

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of April 24, 2019

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Center. Other board members also present: Ross McKenna, Greg Nelson, Neil Park (via Facetime from Powell River, BC, Canada), Pam Scott.

March 27, 2019 Minutes. M/S (Neil/Ross) and unanimously agreed to approve minutes.

College of Marin Reconstruction Update

Greg Nelson, MCCD Vice President of Operations, gave a detailed report on COM and Indian Valley construction and planning activities.

- Phase 2 of the COM athletic complex is just completed, including new turf on the former football field for soccer, addition of a beach volleyball court, new seating, work on the pool and fields. No rubber has been used on fields where synthetic turf was installed.
- The first academic structure to be retrofitted will be Fusselman Hall, built in 1939. The building will be reroofed, fire extinguishers added, the second floor altered, hopefully keeping many of the old windows as some have stained glass. A number of trees will be come out, including some that have been cracking the foundation.
- The district is currently accepting architectural bids for the new Learning Resources Center and will vacate the existing center starting in fall 2019 and through spring 2020. The foundation will be kept but the building totally removed as it sits on bay mud. It will be about two and half years before work is finished and everything is in the new building. Fusselman will house a number of the building's student services in the interim.
- The student center will not be replaced, as originally intended, as there are insufficient funds for a rebuild. There will be extensive retrofitting however, including space for the sheriff's department, currently housed in trailers which will be removed.
- Projects at Indian Valley campus include an events/hospitality center (the Jonas Center), in cooperation with the local Rotary, which will be available for rent to community groups; a new diving pool and fitness center, and projects with CalFire and North Bay law enforcement agencies.
- Mixed-use housing for college staff is being developed for both campuses. In Kentfield, several small commercial buildings on Sir Francis Drake Blvd will be redeveloped for a mix of housing along with a college print and copy center eventually open to the public.
- Both campuses are using mostly renewable energy sources; COM is 80 percent off the grid and Indian Valley about 90 percent off the grid. The Tesla pilot program at COM is one of only three in the state: others are at UCLA and Los Angeles Unified School District.

Marin Healthcare District Design Review / Sign Review (Immanuel Bereket)

(Guests: Alfred DeWitt (SWA), Cory Bannon (KPF), Darren Graves (Perkins Eastman), Michael Watkins (Ballard/Watkins))

Healthcare District spokespeople briefly reviewed plans for the next phase of the hospital redevelopment, to include renovation of the existing West Wing and construction of an attached, one-story 3,500 sq. ft. addition, creating a new hospital entry, lobby, waiting area, admitting area, café and other associated uses. On and off-site landscaping, lighting, signage, midblock pedestrian walkway, new pedestrian and vehicle entrances, as well as changes to Bon Air Road to create a left turn pocket into the new vehicular entrance will be done.

The healthcare discussion was focused largely on responding to topics raised at the February 13, 2019 KPAB review of this application. These included realignments of walkway and street slopes with some regrading to improve pedestrian access, pathways from the bus stop to the main entrance and to the emergency room, consideration of median changes to improve vehicular exits from the campus, a mechanism to alert hospital staff when customers arriving by bus need assistance to safely reach the hospital entrance, construction parking issues, steps to reduce use of off-site parking by vehicles associated with the hospital. The following were discussed, including recommendations prior to approval:

- Hospital's plan to create a gentler slope in the northbound travel lane on Bon Air Road and to better align the elevation of the lanes with each other in the vicinity of the hospital.
- Shorten the length of the route from the bus stop to the emergency room which, as currently planned, would involve walking west, toward Magnolia, on a sidewalk adjacent to landscaping before making a U-turn at an opening to head back to the hospital entrance. Redesign the path to avoid the risk of pedestrians trying to get to the Emergency Room door in a direct route through the landscaping.
- Redesign the circular drive to prevent vehicles, wishing to go to the south toward downtown Larkspur, from exiting the circle drive through the Bon Air median. It was noted that there is no u-turn possible at Schultz Drive, and southbound drivers new to the hospital will have to know to drive through a parking lot to exit.
- Parking spaces that should eventually be available for the public are now used by Staff and contractors.
- Two hour parking limitations for Bon Air street parking should be enforced beyond 3 pm to prevent staff parking and insure that this parking is available for park users.

The meeting was adjourned at 8:20 p.m.

Minutes: Ann Thomas