
3. DESCRIPTION OF PROJECT CHANGES

3.1 SETTING

3.1.1 Regional Location

As illustrated on Figure 3.1 (Project Location), the proposed project site is located at the northern edge of the developed portion of Redwood City, on the inland side of U.S. Highway 101 (Bayshore Freeway). U.S. 101 provides regional access to the approximately 11.3-acre project site via the Woodside Expressway (State Highway 84) interchange to the west and the Marsh Road interchange to the east. Local roadway access is provided by Broadway (from Woodside Expressway) and Page Road/Second Avenue (from Marsh Road).

3.1.2 Local Setting

The project vicinity is shown on Figures 3.1 (Project Location) and 3.2 (Project Vicinity--Aerial Photograph). The Stanford Outpatient Center project would be developed within the boundary of the existing Midpoint Technology Park, specifically the northeastern portion of the business park comprised of four existing buildings at 420, 430, 440, and 450 Broadway and their adjacent parking areas. The existing Midpoint Technology Park campus, which is shown on Figure 3.2, encompasses approximately 48.4 acres. Broadway, an east-west oriented arterial street, bisects the campus. The northeastern portion of the campus proposed for conversion to Stanford Outpatient Center use--i.e., the "project site"--totals approximately 11.3 acres, and is shown on Figures 3.3 (Project Site--Aerial Photograph), 3.4 (Project Site--Existing Site Plan) and 3.5 (Project Site--Existing Building Elevations). As shown on Figure 3.3 and 3.4, the proposed Outpatient Center project site is bounded by U.S. 101 on the north, Rolison Road on the east, Broadway on the south, and a 9.3-acre portion of the Midpoint Technology Park on the west.¹

Existing land uses surrounding the project site are illustrated on Figure 3.2 and include:

To the North: U.S. Highway 101 (Bayshore Freeway);

¹*Note:* The directions (north, east, south, west) used in this document are the "true" directions that correspond with the orientation of the maps, illustrations, and project plans included herein; i.e., this document uses the same directional adjectives as the project application materials submitted to the City of Redwood City in order to maintain consistency with the various project-specific documents and submittals that City staff will be reviewing. *References to traffic flow (e.g., chapter 12), however, describe roadways in common regional nomenclature such as "U.S. 101 North" and "U.S. 101 South."* For example, common perception could conclude that U.S. 101 runs in a north-south direction adjacent to the project site; however, in the project vicinity, U.S. 101 truly runs west-east. Traffic engineering studies typically refer to "101 North" and "101 South" in descriptions of the regional transportation network, with descriptions of other roadways based on the general north-south direction of the highway; therefore, because traffic flow calculations are directly tied to *regional* traffic models, descriptions of *traffic flow direction* in this document correspond with the "U.S. 101 North/U.S. 101 South" assumption.

Figure 3.1. Project Location

Figure 3.2. Project Vicinity Aerial Photograph

Figure 3.3. Project Site--Aerial Photograph

Figure 3.4. Project Site--Existing Site Plan

To the East: the immediately adjacent Broadway Towers Apartments complex (seven stories, formerly the Mariposa Apartments) and associated partially covered parking area (at-grade carports) between Rolison Road, Second Avenue, Broadway and U.S. 101; and east of Second Avenue, the Friendly Acres neighborhood, a single-family residential area that continues east to Marsh Road at the Redwood City/Menlo Park border;

To the South: across Broadway--an approximately 27.8-acre portion of the Midpoint Technology Park, Andrew Spinas Park (tot lot, basketball court, tennis courts, picnic area), and Redwood City Fire Station No. 11; and east of Second Avenue, the Fair Oaks residential neighborhood; and

To the West: the adjacent 9.3-acre portion of the Midpoint Technology Park west of Broadway.

