

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of May 20, 2020

Anne Petersen called the meeting to order at 7 p.m. via video conferencing on Zoom. Other board members also present: Ross McKenna, Neil Park, Pam Scott. Applicants present: 17 Cedar project applicant Mike Folk. Marin Healthcare District team including Pietro Martinez, Mark Toothacre, and Nolan Weinberg of PMB (Pacific Medical Buildings); Ramzi Sacre, Perkins Eastman Architecture; Al DeWhitt, SWA Landscape, and Cory Bannon, KPFF consulting engineers. Also present, Granton Park, Eagle Point, and Spyglass neighbors: Alison Andreas, Alison Crawford, Tiffany Barros, Rich Gumbiner, Joanne Levinsohn, Susan Miltner, Vicki Moreland, Alfred Peguero, Gail Reis, M Shapiro, Barbara Thornton, Michelle Wendler, Theresa Ward, and others.

December 11, 2019 Minutes. M/S (Neil/Pam) and approved minutes as distributed.

17 Cedar LLC Tentative Map (Bereket)

Applicant Mike Folk reviewed the proposed division of 17 Cedar into two parcels, retaining the existing home and shed on Parcel 1 at 8,483 sq. ft. The remaining portion, 6,886 sq ft in size, would be a new parcel, 19 Cedar, and include the existing garage. The frontages of Parcel 1 and 2 would be 70.5' and 79.44' respectively. He commented:

- The lot minimum in this subdivision is 6,000 sq ft, and the proposed parcels would be among the largest lots in the Granton Park cul de sac.
- Redwoods would be retained
- Plan provides for three parking spaces at #17; the new #19 could have on-site parking as well.
- He has spoken with neighbors and feedback has been positive.

Recommendation. M/S (Neil/Ross) unanimously approved to recommend approval of the 19 Cedar subdivision.

Marin Healthcare District Design Review (Bereket)

Pietro Martinez and other project consultants gave a presentation to describe the project, including a PowerPoint that could be viewed by all attendees, showing proposed changes to the campus, including:

- A new 100,000 sq ft Ambulatory Services Building (ASB) northwest of the existing west wing and replacing a parking area and small existing building that would be demolished; the ASB would be 74 feet high with rooftop equipment raising the height to 86 feet above grade.
- A new 6-story parking structure adjacent to the existing parking structure, which would be about 70 feet high
- A pedestrian bridge spanning Schultz Drive and linking the parking structures with the ASB. This structure would displace 75 at-grade parking slots and add 417 new stalls.

Additional comments included the following:

- An effort was made to add green space where possible; the IT building being demolished would be partially replaced by a rear garden.
- Hillside grading would be limited to save oaks; a few in poor health would be removed.

Lighting and noise impacting neighboring homes and adjacent Hal Brown Park, building appearance and parking, and compliance with Community Plan standards and prior landscaping requirements, were major concerns raised by the public and board members. Comments included:

- Several neighbors reported night lighting from the existing garage is highly visible, impacting the comfort of their homes uphill from the campus. Lights are also visible in other nearby neighborhoods and in the park, potentially affecting wildlife.
- Any tree removal would aggravate the amount of light reaching nearby homes.
- Louvers to reduce night lighting emission were not included in construction of the first garage as asked, and lights are strongly visible to neighborhoods. Submitted drawings for the Phase 2 parking structure (see cover sheet to DRB Set dated 12/20/2019) indicate that the light pollution created from this structure will exceed that produced by the Phase 1 parking structure as the exterior walls appear to be open. This should be addressed.
- Night lighting of parking areas and the ASB, and textured paving of pathways could add to light intrusion. (Pietro said there would be no night lighting in the ASB). While night activity may be less than the Hospital itself, it is doubtful that lighting will be eliminated entirely and it is probable that the structure will appear as lit throughout the night.
- The back side of the buildings are unattractive. Can any improvement be made?
- Noise from construction and mechanical rooftop equipment is a concern. Could sound-deadening material be used for the garage? What other noise abatement is possible? (Pietro said a noise report is being prepared for county planning staff.)
- Community Plan requirements for shading of parking areas should be enforced
- The plans do not show a clear route from exiting the circulate driveway to turn left and return to Larkspur, but seems to require a driver to turn right.

Recommendation. The KPAB unanimously recommends that this application be found incomplete, with the following to be provided:

1. Signage to more clearly provide a direct route to downtown Larkspur when exiting the hospital should be included.
2. Measures, whether installation of louvers of some other strategy, to further reduce night lighting emissions affecting nearby homes and marsh wildlife.
3. Consider if there are improvements that could be made to appearance of structures as viewed from the rear.
4. Noise reduction measures to reduce impact to nearby neighbors
5. Compliance with the Community Plan. Pages III-48, item 5 in the Community and conditions of approval for the 1980s hospital remodeling, states that "50% of the lower parking area (of the hospital) will be shaded at mid-day within 15 years. This would be done with trees suitable for this purpose and should be a condition of completion for the current application.
6. A construction timeline developed for the remaining phases

The meeting was adjourned at 9 p.m.

Minutes: Ann Thomas