

Kentfield Planning Advisory Board (KPAB)

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

AGENDA FOR PUBLIC MEETING ON

Wednesday, June 14, 2023

Kentfield School District Office, 750 College Avenue, Kentfield

The public is invited to speak on any item on the agenda or at Open Time.

7:00 p.m.

Public Open Time

Review of the March 8, 2023, Meeting Minutes.

Communications and Future Agenda Items

Discussion on

Leone Design Review and Tree Removal

Project ID: P4004

APN(s): 070-081-16

Address: 225 Vista Grande, Greenbrae

PROJECT SUMMARY

The applicant requests Design Review approval to construct a 2,023-square-foot two-story addition to an existing 3,167-square-foot primary residence and a 540-square-foot detached garage on a developed property located in the unincorporated community of Greenbrae. The 2,023-square-foot addition to the residence would include a 1,108-square-foot addition to the first floor and a 915-square-foot addition to the second floor of the existing residence. The 2,563 square feet of the proposed development would result in a building area of 5,730 square feet, a floor area of 5,190 square feet, and a floor area ratio of 30 percent on the 17,510 square foot lot.

The proposed addition to the primary residence would reach a maximum height of 33 feet, 1 inch above the surrounding grade, and the exterior walls of the addition would have the following setbacks: 45 feet, 11 inches from the southern front property line; 10 feet, 5 inches from the western side property line; 26 feet from the eastern side property line; 50 feet from the northern rear property line. The proposed detached garage would reach a maximum height of 22 feet, 4 inches above the surrounding grade (13 feet from floor level), and the exterior walls would have the following setbacks: 9 feet from the southern front property line; 71 feet from the western side property line; 3 feet from the eastern side property line; and more than 134 feet from the northern rear property line. Various site improvements would also be entailed in the proposed development, including a new car deck and associated stairway, a new side patio, a rear yard patio, and an attached deck also located in the rear yard.

Design Review approval is required pursuant to Section 22.42.020.B of the Marin County Development Code because the property is located in a conventional zoning district, and the project proposes an addition that would result in a floor area in excess of 3,500 square feet and an addition to the primary residence that would exceed a height of 30 feet.

The applicant also requests Tree Removal Permit approval to remove one tree that is of a heritage size as determined by the measurement of the tree’s Diameter at Breast Height (DBH). The tree proposed for removal that is subject to a Tree Removal Permit is listed in the table below.

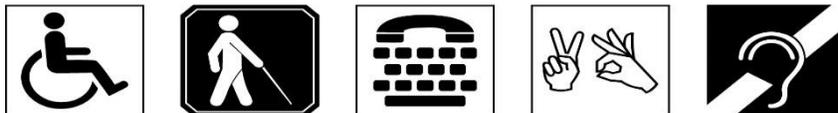
Common Name	Scientific Name	Observed DBH (in.)	Protected (P) Size DBH (in.)	Heritage (H) Size DBH (in.)
Coast redwood	<i>Sequoia sempervirens</i>	32 in. (H)	10 in.	30 in.

Tree Removal Permit approval is required pursuant to Chapter 22.62 of the Marin County Code because the project entails the removal of a heritage size tree.

Zoning: R1-B2 (Residential Single Family)
 Countywide Plan Designation: SF5 (Low Density Residential)
 Community Plan (if applicable): Kentfield/Greenbrae

Adjournment

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.



All public meetings and events sponsored or conducted by the County of Marin are held in accessible 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 at least five workdays in advance of the event. Copies of documents are available in alternative formats, upon request.