

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Meeting 2nd and 4th Wednesdays, 7:30 PM, College of Marin Administration Bldg.

Minutes of December 12, 2012

Anne Petersen called the meeting to order at 7:30 p.m. in COM administration building. Other members present: Alan Derwin, Sandy Guldman, Dale Hanson, Eva Long, Pam Scott.

October 24, 2012 Minutes. M/S (Sandy/Dale) and unanimously approved as submitted

Marin Catholic High School Design Review (Osborne)

(Guests: Marin Catholic President Tim Navone; Peter McDonnell of CMA (Conversion Management Associates); Chris Ford of BRW Architects in San Francisco; also Bob Basso, Ann Marie Bledsoe, Ted Canon, Katherine Fligg, Suzanne Fogarty, Michael Ghilotti, John Holzwarth, Larry Mansbach, Jim McClellan, Judy Mesinger, Fran Rapaport, Michele Rodriguez, David Sternberg, Paul Tasner, Jack Valinoti, Barbara Walter.

This meeting reviewed the design review application which proposes 1) a new 1,242-seat bleacher system/grandstand to replace an existing 1,524 seat bleacher; 2) a new 7,025 square foot field house with concession stand below the proposed bleacher system which would including rest rooms, a weight room, two locker rooms, a training room, and storage and electrical rooms; 3) access improvements to meet current fire and ADA standards, and 4) a new speaker system replacing an old system.

In response to the county planner's requests for additional information in the earlier application, the school provided 1) revised plans that deleted the stadium lights, 2) information about the proposed sound system's sound intensity, and 3) mapping of the Wetland Conservation Area adjacent to Corte Madera Creek. The report from the sound system engineer stated that "the new, proposed sound system will be less powerful (loud) than the existing system. In addition to the new system operating at lower volume levels sound, excepting from the venue, will be further reduced by the fact that all speakers will be aimed down to the audience areas directly under them. No loudspeakers will be pointed out and across the field, as exists in the current system."

In place of the loudspeakers currently being used, the new system proposes four speakers on the south side of the field where home team fans sit, pointing north and down onto the field, and one speaker on the north side where visitors sit, pointing south and down onto the field. The difference in the number of speakers is due to the fact that there is typically a much larger audience in the home team section than the visitors' side. Stadium lights were removed from the earlier application and applicants said they will consider next year whether or not to apply for a use permit for the lighting system.

Anne reported that since the last meeting, on October 24, the KPAB had been notified by The Kentfield School District that the Bacich Principal's earlier letter on the project was withdrawn as it is the District's policy to remain neutral in matters such as this.

Mr. McConnell reviewed the application changes and he and Tim Navone answered questions of community members. Guests' comments largely were about the sound system and a number of people stated that noise from the field during games was currently too loud.

In response to several concerns and questions, applicants said that the new system with several speakers would allow for lower decibel levels and that the sound would be funneled onto the field and the audience rather than into the atmosphere at large.

Anne provided copies of four pages from the Noise element in the Countywide Plan with policies on noise, including recommendations for allowable noise levels. She said it was her understanding that per county policies, the CDA could require the applicant to adhere to the Noise element contained in the Countywide Plan as measured from the property line of the impacted property. The Community Development Agency enforces the Countywide Plan and the related County Noise Ordinance is enforced by the Sheriff.

Several people asked if there were a campus with a similar sound system to the one that Marin Catholic proposes, where they could visit and assess the system. It was noted that comparisons between systems in different locations with different landforms would be difficult.

Some guests also asked if noise limits different from those in the County's existing general plan and Code, which would set allowable decibel levels lower at different times of day, could be attached to the project. Board members did not think this would be workable.

Some guests suggested, and applicants agreed, that sound measurements from various locations in the community could be taken using the existing system, and these same locations checked again when the new system was installed. It was noted that there are not football games until next fall, and that ambient noise from Sir Francis Drake Blvd could not be screened out, so the comparisons would not be precise but a best guess. Mr. McConnell and Jack Valinoti mutually agreed to confer on this testing and select four locations for testing.

Recommendation. It was M/S (Sandy/Dale) and unanimously approved to recommend approval of the current revised application for a new bleacher system conditional on the following: 1) that the applicants are required to comply with the noise level limits in the Noise Element of the Countywide Plan, and 2) that testing of the current system be conducted as discussed, providing baseline information on the sound levels, and measuring sound from the same locations when the new system is installed. Mr. McConnell and Mr. Valinoti agreed to work together on this.

Other Business. 1) The final EIR for the Marin General Hospital expansion could be out in late January or February. 2) The County has approved the project at 100 Black Log with a number of conditions.

Adjourned at 9 PM

Minutes: A. Thomas