

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION**
Brewer Design Review

Decision: **Approved**
Date: **May 19, 2021**

Project ID No: P3070
Application No(s): N/A

Applicant(s): Bill Hung
Owner(s): Ryan Brewer
Assessor's Parcel No(s): 074-051-21
Property Address: 2 Rosebank Lane, Kentfield
Project Planner: Immanuel Bereket
(415) 473-3615
ibereket@marincounty.org

Signature:

Countywide Plan Designation: SF6 (Single-Family, 4-7 units per acre)
Community Plan Area: Kentfield Plan Area
Zoning District: R-1 (Residential, Single-Family)
Environmental Determination: Categorically Exempt, CEQA Guidelines §15301

PROJECT SUMMARY

The applicant requests Design Review approval to construct a partial second-story addition of 300 square feet to an existing 3,152-square-foot, one-story single-family residence on a developed lot in Kentfield. The 300 square feet of proposed addition would result in a floor area ratio (FAR) of 33 percent on the 10,369 square foot lot where a maximum of 30 percent is permitted. The proposed second-story addition would reach a maximum height of 21 feet two inches above surrounding grade, and the exterior walls of the proposed addition would have the following setbacks: 41 feet 11 inches from the north (front) property line; 20 feet two inches from the south (rear) property line; 17 feet eight from the western (street side) property line; and over 50 feet from eastern (side) property line. Other improvements in the proposed development include a roof deck accessible from the proposed addition and interior remodel. No other improvements are proposed in conjunction with this project.

Pursuant to Marin Development Code Section 22.54.045.B, Design Review is required because the proposed development occurs within the footprint of a legal structure where the proposed floor area ratio would be between 30 to 35 percent.

KEY ISSUES [optional section, usually discouraged]

The subject property is an irregularly shaped flat lot located at the corner of Rosebank Avenue and Rosebank Lane in Kentfield. The property is developed with a one-story single-family residence with an attached garage. Existing development encroaches into the required front and side yard setbacks, which was authorized by a Variance application (VR 01-31) on August 23, 2001.

Under Marin County Code (MCC) Section 22.54.045 (Waivers), in situations where an addition is proposed within the footprint of a legal building the FAR may be increased above 30 percent to an amount not to exceed 35 percent or 300 square feet, whichever is more restrictive; and such addition may be approved through a Design Review process rather than requiring a Variance. In this case, a 300 square foot addition beyond the 30 percent maximum allowable FAR would result in a 3,452-square-foot of development. In contrast, the application of 35 percent FAR yields a 3,629 square foot maximum floor area on the site. Therefore, with Design Review approval the proposed project qualifies for a Variance waiver under Marin Development Code Section 22.54.045.B.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the proposed second-story addition would not entail new ground disturbance. Therefore, the project would not result in the irreplaceable removal of any mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the project is located on a fully developed site and features no habitat value for endangered, rare, or threatened species.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not in any way alter riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the project site does not feature any Stream Conservation Areas or Wetland Conservation Areas. As proposed, the addition would occur within the building footprint. Therefore, there will be no impacts on Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the project does not entail grading or new site disturbance. As discussed above, the addition would be limited in size and would be entirely within the existing building perimeter. In addition, the construction of the proposed project would comply with the Marin County standards and best management practices required by the Department of Public Works.

- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during the review of the Building Permit application. Further, the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during the review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it is designed to protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to developments.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

COMMUNITY PLAN CONSISTENCY

The proposed project is consistent with the Kentfield/Greenbrae Community Plan policies related to Subarea I for the following reasons:

- A. The project would meet all height and floor area ratio standards identified in the Development and Conservation Standards. The proposed addition would comply with the R-1 zoning district setback and height requirements. Although the floor area ratio may exceed the R-1 standards, findings have been made consistent with Section 22.54.045.B of the Marin County Development Code that grants flexibility of the location of a detached accessory structure.
- B. The project would use pitched roofs and natural wood materials that are compatible with the existing building's architectural character and the surrounding built environment.
- C. The project would preserve existing parking available at the property.
- D. The project would be adequately landscaped in conformance with Community Appearance and Amenities standards.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Design Review (Marin County Code Section 22.42.060)

- A. The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and 22.32.168 (Tidelands), as well as any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.**

There are no standards provided in Chapter 22.14 that apply to the project and the development would not occur within a tidelands area. The proposed project is consistent

with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

SITE PREPARATION: Development Standards J.1 through J.6; Design Guidelines A-1.2 through A-1.4

The proposed project would be constructed within the existing building perimeter, involving no new site disturbance; therefore, tree removal and grading are not included with the project. Additionally, the building permit issued for the proposed project would contain provisions for ensuring that the project is constructed in strict compliance with all applicable building code requirements and would include measures requiring that fire safety provisions and drainage are employed in accordance with building code requirements.

