

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Agenda: Wednesday, February 22, 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 January 11, 2017 Minutes

7:05. Abrams Design Review & Tree Removal Permit, 49 Laurel Grove (Alton)

Proposal to tear down existing house, and seek Design Review approval for a new 4,268 square foot house and 630 square foot attached garage on the vacant lot. The proposal also includes installing a covered terrace, fire pit, and landscaping. Proposed building would reach a maximum height of 16 feet above surrounding grade and the exterior walls would have the following setbacks from property lines: 25 feet from the southeast front, 22 feet and 8 inches from the northeast side, 14 feet and 5 inches from the southwest side, and 25 feet from the northwestern rear line. Design review approval is required because the project involves development of a total building area that is more than 4,000 square feet. Plans are online at:

http://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/abrams_dr_p1533_kf

7:30. Todd Land Division, 22 Laurel Grove, Changes to Original Submittal (Alton)

Request to divide a developed 2.07 acre lot into a 1.2 acre lot (identified as Parcel 1) and a 38,064 square foot lot (identified as Parcel 2) as shown on the proposed Tentative Map for the Land Division. The average slope for the proposed Parcel 2 would be 34.7%. Project to be reviewed for completeness. Merits review at a future meeting. Building envelope has been redefined since last KPAB meeting. Plans at:

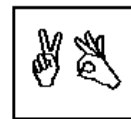
http://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/todd_ld_p1530_kf

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:

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.