

Kentfield Planning Advisory Board (KPAB)

P.O. Box 304, Kentfield, California 94914
bitsa@boulevardmarin.com

AGENDA FOR PUBLIC MEETING ON

Wednesday, April 27, 2022

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 January 26 and March 23, 2022, Meeting Minutes.

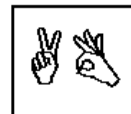
7:05 p.m.

Additional review of Hoeveler design (P3340) related to tree removal.

Hoeveler Design Review and Tree Removal Permit
10 Hotaling Court, Kentfield
Assessor's Parcel 071-031-10
Project ID: P3340
County Planner: Megan Alton

PROJECT SUMMARY

The applicant requests Design Review and Tree Removal Permit approval to construct multiple additions to an existing residence in Kentfield. The project includes a new 574-square foot garage, additions of 1,070 square feet on the main level, which includes the conversion of the existing 382-square foot garage to floor area, and an upper-level addition of 119 square feet. 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 a building area of 6,095 square feet and a floor area of 5,555 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 29.16 feet above surrounding grade and the exterior walls would have the following setbacks: 30 feet from the northwestern front property line; 21 feet from the north



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.**

side property line; 49.5 feet from the southwestern side property line; 62 feet from the southeastern rear property line. The applicant proposes to remove three protected trees and two heritage trees. Various site improvements would also be entailed in the proposed development, including pool, retaining walls, arbor and landscaping.

Design Review is required because the development includes a floor area of over 3,500 square feet. A Tree Removal Permit is required because the removal of heritage trees are proposed.

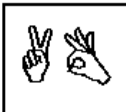
Zoning: RR-B3

Countywide Plan Designation: SF4

Community Plan (if applicable): Kentfield 2

7:35 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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