



MINUTES

Regular Meeting of the Planning Commission

MONDAY, SEPTEMBER 21, 2020

City Council Chambers – Teleconference and Electronic Means

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:35 p.m. Planning Commission Vice Chair Oleksy called the meeting to order.

Vice Chair Oleksy made the following statement:

Pursuant to Governor Newsom's Executive Order N-29-20 dated March 17, 2020, and Executive Order N 33-20 dated March 19, 2020, issued with respect to COVID-19 pandemic, this Planning Commission meeting will be conducted utilizing teleconferencing and electronic mean. In the interest of reducing the spread of COVID-19, members of the public may only call in to hear the meeting and may not be present in the Council Chamber.

To submit a public comment at this Planning Commission meeting, please email Ghenderson@san-marcos.net and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. Email comments on matters not on the agenda must be submitted prior to the time the Chair calls the Oral Communications item. Email comments on any agenda item must be submitted prior to the time the Chair closes public comments on the agenda item. Please be advised that all emailed comments are subject to the same rules as would otherwise apply to speaker comments at any Planning Commission meeting, and that electronic comments on agenda items for this meeting may only be submitted by email. Comments via text message and/or social media (Facebook, Twitter, Instagram, etc.) will not be accepted.

The Planning Secretary will read all email comments, provided that the reading will not exceed three (3) minutes, or such other time as the Commissioners may provide, consistent with its ability to set time parameters for public comment at a Planning Commission meeting. If persons submitting their comments do not want their comment read out loud at the meeting (not to exceed three minutes), they should not "Do Not Read Out Loud at Meeting" at the top of the email. All emailed comments that were received by 4:00 p.m. today were provided to the Planning Commission members and included as "Supplemental Information" on the City's website prior to the meeting. Those comments received after 4:00 p.m. and prior to close of public comment on the applicable agenda item will be added to the record and will be shared with the Planning Commission members at the meeting.

Any presentations or materials provided by planning staff or applicants to be shared during this Planning Commission Meeting are available on the City's website.



PLEDGE OF ALLEGIANCE

Commissioner Carroll led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT BY TELECONFERENCE: COMMISSIONERS: NUTTALL, CAVANAUGH, NORRIS, OLEKSY, MUSGROVE, CARROLL

ALTERNATE COMMISSIONERS IN AUDIENCE BY TELECONFERENCE:

ABSENT: FLODINE, MATTHEWS, CRAIN

Also present were: Planning Manager Joe Farace; Principal Planner Saima Qureshy; Deputy City Attorney Punam Prahalad; Principal Civil Engineer Stephanie Kellar; Assistant Engineer Jonathan Quezada; Senior Office Specialist Gina Jackson

ORAL AND WRITTEN COMMUNICATIONS

None were received by email or telephone prior to 4:00 p.m.

CONSENT CALENDAR

1. Approval of Minutes, 08/17/2020

Action:

COMMISSIONER MUSGROVE MOVED TO APPROVE CONSENT CALENDAR ITEM #1 AS PRESENTED; SECONDED BY COMMISSIONER NORRIS. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES:	COMMISSIONERS: NUTTALL, NORRIS, OLEKSY, MUSGROVE, CARROLL
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: FLODINE, MATTHEWS, CRAIN
ABSTAIN:	COMMISSIONERS: CAVANAUGH

PUBLIC HEARING

2. Project No.: SDP19-0005 & EIR20-003

Applicant: Kaiser Permanente

Request: Applicant requests a Site Development Plan for the construction of a 428,500 square-foot, 7-story, 206-bed hospital, including a 26,000 square-foot central utility plant in the Heart of the City Specific Plan Area-Hospital Complex (SPA-HC) Zone. The hospital is proposed to be located directly north of the existing medical office buildings on site.

Environmental Determination: Supplemental Environmental Impact Report (EIR20-003) (SCH No. 1992011057) was prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: 400 Craven Road; more particularly described as Parcels A and B as shown on Certificate of Compliance, as evidenced by document recorded July 12, 2000 as portion of Lot 4 of City San Marcos Tract No. 347, Rancho Coronado, in the City of San Marcos, County of San Diego, State of California, according to Map thereof No. 12591, filed in the Office of the County Recorder on March 29, 1990 being that portion of that land described in deed to Kaiser Foundation Hospitals recorded December 12, 1992 as Document No. 1992-0785515 of Official Records of said County.

Assessor's Parcel No.: 221-091-24-00 and 221-091-25-00.

