



Community Development Department – Planning Division

PROJECT REFERRAL / TRANSMITTAL

DATE: 2/21/17

- TO:
- | | | | | | |
|-------------------------------------|--|-------------------------------------|--------------------------|-------------------------------------|-----------------------|
| <input checked="" type="checkbox"/> | Chief Building Official | <input checked="" type="checkbox"/> | Economic Dev./Housing | <input type="checkbox"/> | US Postal Serv. |
| <input checked="" type="checkbox"/> | Fire Dept (Prevention, Hazmat, WUI) | <input type="checkbox"/> | Community Services Dept. | <input checked="" type="checkbox"/> | PG&E |
| <input checked="" type="checkbox"/> | Public Works (Site, Drainage, Traffic) | <input checked="" type="checkbox"/> | Police Department | <input type="checkbox"/> | AT&T |
| <input type="checkbox"/> | San Rafael Sanitation District | <input type="checkbox"/> | San Rafael School Dist | <input checked="" type="checkbox"/> | CalTrans |
| <input checked="" type="checkbox"/> | Las Gallinas Sanitation District | <input type="checkbox"/> | Dixie School Dist. #1 | <input type="checkbox"/> | SMART |
| <input type="checkbox"/> | Ross Valley Sanitary Dist. #1 | <input checked="" type="checkbox"/> | Marin County Planning | <input type="checkbox"/> | HOA: |
| <input checked="" type="checkbox"/> | Marin Municipal Water District | <input type="checkbox"/> | Mosquito Abatement Dist | <input checked="" type="checkbox"/> | Mont Marin/San Rafael |
| <input type="checkbox"/> | Marin Sanitary Service | <input type="checkbox"/> | US Army Corps of Eng | <input checked="" type="checkbox"/> | Marinwood |
| <input checked="" type="checkbox"/> | City Manager | <input type="checkbox"/> | Ca. Fish and Wildlife | <input checked="" type="checkbox"/> | N. San Rafael Comm |
| <input type="checkbox"/> | City Attorney | <input type="checkbox"/> | SF BCDC | <input type="checkbox"/> | |

FROM: COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION
 Sean Kennings, Project Planner; (415) 533-2111. Email: sean@lakassociates.com
 1400 Fifth Avenue (P.O. Box 151560), San Rafael, CA 94915-1560.

SUBJECT: The Planning Division requests your comments on a Pre-application Review Conceptual Review
 Formal Application OR Revised Application for the following proposed zoning application:

File No: UP17-005, ZC17-001, SP17-002, NM17-001, IS17-001, ED17-001
 Project Name: Kaiser Medical Office Building – 1650 Los Gamos Drive
 Address: Los Gamos Drive and Lucas Valley Road
 APN: 165-220-12, 165-220-13
 Zoning: PD-1590

DESCRIPTION: The project applicant, Kaiser Permanente, is proposing to convert an existing 148,000 square foot general office building to medical offices. The existing three story office building located at 1650 Los Gamos Drive (APN: 165-220-13) would not require modifications to existing footprint, height, or mass. Minor improvements to the existing façade and signage, as well as landscaping, are proposed to update the building appearance consistent with Kaiser identity. To accommodate the required parking ratio for the City of San Rafael of 4 spaces/1,000 sq ft (and Kaiser preferred parking ratio - 5/1000 sq ft) the applicant is proposing to construct a 511 space, three-story parking garage on a 7.1 acre parcel (APN: 165-220-12) to the west of Los Gamos currently developed with a 209 space surface parking lot. The proposed project has also identified the need for mitigation in the form of intersection improvements for the Los Gamos/Lucas Valley intersection, including but not limited to: signalization, adding dual westbound turns, reconfiguring northbound approach, removing existing striped channelized islands, and striping buffered bike lines in both directions. This project would require Planned Development Amendment, Master Use Permit Amendment, Design Review, Signage Program Permit, and Environmental Review pursuant to the California Environmental Quality Act.

Submitted Plans are Attached OR, Available for review in the Planning Department.

Owner Name/Project Contact: Sean Kennings

COMMENTS: Please provide your comments on the project Completeness, Merits, Conditions, &/OR Environmental Concerns. The project requires review and approval by the Planning Division.

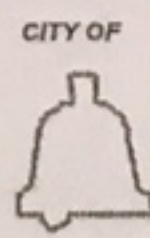
Comments must be received by: 3/14/17.

DCC Meeting Date: N/A

Comment sheet has been completed by: DAVID STARWES Name POLICE CAPTAIN Title

Date: 2/23/17 Time to be charged for this review (City Departments): .25 hours.

ALL OK -



San Rafael

Community Development Department – Planning Division

PROJECT REFERRAL / TRANSMITTAL

DATE: 2/21/17

- TO: [X] Chief Building Official [X] Fire Dept (Prevention, Hazmat, WUI) [X] Public Works (Site, Drainage, Traffic) [] San Rafael Sanitation District [X] Las Gallinas Sanitation District [] Ross Valley Sanitary Dist. #1 [X] Marin Municipal Water District [] Marin Sanitary Service [X] City Manager [] City Attorney [X] Economic Dev./Housing [] Community Services Dept. [X] Police Department [] San Rafael School Dist [] Dixie School Dist. #1 [X] Marin County Planning [] Mosquito Abatement Dist [] US Army Corps of Eng [] Ca. Fish and Wildlife [] SF BCDC [] US Postal Serv. [X] PG&E [] AT&T [X] CalTrans [] SMART [] HOA: [X] Mont Marin/San Raf [X] Marinwood [X] N. San Rafael Comm []

FROM: COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION
Sean Kennings, Project Planner; (415) 533-2111. Email: sean@lakassociates.com
1400 Fifth Avenue (P.O. Box 151560), San Rafael, CA 94915-1560.

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[X] Formal Application OR [] Revised Application for the following proposed zoning application:

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Project Name: Kaiser Medical Office Building – 1650 Los Gamos Drive
Address: Los Gamos Drive and Lucas Valley Road
APN: 165-220-12, 165-220-13
Zoning: PD-1590

No comments
David 2/27/17

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