kentfield/Greenbrae Community Plan policies related to subarea G for the following reasons:

- A. The project would meet all height and setback standards identified in the Conservation and Development Standards.
- B. The project would use pitched roofs, natural wood and stucco/masonry materials that are compatible with the building's architectural character and the adjacent buildings.
- C. The project would meet all access and parking standards, as verified by the Department of Public Works during Building Permit review.

- D. The project would be adequately landscaped in conformance with Community Appearance and Amenities standards.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Design Review (Marin County Code Section 22.42.060)

- A. The proposed development complies with either the Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.**

There are no standards provided in Chapter 22.14 that apply to the project. The proposed project is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

SITE PREPARATION: Development Standards J.1 through J.6

The subject property is developed with four residential units, a driveway with parking and landscaping trees. The structure in the front of the property is being elevated to avoid flooding from a nearby creek. The structure to be elevated would be sited in the same location and would not disrupt natural features. The distance from the creek would remain unchanged. The amount of off-haul related to cut and fill would be minimal as the structure would be located in the same location.

BUILDING LOCATION: Development Standards D.1 through D.4; Design Guidelines 102

The property is located outside of the Ridge and Upland Greenbelt (RUG) area and is not located within any visually prominent ridgelines. The structure is being elevated in the same location and the project would not result in the reconfiguration of the structures on the property.

PROJECT DESIGN: Development Standard I.1 and I.2; Design Guideline 25 through 28

The proposed residence will be a maximum of 24 feet in height, consistent with the 30-foot height limit established by the RMP-30 zoning district. The scale and massing of the structure is comparable in terms of height, massing and scale, to the neighboring residences. The new building materials as a result of raising the structure would include horizontal siding in earth tone colors. The materials proposed would be consistent with the DG-25 and DG-26 of the Multi-family Design Guidelines, and would be aesthetically compatible with the residences in the surrounding neighborhood.

MASS AND BULK: Design Guidelines 13 through 17

The project would raise an existing structure on the flat property. The varied roof lines which reduce the building's mass would remain unchanged. The front façade would include window replacement which helps balance the structure being raised from one to two stories. Additionally, a new second story deck connects the two sides of the structure.

EXTERIOR LIGHTING: Development Standard G; Design Guideline 43 through 46

The exterior lighting would remain unchanged and any newly added lighting would match the existing. Upon review of the Building Permit all new exterior lighting will be reviewed to ensure the lighting is shielded to avoid casting glare into the night sky or onto nearby properties.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F; Design Guideline 37 through 40

The subject property is development with four residential units, driveway with parking and landscaping trees. Elevating the existing structure would take place in the same location and would not result in the removal of existing trees. New landscaping is proposed in the front of the property and no new fencing is proposed.

ACCESS: Development standard C; Design Guidelines 80 through 86

There are no proposed changes to the roadway that leads to the subject property or the driveway on the property. Raising the structure would also result in the addition of parking underneath the structure for the residential units. The newly added garages and carport under the structure would not be street facing. Therefore, project would improve the neighborhood parking situation by providing more private parking on site.

COMMUNITY CONTEXT: Design Guideline 2

The property is a residential zone with mostly multi-family residence in the surrounding areas. Elevating the existing structure would not distract from character of the area because it is not changing the uses on the property. The four residential units would remain, and parking would be added to the interior of the property which would not be highly visible from public viewpoints.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

The proposed development is intended to elevate an existing structure above flood level, which also adds parking to the site. Overall, the surrounding neighborhood is comprised of a variety of architectural styles, with the majority of the multifamily residences being two-story. The materials proposed to be used are compatible with the surrounding area. Upon completion, the structure will reach a maximum height of 24 feet above surrounding grade. Given the lot size, setbacks, topography, and shape of the subject property, the proposed improvements are appropriate to and compatible with the site surroundings and the community.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

Elevating the existing structure would take place in the same location and would result in the overall height of the structure being 24 feet, well below the 30-foot height limit. Given the shape of the lot and location of existing roads and driveways the site layout would preserve sun and light exposure, views, vistas, and privacy to the adjacent properties.

D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

Rights-of-way and pathways for circulation will not be impacted, because the building is located entirely on the property. The project has been reviewed by the Department of Public Works for compliance with standards for parking, retaining walls, and drainage. These would be verified again during the Building Permit process, thus ensuring the project would not adversely affect rights-of-way or pathways for circulation.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

The separation between buildings and other natural features would remain unchanged as the structure is being elevated in the same location. Furthermore, the project would be reviewed during the Building Permit stage to ensure the structure meets all current fire and building code requirements.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Design Review approval authorizes the raising of an existing residential structure above flood elevation. Elevating the structure shall result in an addition of 1,414 square feet underneath the residence for parking and storage. The total floor area of the structure shall remain unchanged at 1,874 square feet; therefore, the total development on the site shall be 3,924 square feet. The approved building shall reach a maximum height of 24 feet above surrounding grade and the exterior walls shall have the following setbacks: 20 feet from the northern front property line; 3 feet 3 inches from the eastern side property line; 15 feet from the western side property line; more than 80 feet from the southern rear property line.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "7 Hillside Residence," consisting of 7 sheets prepared by Taylor Building Design, received in final form on December 8, 2020, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2021" with respect to all of the standard conditions of approval.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

