



Item No: 1
Meeting Date: 2/24/2015

To: Planning Commission

Date: February 19, 2015

Authorized By: Ronald Munekawa
Chief of Planning

By: Tricia Schimpp, AICP, Planner
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Subject: PA14-083 Century Centre Parking Structure and Mariner's Island Specific Plan Amendment, 1400 & 1450 Fashion Island Blvd.,
APN's: 035-440-690 & 035-440-700

RECOMMENDATION

That the Planning Commission recommend approval of the following to the City Council by making the following motions:

- A. Adopt the Negative Declaration, as adequate to assess the environmental impacts of the project pursuant to the California Environmental Quality Act (CEQA) regulations, based on the Findings for Approval attached as Exhibit A; and
- B. Approve the Site Plan and Architectural Review (SPAR) for construction of a new parking garage and Site Development Planning Application for a significant number (69) tree removals; 16 Coast Redwood Heritage trees, 2 White Alder Heritage trees, 35 Carob trees, 13 Coast Redwood trees, and 3 White Alder trees, based on the Findings in Exhibit A and Conditions of Approval in Exhibit B; and
- C. Recommend approval to the City Council for adoption of an Amendment to the Mariner's Island Specific Plan to allow an exemption from floor area ratio calculations for parking garages in Site III – Century Centre, based on the Findings in Exhibit A and Conditions of Approval in Exhibit B.

BACKGROUND

The Century Centre Office Complex was recommended for approval by the Planning Commission on November 28, 1983 and was approved by the City Council on

December 19, 1983. The proposed buildings consisted of 284,350 square feet and the parking requirement was 865 spaces.

The current owner of the complex, Harvest Properties, recently acquired the property and noticed a shortage of parking to meet the current demand. Some of the existing tenants are utilizing their own valet parking and using the Caltrain Shuttle, a commute shuttle service operated by Commute.org, which runs between the Hillsdale Caltrain Station and businesses in the Lincoln Centre Area in North Foster City and includes the Century Centre Office Complex. Harvest Properties intends to construct the proposed parking structure to meet the current parking demand on site.

The applicant implemented a new parking management program on Monday, August 18, 2014, to help alleviate the parking shortage. The program included the following:

- Valet parking is available M-F 8am – 6pm. Valet is optional yet highly encouraged for parkers w/designated parking passes. If no guest stalls are available valet services is mandatory.
- Valet service is provided by Lucas Valet Corp. (<http://www.lucasparking.com/>)
- 2 Shuttles / 9 Valet Attendants / 1 supervisor/15 min increments – shuttle for taking Valet Attendants to and from fairgrounds only, not for tenants or guests
- 100 parking spaces lease at San Mateo Fairgrounds, option to increase # if needed
- Fisher Investments has gated/enclosed parking area for 319 stalls (red passes, fob access only, with designated security on site)
- All other stalls within property are by designated (blue) passes only – excluding designated areas/spots for ADA, Service, Motorcycle/Scooters, Guests, Leasing and Building Staff.
- Violators will receive notice and/or towed at owners expense
- Management has only issued parking passes for allotted amount of stalls per tenant agreement/lease, combined with Fisher Investments this should not exceed amount of available parking stalls
- Caltrain Shuttle service is provided.

All of the above items will stay in place once the new parking structure is built, with the valet and shuttle services phasing down as larger tenants activate company sponsored transportation alternatives and ride share incentive programs. If off-site parking at the Event Center remains after the garage is built, it will be designated for non-permit holders which the applicant will accommodate by offering off-site parking with shuttle service to the property, Monday – Friday, 6:00am – 6:00pm.

The applicant held a Neighborhood Meeting on August 6, 2014, and the Planning Commission first reviewed a pre-application to construct a new parking garage at the Century Centre Office Complex at a Study Session held August 26, 2014. The applicant then met with the City's Design Review consultant which resulted in some design and

landscaping improvements as submitted in the formal planning application. An Initial Study/Negative Declaration (IS/ND) pursuant to CEQA guidelines was circulated for public review from January 22, 2015 to February 11, 2015.