3.1.3 Existing Site Characteristics

As illustrated on Figures 3.3 (Project Site--Aerial Photograph) and 3.4 (Project Site--Existing Site Plan), the 11.3-acre project site is developed with an array of four adjacent office buildings and associated paved areas and landscaping. The paved areas include surface parking, pedestrian pathways and courtyards, and a full basketball court. Landscaping features include a central landscaped area facing Broadway around which the four buildings are arrayed, including turf, pavement features, trees, and other ornamental landscaping. The project site is relatively flat, with a slight downward slope toward the northeast.

The four existing on-site office buildings are currently vacant. They include two 3-story structures--420 and 450 Broadway--fronting on Broadway, and two adjacent 4-story structures--430 and 440 Broadway--located towards center of the site. The existing office building elevations are illustrated on Figure 3.5. As shown, the architectural design of the four buildings is consistent, comprised of concrete frame construction clad with a glass and articulated metal panel "curtain wall" system. The buildings are capped by a metal panel clad parapet incorporating the same articulated panel module, concealing existing rooftop mechanical equipment. The four buildings are visually linked by similar architectural design characteristics and visually unifying pedestrian features, decorative paving, and planting.

Existing landscaping includes deciduous, broad-leafed street trees lining the Broadway frontage, and similar tree species accenting the outside periphery of the four buildings.

3.2 APPLICANT'S PROJECT OBJECTIVES

The applicant's project objectives, as described in the "Initial Study Questionnaire" included with the project application to the City, are to:

1. Provide modern, state-of-the-art facilities [in Redwood City] for outpatient medical services and related teaching and research;
2. Maximize cost-effectiveness of outpatient services and patient convenience by combining a variety of outpatient programs in one location, along with associated patient service facilities; and

Figure 3.5. Project Site--Existing Elevation. 11 x 17 fanfold. page one

Figure 3.5. Project Site--Existing Elevation. 11 x 17 fanfold. page two

3. Ensure safe and convenient site access and circulation for patients and employees.

3.3 PREVIOUS CEQA DOCUMENTATION

The approximately 11.3-acre project site is part of the overall 48.4-acre Midpoint Technology Park office and R&D campus. A Final Environmental Impact Report for the Midpoint Technology Park was certified by the Redwood City Planning Commission on December 17, 1996 (1996 EIR, State Clearinghouse #96072019). The Midpoint Technology Park project was approved by the Redwood City Planning Commission in 1997. The approved project incorporated mitigations identified in the 1996 EIR and included a total of 14 buildings comprised of the renovation of eight existing buildings and construction of six new buildings, for a total of 1,010,658 square feet of office and R&D uses. Construction of the Midpoint Technology Park began in 1998.

Subsequently, in 1998, the Midpoint Technology Park owner proposed an addition of approximately 60,000 more square feet of floor area to one of the approved, but not yet constructed, project buildings at 415 Broadway. To achieve CEQA compliance for this project modification, the Redwood City Planning Commission on December 1, 1998 certified a supplement to the 1996 EIR--the Final Supplemental Environmental Impact Report: Midpoint Technology Park Expansion (1998 SEIR, also State Clearinghouse #96072019)--and the addition was approved by the Planning Commission. Neither the initially approved building at 415 Broadway (47,000 square feet), nor the proposed addition (60,000 square feet), was ever constructed.

The four existing Midpoint buildings at 420-450 Broadway now proposed for use by the Stanford Outpatient Clinic project were constructed between 1998 and 2000 for the @Home Corporation, which vacated the buildings in 2002. Since that time, portions of the buildings have been intermittently occupied; however, all four buildings are now completely vacant.

Stanford Hospital & Clinics submitted an application for Environmental Review to the City of Redwood City on June 1, 2005 for the current Outpatient Center proposal. Additional City and other jurisdictional approvals necessary to implement the Outpatient Center project are identified in section 3.6 herein, "Required Jurisdictional Approvals."

