

# Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

## Agenda: Wednesday, August 13, 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 July 9, 2014

7:35 Marin General Hospital Hillside Parking Structure (Terjirian)

The applicant, Ron Peluso, on behalf of the Marin Healthcare District, is requesting Design Review approval for the construction of a six level (five-story) parking structure and a new parking lot, a Tree Removal Permit for the removal of 48 protected trees, as well as a Temporary Use Permit to allow two temporary trailers to be used for the duration of the construction projects. The parking structure would have a building footprint of approximately 24,775 sq. ft. and provide a total of 133,300 sq. ft. of parking and related improvements to accommodate 415 vehicles. Maximum height: 68 ft. above grade. Setback: 210 ft from Bon Air Road. Project includes an adjacent 85 vehicle parking lot 80 ft. from Bon Air Road, demolition of existing ancillary structures, grading, widening of the entrance to the hospital, internal roadways, landscaping and a new traffic signal on Bon Air Road at the entrance to the hospital. The project is part of a multi-phased expansion plan to bring the hospital up to state seismic measures while improving other features and adding onsite parking. Location of the story poles and completeness of the application will be included in the discussion.

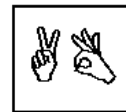
8:15 General Discussion of Community Development Agency and Design Review Board Topics - Jeremy Terjirian, Planning Manager

Discussion will be on general topics, including a plan for a group meeting of the three Marin County design review boards and the possibility of a short training program.

8:40 McCall Design Review, 237 Hillside Avenue (Jackson)

The application consists of the proposed construction of a new 4,795-square foot single family residence with a 560 sq. ft. attached garage on a 23,122 sq. ft. vacant lot with a slope of 53%. The four-story structure would attain a maximum height of 35 ft., result in a 21.5% floor area ratio, and have the following setbacks: 15 ft. from the west front property line, 10 ft. from the north side property line, 3 ft. from the south side property line, and 123 ft. from the east rear property line. Site improvements include the following: 1) a rear deck with an infinity pool that would attain a maximum height of approximately 15 ft. above grade, 2) 166 sq. ft. detached cabana that would attain a maximum height of 20.6 ft. and would be located 12.5 ft.

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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.

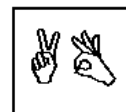
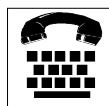
from the south side property line and 66 ft. from the front property line, and 3) a 176 sq. ft. detached trellis over an outdoor kitchen that would attain a maximum height of 24.6 ft. and would be located 12 ft. from the north side property line and 69 ft. from the front west property line. Design Review is required because the project entails more than 3,000 sq. ft. of building area on a lot with an average slope greater than 25%. Per Marin County Code Section 22.42.030, setbacks requirements are waived on /hillside lots subject to Design Review. Design Review is also required for a maximum building height over 30 ft. and not exceeding 35 ft. It is unclear how many trees would be removed and if a Tree Removal Permit is required.

9:00 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 2<sup>nd</sup> and 4<sup>th</sup> 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](http://www.co.marin.ca.us/depts/CD/Main/comdev/CURRENT/notices/public_notices.htm))**



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