

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Agenda: Wednesday, May 11, 2016, 7:00 P.M.
**Deedy Lounge, Student Center, College of Marin
& 10891 Sunshine Coast Hwy, Powell River, BC, Canada**

NOTE NEW START TIME: 7:00 P.M.

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 March 23 and April 27, 2016

7:05. 199 Hillside Avenue Design (Drake)

Request for Design Review approval to construct a new residence and detached parking structure on a vacant lot consisting of 4,835 s.f. of total building area and 3,751 s.f. of total floor area, which would result in a floor area ratio of 12 percent on the 32,077 s.f. lot. The proposed residence would reach a maximum height of 30 feet above surrounding grade and have the following setbacks from property lines: 40 feet from the south front; approximately 72 feet from the east side; 24 feet from the west side; and approximately 47 feet from the northern rear. The proposed parking structure would reach a maximum height of 29 feet above surrounding grade and would be set back 3 feet from the front property line. Proposed site improvements include construction of a wood rear yard deck and a new stairway in the front yard, and installation of new landscaping throughout the property. Thirteen trees would be removed, eight classified as protected trees per County Code.

Design Review approval is required per Marin County Code Section 22.42.030.C. because the project is located on a vacant legal lot with an average slope greater than 25 percent and the proposed residence is greater than 3,000 square-feet of cumulative building area

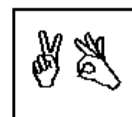
7:45. Other Business.

- Election of KPAB officers

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.