

# Kentfield Planning Advisory Board (KPAB)

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## AGENDA FOR PUBLIC MEETING ON

**Wednesday, September 28, 2022**

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

Join Zoom Meeting:

<https://us02web.zoom.us/j/86243548177>

Meeting ID: 862 4354 8177

*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 the September 14, 2022 Meeting Minutes.**

**7:05 p.m. 111 Hill LLC Design Review (P3760) and ADU Permit (P3761)**

Design Review approval to construct a new 1,687 square-foot structure on a developed property located in the unincorporated community of Kentfield. The proposed structure appears to be attached to the primary residence and would contain a garage on the main (upper) level and an accessory dwelling unit (ADU) on the lower level. The 1, 687 square feet of proposed development would result in a floor area ratio of 29.47 percent on the 27,421 square foot lot. The proposed structure appears to reach a maximum height of 28 feet above the surrounding grade and the exterior walls would have the following setbacks: 3 feet from the northern front property line, 5 feet from the eastern side property line; 60 feet from the western side property line; and 89 feet from the southern rear property line. Various site improvements include a new pedestrian gate, stairs and landings, new landscaping, a new roof over the primary residence's kitchen door, and replacement of the pool house's existing trellis.

Design Review approval is required pursuant to Section 22.42.020.B of the Marin County Development Code because the development would contain more than 3,500 square feet of floor in a conventionally zoned district. An Accessory Dwelling Unit Permit is required pursuant to Section 22.56.020 of the Marin County Development Code.

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

*The Kentfield Planning Advisory Board meets on the 2<sup>nd</sup> and 4<sup>th</sup> 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.*



All public meetings and events sponsored or conducted by the County of Marin are held inaccessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at [disabilityaccess@marincounty.org](mailto:disabilityaccess@marincounty.org) at least five workdays in advance of the event. Copies of documents are available in alternative formats, upon request.

