



# PLANNING DIVISION

## STAFF REPORT

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**TO:** PLANNING & TRANSPORTATION COMMISSION

**FROM:** Clare Campbell  
Associate Planner

**DEPARTMENT:** Planning and  
Community Environment

**AGENDA DATE:** February 8, 2006

**SUBJECT:** **850 Webster Street [04PLN-00131]**: Request by Channing House for a Planned Community Zone Amendment to modify the permitted uses to include "utility facilities," specifically wireless communications facilities, for an existing state licensed retirement facility. Zone District: Planned Community PC-4048. Environmental Assessment: Exempt from the California Environmental Quality Act per section 15301.

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### **RECOMMENDATION**

Staff recommends that the Planning and Transportation Commission (P&TC) recommend that the City Council approve the amendment to the existing Planned Community Zone (PC-4048) as described in the attached ordinance (Attachment A).

### **SUMMARY OF KEY ISSUES**

The Planned Community amendment process requires review by the following bodies in the following order: Planning and Transportation Commission, Architectural Review Board, Planning and Transportation Commission, and then City Council for final action.

The PTC reviewed this project on December 14, 2005 and recommended that City Council approve the PC amendment. The project then went to the Architectural Review Board on January 19, 2006 on the consent agenda. The Board recommended approval of this project without any discussion and there were no members of the public present to speak to this item.

The December 14, 2005 PTC staff report and meeting minutes are attached for background information.

### **ATTACHMENTS:**

- A. Ordinance
- B. Project Aerial & Zone Map
- C. Related PC Ordinances
- D. Zoning & Comprehensive Plan Compliance

- E. P&TC Staff Report, December 14, 2005
- F. P&TC Minutes, December 14, 2005

**COURTESY COPIES:**

Channing House  
Tom Spaulding

PREPARED BY: Clare Campbell, Project Planner

REVIEWED BY: John Lusardi, Planning Manager

DEPARTMENT/DIVISION HEAD APPROVAL:



JOHN LUSARDI, PLANNING MANAGER

# NOT YET APPROVED

# Attachment A

ORDINANCE NO. \_\_\_\_\_  
ORDINANCE OF THE COUNCIL OF THE CITY OF PALO ALTO  
AMENDING SECTION 18.08.040 OF THE PALO ALTO  
MUNICIPAL CODE (THE ZONING MAP) BY AMENDING THE  
EXISTING PLANNED COMMUNITY ZONING DESIGNATION OF  
THE PROPERTY KNOWN AS 850 WEBSTER STREET TO  
PROVIDE FOR UTILITY FACILITIES

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. That paragraph a. of Section 3 of Ordinance No. 2007 being the P-C Development Plan for the property known as 850 Webster Street be further amended to read as follows:

a. Permitted Uses:

- (1) Cooperative-type retirement residence of not to exceed 320 units, with dining, cultural and recreational facilities for use of tenants and guests as outlined in application; and
- (2) Utilities facilities.

SECTION 2. This ordinance shall be effective on the thirty-first day after the date of its adoption.

INTRODUCED:

PASSED:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

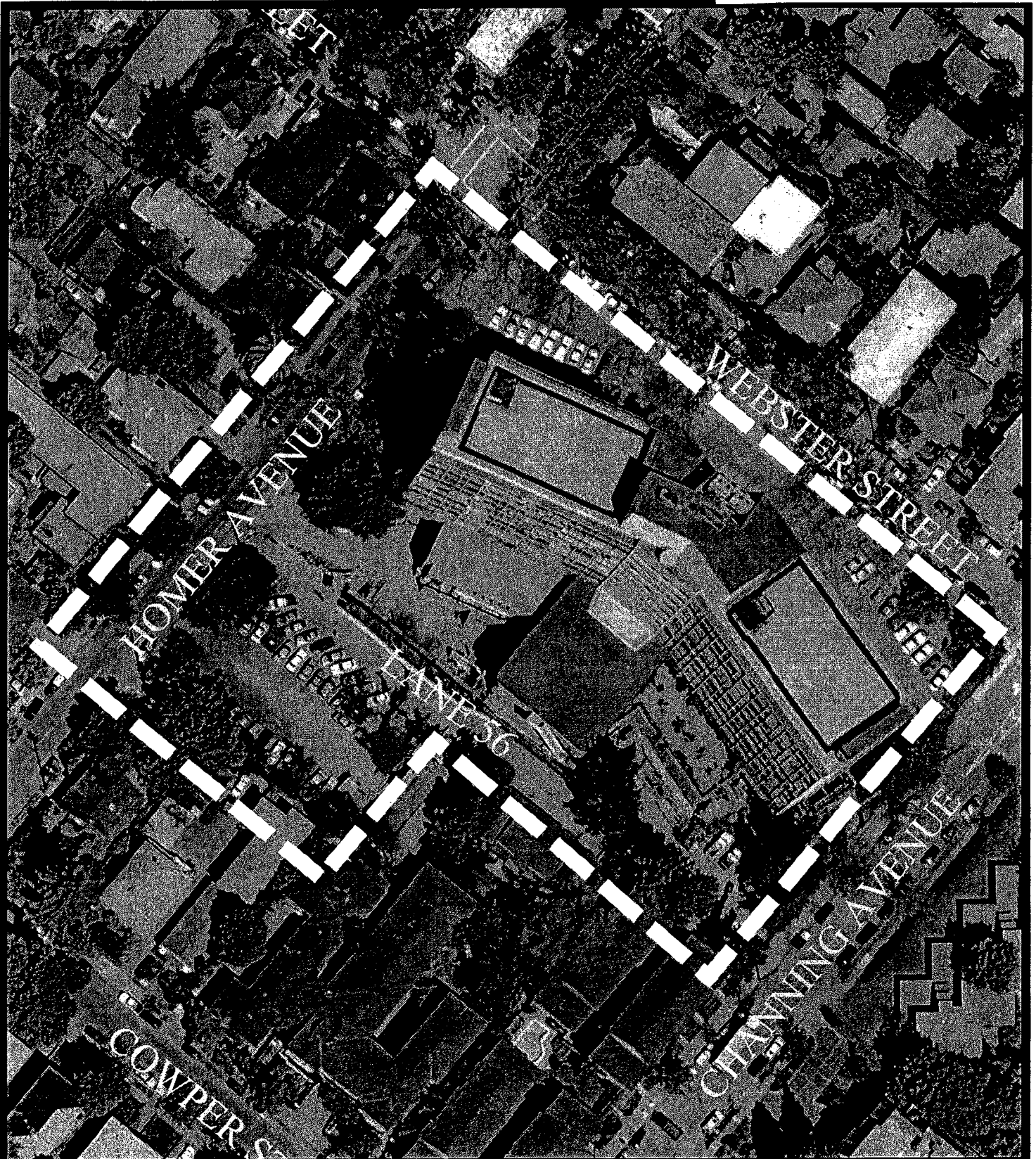
APPROVED AS TO FORM:

\_\_\_\_\_  
City Manager

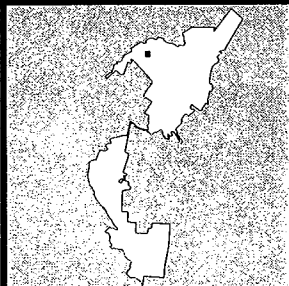
\_\_\_\_\_  
Sr. Deputy City Attorney

\_\_\_\_\_  
Director of Planning and  
Community Environment





The City of  
Palo Alto



850 Webster Street  
PC Amendment  
2001 Aerial  
04PLN-00131

This map is a product of the  
City of Palo Alto GIS



# RM-30


# PC-4048

# RM-15

# PC

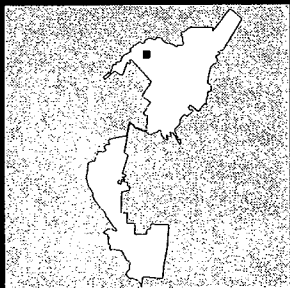
# 283

**Legend**

 Project Area



The City of  
Palo Alto



850 Webster Street  
PC Amendment  
04PLN-00131

This map is a product of the  
City of Palo Alto GIS



**PLANNED COMMUNITY ZONING HISTORY**

850 Webster Street

- PC-2007, 1961 (Allowable uses listed)
- PC-3461, 1961
- PC-3960, 1962
- PC-2492, 1969
- PC-4048, 1991

ORDINANCE NO. 2007

*S. Fairway*  
amended by  
ord. 2492  
res. 3461  
3690

AN ORDINANCE OF THE CITY OF PALO ALTO AMENDING  
SECTION 3.02 OF THE ZONING ORDINANCE NO. 1324  
FOR A CHANGE OF DISTRICT OF CERTAIN PROPERTY  
KNOWN AS 850 WEBSTER STREET FROM R-4 TO P-C  
(RETIREMENT CENTER)

The Council of the City of Palo Alto does ORDAIN as follows:

Section 1. Section 3.02, the Zoning Map, of the Zoning Ordinance No. 1324, is hereby amended to change a district from R-4 to P-C (Retirement Center) for the property at 850 Webster Street.

Section 2. A map describing said affected property and the zone change contemplated hereby, and a Development Plan under Section 16.07 of the Zoning Ordinance is affixed hereto, marked Exhibit A and by reference made a part hereof.

Section 3. The Development Plan is approved in accordance with the following conditions:

- a. Permitted Uses: Cooperative-type retirement residence of not to exceed 320 units, with dining, cultural and recreational facilities for use of tenants and guests as outlined in application.
- b. Structure:  
Total Building Coverage: 41,350 sq. ft. including area of approximately 7,108 sq. ft. covered by balconies, terrace and marquee.  
Height: Main Structure - 113.5 ft. (10 stories)  
Penthouse 23.0 ft.  
Total 136.5 ft.  
Setbacks: In accordance with plot plan.
- c. Site:  
Lot Coverage: 41.35% (including alley)  
Open Green Areas: 31,650 sq. ft. (or 98.90 sq. ft./unit)  
Landscaping in accordance with plot plan.  
Access features, driveways, traffic circulation in accordance with plot plan.
- d. Off-Street Parking: A minimum of 123 spaces (73 covered and 50 uncovered) to be developed in accordance with plans, with sufficient additional area reserved to provide a minimum of 55 spaces (property across alley).
- e. Signs: In accordance with Sign Ordinance for R-4 Districts.
- f. Development Schedule: Start of construction by January 1, 1962, with completion within approximately eighteen months thereafter.

Section 4. This ordinance shall become effective upon the expiration of thirty days from its passage.

INTRODUCED: February 27, 1961.

PASSED: March 13, 1961, by unanimous voice vote.

ATTEST: APPROVED: \_\_\_\_\_ Mayor

\_\_\_\_\_  
City Clerk  
APPROVED AS TO FORM:

APPROVED AS TO CONTENTS:

\_\_\_\_\_  
Planning Department

\_\_\_\_\_  
City Attorney

*Posted 1000 - 10/61*  
*POSTED 600 ZONE MAP*  
*" 200 LAND USE MAP*  
*" Official Zone Map (OK)*  
*" '61-'62 Land Use Map*

RESOLUTION OF THE COUNCIL OF THE CITY OF PALO ALTO  
AMENDING ORDINANCE NO. 2007, BEING THE DEVELOPMENT  
PLAN FOR THE PROPERTY KNOWN AS 850 WEBSTER STREET  
(CHANNING HOUSE)

The Council of the City of Palo Alto does RESOLVE as follows:

Section 1. That Items b. and f. of Section 3 of Ordinance  
No. 2007, being the development plan for the property at 850  
Webster Street (Channing House) be amended to read as follows:

"b. Structure:

Total Building Coverage: 41,350 sq. ft. including  
area of approximately 7,108 sq. ft. covered by  
balconies, terrace and marquee.