3.4 PROPOSED PROJECT CHANGES--STANFORD OUTPATIENT CENTER PROJECT

3.4.1 General Renovation and Conversion Program

The project applicant, Stanford Hospital & Clinics, proposes to provide the Redwood City community with modern, state-of-the-art, outpatient medical services primarily by relocating existing specialty medical clinics from the Stanford University Medical Center in Palo Alto to Redwood City. To accommodate the relocation, the applicant proposes to renovate and convert four of the 14 existing commercial buildings located within the Midpoint Technology Park office and R&D campus to create a new Stanford Outpatient Center. The four existing buildings--420, 430, 440, and 450 Broadway--contain approximately 90,840 square feet, 86,904 square feet, 96,344 square feet, and 86,418 square feet (360,500 total square feet) of floor area, respectively. Two of the buildings (430 and 440 Broadway) are four stories in height, and the other two (420 and 450 Broadway) are three stories in height (see Figure 3.5).

The specific sequence of the renovation of the four buildings for medical clinic use has not yet been determined. The applicant has indicated that, initially, two of the four buildings (440 and 450 Broadway) would be converted to medical clinic space, including clinical research functions related to the outpatient health care functions, and two (430 Broadway initially and 420 Broadway later) may be used partially for administrative support uses, such as finance, billing, and human resources, and partially for medical clinic space. Per Redwood City Zoning Ordinance Section 17.3d, any office use on-site must total less than 25 percent of the gross floor area (i.e., 90,125 of the total 360,500 square feet on-site) and must serve the medical clinic uses. The applicant anticipates that, ultimately, all four buildings would be fully occupied with outpatient medical clinics. Urgent care, emergency room, and in-patient hospital services would not be provided.

The four-building complex would include space devoted to the following specific Stanford Outpatient Center medical clinic programs and services:

- "Core Programs," including a Musculoskeletal Center, Spine Center, Sleep Disorder Center, Outpatient Surgery Center, Imaging Center, Dermatology Center, and Pain Management Center;
- "Clinical Outpatient Services," including a Physical and Occupational Therapy Center, and a Laboratory;
- "Patient Services," including an Educational Library, In-House Conference Center, and Cafeteria;
- "Central Support Services," including Materials Management, Sterile Processing, and Environmental Services; and
- "Administrative Support Services," including Registration, Information Technology, and Medical Records.

Each of the Core Programs would include teaching and clinical research functions in addition to its outpatient health care function. To the extent that other existing programs are relocated to Redwood City from the Stanford University Medical Center in Palo Alto, or new programs are initiated in the future at the proposed Redwood City Outpatient Center, the applicant states that such programs would be limited to outpatient services similar to those described above.

3.4.2 Proposed Architectural, Signage, and Landscaping Modifications

The letter-number coding (A-1, A-2, etc.) used in the following descriptions corresponds to the letter-number indications shown on Figure 3.6 (Proposed Modifications--Site Plan).

A-1 and A-5. Patient Drop-Off Area, Covered Walkway, and New West Entrance Main Lobby at 440-450 Broadway (see Figures 3.6, 3.7, and 3.8). A new outdoor patient drop-off area (A-1) would be created at the northwest corner of the four-building array. The drop-off area would include a new entry canopy (A-1). A new, approximately 2,100-square-foot, three-story main building lobby (A-5) would also be constructed, connecting 440 and 450 Broadway. New roofing would be added to an existing walkway leading from the drop-off area to the west entrance of the new lobby. The new lobby would also enclose the existing third-story pedestrian

bridge between 440-450 Broadway. Figure 3.8 depicts the proposed west drop-off area and west entrance lobby. The designs of the new entry canopy, main lobby and walkway covering would be subject to City Architectural Review Committee review and Planned Development Permit Amendment review and approval, pursuant to Article 46 (Planned Development Permits) of the Redwood City Zoning Ordinance.

A-3. Parapet Signs at 430, 440, and 450 Broadway (see Figures 3.6, 3.7, and 3.9). Signs would be added to the parapets at 430, 440, and 450 Broadway (A-3) identifying the Outpatient Center from the 101 Freeway. The three added signs would be subject to the Redwood City Sign Ordinance (City Code of Redwood City, Ch. 3, Article II), including City design review and approval of an overall signage program to be submitted by the applicant.