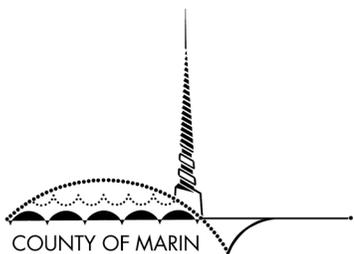
This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (February 9, 2021).

cc: *{Via email to County departments and Design Review boards}*

CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
CDA – Environmental Health Services
Marin Municipal Water District
County No. 1 Sanitary District
Kentfield Fire Protection District
Kentfield Planning Advisory Board

Attachments:

1. Marin County Uniformly Applied Conditions 2021
2. Response from the Department of Public Works, October 13, 2020
3. Kentfield Planning Advisory Board, October 14, 2020
4. Comment letter from Jenny Draxl, January 15, 2021



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2021

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - First Transmittal

DATE: October 13, 2020

DUE: October 12, 2020

TO: Megan Alton

FROM: Alicia Stamps

APPROVED:  _____

RE: Greenberg Investment Design Review

P2913

APN: 074-092-02

ADDRESS: 7 Hillside Ave, Kentfield

TYPE OF DOCUMENT

DESIGN REVIEW

COASTAL PERMIT

LAND DIVISION

VARIANCE

USE PERMIT

ADU PERMIT

ENVIRONMENTAL REV.

OTHER: _____

Department of Public Works Land Use Division has reviewed this application for content and:

- Find it **COMPLETE**
 Find it **INCOMPLETE**, please submit items listed below
 Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

Comments Included (Inc.) or Attached (Att.) from other DPW Divisions:

Traffic

Flood Control

Other: _____

Merit Comments

Prior to Issuance of a Building Permit:

- Driveways:** Per Marin County Code § 24.04.290, driveway approaches shall be constructed in accordance with the appropriate U.C.S. drawing unless prior approval to do otherwise is obtained from the agency. Demonstrate compliance.
- Grading & Drainage Plans:** Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns.
- Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project. Be certain to include water, sanitary sewer, gas, electric and telecommunications.
- Encroachment Permit:** Hillside Avenue is a County maintained road. An Encroachment Permit from DPW is required for any work within the County's road right-of-way, including but not limited to, utility trenching, installation of new utility connections, and modifications to the driveway apron, curb and gutter. **Frontage improvements including accessible sidewalk will be required as part of the encroachment permit.** Additionally, fences, landscaping and boulders are unauthorized encroachments under Streets and Highways Code section 1480, and Marin County Code Chapter 13.12. The plans shall clearly identify all proposed work in the right of way. If any work is proposed in the right of way, complete and submit an Encroachment Permit Application.
- Emergency and regular access to the residences at the rear of the property is to be maintained at all times.

Flood Zone Requirements:

- The property is located within the Special Flood Hazard Area Zone AE and has been selected to participate in the FEMA Structure Elevation Grant project.** There are special requirements for participation in the grant project and applicant should coordinate with DPW to ensure grant project requirements are met to be eligible for financial reimbursements. Construction activities shall

comply with the National Historic Preservation Act as specifically mentioned in the FEMA Record of Environmental Consideration dated March 1, 2019.

7. As the property is located entirely within a Special Flood Hazard Area, per FEMA's mapping, the project is subject to requirements of Marin County Code § 23.09 Floodplain Management. Per MCC 23.09.034, new construction or a substantial improvement of a structure shall have the lowest floor elevated above the base flood elevation, and upon completion of the structure, the elevation of the lowest floor shall be certified by a registered land surveyor, civil engineer, or architect.
8. Per 2016 California Residential Code § R322.2.1(1), buildings and structures in flood hazard areas shall have the lowest floors elevated to or above the base flood elevation plus 1 foot. Clearly indicate on the plans and elevation views the proposed lowest floor, existing outside adjacent grade and the base flood elevation level including the datum used.
9. Per 2016 California Residential Code § R322.2.2 and Marin County Code §23.09.034(c)(4), enclosed areas, including crawl spaces, that are below the base flood elevation shall be provided with flood openings that meeting the following criteria:
 - a. The total net area of openings shall be not less than 1 square inch for each square foot of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters.
 - b. Openings shall be not less than 3 inches in any direction in the plane of the wall.
 - c. The presence of louvers, blades, screens and faceplates or other covers and devices shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.
10. Per 2016 California Residential Code § R322.2.2.1, the walls of enclosed areas shall have openings installed such that:
 - a. There shall be not less than two openings on different sides of each enclosed area; if a building has more than one enclosed area below the base flood elevation, each area shall have openings.
 - b. The bottom of each opening shall be not more than 1 foot above the higher of the final interior grade or floor and finished exterior grade immediately under each opening.
 - c. Openings shall be permitted to be installed in doors and windows; doors and windows without installed openings do not meet the requirements of this section.
11. Per 2016 California Residential Code § R322.1.6, electrical systems, equipment and components; heating, ventilating, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment shall be located at or above the elevation required in Section R322.2 or R322.3. Exception allowed provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the base flood elevation in accordance with ASCE 24. Provide notes and specifications to this effect on the plans.
12. Per 2016 California Residential Code § R322.1.8, building materials and installation methods used for flooring and interior and exterior walls and wall coverings below the base flood elevation required in Section R322.2 or R322.3 shall be flood damage-resistant materials that conform to the provision of FEMA TB-2. Provide notes and specifications to this effect on the plans.
13. The following requirements shall also be noted on the plans, and fulfilled:
 - a. Per California Residential Code § R109.1.3, upon placement of the lowest floor, including basement, and prior to further vertical construction, the building official shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including basement, required in Section R322.
 - b. Per California Residential Code § R109.1.6.1 and § R322.1.10, prior to final inspection, a registered design professional shall prepare and seal an elevation certificate of the elevations specified in Section R322.2 or R322.3.
 - c. Upon completion of construction, provide certification by a registered civil engineer or architect that the conditions of Section R322.1.6, R322.1.8, R322.2.2, and R322.2.2.1 have been satisfied.

