



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

PLANNING REFERRAL TRANSMITTAL

TO: Department of Public Works (DPW), Land Use and Water Resources
Kentfield Fire Protection District
Marin Municipal Water District
Ross Valley Sanitary District
Kentfield Planning Advisory Board

FROM: Scott Greeley, Planner

DATE: September 28, 2012

SUBJECT: Marin Catholic High School Design Review (13-24)
675 Sir Francis Drake Boulevard, Kentfield
Assessor's Parcel Number 022-010-35
Project ID: 12-0286

APPLICANT: Conversion Management Associates
2904 Washington Street
San Francisco, CA 94115
(415) 597-8404

DECISIONMAKER FOR THIS APPLICATION: Agency Director (Administrative)

PROJECT DESCRIPTION:

The applicant is seeking Design Review approval to construct:

- **A new 1,242 seat, steel and aluminum bleacher system/grandstand, which includes a 240 square foot (6 seat) press box and elevator on the west side of the property. The bleacher system will achieve a maximum height of 41.58 feet at the top of the elevator's parapet (and a height of 30 feet at the top of the guard rail on the highest bleacher level) and have a footprint of 9,582 square feet. This bleacher system would be replacing an existing metal and wood bleacher system, built in the 1960's, which presently has 1,524 seats, with a 72 square foot (3 seat) press box. The existing bleacher system has a maximum height of 35.35 feet and a footprint of 6,625 square feet. The applicant is also proposing to remove the existing batting cage to the west of the existing bleacher system. *Note: The east (visitor's) side of the field presently includes seating for 350 additional people which will not be removed as part of this project.***
- **A new 7,025 square foot field house with concession stand, to be located underneath the proposed bleacher system. The field house will include public**

restrooms, a weight room, two locker rooms, a training room, and storage and electrical rooms. The proposed field house would centralize these uses, which are presently located in other portions of campus, in one location. The concession stand, would replace an existing 424 square foot concession stand.

- **Access improvements as well as the entire bleacher system have also been proposed to meet current fire safe and ADA standards. These improvements include 10 new parking spaces, increasing total stadium parking from 270 to 280 (including 2 new handicap parking spaces), ramps, and walkway improvements.**
- **New field/stadium lights and speaker system. The lights have a proposed height of 80 feet. The lights are intended to accommodate night games. There are presently no stadium lights at Marin Catholic High School. The new speaker system will replace the existing speaker system.**
- **New bioretention and landscaping.**

Pursuant to Section 22.42.020B(1) on the Development Code, Design Review is required for any new non-residential structures within the R-1:B-2 zoning district.

Zoning: R-1:B-2 (Residential, Single-Family, 10,000 square foot minimum lot size)

Countywide Plan Designation: PF-SF5 (Public Facilities - Single-family, Residential, 2-4 units per acre)

Community Plan (if applicable): Kentfield-Greenbrae

In order to approve the project, the findings contained in the following Marin County Code Section(s) would need to be made: 22.42.060 (Design Review).

COMPLETENESS OF THE APPLICATION:

Please inform staff in writing whether this application contains the information you need to make a recommendation on this proposal. If it does not contain sufficient information, please specify the information you need. You may not be able to request additional information later in the process. Your comments on the completeness of this application must be received in this office by October 15, 2012.

ENVIRONMENTAL REVIEW:

Staff has not made a preliminary determination as to whether this project qualifies for an exemption, per the CEQA Guidelines.

MERITS OF THE PROJECT:

If the application is complete, and no Environmental Impact Report is to be prepared for the project, please tell us your comments on the merits of the proposal. Please indicate whether the

project conforms to the laws and policies you use to evaluate the project and recommend changes or conditions that you deem necessary based on your evaluation. These comments must be received in this office by October 15, 2012.

cc: Greenbrae Property Owners Association
Chris Ford, BRW Architects
Tom Lai, CDA
Brian Crawford, CDA
Sandy Laird, BOS
Katie Rice, BOS