A-4. Monument Signs (see Figures 3.6, 3.7, and 3.10). Monument signs would be added to the two existing vehicular entry-exit locations along Broadway, identifying the Outpatient Center. The two signs would be subject to City design review and approval pursuant to the Redwood City Sign Ordinance.

A-6. New East Entrance Lobby at 420-430 Broadway (see Figures 3.6, 3.7, and 3.11). A new, approximately 1,600-square-foot one-story east entrance lobby (A-6) would be constructed, connecting 420 and 430 Broadway. The design of the new lobby would be subject to City Architectural Review Committee review and Planned Development Permit Amendment review and approval.

A-7. Central Courtyard/Dining Terrace and Trellis (see Figures 3.6, 3.7, and 3.12). A new outdoor courtyard/dining terrace covered by a trellis structure would be located on the southern side of 440 Broadway (A-7). The trellis structure and dining terrace would be subject to City Architectural Review Committee review and Planned Development Permit Amendment review and approval.

A-8 and A-17. Additional Rooftop Mechanical Systems and Screening Additions (see Figures 3.6, 3.7, and 3.12). The project includes adding additional rooftop mechanical (HVAC) equipment (A-8) and associated rooftop screening additions (A-17) atop each of the four buildings 420, 430, 440 and 450 Broadway. The screen wall modifications design would be subject to City Architectural Review Committee review and Planned Development Permit Amendment review and approval.

A-9 and A-16. Covered Loading Dock and New Enclosed Corridor (see Figures 3.6, 3.7, and 3.12). A new roof would be constructed over the existing loading dock (A-9) in the rear parking area between 430-440 Broadway, and a one-story enclosed pedestrian connection/corridor (A-16) would be constructed between 430-440 Broadway immediately south of the loading dock. Both of these modifications would be subject to City Architectural Review Committee review and Planned Development Permit Amendment review and approval.

A-10 and A-15. Landscaping Modifications (see Figure 3.6). Existing on-site landscaping would be modified to accommodate the new construction and visually distinguish and enhance the new outpatient complex. Modifications would include a re-landscaped "campus quad" on the project's Broadway frontage between 420 and 450 Broadway, new and replacement trees and other plantings throughout the periphery of the four buildings (A-10), the dining terrace (A-7), new decorative paving, and new seating areas. Existing trees lost due to the new construction, including a new underground retention basin, parking modifications, and landscaping

modifications, would be replaced with new trees and plantings at the same locations and/or elsewhere on-site. These landscaping and parking layout changes would be subject to City Architectural Review Committee review and Planned Development Permit Amendment review and approval.

A-11 through A-14. Emergency Generator Additions and Modifications (see Figures 3.6 and 3.7). The proposed project would include the addition of two new emergency generators and associated screening (A-11 and A-13), relocation of one existing emergency generator (A-12), and retention of one existing generator at its current location (A-14). The generator modifications, including their screening provisions, materials, and noise abatement specifications, would be subject to City review and approval. In addition, on-site fuel storage requirements for the generators would be subject to City requirements (see section 3.4.7, Proposed Emergency Generator Fuel Storage, herein).

The following additional exterior project components would also be included:

Building Function Signs. Identification signs would be installed at or near the curbside drop-off point and above the front doors of each of the four buildings, subject to City review and approval pursuant to the Redwood City Sign Ordinance.

Security Cameras. Exterior security cameras would be installed on-site.

3.4.3 Proposed Parking Modifications

The proposed project includes modifications to the arrangement of surface and underground parking stalls at 420-450 Broadway to accommodate the new patient drop-off area, additional handicap accessible parking, and the loss of some garage parking under the Radiology Department. The existing on-site total of approximately 1,175 parking spaces would decrease to an amount not less than 1,116 spaces.

