

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of December 14, 2016

Anne Petersen called the meeting to order at 7 p.m. in the COM Student Union. Other board members also present: Bitsa Freeman, Dale Hansen, John Mann, Neil Park, Pam Scott.

Minutes of October 12, 2016. M/S (Dale/Pam) and unanimously approved as submitted.

Marin General Temporary Use Permit/Tree Removal Permit (Tejirian)
(Guests for project: Darren Graves, Perkins Eastman; Al Dewitt, SWA Group)

Mr. Graves and landscape consultant Mr. DeWitt reviewed plans for the temporary construction trailers and associated changes in landscaping, including tree removal and replacement. They stated the following:

- The trailers are proposed for the hospital property's Bon Air frontage, including encroachment into the public sidewalk, because another location close to the campus and the construction is not available. St. Sebastian's could not accommodate more MGH vehicles; a location along the retaining wall would not meet fire requirements; nearby vacant offices are zoned for medical use and could not be used for this purpose; and use of medical staff parking was ruled out by the hospital administration. In addition, he said, there is no vacant space at this time in any of the hospital structures.
- Per Mr. Graves, the spaces leased at St Sebastian's are currently limited to construction employee vehicles. He also said he believes these are not being monitored.
- The project would require removal of a number of trees, more than what the original plan specified. These include 10 Monterey pine and some oaks, many of considerable size.
- To provide screening, a row of oak, redwood, and big leaf maple would line a portion of the hospital's Bon Air frontage. A larger size tree than was originally planned for in landscape plans would be used to help compensate for the extra tree removal. Lower vegetative cover would be provided by low-growing manzanita. An effort is being made to use native, drought-resistant species.
- Bus stops on both side of Bon Air Road would remain where they are.
- Eight parking spaces on the southeast side of Bon Air Road would be removed.
- The construction contract for which the trailers are needed is for the hospital replacement building, to be completed in 2020, so trailers would likely remain at least until that time.

Board discussed or expressed some concern about the following:

1. Concern that the driving surface of Bon Air Road is in poor condition.
2. Questioned if drivers, as they round the curve headed from Magnolia to SFD, have sufficient warning that they are approaching a traffic light at Schultz Drive, due the various construction related buildings close to the road.
3. Leaf litter from the big leaf maple, and other trees, could create a slippery surface that adds to danger of someone falling. The walkways need to be well maintained.
4. Existing redwoods are not doing well. There was some speculation that soil salinity is the problem. Before planting more trees, the soil should be checked to see if the area is suitable for the vegetation planned, and, if not, other species should be used.
5. On the whole, board members approved of the landscape plans presented this evening.

Recommendation. M/S (John/Bitsa) and unanimously approved to recommend approval of this application, including the landscape plan reviewed by Mr. Graves and Mr. DeWitt, with the following conditions:

- The entire roadway frontage along the Bon Air construction area will be fully landscaped with a significant number of trees when trailers are removed.
- The hospital will provide frequent maintenance along walkways to ensure that fallen leaves (particularly from big leaf maples), or other debris, do not create unsafe walking conditions.
- Soil salinity, and other growth factors, should be evaluated where new trees have been planned to determine whether or not the soil is suitable for the planned vegetation.
- At the time the parking spaces are removed on Bon Air Road a parking time limit, similar to the short term parking on the opposite side of the road, should be established, posted and enforced, for the southeast side of Bon Air Road to insure that spaces in this area remain available for park users and hospital visitors. These spaces along the hospital property are apparently currently being used by staff, or other users, for the entire day, and thus are not available to the public during the day.

Other Business. County CDA staff will be asked to check on two properties, to verify that FAR and height lines are in conformance at 75 Berens Drive and 119 McAllister Avenue.

The meeting was adjourned at 8:20 p.m.

Minutes: Ann Thomas