Height: Main Structure	117.5 (10 stories)
Penthouse	23.0
Chimney	1.5
	<u>142.0</u> feet

Setbacks: In accordance with plot plan

f. Development Schedule: Start of construction by  
February 15, 1962, with completion within approxi-  
mately eighteen months thereafter.

Section 2. All other conditions shall remain as previously  
approved.

INTRODUCED AND PASSED: December 11, 1961, by unanimous voice vote.

ATTEST:

APPROVED: \_\_\_\_\_

Mayor

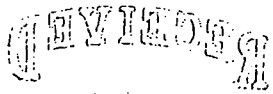
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Planning Department



CITY OF PALO ALTO  
PLANNING DEPT.

RESOLUTION NO. 3690

RESOLUTION OF THE COUNCIL OF THE CITY OF PALO ALTO  
AMENDING ORDINANCE NO. 2007 (PREVIOUSLY AMENDED BY  
RESOLUTION No. 3461, DECEMBER 11, 1961) BEING THE  
P-C DEVELOPMENT PLAN FOR THE PROPERTY KNOWN AS  
850 WEBSTER STREET (RETIREMENT CENTER)

The Council of the City of Palo Alto does RESOLVE as follows:

SECTION 1. That Item (f) of Section 3 of Ordinance No.  
2007 (previously amended by Resolution No. 3461, dated December  
11, 1961) being the P-C Development Plan for the property known  
as 850 Webster Street be further amended to read as follows:

"f. Development Schedule. Start of construction  
by February 15, 1962, with completion by March 15,  
1964."

INTRODUCED AND PASSED: November 12, 1963 by a unanimous vote.

ATTEST:

/s/ Gail Davis  
City Clerk

APPROVED:

/s/ Dean R. Cresap  
Mayor

APPROVED AS TO FORM:

/s/ Robert E. Michalski  
City Attorney

APPROVED AS TO CONTENT:

/s/ Louis J. Fourcroy  
Planning Department

*File p-c 37*

*61-100-29*

ORIGINAL

ORDINANCE NO. 2492

Amended by  
ord. 4048

ORDINANCE OF THE COUNCIL OF THE CITY OF PALO ALTO  
AMENDING SECTION 18.08.040 OF THE PALO ALTO MUNICIPAL  
CODE CHANGING THE ZONING OF CERTAIN PROPERTY KNOWN AS

~~520-532 HOMER AVENUE~~ FROM R-4 TO P-C

850 Webster St.

The Council of the City of Palo Alto does ORDAIN as

follows:

SECTION 1. Section 18.08.040 of the Palo Alto Municipal Code (the Zoning Map) is hereby amended to change the zoning of certain property known as 520-532 Homer Avenue from R-4 to P-C.

SECTION 2. Said property is shown on a map attached hereto, marked EXHIBIT A and incorporated herein by reference.

SECTION 3. This ordinance shall become effective upon the expiration of thirty days from its passage.

INTRODUCED: March 10, 1969

PASSED: March 24, 1969

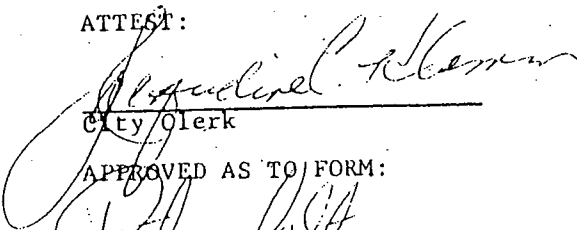
AYES: Arnold, Beahrs, Berwald, Clark, Comstock, Dias, Gallagher, Gullixson, Pearson, Spaeth, Wheatley

NOES: None

ABSENT: None

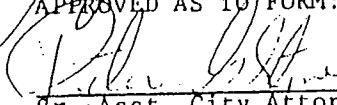
ATTEST:

APPROVED:

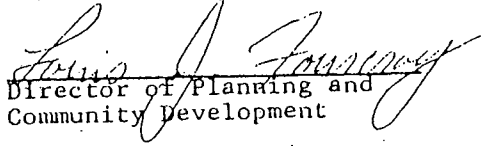
  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

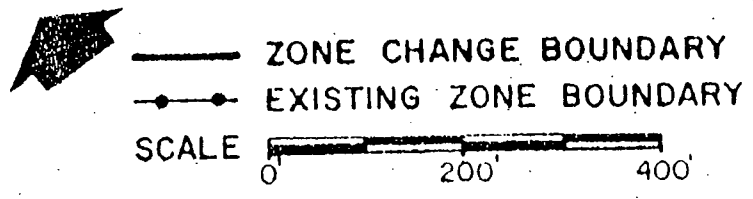
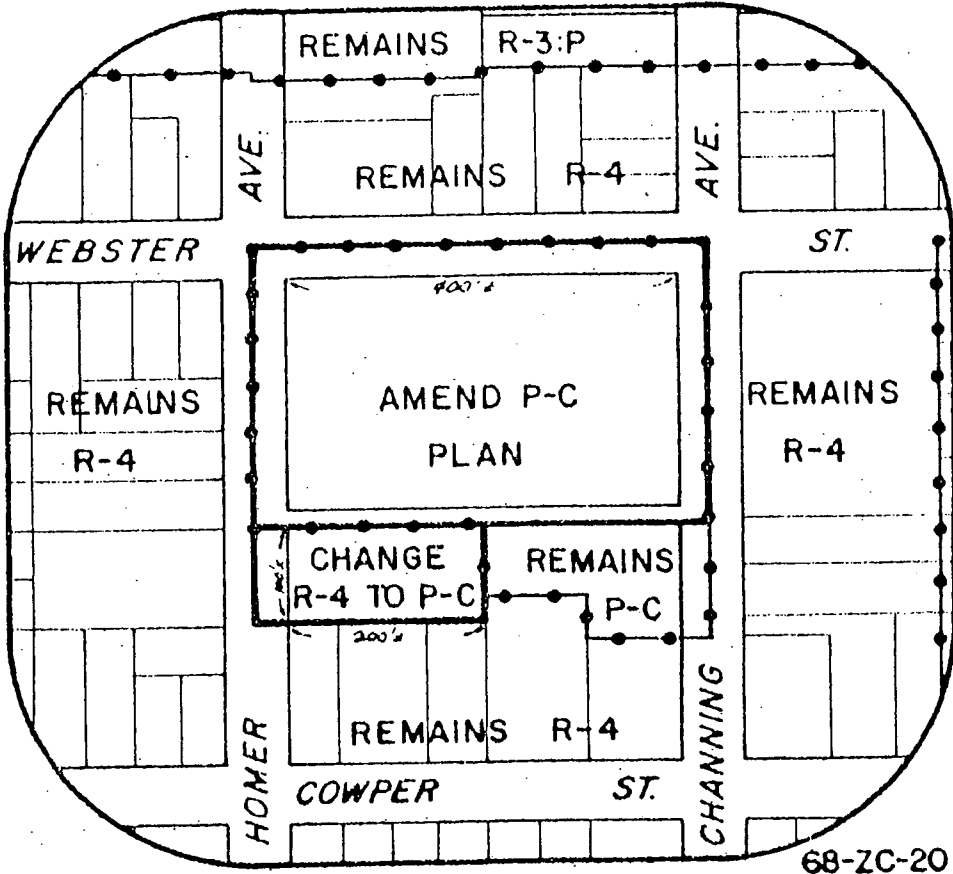
  
