

# Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

## Agenda: Wednesday, February 25, 2015

**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 28, 2015

7:35 Tribolet Design Review, 3 Meadow Avenue (Jocelyn Drake)

The applicant requests Design Review approval to allow for the remodel and reconfiguration of the existing residence, including construction of two additions; one on rear portion of the first story of the residence, and one on the front portion of the front of the residence, above the garage. An existing non-conforming structure located in the side yard will be removed. The existing residence consists of a 26 foot tall, two-story residence with 3,507 square feet of floor area on a 13,609 square foot lot. The proposed additions would add approximately 575 square-feet of floor area for a total floor area of 4,082 square-feet (30% Floor Area Ratio) and 4,622 square-feet of total building area. The second-story is proposed to be approximately 30 feet in height from existing grade. The minimum proposed setbacks of the additions from the property lines are as follows: approximately 25 feet from the eastern front property line; approximately 30 feet to the western rear property line; approximately 10 feet from the northern side property line; and 25 feet, eight inches to the southern side property line. The exterior building materials include board and batten siding painted white, wood doors and windows painted black, and standing seam roof metal roof and gutters.

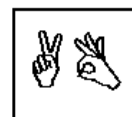
Additional components of the project that do not require Design Review approval include installation of a new pool and spa in the rear yard, construction of an outdoor dining structure in the rear yard, and new landscaping and hardscape. Design Review approval is required because the project exceeds 4,000 square feet of building area.

8:15 KPAB discussion of potential changes and impacts to Bon Air Road related to the redevelopment of the Marin General Hospital redevelopment.

*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 Student Center. 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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