

Kentfield Planning Advisory Board (KPAB)

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

AGENDA FOR PUBLIC MEETING ON

Wednesday, May 10, 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

Gallagher Variance Resubmittal

Project ID: P3821

APN(s): 071-144-47

PROJECT SUMMARY

The applicant requests Variance approval to construct a 1,523-square-foot addition to an existing residence located in the unincorporated community of Kentfield. The 1,523-square-foot addition would entail a 478-square-foot upper-level addition and a 1,045-square-foot lower-level addition which includes an attached 741-square-foot accessory dwelling unit (ADU) that would be reviewed and approved through the ministerial building permit process. The 1,523-square-foot addition to the existing residence would result in a floor area ratio of 51 percent on the 4,710-square-foot lot. The proposed addition would reach a maximum height of 26 feet, 9 inches above the surrounding grade, and the exterior walls would have the following setbacks: 30 feet from the eastern front property line; 5 feet, 6 inches from the northern side property line; 6 feet, 3 inches from the southern side property line; and 47 feet, 5 inches from the western rear property line. Various site improvements would also be entailed in the proposed development, including new attached decks, retaining walls, and a new stairway into the backyard.

Variance approval is required pursuant to Section 22.54.020 of the Marin County Development Code because the project proposes additions that would increase the floor area ratio above 30 percent on a property located in a conventional zoning district.

Zoning: R1-B1 (Residential Single Family)

Countywide Plan Designation: SF6 (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.