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NOTICE OF OFFICIAL ACTION

February 14, 2005

Jeffrey Teel
Palo Alto Medical Foundation
795 El Camino Real
Palo Alto, CA 94301

Subject: **Issuance of Use Permit**
Project No.: UP2004-110
Property Address: 805 Veterans Boulevard
Assessor's Parcel Number: 052-386-050

Dear Mr. Teel:

Your application for a Use Permit to allow for a medical office use on the second floor of an existing three (3) story professional office building containing approximately 85,816 square feet, located on a site containing approximately 3.78 acres located in the Industrial Park-Vehicular "IP-V" District, was considered by the Zoning Administrator at a public hearing on Wednesday, January 26, 2005. The proposed medical office use would occupy approximately 15,417 square feet and would therefore require 78 on-site parking spaces of the 286 available on-site parking spaces. The proposed use (Palo Alto Medical Foundation) would provide a variety of services including; primary care physician services (i.e., family practice, internal medicine, pediatrics), including examination, consultation, diagnosis, and limited treatment, along with associated basic laboratory and imaging services. The Zoning Administrator was able to make the following findings and the application for Use Permit was approved, subject to the conditions of approval listed below:

FINDINGS:

1. The establishment, maintenance, and operation of the proposed use will not, under the circumstances of this case, be detrimental to the public health, safety, peace, morals, comfort, or general welfare of persons residing or working in the

neighborhood because the proposed medical use is a conditionally permitted use in the Industrial Park - Vehicular "IP-V" District. Furthermore, the proposed use would be occupying the tenant space previously occupied by Kaiser Permanente's psychiatric offices. The proposed medical office use would also remain consistent with other medical office uses within the general vicinity. Additionally, the subject property provides 286 on-site parking spaces. Given the proposed use of 15,417 square feet the proposed use would require 78 on-site spaces (1 space per 200 square feet). Although approximately 43,000 square feet of the proposed building is currently vacant **the property owner and building manager are hereby informed that should the remaining tenant spaces be leased adequate on-site parking will need to be provided for each use based on the requirements of Article 30 of the Redwood City Zoning Ordinance.**

2. The establishment and operation of the proposed use will not be detrimental or injurious to property or improvements in the neighborhood because the medical office use will be limited to a maximum number of healthcare providers (i.e., staff and/or physicians) and a limited number of patients per hour to minimize the intensification of use. In addition, the proposed use will not introduce a significant demand for hazardous material storage and/or disposal; therefore, the proposed use is not anticipated to have a detrimental impact.
3. The establishment and operation of the proposed use will not be detrimental or injurious to the general welfare of the City because the proposed medical use conforms to the conditional uses allowed in the Industrial Park - Vehicular "IP-V" Zoning District and the intent of the Redwood City Zoning Ordinance, and if managed properly, is not expected to cause an increased parking impact to the neighborhood in comparison to the existing use of the property.
4. According to the following "Tenancy and Parking Demand Analysis" for 805 Veterans Boulevard; occupancy of the currently vacant 43,458 square feet by an office use would result in a significantly under-parked development with respect to the requirements of Article 30 of the Redwood City Zoning Ordinance. Thus conditions related to parking are based on these specific existing conditions.

805 Veterans Boulevard - Tenancy and Parking Demand Analysis

Tenant	Use	Square Feet	Parking / SQ.FT.**	Required Parking
Endocrine Therapeutics, Inc	Office (consulting)	5,126 sq. ft.	1 per 300 sq. ft.	17.1 spaces
Fey's Management Bookkeeping	Office (accounting)	804 sq. ft.	1 per 300 sq. ft.	2.7 spaces
Genertec America	Office (Import – Export)	556 sq. ft.	1 per 300 sq. ft.	1.9 spaces
Institute for Women's Leadership	Office (consulting)	1,207 sq. ft.	1 per 300 sq. ft.	4 spaces
James Tearse, M.D.	Medical Office	4,630 sq. ft.	1 per 200 sq. ft.	23.2 spaces
Kaiser – Home Health	Office	7,003 sq. ft.	1 per 300 sq. ft.	23.3 spaces
Kaiser – Employee Assistance Program	Office	499 sq. ft.	1 per 300 sq. ft.	1.7 spaces
Peninsula Corp. Center	Office	2,553 sq. ft.	1 per 300 sq. ft.	8.5 spaces
Sherna Madan, M.D.	Medical Office	2,516 sq. ft.	1 per 200 sq. ft.	12.6 spaces
Stewart Title	Office (legal)	1,408 sq. ft.	1 per 300 sq. ft.	4.7 spaces
Palo Alto Medical	Medical Office	15,417 sq. ft.	1 per 200 sq. ft.	78 spaces
Subtotal		41,719 sq. ft.		177.7 spaces
Vacant	Office*	43,458 s.f.	1 per 300 sq. ft.	144.9 spaces
TOTAL		85,177 s.f.		322.6 spaces (+36.6)
On-site parking provided				286 spaces

* Assuming that the vacant space had been general office.

** Parking ratio for general office is allowed to be 1:300 square feet base on the requirements in effect when the building was constructed. Current code requires 1:250 square feet.