\_\_\_\_\_  
Sr. Asst. City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Director of Planning and  
Community Development

cc: Attorney  
Planning & Com.  
Building Department

CHANGE FROM R-4 TO P-C AND AMEND P-C  
DISTRICT DEVELOPMENT PLAN



→ File

ORDINANCE NO. 4048

ORDINANCE OF THE COUNCIL OF THE CITY OF PALO ALTO AMENDING SECTION 18.08.040 OF THE PALO ALTO MUNICIPAL CODE (THE ZONING MAP) BY AMENDING THE EXISTING PLANNED COMMUNITY ZONING DESIGNATION OF THE PROPERTY KNOWN AS 850 WEBSTER STREET TO PROVIDE FOR SEISMIC UPGRADING AND A SERVICE ELEVATOR (CHANNING HOUSE)

See also  
pg 2492

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Section 18.08.040 of the Palo Alto Municipal Code, the "Zoning Map", is hereby amended by amending the existing "PC Planned Community" zoning designation of certain property known as 850 Webster Street (the "subject property") to allow for the construction and maintenance of certain hereinafter described improvements on the subject property. The subject property is shown on a map attached hereto as Exhibit "A" and incorporated herein by reference. The existing PC zoning designation of the subject property was enacted pursuant to Ordinance No. 2007, adopted March 13, 1961. The development plan for the subject property was adopted pursuant to Ordinance No. 2007, and was amended by Resolution No. 3461, adopted December 11, 1961 and by Resolution No. 3690, adopted November 12, 1963.

SECTION 2. The City Council hereby finds with respect to the subject property that:

- (a) The existing senior housing development, because it was originally developed under a Planned Community zone, is of such characteristics that the application of general districts or combining districts will not provide sufficient flexibility to allow the seismic upgrading and service elevator addition.
- (b) The proposed seismic upgrading and service elevator addition will result in public benefits not otherwise attainable by application of the regulations of general districts or combining districts, in that the senior housing development will be voluntarily upgraded to reduce potential harm to life and property as a result of seismic activity. The service elevator will provide additional seismic bracing at the south end of the building and will allow staff and other personnel to avoid the disruptive use of the front elevator lobby for emergency and other service use.
- (c) The proposed seismic upgrading and service elevator addition are consistent with the Palo Alto Comprehensive Plan and are compatible with existing and potential uses on adjoining sites and within the general vicinity, in that the project will increase the seismic safety of both the residents of the senior

facility and adjacent residential development, and will generally remain within the parameters of the existing Planned Community zone and site development regulations.

SECTION 3. Those certain plans, entitled "Channing House Seismic Upgrade, prepared by B.H. Bocook, Architect, Inc., given Architectural Review Board approval on June 6, 1991, a copy of which is on file in the Planning Department, and to which copy reference is hereby made concerning the full particulars thereof, are hereby collectively approved as an amendment to the Development Plan for the subject property pursuant to Section 18.68.120. Said amendment to the Development Plan is approved for the following uses, and subject to the following conditions:

- (a) Permitted Uses. No change
- (b) Conditional Uses. No change
- (c) Site Development Regulations. No change except as specifically changed by the amendment approved by this ordinance.
- (d) Parking and Loading Requirements. The parking and loading requirements governing the subject property shall be in accordance with the Development Plan as amended.
- (e) Special Requirements. The following conditions are made special requirements conditioning the approval granted by this ordinance:
  - (1) All tree protection measures contained in the arborist report prepared by S.P. McClenahan Company, dated June 3, 1991, shall be implemented. Specifically, the following measures shall be taken:
    - (i) Prior to initiation of construction activity, temporary barricades shall be installed around all trees in the construction area, as indicated in the arborist report. The barricades may be placed around individual trees or groups of trees, as needed. The barricades shall be at least six feet in height, shall enclose the entire area under the dripline (except where the arborist report indicates dripline excavation is required) and shall be made visible by means of a paint or fabric strip along the top edge. The barricades shall remain in place until final construction operations are completed.

