

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Agenda: Wednesday, December 13, 2017, 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 Public Open Time and Review of November 8, 2017 Minutes

7:05. Crawford Variance, 36 McAllister Avenue (Garcia)

Request to legalize 144 square feet of additional floor area to an existing single-family residence. With the addition, the residence has a floor area of 1,910 square feet and total building area of 2,384 square feet, resulting in a floor area ratio of 41 percent on the 5,679 square foot lot. The addition would be a maximum of 26 feet above surrounding grade, and have the following distances from the property lines: 19 feet from the eastern front property line, 49 feet from the northern side property line, 14 feet from the western side property line, and 27 feet from the northwestern rear property line. Variance approval is required because the project exceeds the Community Plan maximum 35 percent floor area ratio. Plans are at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/crawford_vr_p1849_kf

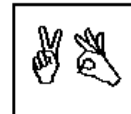
7:35. Pacini Variance, 236 Almenar Drive, Greenbrae (Sihakom)

This is a proposal to construct 1,317 square feet of new additions to an existing single-family residence. The proposed development would result in a building area of 3,370 square feet and a floor area of 2,905 square feet which would result in a floor area ratio of 33.6 percent on the 10,032 square-foot lot. The addition would reach a maximum height of 23 feet, 9 inches above surrounding grade and be located approximately 14 feet, 10 inches from the western front property line (where a setback of 25 feet would be required); 12 feet, 1 inch from the southern side line; 42 feet, 9 inches from the northern side line, and 66 feet from the eastern rear line. The project also includes new site drainage (bio-retention basin) and landscaping, trellis and patio area, siding and windows, retaining walls ranging from 0 to five feet high, and a new circular yard area in the rear yard. The project includes 170 cubic yards of earthwork with 150 cubic yards of off-haul. Variance approval is required because a portion of the addition would encroach into the required 25-foot front yard setback. Plans are at https://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/pacini_vr_p1857_kf

8:00 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: <https://www.marincounty.org/depts/cd/divisions/planning/projects>)



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.