



PLANNING COMMISSION

September 21, 2020

SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES





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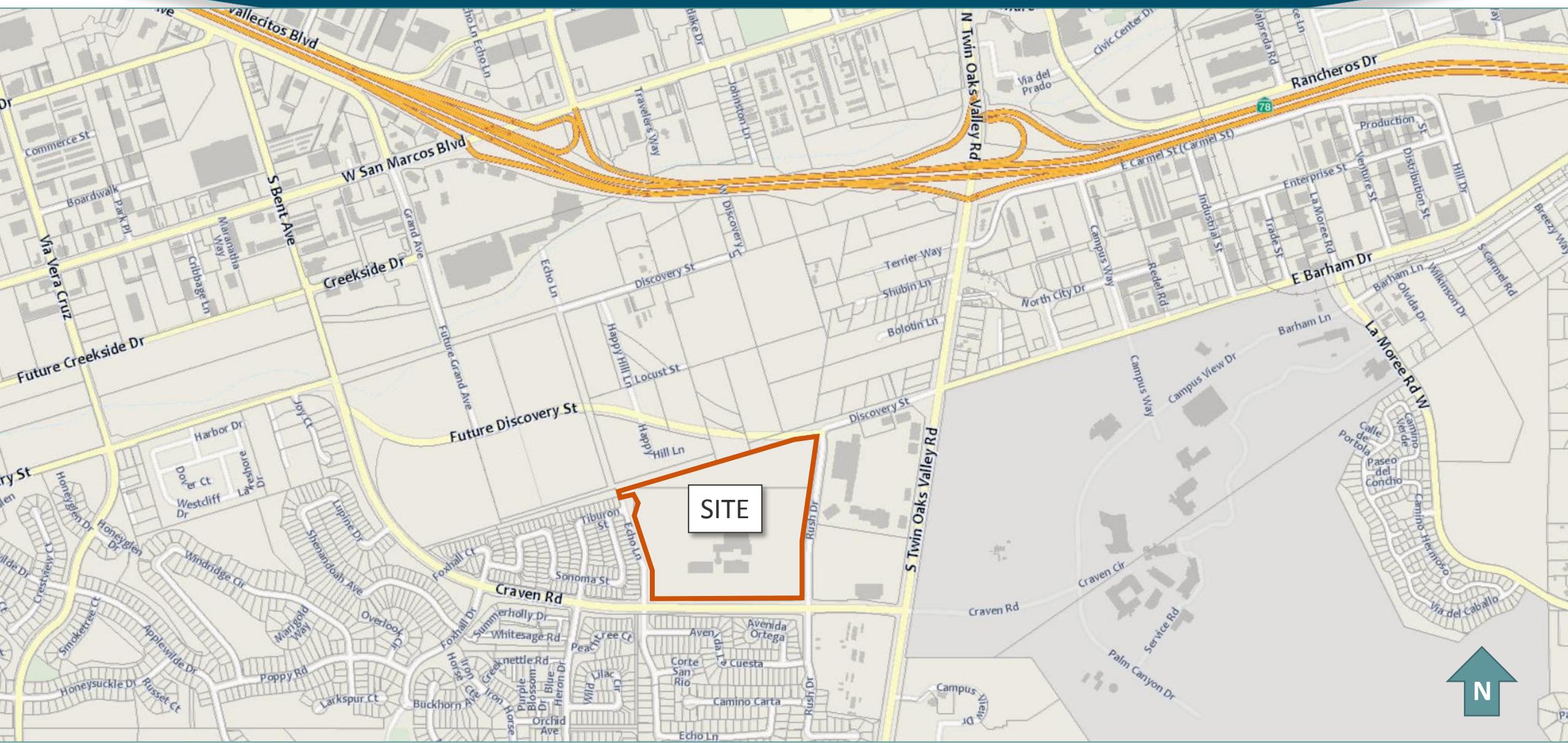
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Proposed Project

