

# Kentfield Planning Advisory Board (KPAB)

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## **Draft Minutes Public Meeting – Wednesday, June 14, 2023**

**Meeting location:** Kentfield District Office, 750 College Avenue, Kentfield

**Call to order:** 7:00 p.m. by Jeff Moulton

**Board members present:** Jeff Moulton, Keith Kirley, Anne Petersen, Julie Johnson, Allison Crawford.

**Board members absent:** Bitsa Freeman, Ross McKenna

**Other attendees:** Nick Leone (applicant), Candice Bozzard (Secretary)

**Meeting Minutes:** From 03/08/23, M/S Johnson/Kirley. Approved unanimously.

**Correspondence and announcements:** None

**Members of the Public who wished to comment on anything not on the agenda:** None

First, Jeff asked everyone to introduce themselves.

### **AGENDA:**

#### **Agenda Item #1**

**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

Jeff Moulton called on Nick Leone to make his presentation.

Nick gave a brief overview of the changes proposed noting that he was sensitive to the height requirements and parking. He added that the tree removal was necessary to allow room for the garage.

There was much discussion regarding the floor area ratio (FAR) calculations and how the figures were determined in the project summary to be 30%.

Clarification on which trees were proposed to be removed. Nick said that trees numbered 3 (14" Coast Redwood) and 39 (10" Coast Live Oak) on page A06 of his plans were to be removed, not the Coast Redwood shown in the Project Summary.

M/S Moulton/Johnson to recommend approval of the application, provided that the information presented for the FAR calculations included the main house and the proposed ADU. Approved unanimously (5-0).

## Adjournment

Meeting adjourned at 8:13 p.m.

*The Kentfield Planning Advisory Board meets on the 2<sup>nd</sup> and 4<sup>th</sup> 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](mailto:disabilityaccess@marincounty.org) at least five workdays in advance of the event. Copies of documents are available in alternative formats, upon request.