- (ii) No materials or excavated soils shall be stored within any tree enclosure area.
  - (iii) During and upon completion of any trenching/grading operation within a tree's dripline, should any roots greater than two inches in diameter be damaged, broken or severed, timely root pruning shall be accomplished under supervision of a qualified arborist.
  - (iv) All trees impacted by construction shall be fertilized by means of a deep root soil injection in spring and summer. This fertilization program shall begin prior to the start of construction.
  - (v) All trees impacted by construction shall be irrigated at regular four week intervals during the period May 1 through October 31. Irrigation shall be accomplished as recommended in the arborist report.
  - (vi) Above ground surface runoff shall not be directed into tree canopy areas from adjacent areas.
- (2) To avoid lifting of the pavement, a root barrier shall be constructed along the edge of the new service elevator walkway.
- (3) A temporary parking plan, as outlined in the June 10, 1991 letter from Fred H. Seal, shall be implemented during the entire construction period, and shall include the minimum following measures:
- (i) The employee parking lot located on Homer Avenue shall be reserved for use by Channing House residents whose parking spaces are unavailable due to construction work.
  - (ii) Channing House shall make arrangements for employees to park in off-site lots, and provide shuttle service for these employees.
  - (iii) The contractor shall establish an acceptable off-site parking location for construction of employees who cannot be accommodated within designated on-site construction areas, and provide shuttle

service to bring them to and from the site.

- (iv) A final parking plan indicating the off-site parking locations for both employee and contractor parking shall be submitted for staff approval prior to issuance of a building permit.
- (4) All construction activities shall be subject to compliance with the provisions of the City of Palo Alto Noise Ordinance (Chapter 9.10 of the Palo Alto Municipal Code). In addition, noise measures detailed in the June 10, 1991 letter from Fred H. Seal, including the following, shall be implemented during project construction:
- (i) The basement area shall be used as much as possible for construction activities.
  - (ii) Should any construction activities create significant noise problems for residents, such construction activities shall be limited to no more than six hours per day.
  - (iii) The use of quieter equipment shall be substituted for impact tools such as jackhammers, whenever feasible.
  - (iv) During removal of the concrete slab under the skilled nursing wing, patients shall be relocated to a quieter area of the building. All subsequent work in the area of the skilled nursing wing shall be monitored to ensure patients are not negatively impacted.
  - (v) All access to the work area, with the exception of ground level construction and storage areas, shall be directly into the basement area, and all materials shall be delivered directly to the work area.
- (5) To reduce any potential problems of maneuverability in the garage area, the parking garage shall be redesigned as follows:
- (i) The columns in the preliminary plans dated 6/6/91 were shown in a square configuration of approximately five feet per side. The columns shall be reshaped and/or rotated to eliminate the square

configuration which will provide both additional width, and ease of access to the parking stalls.

(ii) Parking space #2 is an end space and is completely open on one side. This space is currently 10'6" by 20' and following modification of the single column adjacent to this space, it should still be at least 8' by 20' or possibly larger. Restriping of the end section could also add additional space if necessary. Used by a mid-sized automobile at present, this usage should continue.

(iii) Access to parking space #11 will be improved significantly by the modification of the column design allowing normal traffic usage. Should it be necessary, a compact automobile could be assigned to this space.

(iv) The compact spaces designated #55, #56 and #57 were located in the incorrect position of the 6/6/91 drawings and shall be relocated to the space shown on the drawings as space #44 and space #45 which will provide a minimum parking space of 7'8" or larger. In the new location the smaller support column is in the middle of the parking space rather than at the end of the space, which improves access significantly.

(6) To reduce dust levels during construction, exposed earth surfaces shall be watered frequently during the late morning and the end of the day, with the frequency of watering increasing on windy days. If necessary, all streets and haul routes shall be cleaned daily. Spillage resulting from any hauling operations along or across any public or private property shall be removed immediately and paid for by the contractor. Dust nuisances originating from the contractor's operations, either inside or outside the right-of-way, shall be controlled at the contractor's expense.

(f) Development Schedule. Construction of all work to be done pursuant to the amendment adopted by this ordinance shall be completed by October 31, 1993.

SECTION 4. The City Council hereby finds that this project is categorically exempt from the requirements of the California

Environmental Quality Act ("CEQA"), pursuant to Section 15301(e)(2) of the CEQA guidelines.

SECTION 5. This ordinance shall be effective on the commencement of the thirty-first day after the date of its adoption.

INTRODUCED: July 22, 1991

PASSED: August 19, 1991

AYES: Cobb, Fazzino, Levy, McCown, Renzel, Sutorius, Woolley

NOES:

ABSENT: Andersen, Kniss

ABSTENTIONS:

ATTEST:

*Gene L. Young*  
City Clerk

APPROVED:

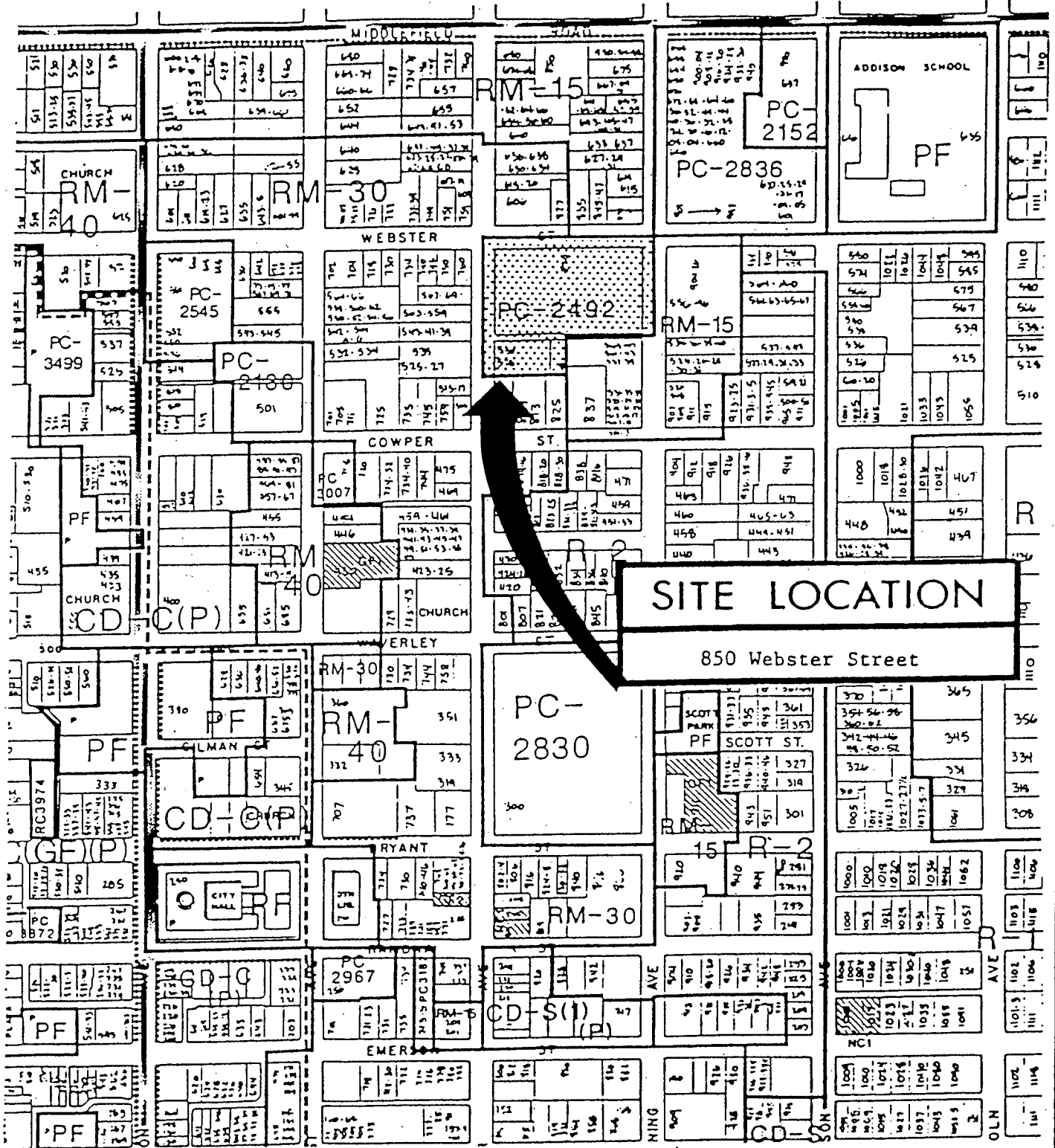
*J. D. Sutorius*  
Mayor

APPROVED AS TO FORM:

*Susan W. Case*  
Senior Asst. City Attorney

*[Signature]*  
City Manager, *AS*

*Kenneth P. Schreiber*  
Director of Planning and  
Community Environment



GRAPHIC ATTACHMENT  
TO STAFF REPORT

DATE: 3/22/91

SCALE: 1" = 200'

FILE NO. 90-Zc-2, 90-V-4, 90-ARB-13

PROJECT: 850 Webster Street: Seismic Upgrading and  
height variance request, Planned Community Zone amend-  
ment



NORTH

June 23, 1993

Stephen W. Player  
550 Hamilton Avenue  
Suite 300  
Palo Alto, CA 94301

Planning Division

Dear Mr. Player:

Subject: Request for Extension of Ordinance No. 4048  
Development Schedule

In response to your letter, dated June 17, 1993, requesting an extension of the deadlines listed in Section 3(f) of Ordinance No. 4048 for property located at 850 Webster Street, the extension is granted pursuant to Section 18.68.130 of the Palo Alto Municipal Code.

The extension is for a maximum period of one additional year only, such that the construction must be completed by October 31, 1994. Further extensions are not allowed under this code section, any further extension would have to be reviewed and approved by the Planning Commission and City Council.

Please feel free to contact me at (415) 329-2321 with any questions.

Sincerely,

*Nancy Maddox Lytle*  
NANCY MADDOX LYTLE  
Chief Planning Official

cc: Fred Herman, Chief Building Official  
Jim Gilliland, Manager Planning Projects  
Lori Topley, Senior Planner

250 Hamilton Avenue  
P.O. Box 10250  
Palo Alto, CA 94303  
415.329.2441  
415.329.2240 Fax



**ZONING & COMPREHENSIVE PLAN COMPLIANCE**

850 Webster Street

The proposed wireless communication facility use is consistent with the Comprehensive Plan. Policy B-12 states that the City supports the development of technologically advanced communications infrastructure and other improvements that will facilitate the growth of emerging telecommunications industries.

The proposed wireless communication use is ancillary to the existing primary use of a retirement residence. The uses are consistent with the Comprehensive Plan designation of Multiple Family Residential. The proposed PC amendment will make the additional wireless communication use compliant with the specific zoning for the site.





# PLANNING DIVISION

## STAFF REPORT

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**TO:** PLANNING & TRANSPORTATION COMMISSION

**FROM:** Clare Campbell  
Associate Planner

**DEPARTMENT:** Planning and  
Community Environment

**AGENDA DATE:** December 14, 2005

**SUBJECT:** **850 Webster Street [04PLN-00131]**: Request by Channing House for a Planned Community Zone Amendment to modify the permitted uses to include "utility facilities," specifically wireless communications facilities, for an existing state licensed retirement facility. Zone District: Planned Community PC-4048. Environmental Assessment: Exempt from the California Environmental Quality Act per section 15301.

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### RECOMMENDATION

Staff recommends that the Planning and Transportation Commission recommend that the City Council approve the amendment to the existing Planned Community Zone (PC-4048) as described in the attached ordinance (Attachment A).

### SUMMARY OF KEY ISSUES

The Channing House requests that "utility facilities" use be added as a permitted use to PC-4048 to allow wireless communication facilities. The existing PC was established in 1961 (PC-2007) and listed the allowed uses as "cooperative type retirement residence of not to exceed 320 units, with dining, cultural and recreational facilities for use of tenants and guests." There are no other types of uses allowed for this PC zone. There have been several amendments to the original PC zone, but none affect the allowable uses as originally proposed in 1961. Attachment C provides the original PC zone verbiage and the four amendments. Currently, planning staff are also in receipt of another PC amendment request for the Channing House to allow for a new 34,000 square foot health facility with 17,000 square feet of underground parking. This request is tentatively scheduled for initial review by the Planning Commission in January 2006.

The Channing House is currently working with MetroPCS to lease roof-top space for a new wireless communications facility. Upon the approval of this PC amendment, MetroPCS will complete the Architectural Review process to obtain the entitlement to allow their new facility.