SDP19-0005 & EIR20-003 Kaiser Permanente

- **Supplemental Environmental Impact Report**
- **Site Development Plan for the construction of a 7-story, 206-bed hospital**

Vicinity Map

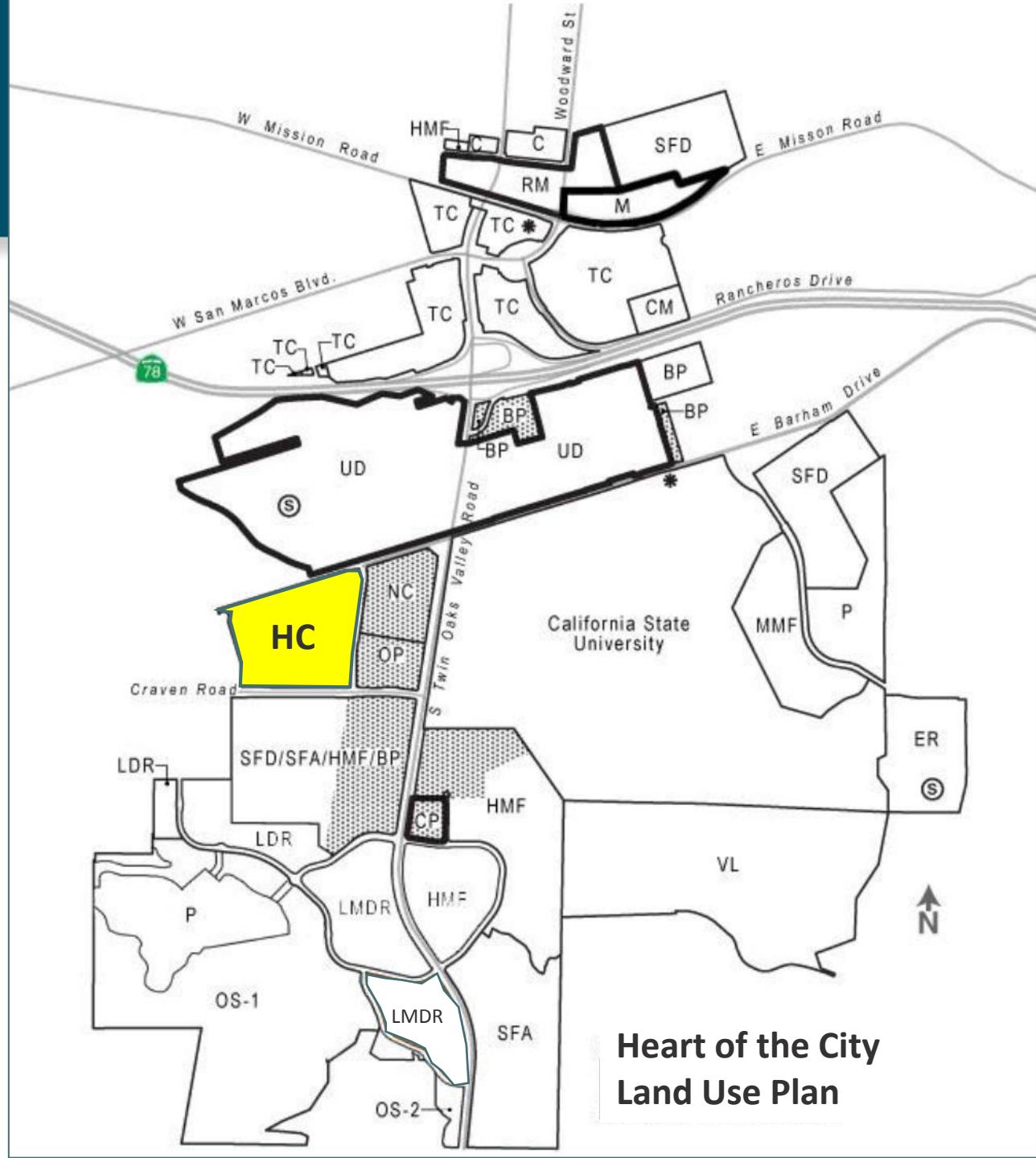


Aerial Photo

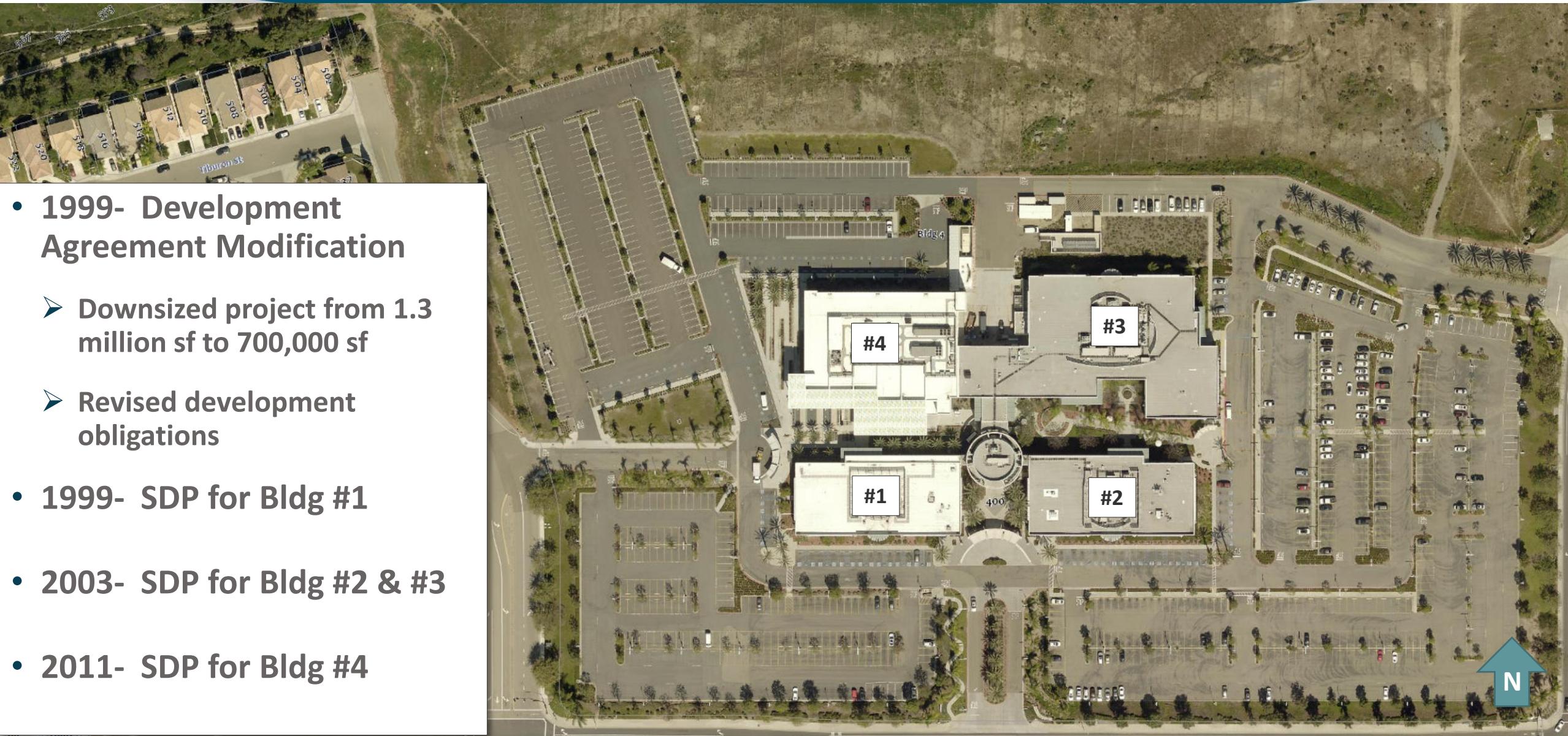


