

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of May 20, 2020

Anne Petersen called the meeting to order at 7 p.m. via video conferencing on Zoom. Other board members also present: Ross McKenna, Neil Park, Pam Scott. Applicants present: 17 Cedar project applicant Mike Folk. Marin Healthcare District team including Pietro Martinez, Mark Toothacre, and Nolan Weinberg of PMB (Pacific Medical Buildings); Ramzi Sacre, Perkins Eastman Architecture; Al DeWhitt, SWA Landscape, and Cory Bannon, KPFF consulting engineers. Also present, Granton Park, Eagle Point, and Spyglass neighbors: Alison Andreas, Alison Crawford, Tiffany Barros, Rich Gumbiner, Joanne Levinsohn, Susan Miltner, Vicki Moreland, Alfred Peguero, Gail Reis, M Shapiro, Barbara Thornton, Michelle Wendler, Theresa Ward, and others.

December 11, 2019 Minutes. M/S (Neil/Pam) and approved minutes as distributed.

17 Cedar LLC Tentative Map (Bereket)

Applicant Mike Folk reviewed the proposed division of 17 Cedar into two parcels, retaining the existing home and shed on Parcel 1 at 8,483 sq. ft. The remaining portion, 6,886 sq ft in size, would be a new parcel, 19 Cedar, and include the existing garage. The frontages of Parcel 1 and 2 would be 70.5' and 79.44' respectively. He commented:

- The lot minimum in this subdivision is 6,000 sq ft, and the proposed parcels would be among the largest lots in the Granton Park cul de sac.
- Redwoods would be retained
- Plan provides for three parking spaces at #17; the new #19 could have on-site parking as well.
- He has spoken with neighbors and feedback has been positive.

Recommendation. M/S (Neil/Ross) unanimously approved to recommend approval of the 19 Cedar subdivision.

Marin Healthcare District Design Review (Bereket)

Pietro Martinez and other project consultants gave a presentation to describe the project, including a PowerPoint that could be viewed by all attendees, showing proposed changes to the campus, including:

- A new 100,000 sq ft Ambulatory Services Building (ASB) northwest of the existing west wing and replacing a parking area and small existing building that would be demolished; the ASB would be 74 feet high with rooftop equipment raising the height to 86 feet above grade.
- A new 6-story parking structure adjacent to the existing parking structure, which would be about 70 feet high
- A pedestrian bridge spanning Schultz Drive and linking the parking structures with the ASB. This structure would displace 75 at-grade parking slots and add 417 new stalls.

Additional comments included the following:

- An effort was made to add green space where possible; the IT building being demolished would be partially replaced by a rear garden.
- Hillside grading would be limited to save oaks; a few in poor health would be removed.

Lighting and noise impacting neighboring homes and adjacent Hal Brown Park, building appearance and parking, and compliance with Community Plan standards and prior landscaping requirements, were major concerns raised by the public and board members. Comments included:

- Several neighbors reported night lighting from the existing garage is highly visible, impacting the comfort of their homes uphill from the campus. Lights are also visible in other nearby neighborhoods and in the park, potentially affecting wildlife.
- Any tree removal would aggravate the amount of light reaching nearby homes.
- Louvers to reduce night lighting emission were not included in construction of the first garage as asked, and lights are strongly visible to neighborhoods. Submitted drawings for the Phase 2 parking structure (see cover sheet to DRB Set dated 12/20/2019) indicate that the light pollution created from this structure will exceed that produced by the Phase 1 parking structure as the exterior walls appear to be open. This should be addressed.
- Night lighting of parking areas and the ASB, and textured paving of pathways could add to light intrusion. (Pietro said there would be no night lighting in the ASB). While night activity may be less than the Hospital itself, it is doubtful that lighting will be eliminated entirely and it is probable that the structure will appear as lit throughout the night.
- The back side of the buildings are unattractive. Can any improvement be made?
- Noise from construction and mechanical rooftop equipment is a concern. Could sound-deadening material be used for the garage? What other noise abatement is possible? (Pietro said a noise report is being prepared for county planning staff.)
- Community Plan requirements for shading of parking areas should be enforced
- The plans do not show a clear route from exiting the circulate driveway to turn left and return to Larkspur, but seems to require a driver to turn right.

Recommendation. The KPAB unanimously recommends that this application be found incomplete, with the following to be provided:

1. Signage to more clearly provide a direct route to downtown Larkspur when exiting the hospital should be included.
2. Measures, whether installation of louvers of some other strategy, to further reduce night lighting emissions affecting nearby homes and marsh wildlife.
3. Consider if there are improvements that could be made to appearance of structures as viewed from the rear.
4. Noise reduction measures to reduce impact to nearby neighbors
5. Compliance with the Community Plan. Pages III-48, item 5 in the Community and conditions of approval for the 1980s hospital remodeling, states that “50% of the lower parking area (of the hospital) will be shaded at mid-day within 15 years. This would be done with trees suitable for this purpose and should be a condition of completion for the current application.
6. A construction timeline developed for the remaining phases

The meeting was adjourned at 9 p.m.

Minutes: Ann Thomas

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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