

# Kentfield Planning Advisory Board

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

## **DRAFT Minutes**

**Public Meeting – Wednesday, September 28<sup>th</sup> 2022**

**Meeting location:** Via Zoom.

**Call to order:** 7:00 p.m. by Bitsa Freeman – Chair

**Board members present:** Bitsa Freeman, Keith Kirley, Ross McKenna, Anne Petersen, Neil Park and Julie Johnson

**Other attendees:** Neighbor Reeves

### **AGENDA:**

**M/S/A Minutes of the Sept 14<sup>th</sup> 2022 meeting**

**Review of the 111 Hill LLC Residential Addition/Accessory Structure**

111 Hill Dr. Kentfield, CA  
Assessor's Parcel 071-012-19  
Project ID: P3760 & P3761  
County Planner: Joshua Bertain

#### **Project Summary:**

Design review approval is required because the development would contain more than 3500sqft of floor in a conventionally zoned district.

Applicant did not attend. Neighbor commented that they are in support but questioned whether the new garage would be for parking rather than new driveway. **KPAB voted unanimously to approve the plans as submitted with the following comments by member Julie Johnson:** Our understanding is that the 15 foot height limit is measured from natural grade, can the client confirm 15 foot max is correctly being shown (per this definition) or explain why this proposal would be calculated differently?

Since this is an ADU and a garage accessory structure (combined), we are not clear with code required minimum setbacks. Can you pls confirm the required setbacks and if this proposal complies

**Next Meeting:** 10/26/2022

**The meeting was adjourned at approximately 7:32p.m.**