Norm Pedersen, Associate Planner: Presented staff report and PowerPoint presentation. The request is for Certification of a Supplemental EIR and approval of a Site Development Plan for a proposed hospital. The project site is located in the Heart of the City Specific Plan Area at the existing Kaiser Permanente medical office complex at 400 Craven Road, which is just west of Twin Oaks Valley Road. A photo of the project area shows the property with the medical office complex. There is an existing loading area and a parking area located directly north of the office buildings. Beyond that is a vacant area which extends up to the future Discovery Street. The proposed hospital will be located within the approximate 16-acre area. Surrounding land uses include Campus Market Place and a medical office building to the east across Rush Drive. To the south and west, across Craven Road and Echo Lane, are single-family residences. To the north and northwest is the Discovery Village South project where grading is currently underway and will include the construction of Discovery Street from Bent Avenue, which is to the west, to Rush Drive including widening the existing Discovery Street between Rush Drive and Twin Oaks Valley Road. To give a little background, the Heart of the City Specific Plan was approved in 1988 and is centered around the Twin Oaks Valley interchange with Hwy 78. Since this Specific Plan Area was established, major developments that have been constructed include Cal State San Marcos, City Hall, Campus Market Place, the University District where construction is underway, and various residential developments. In 1992, Kaiser Permanente proposed a medical center for the approximately 40-acre property shown in yellow on the land use plan. The project included a Specific Plan amendment to change the land use designation of the property from Business Park to Hospital Complex, and a Site Development Plan approval for the 1.3 million square foot medical center. Also a supplemental EIR was certified by City Council in conjunction

with the project. Also in 1992, a Development Agreement was adopted stipulating necessary infrastructure improvements to be installed by or financial contributions made by Kaiser. Due to changes in the health care industry, Kaiser downsized the project in 1999. The medical center was reduced from 1.3 million square feet per the 1992 approval to 700,000 square feet. Therefore in 1999, the City adopted a modified Development Agreement with Kaiser for the smaller project which would be constructed in phases. First the medical office buildings would be constructed on site for a total of approximately 230,000 square feet which is completed and shown in the air photo. The last phase of development would be the construction of the hospital which brings us to the proposed project. This slide shows the proposed project site plan. The gray colored buildings show the existing medical office complex. The proposed 206-bed hospital is shown directly to the north along with a central utility plant, loading dock, and utility yard. The proposal will also include the upsizing of sewer main in Craven Road per the requirements of the Vallecitos Water District. The architectural design of the building proposes a Contemporary style. The top elevation shows the main entrance of the hospital which faces Rush Drive. The bottom elevation shows the north elevation where the emergency entrance will be located. The hospital will be 6 to 7 stories in height ranging from 108 to 123 feet with the central elevator tower having a height of 133 feet. The height limit for the Heart of the City Specific Plan is 125 feet. The specific plan does allow for flexibility in interpretation of the development standards as determined by the City Manager who has determined the elevator tower may exceed the 125 foot standard since its roof area is only 5 percent of the total roof area of the hospital and the additional height is necessary for housing the elevator equipment and it does not add additional useable floor space. The next slide shows the elevations of the hospital. The top elevation shows the building facing Echo Lane to the west, and the bottom elevation is facing Craven Road. The existing medical office complex will be front of this elevation. Per the City Parking Ordinance; the total medical center, the proposed hospital plus the existing medical office complex requires 1,259 parking spaces. The proposal will reconfigure the parking on the north side of the site by adding parking within these areas. This will result in 204 additional spaces on site for a total of 1,369 spaces. This includes 10 additional electric vehicle charging stations for a total of 16 on site. The main entry for the hospital will use the existing driveway off of Rush Drive. An additional driveway will be added to the north for direct access for emergency vehicles to the emergency entrance of the hospital. The existing driveways off of Craven Road and Echo Lane will continue to provide access to the medical office complex. Development of a hospital on the subject property has been anticipated per the Heart of the City Specific Plan and General Plan since 1992. Per the Specific Plan, approval of a Site Development Plan is required for the hospital. The proposal complies with the development standards of the Hospital Complex designation. A Supplemental EIR was prepared in conjunction with the Site Development Plan. The Supplement EIR was posted for public review earlier this year and the review period was extended an additional 15 days for a total of 60 days based on a request from a member of the public. Six (6) comment letters were received and responses are provided in the Final Supplemental EIR. Dudek who prepared the Supplemental EIR will provide an overview of the CEQA review process in the presentation that will follow. Dudek will also provide an overview of the responses to the comment letter that was received today from Wolfe and Associates which is Additional Item #2 that was added to your review packet. The next slide provides an outline of obligations that Kaiser has completed per their Development Agreement with the City. Also shown are the remaining requirements which are conditioned in the SDP resolution such as widening the remaining section of Echo Lane and contributing a fair share contribution towards the future traffic signal at Discovery Street and Rush Drive. In addition, the subject property will be required to annex into the