BUILDING LOCATION: Development Standards D.1 through D.4; Design Guidelines D-1.6

The project site is not located within the Ridge and Upland Greenbelt; therefore, the project does not impact visually prominent ridgelines.

PROJECT DESIGN: Development Standard I.1 and I.2; Design Guideline D-1.7

The project is designed to meet all of the R-1 zoning district site development standards. As proposed, the addition would measure 21 feet two inches above the surrounding grade, where a maximum of 30 feet is permitted. The addition would meet and exceed all the setback requirements outlined in the R-1 zoning district. The addition provides appropriate architectural design and materials in relation to the existing structure on the site. The contrast between the proposed project and existing site improvements would be minimized by utilizing the existing color and material palette and repeating design elements of the home. Therefore, the project would not result in a design that is dissimilar to the existing structure or other homes in the neighborhood.

MASS AND BULK: Design Guidelines D-1.1 through D-1.5

The design of the proposed addition incorporates wall articulations such as modest overhangs. It uses the same roof profile as the existing structure to effectively break up the appearance of visual bulk and mass.

EXTERIOR LIGHTING: Development Standard G; Design Guideline C-1.11

Several exterior wall sconces are proposed with the project that would be directed downward and shielded, minimizing glare, and preserving the nightscape. The lighting fixtures would be metal and black in color, repeating the existing and proposed railing color and complementing the architectural style of the residence.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F; Design Guideline A-1.1

Landscape screening and trees exist along the northern (side) and east (front) property lines, softening views of the proposed development from neighboring properties. No new landscaping or vegetation removal is proposed with the project.

ACCESS: Development standard C; Design Guidelines A-1.5

The project site is located entirely within the property owner's property, outside of any access easements. Therefore, the project would not encroach into adjoining properties, public lands, public easements, and rights-of-way.

NEIGHBORHOOD COMPATABILITY: Design Guidelines B-1.1, C-1.1 through C-1.3, C-1.7

The surrounding area is comprised of a mix of architectural styles with variety in the bulk, massing, and height amongst the single-family residences. The proposed project would be consistent with the key design principles of the Single-family Residential Design Guidelines as the color and material selected for the project would blend with the existing site development. The proposed building materials include beige wood siding, asphalt shingle roof, and vinyl windows to match the existing color and material pallet. Upon completion, the proposed addition would be compatible with the existing building as well as the neighborhood where a variety of architectural styles prevail.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

The subject property is located within a developed residential neighborhood. The surrounding area is generally flat, with residences constructed with varying setbacks, patterns, heights, and architectural styles. The subject property is surrounded by single-family residences that are primarily two-story structures. The proposed project would be similar to existing structures in the vicinity. The architectural style is similar to several homes in the neighborhood in that the materials of wood siding and a shingle roof are consistent with many of the houses in the area. Therefore, the proposed architectural character, scale, materials, and color are compatible with the neighborhood.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

The proposed development would maintain sufficient setbacks from adjacent properties as the addition would be constructed above an existing floor area, and would occur entirely within the existing building footprint. Because of the existing distances between properties and dense vegetation, the proposed project would not adversely impact the privacy of adjacent properties. Lighting proposed with the project has been sited and designed to minimize glare and light emissions into the nightscape. Due to the project siting, the proposed development would not eliminate primary views and vistas.

D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

The project addition is located entirely within previously improved areas of the site and away from the public rights-of-way. Therefore, the project would not encroach onto adjoining private properties, public lands, public easements, trails, and rights-of-way.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

The proposed structure has been sited to provide adequate distances to surrounding property lines as well as from the adjacent residential development on neighboring properties. All mature vegetation would be retained with the project and would provide a sense of separation from adjoining properties and structures.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Design Review approval authorizes the construction of a partial second-story addition of 300 square feet to an existing 3,152-square-foot, one-story single-family residence on a developed lot in Kentfield. The 300 square feet of proposed addition would result in a floor area ratio (FAR) of 33 percent on the 10,369 square foot lot where a maximum of 30 percent is permitted. The proposed second-story addition would reach a maximum height of 21 feet two inches above surrounding grade, and the exterior walls of the proposed addition would have the following setbacks: 41 feet 11 inches from the north (front) property line; 20 feet two inches from the south (rear) property line; 17 feet eight from the western (street side) property line; and over 50 feet from eastern (side) property line. Other improvements in the proposed development include a roof deck accessible from the proposed addition and interior remodel. No other improvements are proposed in conjunction with this project.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Brewer Residence," consisting of 19 sheets prepared by Halyard Construction and Consulting Inc., received in final form on March 3, 2021, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2021" with respect to all of the standard conditions of approval.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