SITE DESCRIPTION

The project site is developed with two high rise office buildings situated in the middle of an at-grade parking lot. The Century Centre Office Complex site is bounded by Fashion Island Boulevard to the north, Mariner’s Island Boulevard to the east, SR 92 to the south and Marina Lagoon to the west. The proposed garage footprint would occupy approximately 32,700 square feet on a portion of the site that is approximately 51,400 square feet located in the southeast corner of the existing parking lot. The Site Location Map is attached as Attachment 1 and the Project Plans are included as Attachment 2.

PROJECT DESCRIPTION

The proposed project consists of the construction of a new 91,800 square foot, three-level (two elevated levels), 304 space open parking garage. The garage will be located in an existing at-grade parking lot currently serving the Century Centre Office Complex. 143 existing parking spaces and associated landscaping will be removed. A total of 69 trees will be removed, including; 16 Coast Redwood Heritage trees, 2 White Alder Heritage trees, 35 Carob trees, 13 Coast Redwood trees, and 3 White Alder trees. There will be 161 net new spaces added to the overall parking count, bringing the overall new parking count to 1,013 spaces. See the Existing and Proposed Parking Spaces table below.

EXISTING and PROPOSED PARKING SPACES					
	Van Accessible	Accessible	Standard	Compact	Total
(E) Site	2	17	668	165(19.4%)	852
Displaced Stalls	0	0	-143	0	-143
(E) Site with Displacement	2	17	525	165 (19.4%)	709
New Parking Structure	2	3	177	122 (40.1%)	304
Total Parking Spaces	4	20	702	287 (28.3%)	1,013
Net New Parking Spaces					161

The parking structure will be naturally ventilated throughout all three parking levels, and circulated through the park-on-ramps on the south side of the structure. The main pedestrian circulation will be provided by the elevator and stair located on the northwest

corner of the structure and the second stair access located at the northeast part of the structure. The main structural system of this parking garage will be a “hybrid system” which consists of precast concrete columns with long-span, post-tensioned precast concrete beams and post-tensioned cast-in-place slabs. The structure will be supported on a deep foundation system of pre-cast, pre-stressed, reinforced concrete piles, as recommended by the geotechnical engineers for the project. The architectural finishes of the parking structure will be textured coating with the color similar to the existing office complex buildings.

There are 72 trees on the site. A total of 3 Coast Redwood heritage trees will be preserved on site, and a total of 69 trees are proposed for removal. Of the 69 trees proposed for removal, 16 are Coast Redwood heritage trees and 2 White Alder heritage trees. The remaining 48 non-heritage trees proposed for removal qualify as major vegetation under the Site Development Code and consist of predominately parking lot trees such as 35 Carob trees and highway edge trees such as 13 Coast Redwood trees and 3 White Alder trees.

SITE PLAN AND ARCHITECTURAL REVIEW

The architectural design of the parking structure was refined from the original preliminary design to follow specific design guidelines that were agreed upon by the applicant’s design team and the City’s Design Review consultant, Larry Cannon. The design recommendations included the following:

- Using precast concrete horizontal panels to more closely relate to the horizontal spandrels of the office buildings.
- Placing the concrete horizontal panels in front of the columns to emphasize the horizontality of the garage floors, much the same as those on the office buildings.
- Softening the exterior shear walls with additional landscaping.
- Designing the elevator element and primary stair in a contemporary manner with more visual interest.
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The comparisons below show how the original design evolved to incorporate the above design guidelines to create a parking structure that is compatible with the established horizontal architectural style of the existing buildings and visually attractive with additional landscaping.



Original Design Sketch



Current Design Sketch

As illustrated in the Birds Eye View photomontages in the project plans, the proposed parking structure would be located on the site at the rear of the existing office buildings and adjacent to the highway and would not conflict with views of the existing buildings. The project plan elevations illustrate that the proposed parking structure would complement the existing office buildings in mass, scale, form, design and materials. The overall project design incorporates the suggestions and recommendations of the City's Design Review consultant by emphasizing the horizontal elements of the parking structure and using trees and vines to screen and soften the overall exterior appearance of the parking structure.

The existing lighting configuration for the site is to remain in that the surface parking areas, which are located in the interior of the site, will continue to be illuminated for safety and circulation, and lighting for the proposed parking garage will be in conformance with the City's Security Ordinance.

A positive letter was issued by the City's Design Review consultant regarding the final design of the parking structure (Attachment 6).

