

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Meeting 2nd and 4th Wednesdays, 7:30 PM, College of Marin Deedy Lounge

Minutes of April 30, 2014

Anne Petersen called the meeting to order at 7:30 p.m. in Deedy Lounge. Other members present: Sandy Guldman, Dale Hansen. Guests: Paul and Margie Taylor, 55 Tamalpais Ave., Kentfield; Susan Miltner, 610 Via Casitas, Greenbrae; Cindy Winter, 826 S. Eliseo, Greenbrae; Joanie Levinsohn, Greenbrae; Deana Kardell, 35 Bayview Road, Kentfield; Peter van Pruissen, 76 Tamalpais Road, Kentfield; Liza Crosse, Woodacre.

April 9, 2014 Minutes. M/S (Sandy/Dale) and unanimously approved with addition of a note at end of first paragraph: “Mr. and Mrs. Robino transferred ownership of the property at 141 Laurel Grove to CJ Venture Enterprise Group, LLC on 8/7/2013, but they appear to control the LLC”

Marin General Hospital Parking Structure, 250 Bon Air Road (Tejirian)

This review focused solely on identifying incomplete items in the Marin Healthcare District application for design review approval for a six-level (five-story) parking structure, a new parking lot, and a temporary use permit for two temporary trailers to be used during the construction project. The parking structure would have a building footprint of approximately 23,775 square feet and provide 133,300 square feet of parking for 415 vehicles.

Anne reported that Supervisor Rice and Dept of Public Works are reviewing the application for completeness, that road work planned for Bon Air will be done without waiting for the hospital construction, and that replacement of the Bon Air Bridge (a City of Larkspur) will begin in 2015.

Residents’ comments including the following:

1. Ms. Miltner said she objects to the garage plans proceeding independently of the other development on the site, that all changes should be reviewed in one application so the public can accurately evaluate them. She also expressed concern that the ballot measure for bond financing described the project as seismic retrofit, not campus expansion.
2. Mr and Mrs. Taylor and others described the entry and exit from Tamalpais/Bayview as hazardous, noting that the Bayview entry is not highly visible, and when cars slow to turn left from Bon Air Road onto Bayview it can confuse drivers behind them who are not completely attentive; also, drivers exiting Bayview need to look at five different traffic streams before exiting.
3. Safety of existing entries/exits on Bon Air Road should be addressed.
4. A crosswalk is needed for pedestrians between the hospital campus and the park.
5. Traffic on Bon Air Road goes far faster than the posted speed limits.
6. There do not seem to be any bicycle parking racks in the plans.
7. A roadway and traffic plan is needed, especially for construction trucks.
8. Drivers need safe ways to turn left into the hospital from southbound Bon Air Road.
9. Several expressed concern about glare and lighting from the top parking level. Sources could be the light-colored surface of the top level, reflections from car windshields, lighting, and car headlights.
10. Although the neighbors attending received tonight’s agenda from CDA, several said that they believe the Healthcare District does not sufficiently publicize plans and meetings about the redevelopment, that many residents are unaware of the pending construction.

Recommendation. KPAB members unanimously recommend that the application is incomplete with the following additional information, plans or actions needed:

