

# **1650 LOS GAMOS DRIVE ENTITLEMENTS**

## **Project Description**

KAISER FOUNDATIONS INC.  
1650 Los Gamos Drive  
San Rafael, CA

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# Project Description for Kaiser Permanente's 1650 Los Gamos Drive Project San Rafael, California

## Project Description

Kaiser Permanente is proposing a project with three components:

- The addition of medical office as an allowed use for an existing, approximately 148,000-gross square foot office building, located at 1650 Los Gamos Drive in San Rafael, to allow it to be reused as a medical office building ("MOB").
- The construction of an up-to 511-space parking structure on the existing surface parking lot located to the west of 1650 Los Gamos Drive that will primarily serve the Kaiser Permanente employees working at the MOB ("Parking Structure").
- Continued use of the existing 42 parking spaces located adjacent to 1650 Los Gamos Drive, on the 1600 Los Gamos Drive property. Kaiser Permanente has legal access to the use of those parking spaces through an easement and is not proposing any changes to the parking spaces.

Together, these three components comprise the "Project".

## Project Location

The Project Site is located west of Highway-101 and south of Lucas Valley Road. The existing building is surrounded by several existing surface parking lots, with a Marin County-owned building to the south, at 1600 Los Gamos Drive. The Project Site is located in a mixed-use office/commercial area and is separated from the nearest residential neighborhood by an open space hillside.

The Project Site includes three corresponding parcels, two of which are owned by Kaiser Permanente and the third is owned by Marin County:

- The existing 1650 Los Gamos Drive building (Assessor Parcel Number's [APN] 165-220-13) is three stories in height and located on approximately 4 acres of land with surface parking.
- The site of the Parking Structure (APN 165-220-12) is approximately 7.1 acres in size, located to the west of 1650 Los Gamos Drive, on the west side of Los Gamos Drive. The parcel consists of an existing surface parking lot and vegetative hillside, and abuts an undeveloped hillside slope, with a single-family subdivision above. There is also an existing sanitary sewer line running through the parcel.
- The surface parking site over which Kaiser holds an easement over a portion of the adjacent parcel (1600 Los Gamos Drive), which provides 42 parking spaces for the use of 1650 Los Gamos Drive. Together, these parcels are the "Project Site".

Sheet A-110 of the Design Review Package depicts the Project Site and surrounding areas.

**Background*****Community Outreach***

Kaiser Permanente is committed to being a good neighbor. In 2010/11 Kaiser Permanente worked closely with the Terra Linda Homeowners Association as part of the community outreach and entitlement process to build a new parking structure and emergency department at the San Rafael Medical Center at 99 Montecillo Road, San Rafael. Kaiser Permanente looks forward to having the same congenial and constructive working relationship with the Mont Marin and other surrounding homeowner groups.

Six months after acquiring its fee title and easement interests in the Project Site and more than a year before submitting a formal application, Kaiser Permanente voluntarily began conducting early outreach to local homeowners associations, businesses, and community groups. On December 8, 2016, Kaiser Permanente held the first voluntary Community Meeting with representation from all the local homeowner associations.

***Kaiser Permanente San Rafael Service Area***

The Project Site is located within the Kaiser Permanente San Rafael Service Area, where Kaiser Permanente has been serving its members for over 60 years. As of September 2016, the San Rafael Service Area serves about 134,000 members. The San Rafael Service Area includes all of Marin County, including West Marin, Petaluma and the Town of Sonoma. Members in Petaluma and Sonoma receive most of their care at the Petaluma Medical Offices.

The San Rafael Medical Center campus is located at 99 Montecillo Road and includes a 116-bed hospital and on-site medical office buildings. Other Kaiser Permanente facilities in the San Rafael Service Area are located in downtown San Rafael and Smith Ranch Road, Petaluma, Novato, and Mill Valley.

On the San Rafael Medical Center campus, over half of the buildings are between 39 to 55 years old. Most of the campus has functioned in its current configuration since 1977. At the same time, medicine has significantly changed over the last fifty years, including the need for larger physical space to accommodate today's advancements in medical technology such as MRIs and CT scanners, which were not part of the original campus design.

As a result, space on the campus is very constrained and the ability to enhance services or renovate clinical areas is limited. To better serve the needs of the Kaiser Permanente members, as well as to make the existing medical center less crowded, Kaiser Permanente purchased 1650 Los Gamos Drive in the summer of 2015 for a new MOB. The Project proposes to add medical office uses within the existing renovated 1650 Los Gamos Drive office building.