Background

- 1988- City adopted Heart of the City Specific Plan & EIR 06-87
- 1992- Kaiser proposed hospital
 - SP Amendment changing land use from Business Park to Hospital Complex
 - Site Development Plan
 - 820,000 sf, 7-story hospital with 439 beds
 - 485,000 sf medical office
 - 30,000 sf utility plant
 - 5,000 parking spaces with parking structure
 - Development Agreement for infrastructure improvements
 - Supplemental EIR 92-09



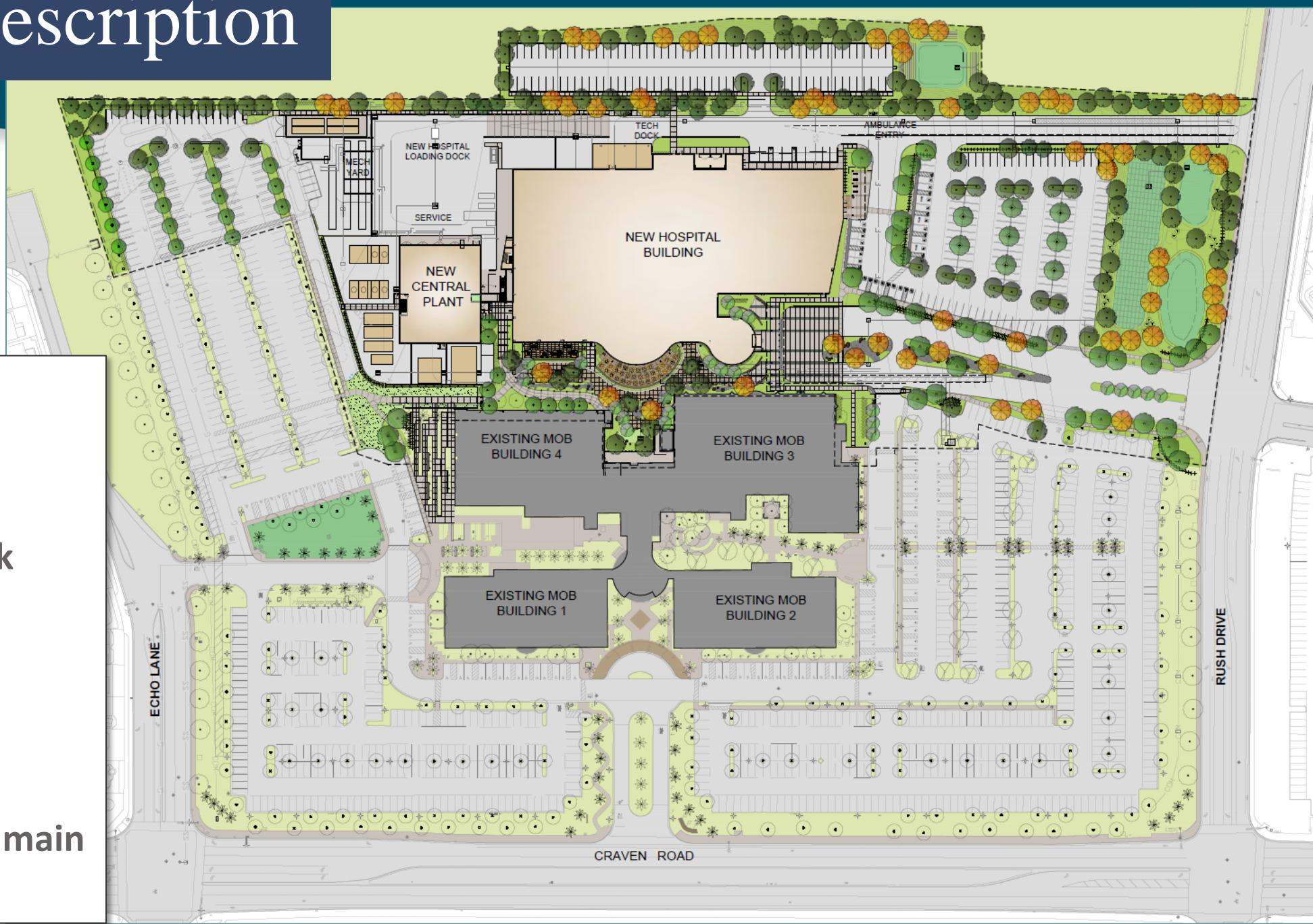
Background (cont.)