1. Provide a complete campus plan showing all existing structures and features and planned new structures and features, with everything identified. In addition provide a set of building plans without the artist's renderings of landscaping, which are misleading and distracting and make it difficult for the public to understand what is being proposed. The plans should show the roadway layouts adjacent to the hospital.
2. The site plans should show location of adjacent properties and buildings in the unincorporated area and in Larkspur.
3. Identify the purpose of the dark outline/path/bridge shown on the plans (p. A.1.1) between the mental health building and the East Wing.
4. Identify the purpose of the lawn that is referred to, if it is being proposed and what the purpose would be. If it has no purpose, delete and replace with red fescue or a similar drought-proof ground cover.
5. An attractive façade should be provided for the garage façade from the east elevation as this will be visible to condominium residents uphill.
6. Clarify the length of the footers' depths for the garage. These are not clear.
7. Establish that the foundations of the very tall retaining walls (labeled permanent shoring walls) are adequately deep to support the slopes. If bedrock is behind the walls, then make it clear that the walls are not necessary for structural support, but are only needed to prevent raveling of the rock face.
8. Add deer proof barriers above the light wells at the top of the permanent shoring wall.
9. Story poles should be put up and the neighboring residents, including in Greenbrae and Larkspur, should be notified that this has been done.
10. Show the distance from the garage to the nearest Larkspur buildings.
11. Six spaces for electric vehicles, particularly since 80% of the employees come from outside the county and more electric vehicle are purchased every day, seems very low. High-speed chargers should be specified. Show that wiring will be in place to quickly expand the electric vehicle stations to a much larger number if needed.
12. Provide a licensed landscape architect's certification that a landscape plan for the parking lot will meet the Kentfield Greenbrae Community Plan's requirements. Landscaping shown seems inadequate. Have the plan reviewed by an independent landscape architect, or the county's architect to see if the trees specified will thrive under the parking lot conditions. Is bonding possible as a guarantee?
13. Modify the retaining wall for the parking lot, and the west side of the garage, to make both attractive. In the event that a second garage is never built, or if construction is delayed significantly, these will be highly visible for some time.
14. Provide a plan to shuttle employees coming in from great distances or outside the county.
15. Provide a capacity count system in the garage to indicate the number of spaces available at any given time. Possibilities are RedStorm Parking Guidance System, or Engineered Parking Systems, Inc. (EPS), and Signal-Tech signage. Provide information on the design of the signs for these systems which would be located both close to Bon Air Road and near the garage. This information should be available to drivers entering the campus so they do not circulate through a full garage and then have to exit and look elsewhere.
16. Describe measures that would be taken to reduce glare/improve the appearance of the rooftop parking area from the perspective of neighbors to whom it will be visible. Clarify whether or not there are parking spaces on the top level.

17. Show the location of all pedestrian pathways from the garage, including the path material and lighting. Include routes to all parts of the hospital as well as to crosswalks on Bon Air Road. Employees and visitors may cross over to the park while parked in the garage.
18. Clarify that at completion of the parking lot and garage Marin General Hospital would no longer need parking spaces at St. Sebastian's. Otherwise, the agreement with St. Sebastian's to lease parking spaces should be provided with this application.
19. Show the pathways from the hospital's entrances for pedestrians to get to the Hal Brown Park or the Bay Club facility.
20. Describe security and safety measures that will be in place to protect people using the garage from intruders? This will be particularly needed at nighttime.
21. Ensure that the size of the parking stalls is adequate for the type of vehicles driven in this county. No compact stalls, please – many users in a hospital garage will be older, stressed, possibly disabled. Identify the dimensions of the proposed parking spaces.
22. KPAB should be involved in the decisions regarding the changes to Bon Air Road per the BOS resolution 87-130. Traffic lights, sidewalks, vegetation changes, crosswalks, etc. all impact the character of our Kentfield neighborhood.
23. Reduce the number of driveways/access points along the east side of Bon Air Road.
24. A Construction Management Plan should be developed to minimize the impact on our roadways, particularly during the heavy commute hours, including for our schools.
25. The fence at the top of the 40 foot wall should be tall enough to prevent animals or children from leaping or climbing over.
26. Complete description of lighting proposed and its impact on the community.
27. Consider the changes to the parking lots to accommodate the change in the hospital ER and main entrance as it relates to pathways to the road, crosswalks, and signal light.
28. Show solar panels on the roof of the new hospital, in conjunction with the parking areas, or anyplace else where this on-site energy source could be provided.
29. Show location of interior bus stop. This is needed.
30. Verify that stormwater treatment areas are sufficiently sized. Please label them (C2.1 and C3.1). Also provide details on the drainage behind the retaining walls.

Reports

COM. There is a concern that the Sheriff's office now in a campus portable could be moved to the Central Marin Police headquarters when portables are removed. This needs to be checked as it would not be in the best interests of the community or school to have it moved.

Larkspur Station Area Plan. Anne will draft a letter noting project impacts on Kentfield and Greenbrae, focused on traffic impacts.

Zone 9 Flood Board. 1) There is no federal funding in the FY budget for work completing Units 3 and 4 of the Corps of Engineer's flood control project through Kentfield and Ross. 2) A feasibility study is being conducted on the Phoenix lake dam retrofit to serve as a stormwater detention basin in flood events. 3) The San Anselmo town council voted to sign the agreement with the Department of Water Resources for 50% funding of the conceptual design of Memorial Park as a dual use facility.

Adjourned at 9:30 PM

Minutes: Ann Thomas