***1650 Los Gamos Drive***

The existing three-story building at 1650 Los Gamos Drive was opened in 1981 and the Project Site consists of two fee title parcels and an adjacent access and parking easement area, as described above.

Although substantial portions of the building have historically been occupied, approximately 7% of the building is currently leased to two office tenants, Tequila Partida and 10,000 Degrees, and the remaining

of the building is vacant. Tequila Partida will be relocated to the first floor, where 10,000 Degrees is already located, and they will be allowed to finish out the remaining term of their leases, including potential renewal options.

The 1650 Los Gamos Drive and the adjacent building at 1600 Los Gamos Drive are within the same Planned Development District. Existing zoning allows for up to 150,000 square feet of office uses at 1650 Los Gamos Drive. As described above, the Project would change the zoning to allow for not only office, but also medical office uses.

There are a total of 455 existing parking spaces allocated to the Project Site consisting of:

- 204 spaces surrounding the building at 1650 Los Gamos Drive
- 209 spaces on the existing surface parking lot on the west side of Los Gamos Drive
- 42 spaces located on the adjacent 1600 Los Gamos Drive property, but are legally allocated to 1650 Los Gamos Drive through an easement

The overall Project Site currently provides approximately 3.1 parking spaces to 1,000 square feet of office space (a parking ratio of 3.1:1,000), consistent with the City's municipal code provisions in place at the time the building was originally constructed. To meet current City parking requirements, Kaiser Permanente is required to provide additional parking, as discussed below.

### **Proposed Kaiser Permanente Project**

#### ***1650 Los Gamos Medical Office Building ("MOB")***

As discussed above, the proposed Project would convert the entire office building into approximately 148,000 square feet of medical office space. The two existing tenants would be allowed to stay as interim uses during the remainder of their leases. For an initial analysis, the entire building was assumed to be fully converted to medical office uses.

At full buildout, the MOB would contain approximately 70 provider offices anticipated to provide the following services:

- Member Services
- Health Education
- Internal Medicine
- Pediatrics
- OB/GYN
- Endocrinology
- Rheumatology
- Dermatology
- Eye Services
- Physical Therapy
- Imaging
- Pharmacy
- Laboratory

There would be approximately 315 employees working at 1650 Los Gamos Drive at full buildout. Many of these employees, about 77%, or 245, would be relocated from existing Kaiser Permanente facilities in Marin County. Approximately 70%, or 170, of these relocated Marin employees would be relocated from the Kaiser Permanente Medical Center at 99 Montecillo Road, San Rafael.

The Project will not increase the footprint, height or massing of the building. The medical office uses will be contained within the existing building and no substantial exterior changes are proposed to the MOB. The only proposed exterior changes to the existing building at 1650 Los Gamos Drive are minor improvements to the landscaping and new signage to identify the facility and provide a brand identity.

For purposes of the environmental review, the building was assumed to have up to 150,000 square feet of medical office space, which is the maximum amount allowed for development under the existing zoning.

### ***Parking Structure***

The existing building is served by 455 existing parking spaces. The current City municipal code requires a parking ratio of 4.4:1,000 for medical uses, which would result in a shortfall of approximately 203 parking spaces once the entire building is converted to medical office. As a result, Kaiser Permanente needs to provide at least 203 additional parking spaces to meet the City's minimum requirements. In addition, based on its experience, Kaiser Permanente's preferred parking ratio is 5:1,000 (or about 285 additional parking spaces), since many of its members are unable to take public transit due to the health issues for which they are visiting the facility.

To provide adequate parking for the use of the MOB at 1650 Los Gamos Drive, Kaiser Permanente is proposing to construct a new 511-space Parking Structure on the surface parking lot to the west of the existing building. At 511 parking spaces, the new Parking Structure would provide a net increase of 302 parking spaces, which along with the 242 parking spaces that would remain around the MOB, would result in a total of 753 parking spaces, meeting the Kaiser Permanente standard. Sheet A-110 of the Design Review Package depicts the potential location of a future parking facility. Kaiser Permanente is still studying the ideal size of the Parking Structure, but it would not exceed 511 parking spaces and would not provide less than the City required parking minimum of 203 parking spaces. [Kaiser Permanente is also exploring opportunities to lease parking from neighbors to off-set the need for a parking structure, but since this would most likely not be a long-term source of parking, Kaiser Permanente is proceeding with the planning for the new parking structure].

