

# Kentfield Planning Advisory Board

*P.O. Box 304, Kentfield, California 94914*

**Meeting 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays, 7:30 PM, College of Marin Deedy Lounge**

## **Minutes of March 26, 2014**

Anne Petersen called the meeting to order at 7:30 p.m. in Deedy Lounge. Other members present: Alan Derwin, Sandy Guldman, Dale Hansen, Pam Scott. Guests: Candy Bertoli and Brent Thomson, Pacific Union; Mike Peters, owner of 901-905 Sir Francis Drake Blvd; Neil Park, resident at 105 McAllister Avenue; Kevin Murphy, 40 Lancaster Avenue (Mr. Murphy came only for the discussion of Larkspur Landing Station Area Plan).

**March 12, 2014 Minutes:** M/S (Dale/Sandy) and unanimously approved as prepared.

### **Peters Sign Review, 901 Sir Francis Drake Blvd\_(Jackson).**

Applicant Pacific Union seeks approval to replace the existing sign with one that would consist of two 34.5 square foot panels that are internally LED illuminated. The total signage area would be 69 square feet. The two panels would identify the following three businesses: 1) Pacific Union, black background with white lettering. 2) Mindful Physical Therapy, blue background with white lettering. 3) Drs. Wootton and Amaya, gray background with purple lettering.

Applicants said the current sign, in place since 1989, is substandard and people driving by can miss seeing the sign. The reason that all the tenants are not identified on one sign with a single color scheme is that professionals in the building preferred a more individualized look. Board members agreed the current sign should be updated but agreed with neighbors that the interior lighting was not appropriate, and also noted it does not comply with Community Plan standards. Applicants were not aware of the Community Plan.

A letter was received from Mr. and Mrs. Mason at 10 Ash Avenue, across the street, opposing the interior lighting and asking that, if the sign were approved, building owners would be required to turn off the interior lighting between 10 PM and 7 AM. Pam has been contacted by some Kentfield Gardens residents opposing interior lighting. Neil Park, present at the meeting, also expressed concern about the interior lighting being incompatible in the community.

Board members noted that there are a number of unpermitted signs in the Kentfield commercial area, that the KPAB is reviewing these and hopes to work with the County to bring the businesses into compliance with County and Community Plan signage standards.

Board members suggested applicants consider design options including carved wood, and up lighting from below rather than all interior lit, noting that these option could better represent the upscale image appropriate for the building's businesses. Board members listed the Ross Valley Self-Storage and Woodlands Market signs as examples of good signage.

**Recommendation.** It was M/S (Sandy/Dale) and unanimously approved to recommend denial of the application as proposed, based on non-compliance with Kentfield/Greenbrae Community Plan development standards, and recommending redesign to remove the interior lighting and comply with the Community Plan.

## **Larkspur Landing Station Area Plan (SAP) – discussion**

Mr. Murphy, who has read the SAP documents and made thorough notes about traffic impacts, joined this discussion. General concern was stated that implementation of this plan would create traffic problems for everyone who passes through the 101/Greenbrae interchange and Sir Francis Drake Blvd intersection. Mr. Murphy stated that he believed it would be appropriate to solve the traffic problems in this area before considering any more development here, that Caltrans admits to having no plan or budget for needed mitigation, and that he believes the project would increase traffic pressures up to 30 to 40 percent in the area. He and Anne agreed to confer on drafting comments to the City of Larkspur that focused on project traffic impacts that would affect Greenbrae and Kentfield residents.

Board members also noted a need to address the SFD/Eliseo interchange where it would be an improvement if the left turns could be decoupled from the through traffic. There does not appear to be room, unfortunately, to do this.

## **Reports**

March 22 Meeting. Several KPAB members attended this meeting which was largely organized by some Kent Woodlands residents. There was a large turnout. KPAB members expressed concern about the misinformation that has been circulated about planning issues, including the Housing Element.

Marin General Hospital. Anne is scheduled to meet with county planner Jeremy Tejirian and Supervisor Katie Rice to discuss the revised plan.

County Housing Element. As information is received from the County KPABers agreed to forward it to the various “Next Door” neighborhood websites in the community, and to any other sources where the public might see it. Pam is posting the initial flyer at the bulletin board at Woodlands Market.

Adjourned at 9:00 PM

Minutes: Ann Thomas