City's Congestion Management CFD. The property is already annexed into the Police, Fire, Street Lighting and Landscaping CFDs. Prior to preparation of the staff report, 4 public comments were received from neighbors to the west on the other side of Echo Lane which expressed various concerns regarding the proposal. One concern was regarding whether Echo Lane would be extended north to connect to the future Discovery Street. In response, a connection to Discovery Street is no longer planned and as part of the project a cul-de-sac will be constructed at the north end of Echo Lane. Several neighbors had indicated car headlights from the existing parking lot currently shine into the windows of the homes on the west side of Echo Lane. As part of the project, a 42-inch high wall and landscaping will be installed along the western perimeter of the parking lot to screen those headlights. In addition, the project will install shielding on the existing light fixtures on the parking lot to reduce glare from those lights. Another concern was a humming noise currently being generated from the existing fuel cell equipment on the west side of the property. In response, Kaiser will install a wall and landscaping around the equipment for noise reduction. Also, the proposed outdoor equipment for the hospital will be enclosed by walls for noise reduction. Lastly, one neighbor expressed concern regarding a glare from the proposed Kaiser Permanente sign on the west side of the hospital. These are approximately 4 feet high letters with blue lighting. In response, Kaiser has agreed to limit the hours of illumination of the sign at night and this will be stipulated in the comprehensive sign program for the hospital. Today, four (4) comments were received in support of the proposed project and have been added to your review packets as Additional Items 3, 4, 5, & 6. Additional Item #1 has been added to your packets. This memo makes a correction to Condition C-24 on page 10 of the SDP resolution. It removes the sentence "The site have previously annexed into the following CFD's" which is an error. By removing the sentence, the condition will indicate that the Congestion Management CFD is the applicable CFD for annexation. So in conclusion, staff recommends approval of Resolution PC 20-4879 for certification of Final Supplemental EIR20-003, and approval of Resolution PC20-4888, with correction of Condition C-24, for Site Development Plan 19-0005. This concludes staff's presentation. A presentation regarding the project's CEQA process will follow. This will be presented by Shawn Shamlou with Dudek Environmental Consulting. After that, there will be a presentation by Kaiser Permanente which will be presented by Skyler Denniston who is the director for land use for Kaiser.

Shawn Shamlou, Dudek: Presented the California Environmental Quality Act (CEQA) process Power Point presentation for the Kaiser Permanente Medical Center project. We have been working on this project for a little over a year. This is the Supplemental Environmental Impact Report for the medical center project. I'm going to give a short overview of the environmental quality act process and about the document itself. The purpose of the California Environmental Quality Act is listed here. The City of San Marcos is the lead agency for preparation of the Supplemental Environmental Impact Report (SEIR). The information document is considered by a public agency prior to approving a project. It identifies the potential significant effects on the environment and ways to minimize those effects. CEQA directs lead agencies to use an existing EIR, supplementing it only to address new or more severe impacts, and that applies to this case as Mr. Pedersen mentioned there was a 1987 document, the Heart of the City Specific Plan and followed by a 1992 Supplemental EIR. This is the third CEQA document in that chain of events. Draft EIRs are made available for a minimum 45-day public review period, and as mentioned by Norm the City extended that to 60 days. As mentioned, the Heart of the City Specific Plan Program EIR was approved in 1987. That analyzed a much larger land area of 1,570 acres and three planning areas. Then in 1992