### **Parking Structure Design**

The Parking Structure is tucked into the hillside and set into a prominent stand of existing trees. The trees provide a back drop for the Parking Structure which also buffers it from surrounding properties. The design of the Parking Structure is based on a very efficient, straight-forward approach with concrete as the main structural component. There are railings at each level along the east and north sides of the facility that provide a very open and light architecture. The Parking Structure will have an enclosed elevator and stair element at the southeast corner adjacent to the existing cross walk. The elevator/stair element will be clad in a material that will provide texture that softens and blends well with the concrete structure. Use of the same cladding at the upper portion of the northeast corner helps define the vehicular entry/exit and wraps the stairs at this end to relate to the elevator/stair element at the opposite end. The parking

will be fully sprinklered, will have LED lighting throughout and will be fully accessible per ADA requirements.

### Landscaping

The Parking Structure is proposed to be located within the footprint of an existing parking lot to reduce demolition. The majority of trees removed are the trees located within the existing surface parking lot. Many of the larger trees around the perimeter of the existing parking lot would be retained by keeping construction and grading out of the trees' critical root zones. However, several trees are anticipated to be removed and new trees planted around the perimeter of the Parking Structure. The existing and proposed perimeter trees will provide screening of the new Parking Structure and provide habitat for local species. The design also integrates terraced planter walls that collect and treat stormwater in native planting beds. The terraces help transition the grade change from street level to the Parking Structure.

### Structural/Civil

Excavation will be carried out with the goal of minimizing the impact to the existing trees. The proposed Project Site is partly in cut and fill, but mostly cut. With the current design, approximately 15,000 cubic feet of soil will be removed from the site. The Parking Structure will have a concrete retaining wall system integrated with the overall structural system. Retaining walls will be primarily on the south, west and north sides. The water retention/planter area on the east side utilizes concrete retainage.

### ***Lighting***

Lighting would be provided consistent with City standards. The Project Site would be illuminated from sunset to sunrise (generally 6:00 PM to 6:00 AM, depending on the time of year). Lighting would be provided in and around the MOB and the Parking Structure for safety.

Lighting for the top/roof level of the Parking Structure will have light fixtures that illuminate parking areas and pedestrian pathways only and in a controlled manner. The fixtures will be LED with integral shields that will direct the light down with minimum impact to surrounding properties. Evening lighting on the parking structure would be dimmed and motion sensor activated.

The existing MOB facility has lighting around the building and no significant changes to the lighting is anticipated.

### ***Vehicular and Pedestrian/Bicycle Access***

Vehicular access would be provided from Los Gamos Drive. The three existing driveways on the east side of Los Gamos Drive will continue to provide primary access to the existing building. The Parking Structure would be accessed by a single driveway on the west side of Los Gamos Drive, with fire lanes located on both the north and south side of the structure. Kaiser Permanente requests that the City allow it to stripe "Keep Clear" lane markings in front of the Parking Structure driveway to permit vehicles turning in and out of the driveway when traffic along Los Gamos Drive is in queue.

Pedestrians would be able to access the Project site from the sidewalks on both sides of Los Gamos Drive, connecting to sidewalks along Lucas Valley Road, as well as connect to the bus pad/stop at the Highway 101 ramp interchange. Kaiser is studying options to improve pedestrian safety around the Project Site.

Bicyclists would be able to access the Project Site from the existing Class II bike lane on Lucas Valley Road. The Project will also provide approximately 64 on-site bicycle parking spaces (34 at the MOB, 30 at the Parking Structure) to encourage bicycle usage.

***Transportation Demand Management Program***

The San Rafael Medical Center operates an existing transportation demand management program (“San Rafael Kaiser Permanente TDM”) to increase the use of alternative modes of transportation by employees. Currently, the San Rafael Kaiser Permanente TDM includes the Kaiser Permanente facilities at: 99 Montecillo Road, 820 Las Gallinas, 111 Smith Ranch Road, 100 Smith Ranch Road, 7200 Redwood Blvd., 1033 3rd Street, 3900 Lakeville Hwy, and 97 San Marin Drive. The 1650 Los Gamos Drive MOB would be included into the existing program.