The applicant's parking consultant has determined that 1,116 total parking spaces would be sufficient to meet the anticipated peak parking demand of the Outpatient Center, based upon experience at similar Stanford medical clinic facilities in other Bay Area communities. However, the parking per gross floor area ratio provided by this parking total--3.1 spaces per 1,000 square feet--would be lower than the 5.0 spaces per 1,000 square feet specified in the City Code of Redwood City for typical medical/dental clinic uses. Under the City Code, a Use Permit would be required to allow this proposed variation from the City's normal parking requirement. Chapter 12 of this SEIR (Transportation) includes an independent evaluation of the adequacy of the proposed project parking provisions.

3.4.4 Proposed Storm Water Retention System Modifications

A-2. Underground Storm Water Retention Basins (see Figure 3.6). Two underground storm water retention basins (A-2) would be constructed beneath the existing paved surface parking area, one in the northeast quadrant of the site and one in the northwest quadrant of the site. The new basins would continue to comply with the existing overall Midpoint Technology Park Planned Development Permit (1997) condition prohibiting an increase in the rate and quantity of surface water runoff.

When the 420-450 Broadway buildings were originally developed as part of the overall office building campus, it was anticipated that the City's nearby Douglas Avenue pumping station, which is responsible for conveying storm water across U.S. 101, would be incapable of handling the added storm water created by the office park increase in site imperviousness. As a 1997 condition of project approval, the office park was therefore required to limit off-site storm water discharge to pre-development levels. To meet this requirement, the original project drainage design included installation of flow control devices in the two manholes at the points of discharge from the site to limit off-site flow. The limitation on off-site flow in turn created an on-site parking area flooding condition which occurs during most storm events.

Since an upgrade to the City's Douglas pumping station was anticipated, the original storm drainage system flow discharge limitation devices were intended as an interim solution, intentionally allowing the extra storm water to be detained on-site by means of an interim surface storage in the parking lot along the north edge of the property.

As part of the currently-proposed site modifications for the Outpatient Center project, the applicant is considering installation of two underground storm water retention basins under a portion of the existing parking lot to reduce parking lot flooding. The design of the added retention facilities has not yet been finalized, but would be based upon review and approval by the City to ensure that impacts on the local storm drainage system would be beneficial.

3.4.5 Proposed Mechanical Equipment Modifications

To meet the special needs of the proposed Outpatient Center use, the applicant proposes to remove and replace most of the existing office building mechanical equipment within the screened areas on the four building roofs with new mechanical equipment. New mechanical air conditioning units would supply approximately twice as much treated air as the existing equipment and meet higher filtration standards. These mechanical equipment upgrades are described by the applicant as necessary to comply with State Office of Health Planning and Development (OSHPD 3) requirements for licensed clinics, as set forth in the 2001 California Building Code.¹

The proposed new rooftop mechanical system components would consist of evaporative-condenser type air handling units, which would be comprised of supply and return fans, filters, and evaporative chillers. New high-efficiency condensing boilers located on the roof of each building would provide the hot water for building heating. New high-efficiency steam boilers would be located on the roof of 430 Broadway to supply steam for sterilization. It is anticipated that, with the exception of some ductwork, the new rooftop mechanical equipment would fit within the areas defined by the existing equipment screens. Ductwork and any new equipment that does not fit within the existing screens would be enclosed by new screens that would match the design, material, and color of the existing equipment screens.

Other additional equipment required to complete the new mechanical system would be located inside the existing parking garage underneath the four buildings. This additional equipment would consist of medical air and vacuum pumps, a central medical gas cylinder storage area,

¹ The State Office of Health Planning and Development (OSHPD) is responsible for writing health regulations pertaining to licensed medical clinics. The medical clinic regulations are identified in the California Building Standards Code as "OSHPD 3 requirements."

the distribution system for medical gases, a steam condensate receiver, steam condensate pumps, and a de-ionized water system to supply the steam boilers.

3.4.6 Proposed Emergency Generator Modifications

There are currently two 400-kW, 277/480-volt emergency generators supporting the four buildings (see Figure 3.4)--one supports 440 and 450 Broadway, and the other supports 420 and 430 Broadway. The proposed Outpatient Center use would include the following modifications in emergency power capacity:

420 Broadway: The existing 400-kW, 277/480-volt emergency generator would remain in its current location on the south side of the building.