CONDITIONS:

1. The subject use shall substantially conform to the plans prepared by Hawley Peterson & Snyder Architects dated December 14, 2004 and the related information provided by Jeffrey Teel dated January 10, 2005 on file with Planning Services, except as modified by the conditions contained herein.

2. Any modifications to said approved plans and related materials must be submitted to Planning Services for review and approval prior to the issuance of a building permit.
3. This Use Permit (UP2004-110) is not transferable to another party and shall be limited to Palo Alto Medical Foundation; any other activity or use not in support (as determined by the City) of said use shall require additional review and approval by the City.
4. No additional medical office uses are permitted within this building without subsequent review and approval by the City (with the exception of the existing medical offices as indicated in the January 10, 2005 informational letter).
5. The existing office building has a fifty-two percent (52%) Floor Area Ratio (FAR) and is therefore considered legal nonconforming (i.e. grandfathered per Section 18.18 of the Redwood City Zoning Ordinance). As a result, no additional square footage is permitted on the subject property.
6. The proposed medical office use shall have a maximum of 36 staff employees and no more than fourteen (14) physicians. Any increase in employees, physicians, and/or intensification of use shall be reviewed and approved by the Zoning Administrator.
7. It shall be the on-going responsibility of the applicant to ensure that appointment management procedures are implemented to manage the on-site parking demand. There shall be a maximum of four (4) patients per hour per physician.
8. The hours of operations shall be generally between 7:00 AM to 7:00 PM Monday through Friday and from 8:00 AM to 4:00 PM on Saturdays and/or Sundays.
9. Any new signage installed on the property at 805 Veterans Boulevard shall be subject to a Sign Permit and shall be subject to review by the Architectural Review Committee.
10. Any modifications to the building must be submitted to the City for review and approval prior to the issuance of a Building Permit.
11. The applicant shall comply with all applicable Fire and Building codes, including but not limited to all applicable ADA requirements.
12. It shall be the responsibility of the applicant and/or property owner to adequately dispose of any on-site debris/junk and no accumulation of such materials is permitted. Furthermore, no outdoor storage is permitted on-site without prior review and approval by the City.
13. Deliveries associated with the proposed use, including but not limited to, the collection of medical waste shall be scheduled for non-peak hour traffic times.

14. It shall be the responsibility of the property owner and/or the applicant to monitor the parking uses associated with the property at twelve (12) months after occupancy and once annually per the Zoning Administrators requirements until the use is well established.
15. The remaining (i.e. vacant) tenant spaces to be leased will need to provide adequate on-site parking for each use based on the requirements of Article 30 of the Redwood City Zoning Ordinance. It shall be the responsibility of the property owner and/or proposed tenant to secure the necessary entitlements from the City and/or demonstrate the necessary parking control measures should a reduction in the parking requirement be sought. A new Use Permit may be required in such a case.
16. In the event that the proposed use causes detrimental parking impacts to the surrounding neighborhood and/or businesses, or that on-site parking facilities are eliminated, the capacity of the facility shall be reduced accordingly in order to mitigate any parking impact and/or a Transportation Demand Management (TDM) program must be implemented per the Zoning Administrators review and approval.
17. Upon installation of a signalized intersection at the intersection of Middlefield Road and Veterans Boulevard it shall be the responsibility of the applicant/property for creating a pedestrian connection point through the existing landscaping strip to the intersection of Veterans Boulevard and Middlefield Road within 90 days of completion of the intersection improvement.
18. No "temporary occupancy permit" or "final occupancy permit" shall be issued without a site inspection and sign-off from Planning Services. Please request Planning Services site inspections a minimum of three (3) days prior to inspection date, (650) 780-7234 or via email planning@redwoodcity.org.
19. No "temporary occupancy permit" shall be issued until all on-site improvements have been completed to the satisfaction of the City (all applicable departments within the City).
20. The applicant shall bond for any and all off-site improvements prior to the issuance of a "temporary occupancy permit".
21. Any non-compliance with the above conditions may result in the revocation of this Use Permit. Furthermore, in the event that the approved Use Permit generates detrimental impacts to the neighborhood, including parking, circulation and noise, or any other issue of concern as determined by the City, this Use Permit shall be subject to review by the Zoning Administrator at a public hearing.

Where a Use Permit has not been used within one (1) year from the date of granting, either by beginning of construction of the improvements or by the initiation of the activity which is

the subject of the Use Permit, said Permit shall automatically terminate and be of no further effect.

If approved, no building or zoning permit shall be issued, and no use shall be established except in accordance with and subject to the terms and conditions outlined above, and in no case shall such permit be issued or use established prior to the final action on any appeals that may be filed within the appeal period. Any appeal made in accordance with the provisions of Section 48.2, Ordinance No. 1130 (Zoning Ordinance), must be received by the City Clerk no later than seven calendar days after the date of the official action. As such, this Use Permit shall become effective on the eighth (8th) day following the date of approval by the Zoning Administrator unless an appeal to said decision has been filed in accordance with the provisions stated above.

Blake Lyon
Project Planner

Jill Ekas
Zoning Administrator

cc: Frank Ramirez, 805 Veterans Blvd. Redwood City, CA 94063
Gary Martin, 805 Veterans Blvd, Redwood City, CA 94063
Building and Inspection Services