

# Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

## Agenda: Wednesday, February 12, 2014

**7:30 p.m., Deedy Lounge, Student Center, College of Marin**

*The public is invited to speak on any item on the agenda or at open time.*

7:30 Open Time and Review of Minutes of January 8, 2014

7:35 Ross Valley Sanitary District

Greg Norby, General Manager, and Mary Sylla, Board President, will provide a brief overview of the work the District will be doing on the sewer system over the next seven years.

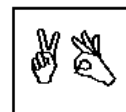
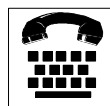
7:50 Morgan Design Review, Toussin Avenue (just uphill from 11 Toussin), Assessor's Parcel Number 071-121-47, Project ID: 13-0314, Polsky Perlstein Architects. (Tierney)

Application for design review approval to construct a new 4,444.2 sq. ft. single-family residence and a 588.5 sq. ft. detached garage on a 25,189 sq. ft. parcel. The residence would have a maximum height of 27 ft. and the garage a maximum height of 11 ft. from natural grade. It would have the following property line setbacks: 15 ft. from east front, 58 ft. 10 in. from north side, 17 ft. 7 in. from northwest side, and 109 ft. from the west rear. The garage would have these setbacks: 10 ft. 9 in. from the front east, 11 ft. 10 in. from the north side, 5 ft. from the northwest side. As proposed, the property would have a 17.8 % floor area ratio (FAR). A new pool and landscape walls up to 4 ft. in height are also part of the application. Property is zoned RMP-5, 5 units per acre.

8:15 Grevelding Variance, 333 Kent Avenue, Assessor's Parcel Number 074-063031, Project ID: 14-0019

Application for Variance approval to construct a new, 426 sq. ft. attached garage. Floor area ratio for the 9,000 sq. ft. lot will be approx. 30%. The garage addition will reach a height of 15 ft. and have the following minimum setbacks: 1) 18 ft. 6 in. from easterly front property line; 2) 100+ ft. from the westerly rear property line; 3) 3 ft. from the northerly side property line; and 4) approx. 40 ft. from the southerly side property line. Pursuant to Sections 22.14.050 (Table 2-11) and 22.54.020 of the Development

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In accordance with the Americans with Disabilities Act, if you need special assistance (i.e. auxiliary aids or services) in order to participate in this public meeting, please contact the Clerk of the Board of Supervisors by calling (415) 499-6172 (TTY) or (415) 499-7331 (voice) **at least five (5) business days** prior to the meeting.

Code, a variance is required because the proposed garage does not meet the minimum 25 ft. front and 5 ft. side setback required by the R-1:B-1 zoning district. *Note: the applicant identifies a new laundry room as well on the submitted plans. As the laundry room is proposed to meet the minimum setbacks and zoning district standards (and there are no other discretionary review triggers), it is not part of this discretionary review, as it is otherwise ministerial and can be done with just a building permit.*

8:45 Reports and Updates

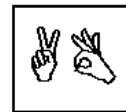
COM Renovations

Update from meeting with Katie Rice, Jan 29 (Anne Petersen)

*Directions: Deedy Lounge is in the lowest floor of the Student Center, in the corner of the building nearest the creek and the new science building. You may have to go through the cafeteria. Look for sign on door.*

Agenda information: Anne Petersen, 415-453-1372

**The Kentfield Planning Advisory Board meets 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays at 7:30 PM, in the College of Marin Administration Building, 835 College Avenue. The Board reviews and makes recommendations to the County on projects in the unincorporated Kentfield area, excluding Kent Woodlands. Recommendations are advisory only. (Public notices online: [http://www.co.marin.ca.us/depts/CD/Main/comdev/CURRENT/notices/public\\_notices.htm](http://www.co.marin.ca.us/depts/CD/Main/comdev/CURRENT/notices/public_notices.htm))**



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