430 Broadway: A new 200-kW, 277/480-volt emergency generator would be added to support this building. The new generator would be located in the landscaped area on the east side of the building, near the loading dock. This new generator would be approximately 10 feet long by 4 feet wide by 8 feet high.

440 Broadway: The existing 400-kW, 277/480-volt emergency generator currently located on the north side of 450 Broadway would be relocated to support this building. The generator would be located in the landscaped area on the east side of the building, near the loading dock.

450 Broadway: A new 600-kW, 277-volt emergency generator would be added to support the emergency needs of Surgery and other clinical services located in this building. The new generator would be located on the north side of the building, in the place currently occupied by the existing generator that would be relocated to serve 440 Broadway. This generator would be approximately 18 feet long by 8 feet wide by 12 feet high, including its weatherproof enclosure.

Each generator would be tested weekly in accordance with National Fire Protection Association (NFPA) 110 Standards for a Level 1 Emergency and Standby Power System. A Level 1 system is defined as an installation where failure of equipment to perform could result in loss of human life or serious injuries.

In formulating the scope of this SEIR, it was determined that: (1) because two of the emergency generators are already on the site, they will not contribute to any increase in existing noise levels, and (2) under the noise mitigation requirements established in the 1996 EIR, the two new emergency generators will be fitted with noise reduction technology, including critical grade silencers, designed to ensure compliance with Redwood City's noise ordinance (as required by the 1996 EIR).

3.4.7 Proposed Emergency Generator Fuel Storage

The two existing 400-kW emergency generators (described in subsection 3.4.6 above) include fuel storage tanks (often called base tanks) that contain enough fuel to enable operation for 24 hours in the event of a major power outage. The fuel tanks are integral parts of the generators, and are located above ground.

The new 600-kW emergency generator and the new 200-kW generator (described in subsection 3.4.6 above) would also include fuel storage tanks with capacities to permit 24 hours of

operation. These fuel storage tanks would also be integral parts of the new generators, and would be located above ground.

3.4.8 Proposed Utility Connections

The proposed project would also require construction of modified and additional underground utility connections (e.g., water, sewer, power) to existing main lines.

3.4.9 Proposed Outpatient Center Daily Operational Characteristics

The applicant has described the following anticipated project operational characteristics:

At full medical clinic operation (all four buildings), the Outpatient Center would house approximately 134 doctors (all Stanford University Medical School faculty); 134 Stanford University medical residents, fellows and students (in combination, one per doctor); and 402 other staff members such as nurses, assistants, and maintenance workers (3 per doctor). The total anticipated maximum staffing on any given day would be approximately 670.

Based on statistics compiled for each of seven existing Stanford clinics in other Bay Area communities,¹ the proposed Outpatient Center is estimated to accommodate up to approximately 938 scheduled patients (7.0 per doctor) and 94 unscheduled patients (e.g., for the laboratory, pharmacy, and health library), for a *maximum* total of about 1,032 patients per day. It is estimated that, on average, the Center would serve approximately 777 scheduled patients (5.8 per doctor) and 78 unscheduled patients, for an *average* total of about 855 patients per day.

The proposed Outpatient Center medical clinics would be open on weekdays only. The majority of patients would be seen by appointment between 8:30 AM (first appointment) and 5:00 PM (last appointment at 4:30 PM). The first patients undergoing outpatient surgery would report at 7:00 AM, and the last patients recovering from outpatient surgery would leave at 6:00 PM. The Sleep Center would be open 24 hours a day for those patients who would remain overnight for clinical observation. Unscheduled patient visits would include users of the health library, laboratory, and pharmacy. No emergency room, urgent care, or in-patient hospital facilities would be provided.

Based on statistics compiled by Stanford Medical Center at its other Bay Area facilities,² Thursday would typically have the most daily appointments (an average of approximately 7.0 patients per doctor), and Friday would typically have the fewest daily appointments (an average of about 4.6 patients per doctor). An overall average appointment rate of 5.8 patients per doctor per day would be expected. Doctors performing outpatient surgery on a particular day, due to the length of the procedure, would typically see fewer patients than usual on that day.