Kaiser came forward with their first proposal to develop their part of the land within the Specific Plan and they started from scratch and did a whole new EIR for over a million square feet of various health care uses on a 40-acre site. Why are we doing a Supplemental EIR as opposed to a standard EIR? When the CEQA process started for this project late last fall in 2019, it was determined by the City and consultants that changes in the project or circumstances indicated the new or substantially more severe significant impact than previously disclosed could occur. And now there is a potential for biological resource impacts because the vacant area of the site had not been touched much in over 20 years and also for cultural and tribal resources. The EIR, the Initial Study and Notice of Preparation disclosed back in December of 2019 that potential significant impacts could occur to biological resources, including the federally threatened California Gnatcatcher during construction. Mitigation for that is disclosed in the EIR including restoration of sensitive vegetation of where the Gnatcatcher lives, as well as measures to protect the habitat itself during construction. For Cultural Resources and Tribal Cultural Resources there are measures to protect those resources in an event of an unanticipated discovery. No known resources exist on site. At the end of the day the project impacts will be mitigated to less than significant with implementation of the mitigation measures. In terms of traffic, those impacts were fully studied back in 1992 when the project was approximately doubled in size and therefore produced much more traffic generated than currently envisioned. Public comments were received in the current EIR, and our 2020 impact analysis relies on the 1992 document. As I mentioned because it's smaller in scale the current project would result in a reduced campus build out, reduced employment generation for less trips in the same project footprint. It's a much smaller project than previously envisioned back in 1992. There will be 17,014 fewer daily trips than analyzed in 1992, with 1,113 fewer trips in the AM peak hour and just under 2500 fewer trips during the PM peak hour. The consultant team and the City looked stringently at all of the mitigation measures envisioned back in 1992, those continue to apply, and they still apply. They have already been implemented or they will be implemented at this phase of project build out. Overall in the CEQA process this is a timeline showing the various steps along the way. Project initiation, the CEQA process started last summer or fall in 2019 as mentioned in the Initial Study and Notice of Preparation issued in November or December of 2019 with a Scoping Meeting held right before Christmas at the City of San Marcos. A Draft Supplemental EIR was produced in April as previously mentioned with a 60-day public review period and now we are at the final stage with the SEIR has now been prepared and submitted and it's available on the City's website, and tonight we are seeking certification of that document as part of the development approval process. The draft SEIR received comment letters from six entities. As usual the Governor's Office of Planning and Research shows that we complied with requirements for making documents available for public review. FEMA asked questions about flooding, which were easily resolved in terms of whether or not the project was on a flood plain. San Diego County Archaeological Society and Rincon Band of Mission Indians had a couple clarifications on whether the mitigation we described would be carried out, which were clarified in the Final EIR. Then M.R. Wolfe and Associates produced two comment letters. The first was a Public Records Act request asking for a number of CEQA documents both current and previous to the chain of CEQA history for the site. The final letter from the Friends of San Marcos / M.R. Wolfe and Associates had a number of comments related to traffic generation, relying the previous documentation; there were a number of comments regarding the California Gnatcatcher, whether or not the mitigation was adequate; and there was comments on green house gases, noise and air quality. Based on those comments the City did clarify a few mitigation measures in the document, namely biology. But nothing was revised to extend or requiring recirculation of the Draft EIR. All were minor clarifications and

improvements to the document. And that concludes the overview of the CEQA process. I would like to say that just today, M.R. Wolfe and Associates provided one more comment letter this morning to the City, which has been made available to the Commissioners and the City and Dudek has provided responses to each one of those comments. Again, no comments provided result to any changes in the document in the Final EIR.

Skyler Denniston, Land Use National Director for Kaiser: Good evening Commissioners, and Chair Oleksy. Before I start, our Chief Operating Officer Max Villalobos would like to say a few words.

Max Villalobos, Chief Operating Officer Kaiser Permanente: Hello everyone, my name is Max Villalobos and I am the North County Chief Operating Officer for Kaiser Permanente. We are here to represent our leadership's support for the construction of the new hospital in San Marcos. The new hospital will serve the residents of San Marcos at Kaiser Permanente's 180,000 members of North County. The strong partnership with the City over the last 12 months helped this project go from a future possibility to reality. Kaiser Permanente is targeting an opening date in the fall of 2023. The hospital will open with approximately 500 new jobs. Construction jobs for the project is estimated to be around 500, encompassing a large portion of all the trades of the community. When we open, the hospital will offer a 206 bed state of the art facility, including an emergency department, labor and delivery, robotic surgery, and other hospital specialty services. The hospital is tracking towards a LEED Gold Certification for environmental impact. Kaiser Permanente's social mission is to approve the places where we live, work, and play. We recently received National recognition for being the first health care system to achieve carbon neutral status, effectively eliminating our carbon footprint. This is something we can all be proud of to highlight our intent to help promote sustainable and healthy communities. We thank the Planning Commission tonight for its consideration of our proposed amendment and we look forward to partnering with the City on this project and others to come. I am available along with our team tonight to answer questions. Thank you. I'll turn it over to Skyler Denniston now.