-END-

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of October 14, 2020

Anne Petersen called the meeting to order at 7 p.m. via video conferencing from individual locations. Other board members also present: Bitsa Freeman, Julie Johnson, Ross McKenna, Neil Park, Pam Scott. Guests are listed by project.

Minutes of September 30, 2020. M/S (Bitsa/Neil) and unanimously approved as submitted with corrected typo.

Swanson Design Review, 47 Laurel Grove (Bereket)

(Guests: applicant Jon Swanson and architect Chris Dorman)

Chris Dorman showed plans, via a slide presentation, for the proposed remodeling to add a 483 s.f. Accessory Dwelling Unit (ADU) above the existing garage, a project proposed under new County density bonus regulations. The enlarged structure would have a maximum height of 18'5" above surrounding grade, and result in the developed area having a 24% floor area ratio on the 15,314 s.f. lot. Siding on the proposed ADU would match that of the existing house. He noted:

- When height is measured from natural ground slope, only about a third of the remodeled structure would exceed the County ADU height limit of 16 feet,
- The hip roof has a very small slope and when viewed from below appears flat.
- He believes the ADU would not result in any impact to neighboring properties.

Recommendation. M/S (Bitsa/Ross) and unanimously approved to recommend approval of the Davidson Design Review as submitted. Board suggests considering a hand railing along the steps leading down from the ADU to the driveway.

Davidson Design Review and ADU, 30 Stetson Avenue (Alton)

(Guest: architect Ken Berman)

Mr. Berman reviewed plans for a 773 s.f. ADU over the garage, resulting in a building area of 4,217 s.f. which exceeds the 3,500 s.f. ceiling allowed for single family homes, but which the Planner determined also does not meet requirements of ADU County Ordinance No. 3729. His comments included:

- The ADU would be on the highest part of the property and he believes would not be visible from neighboring homes.
- Trees on site would be largely retained.
- An approved ADU would be exempted from the 3,500 s.f. maximum home size.
- Two windows on the rear of the unit could look onto a neighboring home though their removal would leave a blank wall which could be less visually pleasing.

Board members noted that the two rear windows with a view onto adjacent homes could be a concern for neighbors.

Recommendation. M/S (Bitsa/Ross) and unanimously approved to recommend approval of the Davidson ADU. A consideration should be given to removing the two rear windows if they have negative impacts on the neighboring property

Greenberg Investment Design Review, 7 Hillside (Alton)
(Guest: owner Jeff Greenberg)

Mr. Greenberg reviewed his proposal to raise the existing building eight feet to get it above flood elevation in compliance with a FEMA grant that he has received for this purpose. The elevated building would reach a maximum height of 23 feet above surrounding grade. The lower space would be used for carports for apartment users and a garage for the primary house. Exterior walls would have the following setbacks: 20 feet from the northern front property line; 3 feet 3 inches from the eastern side property line; 15 feet from the western side property line; more than 80 feet from the southern rear property line. Design Review approval is required because the project is in a Planned Zoning District.

Board cautioned that the lower level must not accommodate living quarters of any kind due to flooding risk in this area.

Recommendation. M/S (Bitsa/Ross) and unanimously approved to recommend approval of the Greenberg plans as submitted.

The next KPAB meeting will be Wednesday, October 28, 2020 if there is business at that time that must be conducted.

Adjourned at 8:05 p.m.

Minutes: Ann Thomas

From: [Jenny Draxl](#)
To: [Alton, Megan](#)
Subject: Greenberg Investment Design Review
Date: Friday, January 15, 2021 4:00:40 PM

Hello Megan,

I am a neighbor across the street of this property. I was wondering what information we have about the timeline associated with the construction. Hillside is a small street and my husband and I work from home with two small children. What can we expect in terms of impact on street access as well as noise?

Additionally, there is a tree on the right side of the property (when facing the street) and I hope the plan is to keep this. What is the planned impact to the trees?

Thanks,
Jenny Draxl
4 Hillside