

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of March 23, 2016

Anne Petersen called the meeting to order at 7:30 p.m. in the COM Student Union's Deedy Lounge, with board member Neil Park attending via Skype from British Columbia. Other board members present: Dale Hansen, Neil Park (via Skype), Pam Scott. Guests listed by project.

Minutes of January 27 and March 9, 2016. Approved as submitted.

Goldman Design Review & Tree Removal, 199 Hillside (Drake)

(Guests: Eli Goldman, applicant; Bill Monti, 232 Hillside; Gloria Massey, 160 Hillside)

Mr. Goldman reviewed his proposal to construct a new residence and detached parking structure on this vacant lot, consisting of 4,835 s.f. of total building area and 3,751 s.f. of total floor area, resulting in a floor area ratio of 12 percent on the 32,077 square-foot lot. He said the earlier project was not satisfactory due to the steep driveway so was redesigned. Also:

- There are four parking spaces, including two tandem spaces that encroach in the RO
- The two-story home is separated from the garage.
- An area under the garage would be framed and plumbed for eventual use as guest quarters.
- He believes trees provide screening for the garage.
- Tree removal is being done in part to create defensible space around the buildings.

Ms. Massey said she is supportive of the project and believes Mr. and Mrs. Dvorin, who also live on the street, also find the plans acceptable. Board members noted that the dual structures appear to be four stories, the driveway may require an encroachment permit for the two rear spaces, and story poles are needed to assess height.

Recommendation. Unanimously recommend this project is **incomplete** pending the following:

1. Story poles should be put up with flags on top so that the heights are easily observable.
2. Check whether the Town of Ross has any jurisdiction over property.
3. Determine need for encroachment permit for rear parking spaces and if this will be provided.
4. Provide visual simulations from selected locations across the valley after poles are installed.

Sir Francis Drake Rehabilitation Project Workshop

(Guests: Kevin Murphy, 40 Lancaster Avenue; Marin County Principal Transportation Planner Dan Dawson; Nancy Vernon, County Supervisor's Aide; Connie Zlot, Wolfe Glen Way)

Anne reported on having met with Dan Dawson, County Transportation Division Manager Bob Goralka, project consultant David Parisi, and Supervisor Aide Nancy Vernon on March 22nd to review plans for the Kentfield portion of the project, particularly the section between Wolfe Grade and College. They walked Sir Francis Drake from Ash Avenue to College Avenue.

Dan Dawson responded to a number of questions raised by guests and board. Topics discussed included the need for an ADA compliant crosswalk at Wolfe Grade, speeding through the Wolfe Grade intersection, the new "refuge" lane for vehicles turning left out of the McAllister west entrance, and safety concerns created at Ash, Terrace and Stetson intersections.

Recommendations and Comments. Board unanimously recommends as follows:

Improved sidewalks are a major improvement. Given the large number of students who walk or bike on sidewalks along Sir Francis Drake pedestrian safety improvements are the most valuable feature of the project. Safety barriers should be installed as needed to protect children from the roadway, and improvements should discourage children from walking or biking in the road.

There has been some public concern about children using a street-level crosswalk at Wolfe Grade in lieu of crossing via the overpass, but improved sidewalks in this area should encourage children going to Bacich to walk to the overpass and use that route instead of the crosswalk.

Drivers exiting Ash, Terrace, and Stetson to make U-turns in order to go east on Sir Francis Drake create specific and unique safety issues and vehicle flow problems.

- Cars from these streets would need to maneuver across two westbound lanes in order to get into the turn lane next to the median. During peak traffic periods this could mean blocking traffic in the through lane and center lane while edging into the far left turn lane.
- Executing a U-turn from the inner lane could block traffic turning right from College onto eastbound SFD as there is less maneuverability from the narrowed lanes.
- A pedestrian-activated crossing signal, or comparable safety feature, is needed at Ash.

Addition of a second left turn lane from SFD onto College, and elimination of parking spaces on the north side of the street, to increase stacking during commute peaks, should be re-considered.

- The second lane would largely be used only during short peaks when there is a rush of traffic to the College of Marin.
- College Avenue has a merging lane very near the corner and is very crowded with lots of turning maneuvers associated with the post office and COM.
- The parking spaces are critically needed for the small businesses just east of the fire station as well as the cafe approved in the building plans for 860 College Avenue which is under construction. While the second left turn lane would only be useful for short periods of time during the two thirds of the days of the year that the college is in session, the parking is needed all day, seven days a week, including the third of the year when COM is not in session.
- The number of parking spaces should not be reduced, and the red-painted curbs on both sides of the street should be evaluated to see if additional spaces could be safely opened up.
- The bike lane on College, which resulted in the loss of several valuable parking spaces which served the local community, is seldom used by bicyclists.

Adding a 3rd lane between El Portal and the freeway could be a problem.

- Because no lane increase is being made as one approaches the freeway, the number of merges as you approach the freeway will increase.
- Traffic in the three-lane portion will be slowed down.
- To avoid the slowed traffic and the merges, drivers headed east will be encouraged to stay in the SFD right lane and by-pass the stacked up traffic by going through the Bon Air Center and reentering SFD. If their destination is north or east, they would re-enter at the Eliseo/Barry light, and if their destination is south, at the SFD/DelMonte intersection.

Other Business.

1) Pam mentioned the north-bound bus stop in front of the Half Day Café is very dark at night, and could be dangerous for students using the recent Marin Transit-COM bus passes. Nancy Vernon agreed to check with Robert Betts regarding the situation.

2) Board unanimously agreed to host a booth at the May 7 Historical Society Day.

3) Board unanimously agreed to start meetings at 7 PM rather than 7:30 PM. from now on.

The meeting was adjourned at 10 p.m.

Minutes: Ann Thomas