Skyler Denniston, Applicant: Presented Power Point presentation on the Kaiser Permanente San Marcos Medical Center. I want to thank Dahvia Lynch and the whole Development Services team, even with a pandemic they were able to move the peg forward without skipping a beat. Norm and Shawn have done a terrific job with the site history. Kaiser Permanente purchased the property in the late 1980s, located on the northwest corner of Rush Drive and Craven Road. They were part of a Specific Plan adoption in 1988. Then the Master Plan, SEIR Development agreement in 1992 that actually envisioned roughly about 1.3 million square feet of development site for a 450 bed hospital. In 1999 we amended the development agreement because we recognized changes in the health care environment that included technology and home health a smaller campus was probably going to be the future of this site. In roughly 2000 we had the development of medical office building 1 and in roughly 2004 we pulled a site development permit for buildings 2 and 3. And finally medical office building 4 and the surgery center in 2013. There are many factors in this guiding phase of the development. The San Diego medical centers are approximately 26 miles and 31 miles respectively to the San Marcos medical center. We really need to have something that is actually in North County. In addition, we wanted to provide a state of the art facility and have a right size facility. This project will include an emergency department and the flexibility to expand by adding more beds and shelf space for future growth. This is an opportunity to take lessons learned from our other

hospitals and standardize that and a snapshot of the services provided. The new Kaiser Permanente hospital will provide a full range of services including women's health, labor and delivery, and other general acute services. This is going to be supported by the existing medical offices. A brief overview of the hospital plan. What you have here is the new hospital plan, 7 stories with a basement, roughly 430,000 square feet, and a central plant that is roughly 26,000 square feet located on the west side of the hospital. This is the heart of the hospital that will provide the generators and emergency generators, cooling towers and other electrical and plumbing needs that provide the lifeblood to the hospital and medical office buildings. In addition there will be an expansion to the surface parking lot that is in front of Echo Lane with roughly 80 to 90 spaces. We'll have a new plaza and front door. This plaza will connect to the existing medical office buildings and the hospital and providing a more prominent entry from Rush Drive. We will have two access points utilizing the primary hospital access, the existing egress and ingress. In addition to a dedicated emergency department access, this will also be our service access to the new loading docks. And finally additional surface parking north of the hospital with about 120 spaces. Here are pictures of the new entrance from the primary access point off of Rush Drive. This will include mill panels and a color combination of platinum mica and champagne metallic and the glass will be a crystal breath. Touching on what Max Villalobos shared with you, Kaiser Permanente has become the first healthcare system in the United States to achieve a carbon neutral status. Kaiser Permanente has a long standing commitment to improving conditions that lead to poor health. The hospital will achieve a minimum of legal certifications implementing the many strategies and technologies noted in this slide. As this campus moves forward, there will be a continued evolution as the organization explores micro-grid and other technologies. This is the emergency department as viewed from Rush Drive. This will have hydro performance exterior rain screen wall system that incorporates glass and metal panel materials and color pallets sympathetic to the surrounding buildings and consistent with the Kaiser Permanente brand. Insulated metal panels comprising 70 percent of the exterior wall system. Fixed sunshades that minimize heat gain and loss. Glass canopies at the main hospital emergency department drop off entrance, trellis and sunshade structures at the south facing café, decorative rock covering on the low roofs to minimize heat island effect and improve patient viewing. This is a snap shot of the interiors. What you have on the right side of the screen is the main entry. These are images from our existing San Diego medical center campus. This is what we are envisioning. The main entry is adjacent to the main drop off that provides a public convenience stare to the main lobby and connecting to level 1 and level 2 office services. There is lots of IT incorporated into the facility. Electronic white boards that communicate patient needs, care team information and patient location. This increases efficiency of physicians and staff to communicate with the patient without actually traveling to a room. The patient can also order their own meals from the comfort of their room. One thing we were conscience of was the existing and proposed residential along the west and northwest. Challenges included site topography and proximity to adjacent residences to the acute care function. We wanted to balance how much we had to really impact the site excavation and maintain the existing structures. We examined the parking demands and eliminated the need for any parking structures and being thoughtful about noise and privacy to residential. We shifted the hospital east as much as possible without exuberating the issues previously mentioned. What we have here the central plant in the low foreground. This is fronting on Echo Lane. This will be constructed with aggregated block and a metal screen to enclose the roof equipment. The block material will match the screen walls and the adjacent storage yards. From the view of Echo Lane, the utility plant will have a height of 33 feet from the adjacent grade. As noted by Norm in the staff presentation we noted the neighbor concerns about headlights, the