The San Rafael Kaiser Permanente TDM includes the following services for Kaiser Permanente employees working at the facilities listed above:

- Transportation manager to oversee the San Rafael Kaiser Permanente TDM
- Commuter subsidy for transit or vanpool use
- Pre-tax community spending accounts
- Guaranteed Ride Home program
- Carpool Matching (provided through 511.org)
- Vanpool Matching
- Internal website that provides information on San Rafael Kaiser Permanente TDM and alternative modes of transportation

The MOB will also provide on-site bicycle parking, as well as dedicated parking for carpool/vanpools and electric charging stations for electric vehicles, to comply with San Rafael regulatory requirements.

***Fire Protection***

The Parking Structure will be fully sprinklered and outfitted with fire extinguishers/cabinets per current codes and ordinances. Fire access will also be provided by fire lanes on both the north and south side of the Parking Structure, and from Los Gamos Drive. The MOB already provides fire protection, and will be upgraded as necessary to meet current code during the tenant improvement buildout. Fire access is provided on all sides of the MOB from the existing surface parking lots.

***Sustainability Features***

The Project would be consistent with California’s Title 24 energy efficiency code and is targeting Leadership in Energy and Environmental Design (LEED) for the buildout of the MOB tenant improvements to reduce energy and water usage.

***Signage***

Kaiser Permanente will provide a signage proposal for the site separately.

***Sanitary Sewer Relocation***

A 6-inch public sanitary sewer main, operated and maintained by the Las Gallinas Valley Sanitary District (“LGVSD”), runs in a 10-foot easement through the site of the proposed Parking Structure. This pipe will be re-routed around the Parking Structure footprint.

***Off-site Roadway Mitigation Measures***

As a result of the initial transportation analysis that was completed for the Project, off-site roadway improvements were identified as potential mitigation. While not part of the Project due to their independent utility, they will be analyzed as part of the environmental review conducted by the City of San Rafael as required by the California Environmental Quality Act (Pub. Resources Code § 21000 et seq., CEQA).

One potential mitigation includes improvements to the Lucas Valley Road/Los Gamos Drive Intersection, including signaling the intersection, adding dual westbound left turn lanes, reconfiguring the northbound approach, removing existing striped channelized islands, and striping buffered bike lanes in both directions.

**Project Objectives**

Development of the proposed Project is intended to be consistent with the policies of the City of San Rafael and the health care, economic, and other considerations of Kaiser Permanente. The following specific project objectives have been identified for the Project:

- Provide high quality, affordable health care in new, state-of-the-art outpatient facilities for Kaiser Permanente members and the greater Marin County area by re-using an existing building and surface parking lot area in a practical and cost effective manner.
- Supplement and support existing Kaiser Permanente clinics and medical facilities in the North Bay region and provide additional medical services for local residents at facilities closer to their homes than currently exist.
- Facilitate the logical, orderly development of an infill site in order to achieve a beneficial set of end uses at a site with good freeway access and proximity to public transportation.
- Positively contribute to the local economy through new capital investment, the creation of new construction and permanent jobs, including high quality medical and administrative jobs in San Rafael, the provision of new services, and the expansion of the tax base.
- Design the new MOB in a manner so as to meet the evolving and varied health care demands of Kaiser Permanente members and the residents of San Rafael within the framework of Kaiser Permanente resources and changing health care industry practices.
- Provide an environment that is easy to negotiate and access for pedestrians, bicyclists, and vehicles, including persons with disabilities. Create pedestrian circulation that is clear and safe.



- Implement a MOB and Parking Structure that are aesthetically compatible with surrounding development and do not unduly impact existing views.

**Discretionary Actions and Probable Responsible Agencies**

Both 1650 and 1600 Los Gamos Drive were originally constructed pursuant to a Planned Development (“PD”) District, which allows 1650 Los Gamos Drive to be constructed with up to 150,000 square feet of office uses and 1600 Los Gamos Drive to be constructed with up to 340,000 square feet of office uses.

Discretionary approvals or permits needed to construct the Project will include: 1) an amendment to the existing PD District for the site to allow medical office uses in addition to the existing office uses and to separate the PD District from 1600 Los Gamos Drive, except for the surface parking area covered by an easement; 2) a Master Use Permit Amendment; 3) a Major Design Review Permit; and 4) a Signage Program Permit. Aside from these discretionary approvals, other ministerial permits such as grading and building permits will be issued by the City.

Additional approvals may be required from the County of Marin and the California Department of Transportation (Caltrans), as responsible agencies, to allow for any project mitigations identified within their jurisdictional boundaries. Approvals from the Las Gallinas Valley Sanitary District will also be required to relocate the sanitary sewer line. Other responsible agencies and additional approvals may be identified as the project’s environmental review process progresses.