

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Note change of location for this meeting only

Agenda: Wednesday, December 28, 2016, 7:00 P.M.

Vanguard Properties, 1118 Magnolia Avenue, Larkspur

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

7:00 Public Open Time and Review of December 14, 2016 Minutes

7:05. Todd Land Division, 22 Laurel Grove (Alton)

Request to divide a developed 2.07 acre lot into a 1.2 acre lot (identified as Parcel 1) and a 38,064 square foot lot (identified as Parcel 2) as shown on the proposed Tentative Map for the Land Division. The average slope for the proposed Parcel 2 would be 34.7%. Project to be reviewed for completeness. Merits review at a future meeting. Plans at:

[http://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/todd ld_p1530 kf](http://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/todd%20ld_p1530_kf)

7:20. Abrams Design Review, 49 Laurel Grove Avenue. (Alton)

Proposal to construct a new 4,268 square foot house and a 630 square foot attached garage. Design Review is needed because the project would have a building area great than 4,000 s.f. Project to be reviewed for completeness. Merits review at a future meeting. Plans at:

[http://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/abrams dr_p1533 kf](http://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/abrams_dr_p1533_kf)

7:40. Mitchell Design Review, 50 Hanken Drive (Alton)

Proposal to demolish and existing 488 s.f. garage and construct a new garage with floor area above, on a developed lot, resulting in a building area of 1,287 s.f. Various other site changes are also proposed including a second floor roof deck and landscaping. Proposed development would result in a building area of 5,698 s.f. and FAR of 19%. (Story poles may be up by Friday, December 23.) Plans are at:

[http://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/mitchell dr_p1431 kf](http://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/mitchell_dr_p1431_kf)

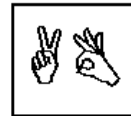
8:00. Board discussion of Sir Francis Drake Rehabilitation project and scoping for EIR. A continued discussion will be held at the January 11, 2017 KPAB meeting.

8:30. Updates, communications, and future agenda items.

Agenda information: Anne Petersen, 415-453-1372

The Kentfield Planning Advisory Board meets 2nd and 4th Wednesdays at 7 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)



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.