

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of July 22, 2020

Anne Petersen called the meeting to order at 7 p.m. via video conferencing with attendees in individual locations. Other board members present: Bitsa Freeman, Julie Johnson, Ross McKenna, Neil Park, Pam Scott.

July 8, 2020 Minutes. M/S (Bitsa) and passed to approve minutes as distributed.

KPAB Appointment. Board welcomed new member Julie Johnson.

Marin Healthcare District Design Review/Ambulatory Services Bldg (Bereket) (Present were applicant representatives: Pietro Martinez, Mark Toothacre and John Hussey of Pacific Medical Buildings (PMB), Ramzi Sacre of Perkins Eastman Architecture, Al DeWhitt of SWA Landscape Group, Michelle Wendler of WDI, and Cory Bannon and Tim Johnson, consulting engineers.)

Pietro and the project team reviewed an overview of project scope, site plan, and building and landscape design, for the proposed 100,000 sf ambulatory services building (ASB), the second garage structure, and some related work. This included a PowerPoint slide presentation. Their comments included the following:

- Existing surface parking along with a small building will be removed and replaced by the second garage, next to the one constructed earlier, for a total of 1,088 spaces.
- The 5-story ASB would be about the same height as the existing hospital and the materials and appearance would be similar to those of the existing structures.
- In response to concerns that were raised at the May 20 project review, about possible light intrusion in the community from the Phase 2 parking structure, louvers were added to cover the exposed extent of the structure. These are intended to fully shield the west elevation of the new garage. This garage should also be predominantly shielded by the first garage and retaining walls on east and north facades and there would be louvers on the wall facing Bon Air Road.
- Garage interior lighting would be code-minimum for safety with the balance of lighting on occupancy sensor to trigger lighting on demand when needed.
- The ASB is expected to have limited operating hours, 7 AM to 7 PM, and would not have night lighting.
- The pedestrian bridge spanning Schultz Drive and connecting the parking structures with the ASB leads directly to the ASB lobby.
- The timeline is planned to have the bridge built in 2023 and the ASB constructed in 2021 through early 2023, so the bridge and the ASB should be completed at the same time.
- Moving patients from the parking area to the ASB and hospital could be a concern and a shuttle or some other method of safely moving people could be considered for implementation. In the future as needed.

- The crosswalk to Hal Brown Park would be lighted.
- A noise study was completed and indicates noise from stationary mechanical equipment should be no more than 50 DBA in daytime and 45 DBA at night. Pietro said their goal is to have noise not exceed 60 DBA.
- The majority of the hillside trees would remain, and new landscaping would be a relatively simple palette of native vegetation, including oak, western red bud, and low-maintenance manzanita.
- Landscaping in the parking lot and along the Bon Air frontage will be improved in order to correct oversight of Community Plan standards and conditions of approval for earlier hospital remodel projects. When contractor trailers and materials are removed from along Bon Air that area will be vegetated, including with redwood and coast live oak trees; the back side of the building, which some community members said they found unattractive, will be screened by existing trees along with additional plantings; and trees in the current parking lot that are in poor health will be removed and replaced with large canopy species more adapted to soil conditions, including London planetree and/or big leaf maple.

Recommendation. Board members expressed appreciation for the applicant team's responses to concerns raised by community members at the May 20 project review by the KPAB, and it was M/S (Bitsa/Neil) and unanimously passed to recommend approval of the Marin Healthcare District Design Review for the Ambulatory Services Building and associated features, as presented this evening.

Board members, however, expressed an ongoing concern about the safety of the circular drive exit from the hospital, and suggested that a traffic light or other measure may be needed at some point to insure that drivers leaving the campus headed to Larkspur take the correct route. The concern is that drivers leaving the hospital for Larkspur could, despite the signage, turn left out of the circular drive rather than going through the parking lot to Schultz Drive to enter Bon Air at a traffic lighted intersection where the left turn to Magnolia could more securely be made.

The meeting was adjourned at 8:30 p.m.

Minutes: Ann Thomas