

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 March 12, 2014

Anne Petersen called the meeting to order at 7:30 p.m. in Deedy Lounge. Other members present: Sandy Guldman, Dale Hansen, Eva Long, Pam Scott. Guests: Supervisor Katie Rice, CDA principal Planner Leelee Thomas, CDA planner Alisa Stevenson, 11 members of the public, from Kentfield, Ross and Lucas Valley, present for Ms Thomas's discussion.

February 12, 2014 Minutes: M/S (Sandy/Dale) and unanimously approved as prepared.

Housing Element Presentation/Update. Leelee Thomas reviewed her responsibilities as the primary planner for the county's housing element preparation, and previewed plans for the next revision, which is required by state law. Her comments included:

- The County has recently completed and adopted the 2007-2014 housing element, and is beginning work on the 2015-2023 update, with a goal of getting it completed by January 2015. Housing elements, which become part of the county's general plan, now are required to cover eight years. The Marin County housing element applies to unincorporated areas.
- There has been some public confusion about the difference between PDAs (Priority Development Areas) and the County's housing element. PDAs are funding mechanisms; they were started in 2007 by the ABAG (Association of Bay Area Governments) to encourage development to be located near transit hubs and service corridors such as Hwy 101. State legislation folded them into the subsequent One Bay Area planning process. Jurisdictions do not have to designate PDAs, but transportation funding is focused on PDAs.
- The Marin County Housing Element identifies community housing needs and specific sites where these needs can be accommodated over a given time period. The 2007-2014 Housing Element was required to identify sites that could provide 773 housing units; the 2015-2023 document only needs to provide for 185 units in the unincorporated area.
- The 2007-2014 Housing Element EIR studied 49 sites, including COM Lot 15 in Kentfield. Only 17 sites, none in Kentfield, met all relevant criteria for inclusion in the 2007-2014 Element. In addition, there are no sites in Kentfield, along the SFD corridor or at COM that would be considered as possible sites to include in the 2015-2023 Housing Element.

Supervisor Rice noted that housing can be built on parcels that are commercially zoned so that any of the commercial areas along Sir Francis Drake could be redeveloped for housing whether or not they are in the housing element. The County would rely on the community plan and community character in processing any applications for future housing development.

Ms. Stevenson reviewed plans for public outreach, including a series of workshops, to begin the process for the 2015-2023 housing element. KPAB members suggested use of the "Next Door" neighborhood websites to advertise meetings and encourage public participation in the process.

Members of the public expressed concerns about housing development in the unincorporated area and in adjacent cities and towns, crime and graffiti in Kentfield and Greenbrae, and potential overburdening of local school districts. Supervisor Rice reported that there has not been an increase in crime in Kentfield and Greenbrae but that there is more public awareness about it and as a result the Sheriff's department has increased patrols in the area.

Reports.

Marin General Hospital. Anne had attend recent meetings of the appointed Marin General Hospital Board of Directors and also the elected Marin Healthcare District Board of Trustees, at which revised plans for the hospital campus, and associated EIR amendments, were approved. She noted that there was no public notification about these changes. The changes include:

- Lower the height of the two new hospital pods from 5 floors to 4 floors and remodeling of space in the existing main hospital for hospital uses that would have been on those floors. The existing main hospital was initially planned only to be kept for non acute care uses.
- Elimination of the 5-story garage abutting Bon Air Road across from the Hal Brown Park, and enlargement of the garage tucked into the hillside away from the road. This will necessitate increased grading but could be a visual improvement.
- Garage construction to proceed in two phases: half built at the beginning of construction, the other half only after the proposed Ambulatory Services Building is developed.
- Halperin Garden would be moved to the front of the campus.
- Emergency Room would be relocated to the south of where it was initially planned.

The garage and the ACB, along with roadway changes and traffic provisions during the construction period, would be subject to County planning and DPW oversight, and KPAB review. KPAB members expressed concern that the hospital should implement an employee transportation plan during the construction period, and continue to have one for ongoing implementation to reduce congestion on regional and local roadways.

KPAB Biennial 2014-2016 Report. Board members reviewed the revised report prepared by CDA and noted that there is a need for the KPAB to be involved in traffic and circulation planning.

Recommendation. It was M/S (Sandy/Dale) and unanimously approved to recommend the following:

Delete Goal #3 – not useful.

Add a new goal, Goal #5: “Encourage dialogue and seek to involve the community in the planning and approval process.

Add a new goal, Goal #6 “Revise, update and complete the Kentfield/Greenbrae Community Plan.”

Goals should renumbered as needed.

Adjourned at 9:45 PM

Minutes: Ann Thomas