- 1999- Development Agreement Modification
 - Downsized project from 1.3 million sf to 700,000 sf
 - Revised development obligations
- 1999- SDP for Bldg #1
- 2003- SDP for Bldg #2 & #3
- 2011- SDP for Bldg #4

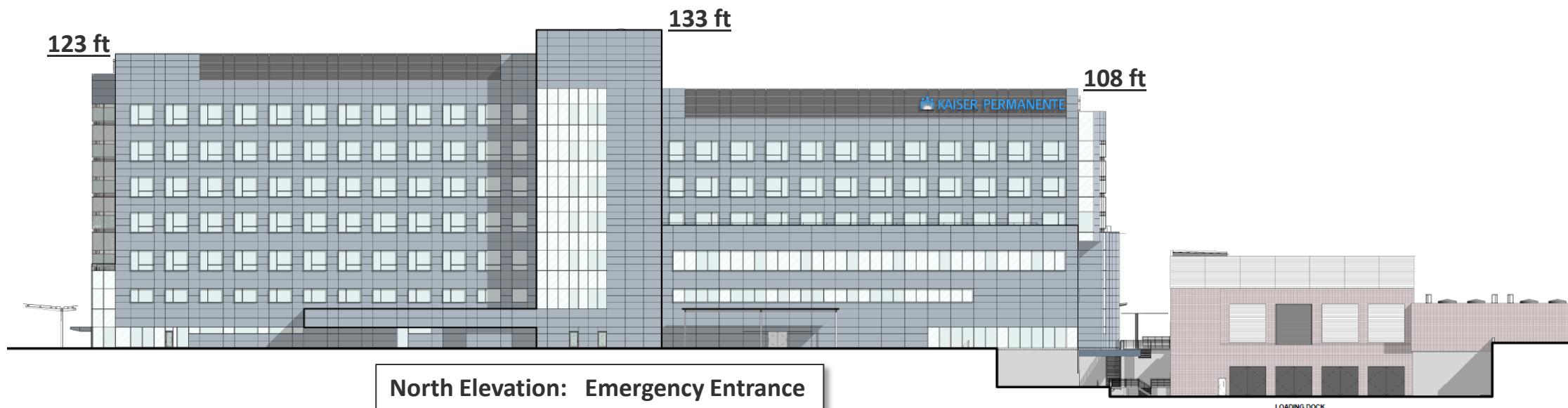
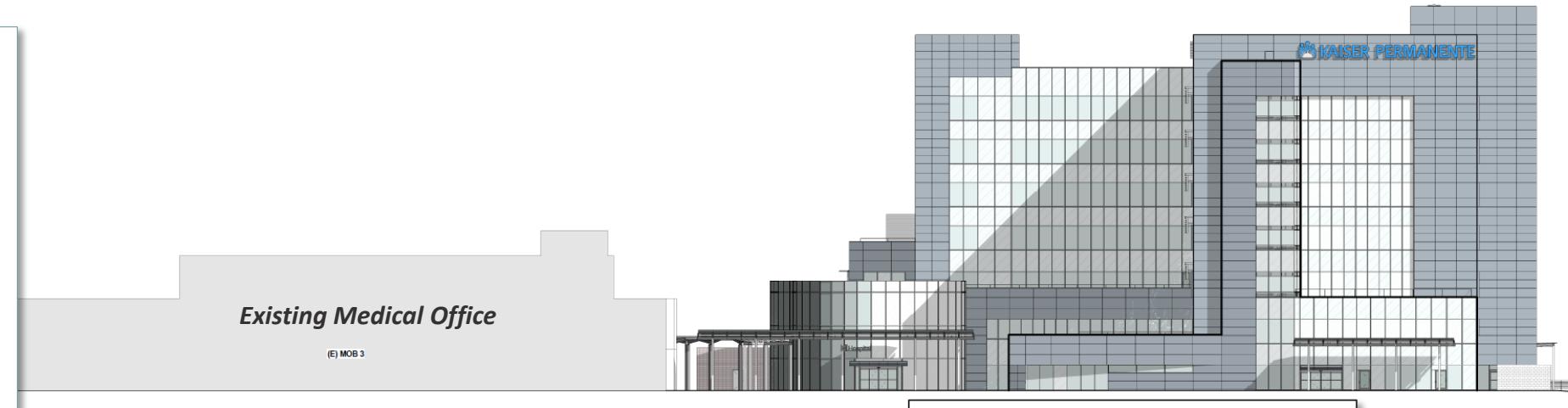
Project Description

