

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of Special Meeting of April 21, 2021

Anne Petersen called the meeting to order at 7 p.m. via video conferencing. Other board members present: Bitsa Freeman, Julie Johnson, Ross McKenna, Neil Park, Pam Scott. Guests: COM Capital Projects Manager of Communication and Outreach Beth Rhodes and Director of Capital Projects Isidro Farias, 2 Rosebank owner Ryan Brewer, Halyard Construction architect Jake Herczeg and manager Bill Hung, Joanie McGuire.

February 10, 2021 Minutes. M/S (Bitsa/Pam) and unanimously approved.

COM Construction Update. Beth and Isidro's comments including the following:

- Demolition of the old Learning Resources Center is COM's major project at this time. The work has taken longer than anticipated due to cultural issues, and the area has been hydro-seeded to minimize dust. The Board of Trustees will review the center's final schematic design at its May meeting and construction will probably start in about two years. Planning includes selecting programs that will go in the building, and future renovation of existing classrooms around the campus.
- Another project of community interest is the fencing being done between the O & M building near the creek and the Kent School campus.
- Various uses are considered for the newly-acquired 830 College Avenue building. The fencing has been modified to allow short-term parking for the Post Office during construction. It could serve for a variety of business services for the college.
- The Landscape Master Plan needs more internal review. Circular drive components that drew public opposition were removed.
- COM has not been as affected as other campuses by community college enrollment declines that have taken place this past year.

Brewer Design Review, 2 Rosebank (Bereket)

Mr. Herczeg showed a Powerpoint overview of the proposal to construct a 300 s.f. partial second story addition to an existing 3,152-square-foot, one-story single-family residence. The resulting floor area ratio would be 33%, which exceeds the maximum of 30% permitted and is basis for the design review requirement. He noted the following:

- Drawings have been shared with neighbors and some changes have been made from the initial application in response to neighbor concerns. Story poles are up.
- Siding and roofing materials would match existing conditions.

Board members stated appreciation for the applicant's outreach effort with neighbors and observed that the addition was not highly visible. Anne reported a phone call from a person who stated opposition but would not leave her name.

Project Recommendation. M/S (Bitsa/Ross) and unanimously approved to recommend approval of the Brewer Design Review as submitted.

Other Business.

COM KPAB Representation. As Greg Nelson will not be continuing as the COM representative on the KPAB, a member of the public will be appointed for that role

SFD Rehabilitation Project. Board members learned that the CSA 17 funds which the KPAB committed to this project in December 2019 for the proposed pathway and median components, has not been used. The County alerted the citizen advisory group for the project that funding for the whole project was shy about \$550,000, and work has stalled. Given the drought situation and water use restrictions that have come about due to low rainfall this winter, irrigation for new planting would not be allowed and board members agreed that the failure of the project to accomplish the median landscaping as planned turned out to be a good turn of events.

SFD LED Lighting. Ann reported on having attended a meeting at which County staff presented new options to replace LED light fixtures that had been installed along portions of SFD. Some Greenbrae residents with properties affected by the higher intensity downlighting of the new street lights protested the installation, resulting in a proposal for lower hooded fixtures designed to have less impact on neighboring residences. The exact location of the new lights was not clarified and board members expressed concern that a variety of fixtures along SFD should be consistent in all jurisdictions to maximize driver and pedestrian safety.

Lighting Recommendation. The KPAB recommends that all new proposed lighting fixtures along Sir Francis Drake Blvd in Greenbrae, and into Kentfield, be consistent. This could be more cohesive, less distracting to drivers, increasing roadway safety.

Marin Healthcare District. Ann attended the County Planning Commission March meeting at which the hospital plans were reviewed and the PC asked the applicant to come back with additional proposals for traffic and pedestrian safety mitigations for the campus exit as requested by KPAB. She reported that she expects that once that is done the final plans will be approved.

Adjourned at 8:20 p.m.

Minutes: Ann Thomas