

# 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