

Kentfield Planning Advisory Board (KPAB)

P.O. Box 304, Kentfield, California 94914

Agenda: Wednesday, November 10, 2021, 7:00 P.M. Via Video Conferencing

KPAB Chair Bitsa Freeman invites you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81974141683?pwd=TXYZVmlwN1RPcy9sa01pajd6cDdDQT09>

Meeting ID: 819 7414 1683

Passcode: 702359

The public is invited to speak on any item on the agenda or at open time.

7:00 p.m. Public Open Time and Review of October 13, 2021 Meeting Minutes.

7:05 p.m. Design Review of Gault Addition

PROJECT SUMMARY

Gault Design Review

25 Corte Sereno, Greenbrae

Assessor's Parcel: 070-061-08

Project ID: P3348

Planner: Megan Alton

(Gault applicant is no longer requesting Variance approval to construct a 128-square foot addition on a developed lot in Greenbrae. The proposed addition would have been located in the lower level of the existing residence within the front setback.)

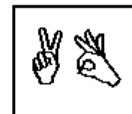
The applicant is requesting Design Review Approval to raise the roof within the front setback. The proposed development would result in a building area of 2,686 square feet and a floor area of 2,283 square feet. Therefore, the project would result in a floor area ratio of 24 percent of the 9,205 square foot lot. The proposed building would reach a maximum height of 28 feet 9 inches above surrounding grade and the exterior walls of the addition would have the following setbacks: 19 feet from the northern front property line; 22 feet from the western side property line; 42 feet from the eastern side property line; more than 50 feet from the southern rear property line.

Design Review approval is required because the roof modifications are on a structure which encroaches into the setback but is exempt from Variance approval pursuant to Development Code section 22.54.045.

Zoning: R1-B2

Countywide Plan Designation: SF5

Community Plan (if applicable): Kentfield



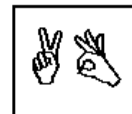
In accordance with the Americans with Disabilities Act, if you need special assistance (i.e. auxiliary aids or services) in order to participate in this public meeting, please contact the Clerk of the Board of Supervisors by calling (415) 499-6172 (TTY) or (415) 499-7331 (voice) at least five (5) business days prior to the meeting.

7:35 p.m. College of Marin (COM) Update on the Learning Resource Center (LRC)

8:00 p.m. Communications and Future Agenda Items

Agenda information: Bitsa Freeman, bitsa@comcast.net

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



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