TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DATE: FEBRUARY 17, 2004

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

CMR: 155:04


RECOMMENDATION
Staff and the Planning and Transportation Commission recommend that the City Council adopt the Record of Land Use Action (Attachment A) to:
1. Deny the appeal (Attachment B),
2. Uphold the Director of Planning and Community Environment’s (Director’s) approvals of the Conditional Use Permit 03-CUP-18 and Variance 03-V-20 (Attachment C), and
3. Uphold the Director’s approval (Attachment D) of the Architectural Review Board (ARB) application (file 03-ARB-102) which was based upon conditions of approval contained therein, and upon the associated addendum (Attachment F) to the 1996 EIR.

BACKGROUND
The project is the completion of the Palo Alto Medical Foundation (PAMF) Urban Lane campus at 795 El Camino Real as envisioned in the Environmental Impact Report (EIR) certified by Council in 1996. The Council is requested to review the 2003 Director’s approvals related to this campus completion, which consists of the addition of the Clark Building (referred to in the 1996 EIR as Building D or Wellness Center) and a four-level above ground parking structure above the current parking podium.
The 1996 PAMF project included the relocation and limited expansion of its medical and research facilities located near Palo Alto’s downtown to a new 9.2 acre Urban Lane campus that would consist of three separate buildings (Buildings A, B/C and D) totaling approximately 355,300 square feet. The project EIR examined associated parking demand based on the City’s Zoning Ordinance standard of 1 space per 250 square feet, as well as an analysis of actual on-site parking needs based on staff and user numbers. The project was conditionally approved with a Deferred Parking Agreement (Attachment F). Under the provisions of this Agreement, the existing Buildings A and B/C have 66 deferred parking spaces (see Attachment I, ARB 12/18/03, Table 2 for a breakdown of parking analysis and compliance).

The proposed parking structure was first designed as a five-story garage with 264 additional spaces for overall campus use. However, under recent ARB review and recommendations, the number of spaces was reduced to 189 (providing more than the required 166 spaces for the Clark Building and reducing the overall deferred spaces to 43), and the structure was reduced in mass from five levels to four. The design maintains provision for a fifth level if needed for future parking demand as determined by provisions of the 1997 Deferred Parking Agreement.

The Planning and Transportation Commission (PTC) staff report (Attachment G) summarizes and addresses the appellant’s specific charges relating to the Director’s December 18, 2003 approvals of the Conditional Use Permit (CUP) and variance. The approvals occurred after a noticed Director’s Hearing on December 4, 2003, and were based upon recommended conditions of approval of the December 18, 2003 ARB staff report. These conditions of approval formed the basis, along with the environmental addendum, for the Director’s December 30, 2003 approval of the ARB application.

**BOARD/COMMISSION REVIEW AND RECOMMENDATIONS**

The Planning and Transportation Commission (PTC) held a public hearing of the appeal on January 28, 2004. The PTC recommended denial of the appeal (5-1-0-0 vote) as reflected in its meeting minutes (Attachment K). The PTC recommended adding two conditions: (1) do not allow street parking at the intersection of Wells and Urban Lane, and (2) perform an additional evaluation of the proposed construction’s potential impacts upon Town & Country Center and Encina Avenue traffic.

The review and approval process that occurred prior to the PTC review of the appeal is summarized in Attachment L attached to this report. It should be noted that, in addition to documents related to the CUP and variance that were within its scope to review, the PTC was forwarded the November 20, 2003 Addendum to the 1996 EIR. This Addendum is a project level analysis of the completion of the PAMF campus.

On January 28, 2004, the PTC requested an additional traffic field study and analysis to determine the traffic impacts on Town & Country Center and Encina Avenue, with specific attention given to cut through traffic. PAMF commissioned Fehr & Peers Traffic
Consultants to conduct a field survey on February 4, 2004. The traffic report, dated February 6, 2004 (Attachment E) concluded the combined capacity of adjacent roadways (Encina, Wells, and Urban Lane) and the signalized main entrance to PAMF are more than adequate to carry the existing traffic generated by the existing local developments along with the addition of the Clark Building. The report also concluded that the amount of cut through traffic occurring between Town and Country and PAMF is less than significant and there is a valid business connection between the two uses. No recommendations were made to modify the existing traffic circulation. The City Planning Transportation Division reviewed and agrees with the traffic report conclusions. The complete packet of approved plans approved by ARB is included with this report as Attachment M.

ATTACHMENTS
Attachment A: Draft Record of Council Land Use Action
Attachment B: Alan Rogers appeal dated December 23, 2003
Attachment C: Director’s approvals of CUP and Variance dated December 18, 2003
Attachment D: Director’s approval of ARB application dated December 30, 2003
Attachment E: Fehr and Peers Supplemental Traffic Analysis, February 6, 2004
Attachment F: Addendum to 1996 EIR dated November 20, 2003 (Limited Packet)
Attachment G: PTC staff report dated January 28, 2004 (Limited Packet)
Attachment H: Letter informing appellant of ARB application approval and appeal period (Limited Packet)
Attachment I: ARB Proceedings (Limited Packet) including:
  • Preliminary ARB Review, August 7, 2003
  • ARB Initial Review, November 6, 2003
  • ARB Public Hearing, November 20, 2003
  • ARB Public Hearing, December 18, 2003
Attachment J: Letter of Project Approval and Conditions of Approval for 1996 PAMF Conditional Use Permit (94-UP-8), April 15, 1997 (Limited Packet)
Attachment K: PTC minutes of January 28, 2004 meeting (Limited Packet)
Attachment L: Review and approval process prior to January 28, 2004 PTC hearing (Limited Packet)
Attachment M: Approved Plans dated December 10, 2003 (Council only)

COPIES
David Jury
Curtis Snyder
Alan Rogers
Herb Borock