operation of the existing fuel cells, light fixtures and wall signage. As agreed the team has pulled together to provide a minimum 42 wall along the entire edge of Echo Lane with lush landscape that will be consistent with the landscape already on site. In addition we will address any kind of existing light standard issues, plus new light fixtures along that edge and provide some hoods and examine the illumination to make sure it will not have an adverse effect on the residential and at the same time providing safety for our members and staff. We are examining the wall sign as part of our comprehensive sign plan and we'll look at opportunities to restrict the illumination on that west side. Briefly on the schedule, we have the site development permits with grading and construction activity commencing in October 2020 and wrapping up sometime around April / May of 2023 timeframe. Currently with the Site Development and the Central Plant expansion should have a completion around July 2022, and the hospital ending May of 2023. There will be approximately 9 months of testing between the hospital and central plant. Finally licensing should be wrapping up in May or June of 2023 and be operational by late June or July of 2023. The completion of the hospital phase brings us into conformance with a Development Agreement mandated in 1999. This phase alone will net approximately ten million dollars towards public facilities and annexation into Community Facility Districts 98-01, and 2011-01 to fund critical infrastructure and emergency services citywide. This phase of the hospital will generate more than 500 permanent new jobs and 500 construction jobs. In the end this is really a story about access; that we want to provide North County and the San Marcos community a Kaiser branded facility that encompasses all of the services that Kaiser provides that will eliminate long travel or not using a uniquely branded Kaiser facility. This is something that will be environmentally considered with achievement goals and continued commitment to approve upon and achieving carbon neutrality in the future. In the end this summarizes our presentation and I have a host of folks here to answer any questions that you may have regarding the architecture or our operations. I want to thank you for your time.

Planning Commissioner questions/discussions included: To confirm from your presentation, there would be no hospital services until 2023; Kaiser is a member of M.I. Do you have agreements in place with Palomar District and Tri-City to manage overflow and will that be in place before day of opening; will this be an LPS facility; will there be onsite security; page 34 of the application, states the applicant will pay their fair share of mitigating the equipment deficiency of the San Marcos Fire Dept. to ensure they can effectively service the height of the building as presented, what you envision as mitigating; are there any plans for discussions currently happening to have a partnership with Cal State or Palomar for training in their medical courses; in agreement the applicant will consider San Marcos vendors and service providers in this project; concerns with how many Electric Vehicle parking spaces being installed that it's not enough; confirm when the hospital will be carbon neutral as slides had conflicting information; what is the fuel cell fueled by, there are comments of noise coming from the fuel cells; how do you plan to restrict the sign illumination; what are the plans for the existing medical office buildings; will this new building be exempt from property taxes; concerns with Clause 3 of new information of substantial conformance in paragraph C; confirm that there are no future plans to add a helipad; Is there a signage plan to direct traffic to the new modified entrance from Rush Drive; concerns about the future residents living on the north side of the hospital, there is no language indicating what was recently approved to go there; will there be new residents backing up to the hospital.

Skyler Denniston: Correct. We may approve upon the schedule, but currently we are on track for opening the hospital services in 2023.

Tana Lorah, Senior Manager, Government & Community Relations, Kaiser Permanente: Hi I'm here with Max Villalobos and he can give you the logistics on the agreements.

Max Villalobos: Yes, we will have arrangements as we do now with both Tri-City district and Palomar Health. We envisioning having that into the future.

Skyler Denniston: No there is no plan for Lanterman Petris Short Psychiatric (LPS) facility at this location.

Max Villalobos: Yes, we will augment our existing security like we do at our other hospitals, and we'll have full onsite security at that campus, 24 hours a day 7 days a week.

Skyler Denniston: Kaiser Permanente will be providing a funding source for those types of equipment needed for the Fire Department. I'll turn this over to staff.

Norm Pedersen: As part of the project Development Agreement condition, Kaiser has contributed monies towards purchasing a ladder truck for the City's fire department. Kaiser has been working with our Fire Marshal Jason Nailon in terms of the design of the building in what the fire department wants to have for fire safety measures in the building, access to the building, and pulling fire equipment up to the building. They will be submitting plans to the fire department for review.

Max Villalobos: Yes we are working closely with Cal State San Marcos and already partnering with them. We envision expanding on that and creating training on site as well as at the university. We will continue to work with Palomar Medical Center and partner with them if they are the trauma center for the region.

Skyler Denniston: We are providing 204 new parking spaces. Existing Electrical Vehicle parking spaces on site is 16. With the additional Electrical Vehicle parking spaces we will provide is another 12, for a total of 28 Electric Vehicle parking spaces.

The organization as a whole reached carbon neutrality. This new facility will not be a carbon neutral facility, but we are looking at technology to improve upon that.

There was a comment received that a hum was heard from the fuel cells. We looked at this and didn't hear a hum, but we are examining that further. I'm going to turn this over to Joe Stasney to touch on the actual operation of the fuel cells.

