

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Agenda: Wednesday, May 25, 2016, 7:00 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.

7:00 Open Time and Review of Minutes of May 11, 2016

7:05. **Valler Design Review, 49 Manor Road** (Giudice)

Request for Design Review approval to legalize a 180 s.f. trellis with barbecue area and a 116 s.f. shed, on a 17,237 s.f. developed lot. The proposed structures would result in a total floor area of 3,892 s.f. and a floor area ratio (FAR) of 22.5 percent. Each of the structures reach a maximum height of 8 feet above surrounding grade. The trellis is located 6.33 feet from the southern rear property line, 10+ feet from the east side line, 50+ feet from the west side line, and 80+ feet from the northern front line. The shed is one foot from the west side, 30+ from the north front, 55+ from the south rear, and 90+ from the east side. Code allows detached accessory structures to be located in the setback with design review approval.

7:35. **Crawford Variance, 36 McAllister** (Giudice)

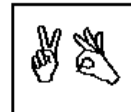
Variance application to add 144 square feet to an existing 2,120 square foot single-family residence located on a 5,679 square foot lot. The resulting development would result in a floor area ratio of 41.9 percent (which includes garage and detached accessory structure). The proposed addition will have a maximum height of 25'-3" above surrounding grade and would have the following setbacks from the exterior walls: 19.25 feet from the easterly front property line, 14.16 feet from the westerly side property line; approximately 49 feet from the northerly side property line and approximately 23.5 feet from the northwesterly rear property line. Variance review is required because the project encroaches into the required 25-foot front yard setback and to allow the FAR to exceed 30%.

8:10. **School District Remodeling Update.** Meet with Kentfield School District Superintendent Liz Schott for and update on remodeling plans for Bacich and Kent Schools, and an overview of current district activities.

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 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.