SITE DEVELOPMENT PLANNING APPLICATION FOR TREE REMOVAL

A total of 3 Coast Redwood Heritage trees will be preserved on site. A Site Development Permit is required to remove 69. Of the 69 trees proposed for removal, 16 are Coast Redwood heritage trees and 2 White Alder heritage trees. The remaining 48 non-heritage trees proposed for removal qualify as Major Vegetation and consist of predominately parking lot trees such as 35 Carob Trees and highway edge trees such as 13 Coast Redwood trees and 3 White Alder trees. An arborist report was prepared September 29, 2014 and updated December 15, 2014 (See Attachment 4).

A replacement value for the 69 trees proposed for removal has been assigned. As a result, a combination of 56 replacement trees ranging in size from 24-inch box to 36-inch box will be planted onsite. In addition, fees will be contributed toward the City's Tree Planting Fund (See Attachment 5). Tree protection measures and monitoring during construction and the Tree Planting funds are included as Conditions of Approval (Exhibit B).

AMENDMENT TO MARINER'S ISLAND SPECIFIC PLAN

The proposed project requires an amendment to the Mariner's Island Specific Plan to exclude covered parking in calculations of floor area for offices in Site III – Century Centre (Attachment 9). This provision is compatible with the land use policies which provide an incentive for offices in Site I and Site II of the Specific Plan. For a detailed description of the project's conformance with the objectives and policies of the General Plan, refer to Findings of Approval included as Exhibit A. The project is fully consistent with the General Plan. Additionally, the Initial Study/Negative Declaration found no significant environmental impacts due to the development of the proposed project.

STUDY SESSION OF AUGUST 26, 2014

Since the 2014 Planning Commission Study Session, a Parking Study was prepared by Hexagon Transportation Consultants (Attachment 8). The Parking Study concluded that the project would not create any significant traffic impacts by itself because the project would provide additional on-site parking for existing tenants of the office buildings. No new traffic would be generated by the project.

As discussed above, design modifications and landscaping improvements have been made to the original plans to complement the architectural features of the existing office buildings and to provide a buffer and screening of the adjacent highway.

The Planning Commission minutes from the 2014 Study Session are attached as Attachment 10.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

In accordance with CEQA, an initial study was prepared to assess project impacts. Detailed project specific reports were prepared and analyzed. The initial study concluded that there were no potentially significant impacts related to the proposed project; therefore, a negative declaration was prepared and circulated for public review. The Initial Study and Negative Declaration with attachments are available online www.cityofsanmateo.org/whatshappening. This environmental document was sent to the Planning Commission at the beginning of the public comment period which was January 22, 2015 through February 11, 2015. The comments received on the IS/ND and responses to those comments are included as Attachment 11.

PUBLIC OUTREACH/COMMENTS:

In accordance with Government Code section 65090, notice of this hearing was published in the Examiner newspaper 10 days before this public hearing. In accordance with Government Code section 65091 and the City's Municipal Code noticing requirements, this hearing was noticed to the following parties 10 days in advance of the Planning Commission public hearing:

- Property owners, residential tenants and business tenants within 1,000 feet of the project site;
- The City's "900 List" which contains nearly 100 Homeowner Associations, Neighborhood Associations, local utilities, media, and other organizations interested in citywide planning projects;
- The City's Planning E-Notify Email list; and,
- The interested parties list which includes interested individuals who contacted the City and requested to be added to the project notification list.

Public comments are included as Attachment 11.

EXHIBITS

- A. Findings for Approval
- B. Conditions of Approval

ATTACHMENTS

1. Location Map
2. Project Plans: dated 12/19/14, received 1/7/15
3. Initial Study and Negative Declaration
4. Arborist Reports: dated 9/29/14, revised 12/15/14, received 1/7/15

5. Required Tree Planting Form: dated 11/17/14
6. Design Review Report: dated 11/21/14
7. Geotechnical Investigations: dated 2/12/08, revised 9/26/14
8. Hexagon Parking Study: dated 11/11/14
9. Mariner's Island Specific Plan Amendment
10. Planning Commission Study Session Minutes – August 26, 2014
11. Public Comments

CC (AR and attachments (hardcopy) via USPS First Class Mail)

Tom Wagner, Harvest Properties
John Purinton, Watry Design, Inc.

CC (Website link to AR and attachments via Email)

Interested Parties and Neighborhood Meeting Attendees (if email address was provided)