Joe Stasney, Kaiser Project Director: The fuel cells are gas supplied turning into electricity. They do create a minor hum and if you're out there on a crystal clear evening, you can hear them. We are working on a mitigation measure to reduce that by adding some buffering landscaping around them. We have a capacity of about 2 megawatts for the fuel cells and we are developing a micro-grid in combination with those. Later we are hoping in the next five years to link in solar capacity at the site with a battery backup, in an effort to increase the performance of the hospital in long term.



Skyler Denniston: For the sign illumination on the west elevation, we proposed a restriction of operation. For example it would be off at 8 p.m. and turned back on at 8 a.m. The Emergency Room sign will remain illuminated.

The existing buildings will remain. They are critical to the hospital function. Nothing is proposed at this time for modifications to the existing medical office buildings.

This hospital will be exempt from property taxes.

Shawn Shamlou with Dudek: We spent a lot of time on the CEQA process with the City, Kaiser, a group of consultants trying to assure an appropriate environmental review. After much investigation before we started anything, we took a hard look at all of the options out there. The overriding conclusion is the project as it is envisioned now is so much smaller than previously analyzed. There was no evidence to support that a new Environmental Impact Report or a full EIR would be required. There is no evidence in our Initial Study and the Notice of Preparation that traffic impacts for any other impacts would be larger than originally analyzed. The mitigation back then was adequate, so there wasn't any evidence presented that an additional study was needed. And that is the core of CEQA. Unless evidence is presented otherwise you go with the document that is appropriate in this case which is a Supplemental Environmental Impact Report. We've had numerous attorneys look at this in terms of its defensibility and credibility.

Skyler Denniston: There are no plans for a helipad or change of use to require one in the future. We will be directing the hospital and emergency room traffic off of Rush Drive. The primary access to the existing medical office buildings will be from Craven Road. There will be lots of signage to direct traffic to these two points of entry.

Norm Pedersen: Unfortunately, I don't have a slide I can show regarding the future Discovery Village South project which is basically to the north/ northwest. There is considerable distance and it will be downslope from the hospital, so those homes will not be directly backing up to the hospital development. Most of that vacant area to the north will remain as is except for the encroachment row of that overflow parking that was shown north of the hospital building. Future homeowners purchasing homes will be disclosed to them that there will be a hospital constructed at this location. Maybe Dudek can comment on any potential impacts.

Shawn Shamlou with Dudek: Residences called, motor courts as part of Discovery Village are being proposed that is closest to the Kaiser site. They are approximately the same distance as residences as along Echo Lane. Not as many as along Echo Lane. In terms of noise impacts, it is about the same distance. Those mitigation measures all implemented as part of the 1992 EIR to reduce construction noise as well as operational noise. You'll have less traffic noise as analyzed in 92 because of the reduced number of trips to our project. In terms of lighting, when you compare it to the residents in the west, there's just Echo Lane as the buffer and the Kaiser parking lot. There's a little bit of vacant land between the Kaiser hospital and Discovery Village. Lighting impacts would not be any greater and likely less than those affected on Echo Lane.

PUBLIC COMMENTS

Note that all comments received are posted on the City's website for the public to view.

Planning Secretary Gina Jackson read the following comments received by email:

Comment from M.R. Wolfe and Associates: Mr. Wolfe's comments were received earlier today and sent to the Commissioners and was responded upon by the CEQA presentation. I will not re-read that comment, but wanted to indicate it for the record.

Comment from Gary Levitt with Urban Villages San Marcos: Dear Chair and Members of the Planning Commission: I am writing to encourage your support of the proposed Kaiser Permanente San Marcos Medical Center. Our team at Urban Villages San Marcos, LLC welcomes this major investment into the City of San Marcos. The Kaiser Permanente Hospital will be a tremendous complement to North City and the San Marcos community. The project is an ideal next-door neighbor, stimulating the local economy with a plethora of high paying jobs that will drive the residential, retail and commercial investment we are making in North City. On a regional level, it furthers the vision we all set out to create in The Heart of the City, as a live-work-play-educate hub for all of North County San Diego. The trifecta of Kaiser Hospital, Cal State University San Marcos and North City all linked arm in arm is a vision we should all be proud of.

Comment from Rick Rungaitis, CEO of San Marcos Chamber of Commerce: Thank you for allowing me to speak this at this evening's meeting. Kaiser Permanente has been a longtime member of the San Marcos Chamber of Commerce. We're proud of the partnership we have with this amazing health organization and excited about their project of a new hospital in San Marcos. I am confident that this project will be a catalyst for other businesses as San Marcos continues to grow in the University District. With our Chamber office now located in North City and immersed with the University, I have seen firsthand how these new projects have a positive impact on our community. This project is the kind of long-term investment that positions our City for economic resilience, which is clearly more important now than ever. The Chamber endorses this project and looks forward to Kaiser Permanente partnering with the Chamber and the City during a strong recovery and the future stability of our City.