- 428,500 sf hospital
 - 206 beds
- 26,000 sf utility plant
- Sub-grade loading dock
- Utility yard
- Landscaping
- 204 additional parking spaces
- Upsize 339 ft of sewer main in Craven Road

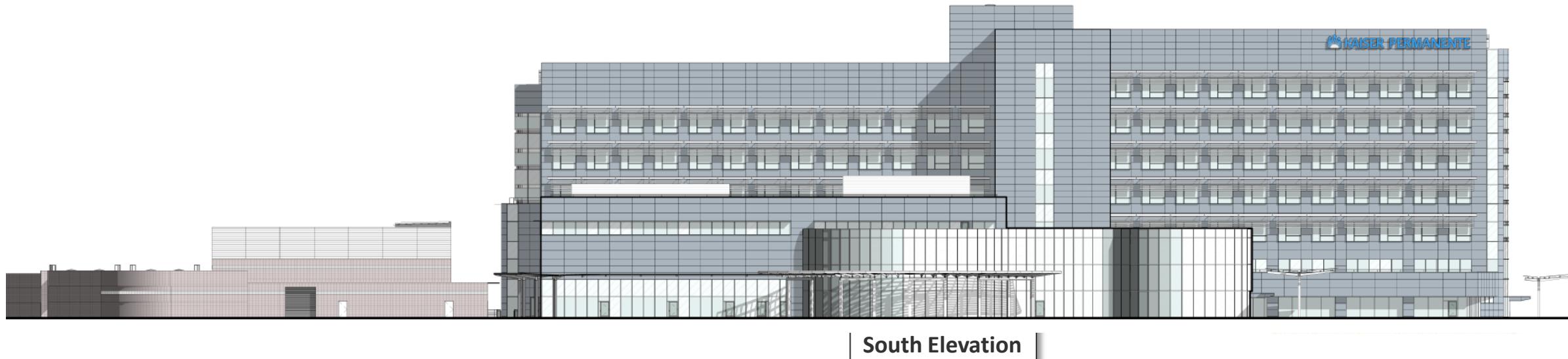
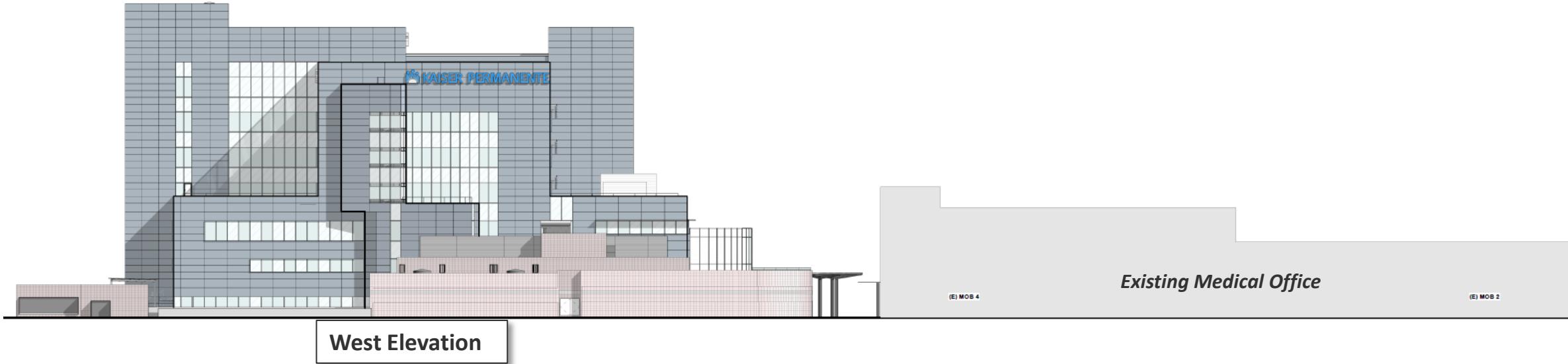


