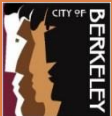


APPLICANT'S APPEAL  
PARDEE BLOCK PARKING LOT - 2700 TENTH ST.  
MEDICAL OFFICE BUILDING - 1050 PARKER ST.  
ASSOCIATED ENVIRONMENTAL REVIEW

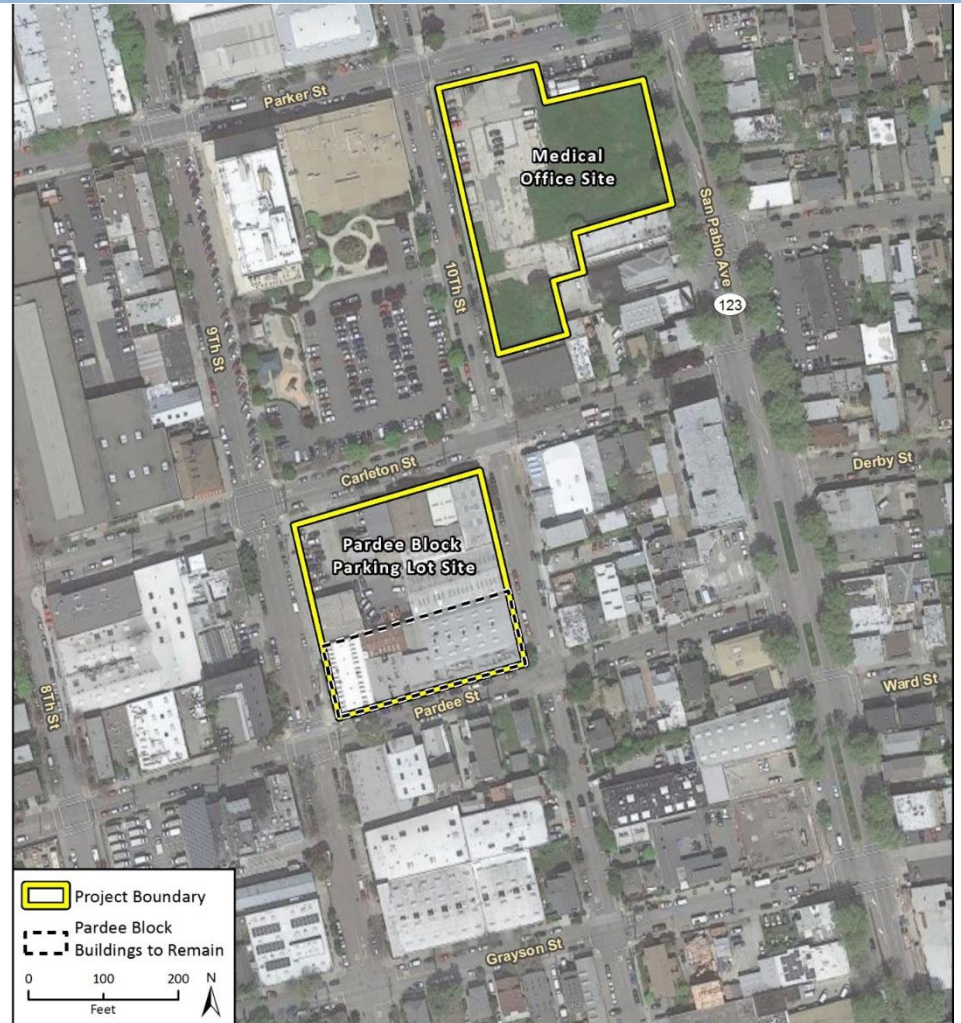


City of  
Berkeley

Loyal Nawfal, Associate Planner  
City Council Hearing, April 30, 2019

# Project Components

- Use Permit #ZP2018-0117
  - 1050 Parker Street: Modification to previously approved Use Permit to allow entire building to be fully used as Medical Office facility.
  
- Use Permit #ZP2018-0116
  - 2700 Tenth Street: Off-site parking at the “Pardee Block” to meet the parking demands of the Medical Office facility.
  
- Mitigated Negative Declaration.



5/1/2019

# 1050 Parker - Background

- In 2016, Use Permit approved by ZAB
  - ▣ 20,000 sf Medical Office
  - ▣ 40,000 sf Research and Development
  - ▣ Split zoning limited uses.
- In December 2018, the City Council amended zoning map to be fully C-W which permits the building to be fully Medical Office.



