

# Kentfield Planning Advisory Board

*P.O. Box 304, Kentfield, California 94914*

## Minutes of January 27, 2021

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: project applicant Jeffrey Halbrecht, Halbrecht landscape designer Brad Eigsti, project applicants Allison and Don Williams, Williams architect Graham Irwin

January 13, 2021 Minutes. M/S (Bitsa/Pam) and unanimously approved.

### **Halbrecht Design Review, 350 Evergreen Drive (Bereket)**

This project is not in the KPAB review jurisdiction, nor is it in the KWPOA membership, so it was reviewed for information only.

Design Review approval is needed to construct an in-ground swimming pool and spa on the 3.17 acre lot in Kent Woodlands. The project also involves construction of an 8-ft tall retaining wall against the hillside to create the 16 by 46 foot pool. Design Review approval is required because the proposed pool, spas and retaining walls would exceed a height of 30 inches above grade per Code Section 22.42.020..

**Project Comment.** KPAB members observed the following: 1) project does not affect views from surrounding properties, 2) there is no encroachment into setbacks, 3) the pool design includes measures allowing pool water to be available for fire suppression. Board members unanimously supported project approval.

### **Williams Design Review, 104 Cypress Avenue (Cardoza)**

Project includes 107 s.f. of in-fill additions and a 526 s.f. second story on the existing garage for a pool house. The total would result in a floor area of 5,160 square feet and a floor area ratio of 6.7% on the 77,467 s.f. lot. Setbacks would be greater than required minimum. The pool house/garage would be 26 feet above grade but would be level with the pool due to parcel elevation change. Design Review approval is required pursuant to Code Section 22.42.020 because the project would result in a floor area exceeding 3,500 square feet in a conventional zoning district.

Board members observed that there are no variance issues with the project which is well set back on the property, and that changes proposed could enhance the appearance of the residence.

**Recommendation.** M/S (Bitsa/Ross) and unanimously approved to recommend approval of the Williams Design Review plans dated 12/10/2020.

Adjourned at 7:50 p.m.

Minutes: Ann Thomas