TO:  HONORABLE CITY COUNCIL

FROM:  CITY MANAGER  DEPARTMENT:  PLANNING & COMMUNITY ENVIRONMENT

DATE:  NOVEMBER 8, 2004  CMR:  474:04

SUBJECT:  APPLICATION BY HOOVER ASSOCIATES ON BEHALF OF RICHARD PEERY FOR SITE AND DESIGN REVIEW OF A NEW 73,932 SQUARE FOOT OFFICE BUILDING WITH AT GRADE PARKING AND RELATED SITE IMPROVEMENTS LOCATED ON A 5.66-ACRE SITE AT 2300 EAST BAYSHORE ROAD WITHIN THE LM (D)(3) LIMITED INDUSTRIAL SITE COMBINING ZONE DISTRICT. A DRAFT INITIAL STUDY RECOMMENDING THE PREPARATION OF A MITIGATED NEGATIVE DECLARATION. FILE NUMBERS: 03-EIA-17, 03-D-04.

RECOMMENDATION:
Staff recommends that the City Council continue the 2300 East Bayshore Road, Hoover Associates, Application Numbers 03-D-04 and 03-EIA-17 to a date uncertain to allow staff to amend the Mitigated Negative Declaration to include a cumulative impact analysis for the horizon year of 2015.

SUMMARY AND BACKGROUND:
Previous staff practice has not been to perform an exhaustive cumulative impact analysis for smaller projects generating less than 100 peak hour trips. However, when staff prepared its response to comments raised at the Council’s October 25, 2004 hearing, it determined that traffic impacts may arise as a result of expected traffic increases and the implementation of planned projects. The California Environmental Quality Act requires re-circulation when additional impacts are identified. Staff would like the opportunity to request the applicant to provide this additional analysis for review by the Transportation Division. Staff is therefore recommending that this analysis be conducted and included in an amended Negative Declaration, which would be re-circulated for public review.
Staff anticipates that the revised Mitigated Negative Declaration could be circulated for public review and return to the City Council no later than February 2005.

DEPARTMENT HEAD REVIEW: ________________________________  
STEVE EMSLIE  
Director of Planning and Community Environment

CITY MANAGER APPROVAL: ________________________________  
EMILY HARRISON  
Assistant City Manager