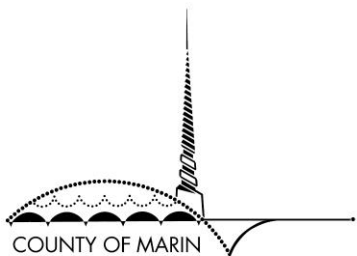
This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision.

cc: *{Via email to County departments and Design Review boards}*

CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
Kentfield Planning Advisory Board

Attachments:

1. Marin County Uniformly Applied Conditions 2021
2. Tamalpais Design Review Board Meeting Minutes, April 21, 2021



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2021

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of Special Meeting of April 21, 2021

Anne Petersen called the meeting to order at 7 p.m. via video conferencing. Other board members present: Bitsa Freeman, Julie Johnson, Ross McKenna, Neil Park, Pam Scott. Guests: COM Capital Projects Manager of Communication and Outreach Beth Rhodes and Director of Capital Projects Isidro Farias, 2 Rosebank owner Ryan Brewer, Halyard Construction architect Jake Herczeg and manager Bill Hung, Joanie McGuire.

February 10, 2021 Minutes. M/S (Bitsa/Pam) and unanimously approved.

COM Construction Update. Beth and Isidro's comments including the following:

- Demolition of the old Learning Resources Center is COM's major project at this time. The work has taken longer than anticipated due to cultural issues, and the area has been hydro-seeded to minimize dust. The Board of Trustees will review the center's final schematic design at its May meeting and construction will probably start in about two years. Planning includes selecting programs that will go in the building, and future renovation of existing classrooms around the campus.
- Another project of community interest is the fencing being done between the O & M building near the creek and the Kent School campus.
- Various uses are considered for the newly-acquired 830 College Avenue building. The fencing has been modified to allow short-term parking for the Post Office during construction. It could serve for a variety of business services for the college.
- The Landscape Master Plan needs more internal review. Circular drive components that drew public opposition were removed.
- COM has not been as affected as other campuses by community college enrollment declines that have taken place this past year.

Brewer Design Review, 2 Rosebank (Bereket)

Mr. Herczeg showed a Powerpoint overview of the proposal to construct a 300 s.f. partial second story addition to an existing 3,152-square-foot, one-story single-family residence. The resulting floor area ratio would be 33%, which exceeds the maximum of 30% permitted and is basis for the design review requirement. He noted the following:

- Drawings have been shared with neighbors and some changes have been made from the initial application in response to neighbor concerns. Story poles are up.
- Siding and roofing materials would match existing conditions.

Board members stated appreciation for the applicant's outreach effort with neighbors and observed that the addition was not highly visible. Anne reported a phone call from a person who stated opposition but would not leave her name.

Project Recommendation. M/S (Bitsa/Ross) and unanimously approved to recommend approval of the Brewer Design Review as submitted.

Other Business.

COM KPAB Representation. As Greg Nelson will not be continuing as the COM representative on the KPAB, a member of the public will be appointed for that role

SFD Rehabilitation Project. Board members learned that the \$1.9 million in CSA 17 funds which the KPAB committed to this project in December 2019 for the proposed pathway and median components, has not been used. The County alerted the citizen advisory group for the project that funding for the whole project was shy about \$550,000, and work has stalled. Given the drought situation and water use restrictions that have come about due to low rainfall this winter, irrigation for new planting would not be allowed and board members agreed that the failure of the project to accomplish the median landscaping as planned turned out to be a good turn of events.

SFD LED Lighting. Ann reported on having attended a meeting at which County staff presented new options to replace LED light fixtures that had been installed along portions of SFD. Some Greenbrae residents with properties affected by the higher intensity downlighting of the new street lights protested the installation, resulting in a proposal for lower hooded fixtures designed to have less impact on neighboring residences. The exact location of the new lights was not clarified and board members expressed concern that a variety of fixtures along SFD should be consistent in all jurisdictions to maximize driver and pedestrian safety.

Lighting Recommendation. The KPAB recommends that all new proposed lighting fixtures along Sir Francis Drake Blvd in Greenbrae, and into Kentfield, be consistent. This could be more cohesive, less distracting to drivers, increasing roadway safety.

Marin Healthcare District. Ann attended the County Planning Commission March meeting at which the hospital plans were reviewed and the PC asked the applicant to come back with additional proposals for traffic and pedestrian safety mitigations for the campus exit as requested by KPAB. She reported that she expects that once that is done the final plans will be approved.

Adjourned at 8:20 p.m.

Minutes: Ann Thomas