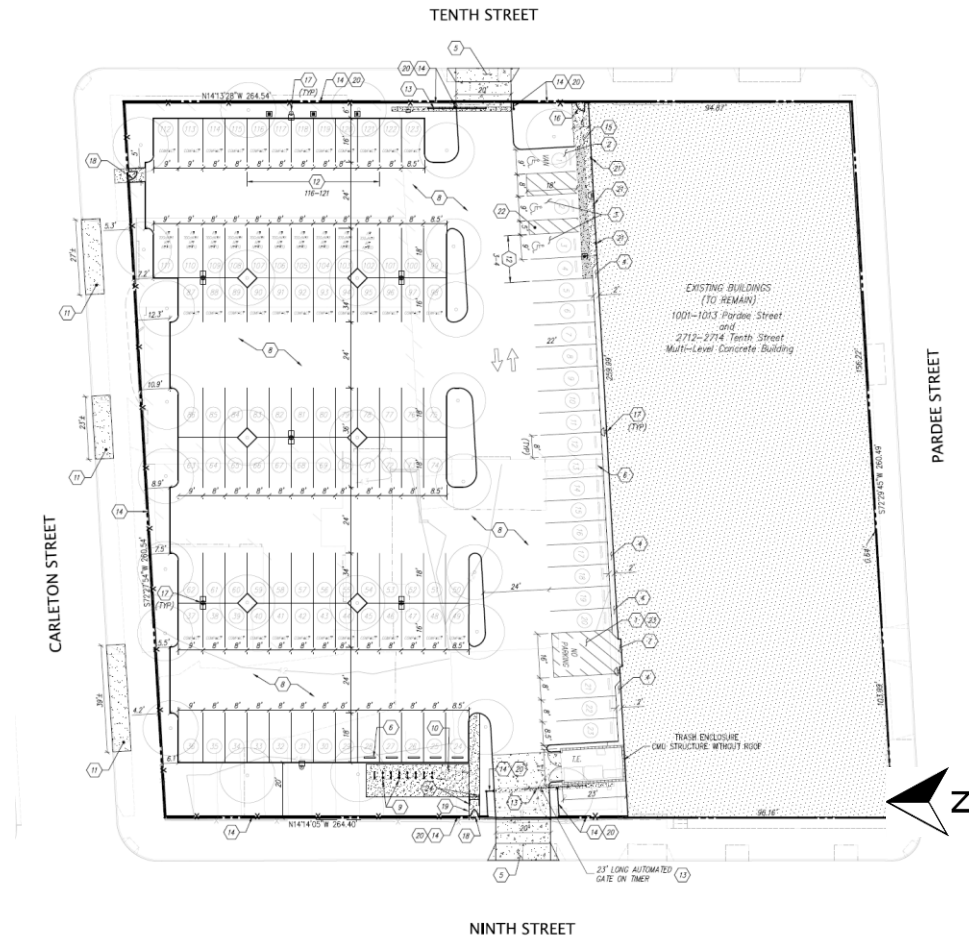
AERIAL VIEW FROM SAN PABLO AVENUE

# Parking / Traffic for Medical Office Building

- Previously approved building required 117 parking spaces.
- Proposed full Medical Building requires 203 parking spaces.
  - ▣ Medical Offices (1 / 300 sf) vs. Research and Development (1 / 650 sf)
  - ▣ Off-site parking is allowed if approved by Use Permit
- All parking must be operational prior to building occupancy.
  - ▣ Traffic Engineer confirmed parking demand
  - ▣ Remaining businesses also need more parking
- Mitigation Measures / Conditions of Approval.
  - ▣ Transportation Demand Management (TDM): Car Share payments, Clipper Card subsidies, and funding towards West Berkeley Shuttle
  - ▣ Traffic signal and restriping along San Pablo Avenue

# 2700 Tenth Street

- Off-site surface parking lot:
  - 88 parking spaces are required for Medical Office
  - 35 parking spaces also proposed for existing buildings to remain which are non-conforming for parking
- Requires demolition of several buildings on north side of block.



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# Zoning Analysis

- ❑ Use Permits are contingent on each other.
- ❑ Analysis concluded that Pardee Block Parking Lot provides the minimum needed parking for the Medical Office facility.
- ❑ Both Use Permits, and the associated environmental review, included Conditions of Approval and Mitigation Measures to minimize impacts on parking and traffic in the area.
- ❑ Additional Transportation Demand Management measures cannot bring down parking demand any further.

