

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Agenda: Wednesday, April 9, 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 March 26, 2014

7:35 Minor Design Review, 141 Laurel Grove Avenue (Corella-Pearson)

Minor Design Review approval is requested for a new detached accessory structure on the northwest side of the existing residence. It would be 810 s.f. in size, include a garage and living area, attain a maximum height of 13 feet, 6 inches above grade, and result in a total building area on site of 4,790 s.f., a floor area ratio of 14% on the 33,237 s.f. lot. Design Review approval is required because the total building area would be more than 4,000 s.f.

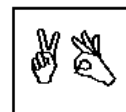
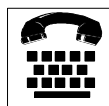
7:50 Robinson Design Review, Tree Removal Permit, Lot Merger, Hill Road (Jackson)

The application proposes merger of two contiguous lots: 36 Hill Road (88,000 s.f.) and 26 Hill Road (36,100 s.f.); demolition of a 3,211 s.f. house and 522 s.f. attached garage at 26 Hill Road; and construction of a 2,843 s.f. detached guest house, plus tennis court and bathroom, on the resulting 124,100 s.f. (2.85 acres) lot. The two story guest house would attain a height of 28.1 feet, result in a 7 % floor area ratio on the property, and have the following setbacks from property lines: 40 feet from east rear, 96 feet from west front, 26.9 feet from south side, more than 250 feet from north side. Also included would be a swimming pool, two trellises up to 12 feet in height, and landscaping that includes an approximately 300 foot long retaining wall up to 8 feet in height and that runs north/south below the new landscaped area. The retaining wall would have the following minimum setbacks: 34 feet from the south side, and 75 feet from the front line. The project would entail removal of 22 trees, and a permit is required for the removal of 10 heritage and protected trees. Design review is required for a tennis court, trellises more than eight feet in height, and retaining walls more than six feet in height, and because the project results in a building area of more than 4,000 s.f.

8:30 Reports and Updates

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 7:30 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)



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.