



DATE: December 23, 2019

TO: Kristinae Toomians, Senior Planner

FROM: Michael Enright, Supervising Engineer; Building Division

SUBJECT: Kaiser Parking Lot Expansion; 3975 Old Redwood Hwy; DR19-083

ISSUES

Potential Issue – Kaiser may have added what are considered “outpatient clinical services of a hospital” at their medical office buildings. If that is the case, they would be subject to the accessible parking space requirements in CBC Section 11B-208.2.1 instead of 11B-208.2. Section 11B-208.2.1 requires that 10% of the parking spaces (patient and visitor) be accessible parking spaces (90 instead of the 27 indicated as being provided).

COMMENTS / CONCERNS

- The building permit application for the parking lot improvements will need to include documentation that there are no “outpatient clinical services of a hospital” in Medical Office Buildings 4 and 5 or the plans need to be revised to increase the number of accessible parking spaces being provided at the site.
- The ratio of van accessible parking spaces has changed from 1:8 to 1:6 since the parking lot was constructed. It appears that 1 additional van accessible space is required in the existing parking area to meet current standards.
- 15 existing parking spaces are shown as being eliminated to create access to the new parking area. Those eliminated spaces may not be reflected in the parking space totals.
- A “concern” submitted to the building official by someone who has counted parking spaces at the site (not City staff) indicated the site had 24 accessible parking spaces and 713 total parking spaces compared to 27 and 747 listed by BKF on Sheet C1.
- The proposed parking area is on 2 different assessor parcels (and no new spaces are on the 3975 Old Redwood Hwy parcel).
- The photometric site plan (Sheet ES102) indicates the proposed pole mounted fixtures are 16’ high. The Notes column indicates 14’ high pole and 2’ high concrete pedestal. If the fixture is mounted to the top of the pole (as shown in the light pole foundation detail), then the total height from surface to top of fixture will be more than 16’.

PROPOSED CONDITIONS OF APPROVAL

1. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
2. Obtain building permits for the proposed project.