

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of April 22, 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, Neil Park, Pam Scott, Stuart Tanenberg (COM Liaison). Also, Bitsa Freeman, KWPOA. Other guests by project.

Minutes of April 8, 2015. Unanimously approved as submitted.

College of Marin Creek Fence Proposal and other Campus Updates

(Guests: Greg Nelson, COM V.P. of Finance and College Operations; Bene Da Silva and Hugh Davis, Marin County Flood Control, DPW; Friends of Kentfield Members Brian O'Connor, 14 Maple Avenue, and Scott Peoples, 23 Maple Avenue; Sandy Guldman, Flood Zone 9)

Greg Nelson described problems with the existing chain link fence running along both sides of the creek through the campus from College Avenue, and a proposal to replace it and clean out and replace the overgrown vegetation lining the creek inside the fence. Foliage has overgrown in the interior (between the fences), tree limbs and other vegetation have fallen into the creek during storms, and homeless persons have been found living in the overgrowth. Staff have worked with local law enforcement to redirect the homeless to appropriate facilities but the issue raises public safety concerns. In addition college grounds crew are unable to access the creek to clear it of debris as needed. He proposes replacing the chain link fence with an 8-foot high powder-coated aluminum fence that comes in moveable sections, and updating the plantings.

Mr. Da Silva and Mr. Davis noted that the Army Corps' eventual completion of the Corte Madera Creek flood control project could include lowering of the multi-use path along the creek to widen the channel capacity, which could affect fencing through the campus. In addition the County, which is incorporating flood control with watershed improvements, wants to maintain sufficient tree shading along the creek for fish. Greg and the DPW representatives agreed the County and college will work together on the fencing retrofit and changes along the creek.

Greg also described work planned for this summer at the two college campuses.

At College of Marin

- Complete the new academic center.
- Demolish Austin Science Center, which will generate about 400 truckloads of offhaul.
- Seismic improvement to the library, which sits on a marsh and needs shoring up.
- New pool deck and shade structure at the college pool.
- Update signage
- Change to a keyless entry door lock system, which can be activated campus-wide from a central location.
- Move the Sheriff's trailer behind Health Services, opening up a view from College Avenue.
- Repave a parking lot and upgrade cabling.

At IVC, plans include ADA upgrades, pool improvements, and retaining wall replacements.

The College also instituted a zero waste program which involves recycling as much as possible, even reusing trees and other lumber as furniture and other items made in the IVC machine shop.

Tribolet Design Review, 3 Meadow Avenue (J. Drake)

(Guests: Ken Catton, project architect; Edison Lewis, 7 Pine Court; Jim Williams, 208 Laurel Grove)

Mr. Catton described this submittal of application first reviewed in mid-2014 for remodeling to add two additions; one on the rear portion of the first story, and one on the front portion of the front of the residence, above the garage. An existing non-conforming structure located in the side yard would be removed. The proposal would add approximately 575 square feet for a total of 4,082 square feet of floor area (30% Floor Area Ratio) and 4,622 square-feet of total building area, with a 30 foot height from existing grade, on the 13,609 square foot lot. Minimum approximate setbacks of the additions from property lines would be: 25 feet from the east front, 30 feet to the west rear, 10 feet from the north side, and 25 feet, 8 inches from the south side. Additional project components that do not require Design Review include a new pool, spa and outdoor dining structure in the rear yard, and new landscaping and hardscape.

Mr. Lewis asked that provisions be made so that construction vehicles do not obstruct his driveway, and Mr. Williams noted that from the story poles the project appears massive.

Recommendation. M/S (Dale/Neil) and unanimously approved to recommend approval of the project with the following conditions:

- Approval should require that the outside stairwells must not be enclosed at any time in the future as doing so would put the structure over the maximum allowable FAR.
- Construction vehicle parking should retain sufficient open space on either side of neighbors' driveways to provide for backout visibility from those homes.
- Drought tolerant landscaping should be considered in lieu of turf in the front yard, and landscaping should be maintained or provided on the property such that there is adequate screening for neighboring homes.
- The palm tree at the intersection should be removed and hedge height reduced sufficient to improve the sight line at the corner.

Other Business. 1) Planning Commission MGH Workshop. Anne reported on attending the April 13 Planning Commission workshop on building plans for the new hospital. The meeting primarily focused on architectural features and the Commission approved the southerly location of the hospital. The hospital will be about 70 feet in height from grade. She noted a continuing concern with plans for Bon Air Road and how traffic will be affected. 2) Kent School Sign and District Building Expansion. Pam and others noted that it would be of benefit to the community and the School District if the KPAB was involved, perhaps with a seat on a planning committee, with the campus changes that are taking place at Bacich and Kent Schools.

Adjourned at 9 PM

Minutes: Ann Thomas