Based on the above statistics, approximately 44 percent of the daily appointments at the proposed Redwood City Outpatient Center would be expected to occur between 9:00 AM and

¹Stanford Medical Center, data compiled from September 2004 through February 2005, and September 2003 through February 2004.

²Stanford Medical Center, data compiled from January 24, 2005 through February 4, 2005 (Monday through Friday, 2-week period).

12:00 PM, and approximately 38 percent between 1:00 PM and 4:00 PM. The typical scheduled patient visit would last approximately 45 minutes: 15 minutes for parking and walking to/from the car, 15 minutes waiting, and 15 minutes in the examination room.

3.5 ANTICIPATED PROJECT CONSTRUCTION SCHEDULE

Stanford Hospital & Clinics anticipates that the proposed changes to the Midpoint Technology Park necessary to develop the Stanford Outpatient Center would consist of an initial phased build-out of three of the buildings (430, 440, and 450 Broadway) beginning construction in 2006 and completing in 2008, with build-out of the fourth building (420 Broadway) to follow in a future phase. As required under the conditions of approval adopted in 1997 for the overall Midpoint Technology Park, all construction would occur between 7:00 AM and 6:00 PM Monday through Friday, and 9:00 AM and 6:00 PM Saturday.

3.6 REQUIRED APPROVALS

3.6.1 Required City of Redwood City Approvals

Implementation of the project would require the following City approvals:

(a) *CEQA Compliance:* Prior to any formal action on the project, the City must first certify this Supplemental Environmental Impact Report and determine that all other applicable CEQA documentation requirements have been met.

(b) *Planned Development (PD) Permit Amendment:* A PD Amendment would be required to allow the proposed new lobbies, covered walkway, sign modifications, rooftop screen walls, covered loading dock/new corridor, relocated and new emergency generators, landscaping modifications, and other proposed exterior site and building modifications. The City's PD Amendment approval process would include Architectural Review Committee (ARC) review and recommendations (to the Planning Commission) regarding these proposed modifications.

(c) *Use Permit:* A Use Permit would be required to allow a proposed variation from the City's parking requirement for medical facilities (Article 30.4) and an expansion of the existing outdoor emergency generator system.

(d) *Other Required City Approvals:* Project development is also expected to require new City approvals for additional grading permit, building permit, water and sewer hook-ups, and other ministerial actions.

3.6.2 Other Required Approvals

Implementation of the project is also expected to require one or both of the following approvals from other jurisdictions:

(a) *City/County Association of Governments of San Mateo County (C/CAG) Approvals:* The project would require approval of a Transportation Impact Analysis (TIA) by C/CAG in its designated role as the County's Congestion Management Agency.

(b) *San Francisco Bay Regional Water Quality Control Board (RWQCB) Approvals:* The applicant would be required to file a *Notice of Intent* and a *Storm Water Pollution Prevention Plan (SWPPP)* in accordance with National Pollution Discharge Elimination System (NPDES) requirements.

(c) *San Mateo County Approvals:* A Hazardous Materials Business Plan (HMBP) would need to be approved by the San Mateo County Department of Environmental Health (SMCDEH).

(d) *Bay Area Air Quality Management District (BAAQMD) Approvals:* The project would require BAAQMD permits for new generators.

Figure 3.6. Proposed Modifications--Site Plan (11 x 17)

Figure 3.6. Proposed Modifications--Site Plan continued

Figure 3.7. Proposed Modifications--Elevations (11 x 17)

Figure 3.7. Proposed Modifications--Elevations continued

Figure 3.8. Proposed Modifications--West Lobby

Figure 3.9. Proposed Modifications--Signage Details

Figure 3.10. Proposed Modifications--Signage Details

Figure 3.11. Proposed Modifications--East Lobby

Figure 3.12. Proposed Modifications--Courtyard and Loading Dock