Architecture

- Contemporary style
- 6 to 7-stories
- Height limit of 125 ft
- Additional 8 feet for elevator tower
- 5% of roof area
- Screened roof equipment



Architecture (cont.)



Parking

- 1,259 parking spaces required
- Adding 204 spaces:
 - 10 EV charging spaces
- Total of 1,369 spaces
- Driveway access:
 - Rush Drive- Hospital entry
 - Craven Road & Echo Lane- Medical office
 - New Driveway on Rush Drive- Emergency vehicles & delivery trucks



Requested Entitlement

- Heart of the City Specific Plan Area- Hospital Complex (SPA-HC)
- Specific Plan requires Site Development Plan approval
- Complies with the “Hospital Complex” development standards
 - Building and parking setbacks
 - Height limit
 - Building and landscape coverage
 - Architectural guidelines

Environmental Review

- **Supplemental Environmental Impact Report**
- **Prepared by Dudek, environmental consultant**
- **Public review period from 4/24/20 to 6/23/20**
- **6 EIR comment letters were received**
- **Responses are provided in the FSEIR**
- **CEQA process overview in presentation by Dudek**

‘92/‘99 Development Agreement

- **Completed obligations by Kaiser include the following:**
 - Contributed \$1 million to the Corky Smith City Gymnasium
 - Contributed \$600,000 for the City Fire Department ladder truck
 - Constructed frontage improvements along Craven Road, and sections of Echo Lane and Rush Drive
 - Constructed the traffic signal and dual left turn lanes at Craven Road/Echo Lane
 - Fair share contribution toward traffic signal at Craven Road/Rush Drive and signal modification
 - Dedicated right-of-way for future Discovery Street
 - Contributed \$1 million to the City for infrastructure improvements
- **As conditions of approval**
 - Widen remaining section of Echo Lane including a cul-de-sac
 - Dedicate 10-ft right-of-way along Rush Drive frontage
 - Fair share contribution toward the future traffic signal at Discovery Street/Rush Drive
 - Annexation into the Community Facilities District, CFD 2011-01- Congestion Management

Public Comments

- **City received 4 written comments from neighbors**
- **Comments included:**
 - Not extending Echo Lane to future Discovery Street
 - Car headlights shining from the existing parking lot onto adjacent residences
 - Glare from existing parking lot lighting
 - Noise from existing fuel cell equipment
 - Glare from proposed hospital signage

Conclusion and Recommendation

- APPROVAL of Resolution PC 20-4879 for Certification of Final Supplemental Environmental Impact Report (EIR20-003)
- APPROVAL of Resolution PC 20-4888 for Site Development Plan (SDP19-0005)



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