

Kentfield Planning Advisory Board (KPAB)

P.O. Box 304, Kentfield, California 94914
bitsa@comcast.net

AGENDA FOR PUBLIC MEETING ON

Wednesday, January 26, at 7:00 p.m.

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 November 10, 2021, Meeting Minutes.

7:05 p.m. Presentation and Q&A re: Marin County Housing Element from planners: Aline Tanielian, Leelee Thomas, and Jillian Zeiger.

7:45 p.m. Presentation about the Hal Brown Park from Jim Chayka with Marin County Parks.

8:05 p.m. Hoeveler Design Review and Variance

Project Name: Hoeveler Design Review and Variance

Address: 10 Hotaling Court, Kentfield, CA

Assessor's Parcel: 071-031-10

Project ID: P3340

Applicant: Barbara Chambers

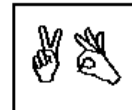
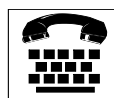
barbara@chambersandchambers.com

(415) 381-8326

Planner: Megan Alton

PROJECT SUMMARY:

The applicant requests Design Review and Variance approval to construct a new 2-story addition within the front setback on a developed lot in Kentfield. The applicant is also requesting Design Review for a 2nd floor addition. The existing building area is 4,600 square feet and the existing floor area is 4,218 square feet. The proposed development would result



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.**

in a building area of 6,270 square feet and a floor area of 5,730 square feet. Therefore, the project would result in a floor area ratio of 20 percent of the 27,720 square foot lot. The maximum height of the additions would reach a height of 29.16 feet above surrounding grade and the exterior walls would have the following setbacks: 24 feet from the northwestern front property line; 21 feet from the north side property line; 49.5 feet from the southwestern side property line; 62 feet from the southeastern rear property line. Various site improvements would also be entailed in the proposed development, including pool, retaining walls, arbor and landscaping.

Variance approval is required because the project encroaches into the front 30-foot setback. Design Review is also required because the development includes a floor area of over 3,500 square feet.

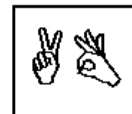
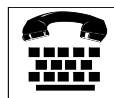
Zoning: RR-B3

Countywide Plan Designation: SF4

Community Plan (if applicable): Kentfield

8:35 p.m. Communications and Future Agenda Items

The Kentfield Planning Advisory Board meets on the 2nd and 4th 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.



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