

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of March 25, 2015

Anne Petersen called the meeting to order at 7:30 p.m. in the COM Student Union Deedy Lounge. Other board members present: Dale Hansen, Eva Long, Neil Park, Pam Scott. Guests by project.

Minutes of February 25, 2015. M/S (Dale/Neil) Unanimously approved as submitted.

Marin General Make-Ready Application (Tejirian)

(Guests: MGH consultants Joe Runco, SWA Group, Mei Lee of KPFF, and Darren Graves of Perkins Eastman, the architectural firm; CDA Planner Jeremy Tejirian, Marin Transit Planning Manager Robert Betts, Marin County Transportation Division Manager Bob Goralka, KWPOA board member Bitsa Freeman, and members of the public Michael Watkins and Steve Lamb from San Anselmo, Susan Miltner and Cindy Winter of Greenbrae, Paul and Margie Taylor, 55 Tamalpais Rd, Kentfield)

Jeremy clarified that the hospital has begun the process of major redevelopment with several separate projects which will require design review by the County. The current application is not one of the ones that will undergo Planning Commission review. The main part of the redevelopment will be a new dual wing hospital building for which plans should be submitted to the County in May, but which will be discussed at the April 13 Planning Commission workshop.

Construction of the new hospital is expected to begin in January 2016 and continue through July 2019, with patient use starting in 2020. Portions of the redevelopment that must be completed prior to construction of the new hospital begin this fall with work on the garage and parking.

Mr. Graves reviewed the current application for which consultants had brought several large display boards for board members and public to view. The proposed work is in two categories. These are: 1) Temporary (two-year) changes including substantial modifications to circulation patterns to allow for relocation of the hospital's main entry until the new hospital is built, and demolition of 3,338 square feet of building area which the hospital proposes to replace in the future. 2) Permanent features, including construction of 2,422 square feet of additions to the west wing; and construction of a retaining wall and widened entry road along the southern portion of the property, with associated grading and removal of 32 protected trees (to be replaced).

Major concerns raised by board members and guests were:

- The Make Ready application is not scheduled to be reviewed by the Planning Commission; this is problematic because the Make Ready application is related to other aspects of the long-term project. In addition, it is pre-mature to consider recommendations for construction on the hospital campus prior to the Planning Commission's review of the main hospital buildings, in the event that the PC requests modifying the location, or other features, of those buildings that would be related to the aspects of the Make Ready application.
- Relocating the bus stop to Bon Air Road from in front of the lobby entry. Although several parking spaces on Bon Air would be eliminated to allow for a curb cut so buses could park out of the travel lane, there is a possibility that other vehicles in that lane could be impeded as buses move in and out of the parking area, or do not move entirely out of the travel lane before coming to a stop. Also a concern was raised that a bus in that location, just south of the entry drive, could obstruct the line of sight from a car existing the hospital. It was acknowledged that this could occur for 5 to 10 minutes when a bus is parked there.
- A new entry circle turnaround, expected to be in use for 3 to 4 years, which vehicles would use to get to the temporary lobby entry, whether there was sufficient room for several vehicles to be in front of the lobby at any one time.

- Pedestrian safety. Board members and guests noted that there is a lot of pedestrian traffic crossing Bon Air, including from hospital staff and visitors, park users, and students from the several schools in the area. Ms. Freeman noted that children, some with bikes, are more apt than adults to move impulsively, and less able to judge distance and speed of oncoming cars.
- How to encourage walkers to use crosswalks and not cross at irregular locations through street medians. There were several suggestions about installing some kind of barrier in the medians to help direct people to designated crosswalks, but no obvious strategy for doing so. Mr. Goralko agreed jaywalking is a real concern but it is unclear if adding a crosswalk would help as a crosswalk can create an expectation that a pedestrian has right of way and reduce the walker's vigilance. There is no pedestrian crosswalk at the new south entry and there was some agreement that it would not be good to have a crosswalk directly in front of a bus stop where pedestrians would not have a good line of sight, but it was also noted that some persons crossing the street would jaywalk rather than go to the designated crosswalk south of the bus stop and near the Bon Air Bridge. County staff agreed this issue needs careful study.
- The amount of excavation and quantity of material to be trucked off site for the retaining wall and to prepare the site for the new hospital wings is not known. This affects construction schedule planning as trucks will be traveling along Bon Air and Sir Francis Drake Blvd.

Mr. and Mrs. Taylor noted that road markings to direct traffic at the intersection of Bon Air and Tamalpais have become obscured, creating confusion for drivers about when and where to turn. They asked that markings be repainted. Board members noted the retaining wall was consistent with the Planning Commission's modified design for the retaining wall bordering the driveway to the garage.

Mr. Betts and Mr. Goralko said that additional analysis is needed before roadway and bus changes are made as the original EIR indicated the entry would be in a more southerly location.

Recommendation. KPAB's position regarding this Make Ready application is based upon its assumption that the final layout of the Hospital Replacement Building (HRB) will be as depicted in the application. Accordingly, it was unanimously approved to recommend approval of this application contingent on Planning Commission review of this project and the plans for the new hospital, and agreement on the location of the HRB. Further action on the Make Ready application should be withheld until the Planning Commission has had the opportunity to review this application and the Hospital Replacement Building Plans in the event that a change in the campus layout is made that would affect what is proposed in this application. The KPAB also recommends the following:

1. Bus stop locations and curb cut sizes should be such that buses can park completely out of the travel lane and do not impede line of sight for other vehicles.
2. Consideration should be given to strategies that would reduce jaywalking and help ensure safety of pedestrians crossing Bon Air Road. Safety is highest priority.
3. The turning radius in the entry circle should be checked that it is sufficient for large vehicles, such as shuttles and emergency vehicles.
4. Any traffic signal installed should be at regulation height, not like the overhead blinking light on College near the creek which confuses drivers.
5. In approving the components of the Make Ready application and the HRB as a whole, the Planning Commission must give priority to patient needs and services. This should in turn dictate decisions regarding pathways, parking and street safety.
6. Traffic congestion management and mitigation measures must be given high priority.

Other Business. Next Meeting. 237 Hillside will be on the April 8 agenda.

Adjourned at 9:15 PM
Minutes: Ann Thomas