

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Agenda: Wednesday, September 24, 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 August 13, 2014

7:35 Mast Design Review, 306 Kent Avenue (Greeley)

Application for Design Review approval to raise the existing residence to meet Federal Emergency Management Agency's (FEMA) minimum base flood elevation (BFE), as well as the County's requirements to meet minimum BFE for when homes are undergoing substantial renovations and improvements to constitute a "substantial improvement". The applicant proposes raising residence up to 18 inches above the BFE. The space below BFE will be approximately 6 feet 6 inches and will be a FEMA compliant flow thru crawl space. Raising the residence will raise the height of the structure to approximately 29 feet. Applicant also proposed some interior changes and exterior façade improvements. Though the residence would maintain the same footprint, the existing structure already encroaches into the westerly front setback (23 feet 5 inches where 25 feet is required) and southerly side property line (2 feet where 5 feet is required). Pursuant to Code, the project qualifies for a Variance Exemption as the structure is being raised to meet FEMA's minimum BFE requirements and is not more than 18 inches above this height. In order to qualify for an exemption, however, Design Review approval is required.

8:00 Moskowitz Second Unit Permit, 17 Hillside Drive (Greeley)

Proposal to convert 710 s.f. of an existing 3,656 s.f. residence into a second unit on an approximately 18,643 s.f. lot. The unit would be located within the existing residence and the footprint and height would not change. Applicant states there are 4 existing parking spaces and identifies a new single space that would be used by the unit.

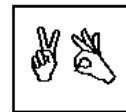
8:30 Reports and Updates

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 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.