

Kentfield Planning Advisory Board (KPAB)

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Draft Minutes Public Meeting – Wednesday, June 28, 2023

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

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

Board members present: Bitsa Freeman, Jeff Moulton, Ross McKenna, Anne Petersen, Allison Crawford.

Board members absent: Keith Kirley, Julie Johnson

Other attendees: Justin Brown (applicant), Mr. and Mrs. Freeman (neighbors), Candice Bozzard (Secretary)

Meeting Minutes: From 06/14/23, M/S Crawford/Peterson. Approved unanimously.

Correspondence and announcements: None

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

First, Bitsa asked the board members to introduce themselves, she then welcomed the attendees.

AGENDA:

Agenda Item #1

1. Gottesman Revocable Trust

Project ID: P3897

APN(s): 071-152-66

Address: 111 Oak Ave., Kentfield

The applicant requests Design Review approval to construct a new pergola, a new fireplace wall, and a new pool on a developed lot in Kentfield. The proposed development would not increase the existing floor area ratio of 37 percent on the 10,000 square foot lot. Height and setback information may be found below:

It appears the proposed pergola would reach a maximum height of 22 feet above surrounding grade and would have the following setbacks: 10 feet, 3 inches from the southern front property line; 20 feet from the western side property line; 89 feet, 1 inch from the eastern side property line; 72 feet, 8 inches from the northern rear property line.

It appears the proposed fireplace wall would reach a maximum height of 19 feet, 6 inches above surrounding grade and the exterior walls would have the following setbacks: 13 feet from the southern front property line; 9 feet from the western side property line; over 100 feet from the eastern side property line; 67 feet from the northern rear property line.

It appears the proposed pool would reach a maximum height of 2 feet, 6 inches above surrounding grade and the exterior walls would have the following setbacks: 36 feet from the southern front property line; 8 feet from the western side property line; over 100 feet from the eastern side property line; 34 feet from the northern rear property line.

Various site improvements would also be entailed in the proposed development, including a new 4-foot-high retaining wall and new paving.

Design Review approval is required pursuant to Marin County Code Section 22.20.090.C.1.b because the project entails constructing detached accessory structures that would be located within a required minimum setback.

Zoning: R1-B2 (Residential Single-Family, minimum lot size 10,000 square feet)

Countywide Plan Designation: SF5 (Low Density Residential)

Community Plan (if applicable): Kentfield/Greenbrae

Due to a misprint on the notice sent by the County, the board determined that a final decision now would not be prudent.

The board apologized to the applicant and asked the applicant to return 7/12/23 so sufficient notice could be sent to neighbors which would allow any neighbor with interest the opportunity to opine.

Justin gave a brief overview of his application including a PowerPoint.

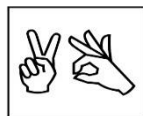
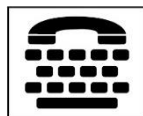
The board inquired if the height of the pergola would impede the neighbor's view. Justin said no.

There was discussion regarding the pool. The board asked if it would create a noise concern for the neighbors. Justin responded that the neighbors are far enough away so it should not be an issue.

Adjournment

Meeting adjourned at 7:20 p.m.

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.