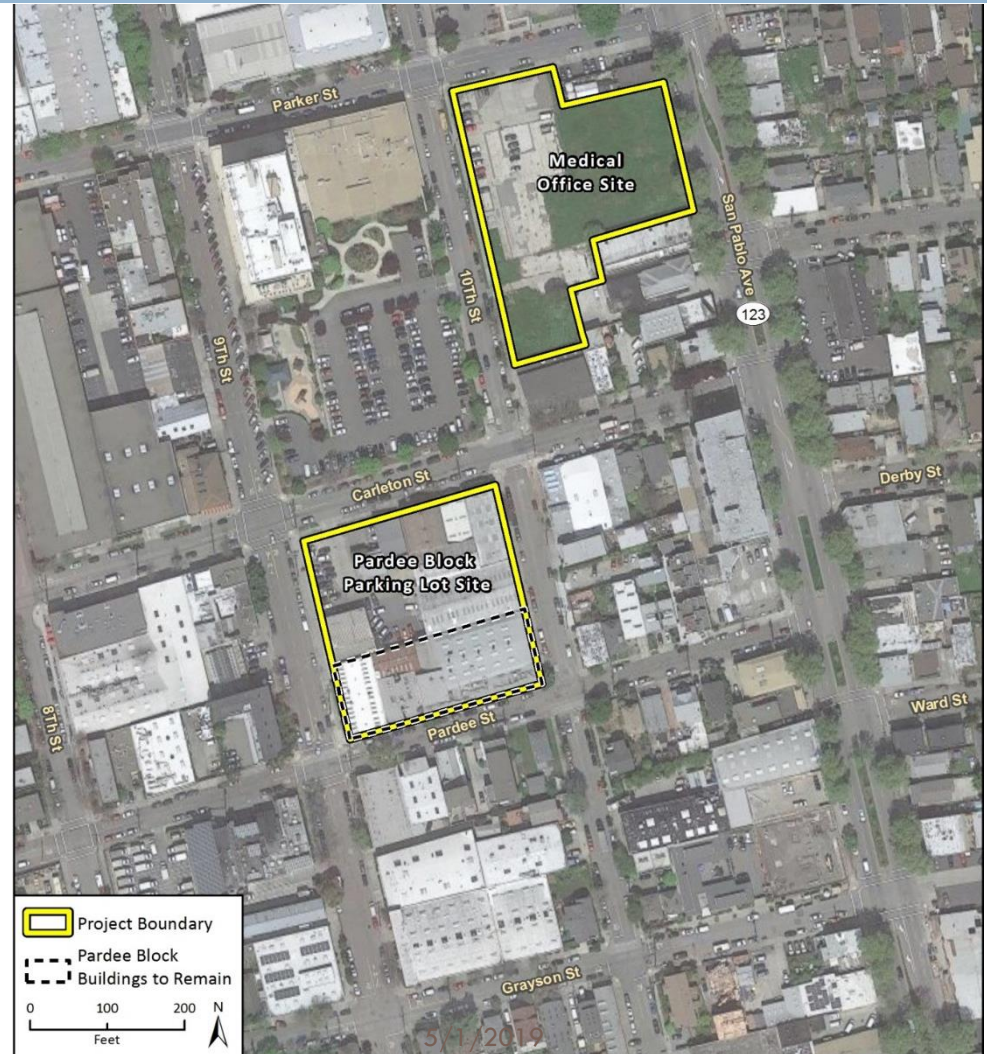


# ZAB Decision /Appeal

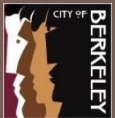
- January 24, 2019:
  - ZAB approved Use Permit for 60,000 sf Medical Office facility
  - ZAB denied Use Permit for the incremental parking at off-site location, recommending three other options:
    - Reduced parking demand through TDM
    - On-site parking with lifts / redesign
    - Other off-site location
  
- February 4, 2019: Applicant submitted appeal letter.
  
- Applicant: Approval with revised Conditions of Approval *“does not allow the medical office project to proceed because the applicant still has to provide 88 off-site [parking] spaces at a location to be determined. Assuming such spaces could be located, that process alone would add many months to the process.”*

# Summary of ZAB Action / Applicant Request

- ZAB approved a Use Permit for Medical Office (with added conditions of approval) and denied a related Use Permit for parking.
- Applicant believes the conditions of approval and denial of parking make the project infeasible.
- Staff provided Conditions of Approval / Mitigation Measures based on evidence of parking demand, supply and findings.
  - Use Permit #ZP2018-0117 for 1050 Parker Street.
  - Use Permit #ZP2018-0116 for 2700 Tenth Street.







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