Comment from Betsy Landers, resident of San Marcos: Dear Planning Commissioners: I hope you will support the proposed Kaiser hospital in San Marcos, especially at this time when it is more important than ever to increase access to health care. I have seen a lot of growth and many positive changes in North County over the past 20 years of raising a family here, and we need to be sure that local hospital capacity keeps up and we are preparing for the next 20 years. Kaiser Permanente will bring a first class facility that will be an asset to San Marcos now and for the next generation. Thank you for your consideration, and please recommend approval of the project.

Comment from Dr. Patricia Prado Olmos, Chief Community Engagement Officer for California State University San Marcos: Dear City of San Marcos Planning Commission: On behalf of California State University San Marcos, I would like to express our support of Kaiser Permanente's planned San Marcos Medical Center. While you will hear from Kaiser Permanente and others about the physical impacts of this project in our community, what we are most excited about are the partnerships and experimental learning opportunities this project represents for our students and the University community. Our students in various health and medical programs will have the potential to find internships, clinical placements, and job opportunities within walking distance of campus. Our faculty will have the opportunity to build collaborations and partnerships with their industry peers. At the same time, the entire University community will have increased access to care close to where we live, work, and play. As we look to grow our healthcare programs into the future, our capacity to serve our students grows alongside projects like this from our community partners. Kaiser Permanente has been a strong community partner to the University for decades including partnering with our nursing program for clinical placements, funding scholarships and loan forgiveness opportunities for students, and serving as a member of our University Advisory Council. This project, and its proximity to campus, represents an amazing opportunity for both organizations to build on our existing partnership to better serve our community. We look forward to Kaiser Permanente's San Marcos Medical Center opening its doors in Fall of 2023 and the opportunities it represents for our students and the community.

CLOSE PUBLIC HEARING

Planning Commissioner discussions included: Hearing the last two comments echo's my feelings as well. Very excited for the opportunity and to see this project go forward; compliments to both the applicant and staff for complete and thorough updates; this is a welcome addition to our community and to continue to be the best neighbor to the residents on Echo Lane and future residents moving near the site; hats off to the project to become carbon neutral here in San Marcos and appreciate you for bringing this project to our city; looking forward to the business and education partnerships this new facility will bring; it's going to be welcomed to have a full service hospital in the City of San Marcos; excited for the opportunities of partnership with Palomar College and Cal State San Marcos as well as Palomar Health and this seems like a great fit for our community; this looks like a great project for the City of San Marcos and its surrounding communities.

Action:

COMMISSIONER NORRIS MOVED TO APPROVE PC20-4879 FOR CERTIFICATION OF SUPPLEMENTAL EIR20-003 THAT INCLUDE THE ANSWERS TO M.R. WOLFE AND ASSOCIATES, AND PC20-4888 FOR SDP19-0005 TO INCLUDE THE CORRECTION MADE TO PARAGRAPH C-24; SECONDED BY COMMISSIONER MUSGROVE. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES: COMMISSIONERS: NUTTALL, CAVANAUGH, NORRIS, OLEKSY, MUSGROVE, CARROLL
NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: FLODINE, MATTHEWS, CRAIN
ABSTAIN: COMMISSIONERS: NONE

PLANNING MANAGER COMMENTS

The item that went before Planning Commission back in August for the Accessory Dwelling Unit Ordinance, is scheduled to go before City Council on October 13th. I'll report back on the outcome. In terms of future Planning Commission items, we don't have anything planned for the month of October. We do plan on being back in November with a couple of items, which may include the Climate Action Plan. This concludes my comments.

PLANNING COMMISSIONERS COMMENTS

Looking forward to seeing the Climate Action Plan; hoping to get back to printing these reports, they are hard to review at times especially the maps; would like to thank staff, particularly Mr. Farace and Ms. Jackson for helping me prepare for this meeting, and to my fellow Planning Commissioners thank you for entrusting me with this role if Eric ever needed a day away or take a vacation; and thank you Punam for keeping us out of trouble.

ADJOURNMENT

At 8:22 p.m. Vice Chairman Oleksy adjourned the meeting.



JEFF OLEKSY, VICE CHAIRMAN
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:



GINA JACKSON, SENIOR OFFICE SPECIALIST
CITY OF SAN MARCOS PLANNING COMMISSION