### Review Process

Currently, wireless communication facilities fall into the use category of “utility facilities,” which is an allowable conditional use in all standard zone districts. In standard zone districts, wireless communication facilities require both a Conditional Use Permit and Architectural Review. For existing Planned Community (PC) zones, an amendment must be made to the existing PC zone to allow additional uses. If the new use is added as permitted, a proposed project would require Architectural Review only.

The current project being proposed by MetroPCS is a roof-mounted facility with antennas camouflaged behind a new false vent stack, similar to the one already on the rooftop (≈ 140’ above grade). This proposed project is being reviewed under a staff level Architectural Review concurrently with the proposed PC amendment.

### Telecommunications Act of 1996

Personal wireless telecommunications facilities are regulated by the federal government pursuant to the Telecommunications Act of 1996 (“Act”) (47 U.S.C. § 151 *et seq.*). Under the Act, local governments retain control over decisions regarding the placement, construction and modification of personal wireless service facilities so long as they are in writing and supported by substantial evidence; and do not: (a) unreasonably discriminate among providers of functionally equivalent services; (b) prohibit or have the effect of prohibiting the provision of personal wireless services; or (c) are not based on the environmental effects of radio frequency emission to the extent that such facilities comply with the Federal Communications Commission’s regulations concerning such emissions. (47 U.S.C. § 332(c)(7)).

A common issue raised by concerned citizens regarding wireless communications projects is the potential health risks these projects may cause. As mandated by the Telecommunications Act of 1996, as stated above, the City cannot deny a project based on potential environmental or health risks due to the radio frequency emissions as long as the facility complies with the FCC regulations regarding such emissions.

### ENVIRONMENTAL REVIEW

This project is exempt from the provisions of the California Environmental Quality Act per Section 15301.

### ATTACHMENTS:

- A. Ordinance
- B. Project Aerial & Zone Map
- C. Related PC Ordinances
- D. Zoning & Comprehensive Plan Compliance

### COURTESY COPIES:

Channing House  
Tom Spaulding

PREPARED BY: Clare Campbell, Project Planner

REVIEWED BY: John Lusardi, Planning Manager

DEPARTMENT/DIVISION HEAD APPROVAL:

A handwritten signature in black ink, appearing to read "John Lusardi", is written over a horizontal line.

JOHN LUSARDI, PLANNING MANAGER



1 **ORAL COMMUNICATIONS.** Members of the public may speak to any item not on the agenda  
2 with a limitation of three (3) minutes per speaker. Those who desire to speak must complete a  
3 speaker request card available from the secretary of the Commission. The Planning and  
4 Transportation Commission reserves the right to limit the oral communications period to 15  
5 minutes.

6  
7 Vice-Chair Holman: Seeing none we move to the second agenda item, which is Agenda  
8 Changes, Additions and Deletions to the agenda. Do any Commissioners or Staff have any?  
9

10 **AGENDA CHANGES, ADDITIONS AND DELETIONS.** The agenda may have additional  
11 items added to it up until 72 hours prior to meeting time.  
12

13 Mr. John Lusardi, Planning Manager: No, Madam Chair.  
14

15 Vice-Chair Holman: Thank you very much. So given that we will move to item one, 850  
16 Webster Street. It is a request by Channing House for a Planned Community Zone Amendment  
17 to modify the permitted uses to include utility facilities specifically wireless communications  
18 facilities for an existing state licensed retirement facility. Zone District is PC 4048.  
19 Environmental Assessment is Exempt from CEQA per section 15301. Would Staff like to make  
20 a presentation?  
21

22 **NEW BUSINESS:**  
23 **Public Hearings.**  
24

- 25 1. **850 Webster Street (Channing House)**: Request by Channing House for a Planned  
26 Community Zone Amendment to modify the permitted uses to include wireless  
27 telecommunications facilities. Zone District: PC 4048. Environmental Assessment:  
28 Exempt from CEQA per section 15301.  
29

30 Ms. Clare Campbell, Associate Planner: Thank you. Good evening Commissioners. The first  
31 project is a request for a Planned Community Zone Amendment to add utility facilities as a  
32 permitted use. The Channing House, an existing retirement residence, would like to be able to  
33 add wireless communication facilities, which is a subset of the utility facilities used, to their  
34 property. Currently there is one wireless communications proposal for this site for a roof-  
35 mounted facility that would be concealed within a false chimney. With the approval of this  
36 amendment this proposal and all future wireless communication proposals would require  
37 architectural review for approval only.  
38

39 Just a reminder, the PC Amendment process includes tonight's initial meeting then the item goes  
40 back to the Architectural Review Board then it will come back to the Planning Commission  
41 before it goes to the City Council for final action.  
42

43 Staff recommends that the Planning and Transportation Commission recommend that the City  
44 Council approve the Planned Community Zone Amendment as shown in the draft ordinance  
45 attached to the Staff Report. This concludes Staff's Report. Carl Braginsky from the Channing

1 House is here tonight and prepared to make a brief presentation. We also have representation  
2 from Metro PCS just in case there are any technical questions. Thank you.

3  
4 Vice-Chair Holman: Thank you. Mr. Braginsky would you state your name and address for the  
5 record? You have five minutes to speak.

6  
7 Mr. Carl Braginsky, Channing House, Palo Alto: I reside in Half Moon Bay and I work at 850  
8 Webster Street. I am the Executive Director at Channing House. Our Board of Trustees has  
9 reviewed this issue and voted at a meeting, July 11, 2005, to approve the installation and  
10 amendment of our PC to proceed with this project.

11  
12 We feel it would provide a public benefit in that it would provide additional coverage for cell  
13 phone usage within the City.

14  
15 Vice-Chair Holman: Thank you. Does anyone on the Commission have any questions for Mr.  
16 Braginsky? Seeing none, I thank you very much.

17  
18 Mr. Braginsky: Just a general comment. You will note in your report we will be coming before  
19 you actually in January at another meeting to review and look at addition of a new building at  
20 our facility. So just to let you know that I will be in front of you again next month.

21  
22 Vice-Chair Holman: Thank you. Do any Commissioners have any questions for Staff at this  
23 time? I have one clarifying question. The Staff presentation said that this would be going to the  
24 Architectural Review Board and then back to us if I understood the presentation. Just briefly,  
25 could you describe the project? I was understanding that this was a Staff level architectural  
26 review and maybe I misunderstood.

27  
28 Ms. Campbell: For the PC Amendment process to add this new use the process requires that it  
29 goes to the Architectural Review Board and then back to Planning Commission and then to City  
30 Council for final action.

31  
32 Vice-Chair Holman: Okay, so it is just the architectural review itself that is Staff level. I see a  
33 discrepancy on the Staff here.

34  
35 Ms. Campbell: I think for the reviews of the project after we get the amendment finalized that  
36 would be Staff level review but that is not related to the amendment of use.

37  
38 Vice-Chair Holman: Right, and that is what I was referring to, sorry for the unclear question.

39  
40 Commissioner Cassel.

41  
42 MOTION

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44 Commissioner Cassel: I would like to move the Staff recommendation.

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46 Vice-Chair Holman: Do I hear a second?

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SECOND

Commissioner Garber: Second.

Vice-Chair Holman: Staff recommendation moved by Commissioner Cassel and seconded by Commissioner Garber. Do you wish to speak to your motion?

Commissioner Cassel: I have just two comments. This use is currently a permissible use in the standard zone in which this PC site is located and it is located in an area where there are RM-15 and RM-30 units around it. The height that is needed for getting good attainable service is there with the building already in existence.

Vice-Chair Holman: Commissioner Garber, would you care to speak to your second?

Commissioner Garber: No, thank you.

Vice-Chair Holman: Commissioner Lippert.

Commissioner Lippert: I have a question for Staff before I vote on this. The review is basically going Planning Commission, Architectural Review Board and then back to the Planning Commission and then the City Council but the review of the actual improvements are going to be done at the Staff level, correct? Will those be coming back to us as part of the Planning Commission review before it goes to the City Council?

Ms. Campbell: No.

Commissioner Lippert: So those will not be seen by this body at all.

Ms. Campbell: That is correct.

Commissioner Lippert: And the reason for that?

Ms. Campbell: Well for the purpose of this PC Amendment we are adding this use as a permitted use so we would not have to do another PC Amendment for any new projects that are coming forward for this type of use.

Commissioner Lippert: Okay. The reason I am asking this question is that we still don't have a section of the Zoning Ordinance Update that clearly describes, well that actually has been adopted, that clearly describes the configuration or allowable wireless communication towers. So in some ways what I hear is that it is we are sort of designing it on the fly so to speak. The applicant is just sort of designing it on the fly. That is the way I perceive it.

Mr. Lusardi: Staff is in the process of preparing an update to the Zoning Ordinance to address telecommunications and wireless facilities. We expect that to come before the Planning Commission early next year and to the Council. With respect to the design of wireless facilities

1 and telecommunications facilities when it is done at the Staff level what we are saying is we  
2 have the discretion based upon the design of the project. Here is one that is basically designed to  
3 be concealed within an architectural element so it is not visually apparent and not visually  
4 impacting. If a proposal were to come in and we thought it would have a visual impact, if it were  
5 an antenna or something, we have the discretion to take it to the ARB for their review and  
6 comment under the PC ordinance process.

7  
8 MOTION PASSED (4-0-0-3, Commissioners Bialson, Burt and Sandas absent)

9  
10 Vice-Chair Holman: Okay, seeing no other questions or comments we will vote on the motion.  
11 All those in favor? (ayes) Opposed? Obviously none. We have a unanimous vote on that with  
12 Commissioner Cassel, Commissioner Garber, Commissioner Lippert and Vice-Chair Holman  
13 voting in favor and Chair Burt, Commissioner Sandas and Commissioner Bialson not present.

14  
15 Item number two obviously is next and our Chair is supposed to arrive any moment. I think we  
16 will go ahead and get started with item number two which is the Zoning Ordinance Update for  
17 the PTOD, Pedestrian and Transit Oriented Development Combining District. Would Staff like  
18 to make a presentation?

19  
20 **2. Zoning Ordinance Update:** Planning and Transportation Commission recommendation  
21 to City Council for the approval of an ordinance to adopt a new PAMC 18.66 Pedestrian  
22 and Transit Oriented Development (P/TOD) Combining District. The boundaries for the  
23 P/TOD zoning district are generally Cambridge Avenue to the north, El Camino Real to  
24 the west, Caltrain rail line to the east, and Lambert Avenue to the south. Environmental  
25 Assessment: Comprehensive Plan Environmental Impact Report.

26  
27 Mr. Lusardi: Madam Chair, we need a couple of minutes to setup.

28  
29 Vice-Chair Holman: Thank you. If there are any members of the public who want to speak to  
30 this item now would be a good time to fill out a card and turn it into the Secretary. We have six  
31 cards and at least one more coming.

32  
33 Mr. Lusardi: Members of the Commission the item before you is the Pedestrian Transit Oriented  
34 Development overlay chapter of the Zoning Ordinance Update for the California Avenue area.  
35 Staff is recommending that the Planning Commission recommend that the City Council adopt the  
36 California Avenue Pedestrian Transit overlay district.

37  
38 Tonight we are presenting the revised Pedestrian Transit overlay district ordinance based on  
39 Planning Commission and ARB direction and comments. We want to also clarify some concerns  
40 that have been raised during this process regarding the land use itself and the zoning that we are  
41 proposing. We want to provide additional information that was requested at the prior meetings  
42 with the Planning Commission and ARB. Rick Williams from Van Meter Williams and Pollack  
43 will be participating in this presentation.

44  
45 Prior to tonight's meeting the Planning Commission received a revised Transportation section for  
46 the addendum to the Comprehensive Plan Environmental Impact Report. You also received the