

Brookwood Medical - Garage Modifications

Amendment to Final Design Review



1000 2nd Street

October 19, 2023

Susie Murray, Supervising Planner
Planning and Economic Development

Modify the parking garage structure:

- Reduce parking levels from six to five
- Reduce height from 60 feet to 54 feet
- Reduce number of parking spaces from 325 to 276

Required Entitlements

- Amendment to Final Design Review
- Minor Conditional Use Permit approved

No changes are proposed to the medical office building.

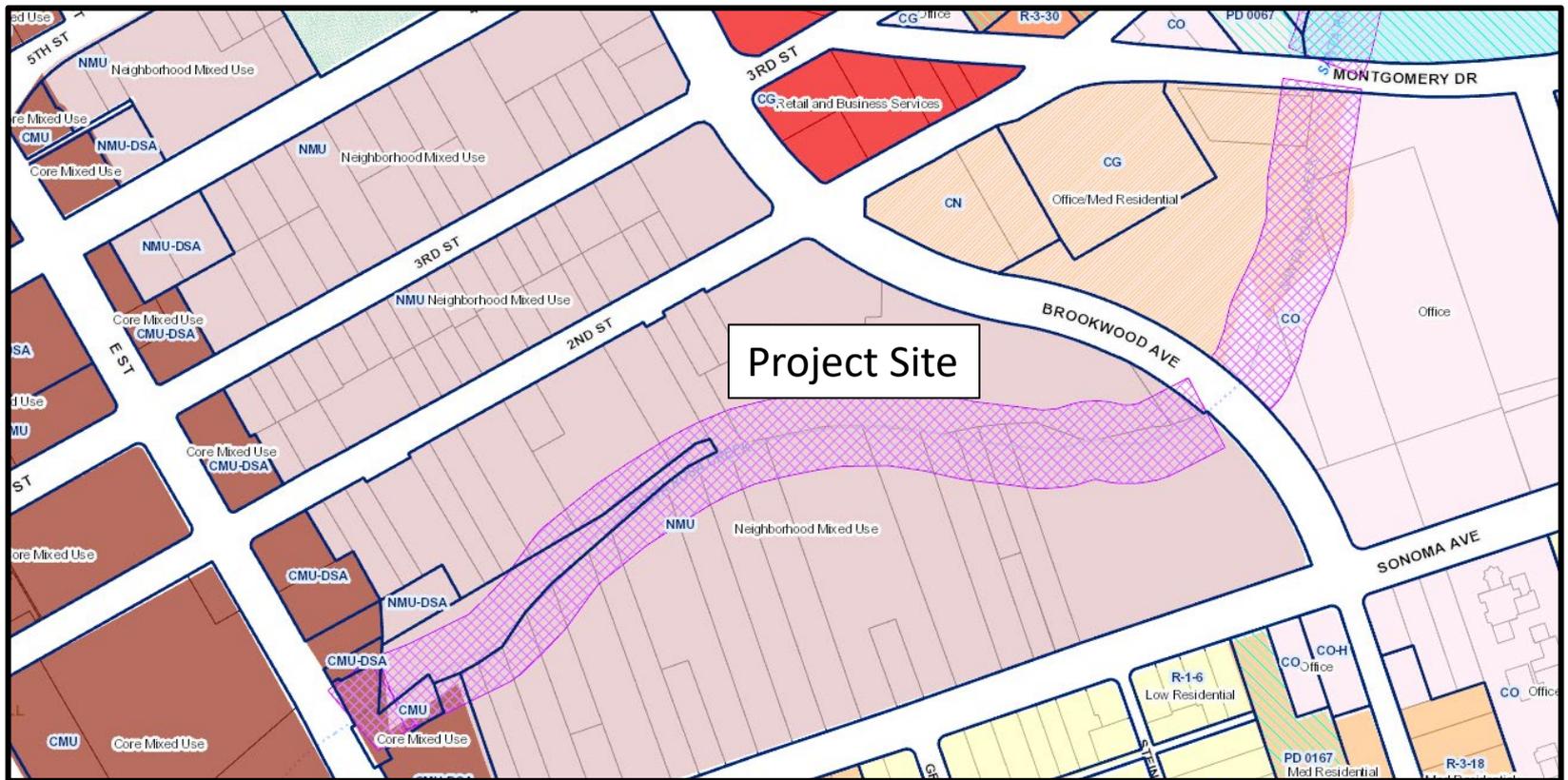
101 Brookwood Avenue and 884 & 1000 2nd Street





- September 1, 2022 – DRB granted Final Design Review to the Brookwood Medical project
- September 15, 2022 – Zoning Administrator approved minor Conditional Use Permit
- April 25, 2023 – Application submitted requesting revisions.

General Plan: Neighborhood Mixed Use Zoning: NMU (Neighborhood Mixed Use)

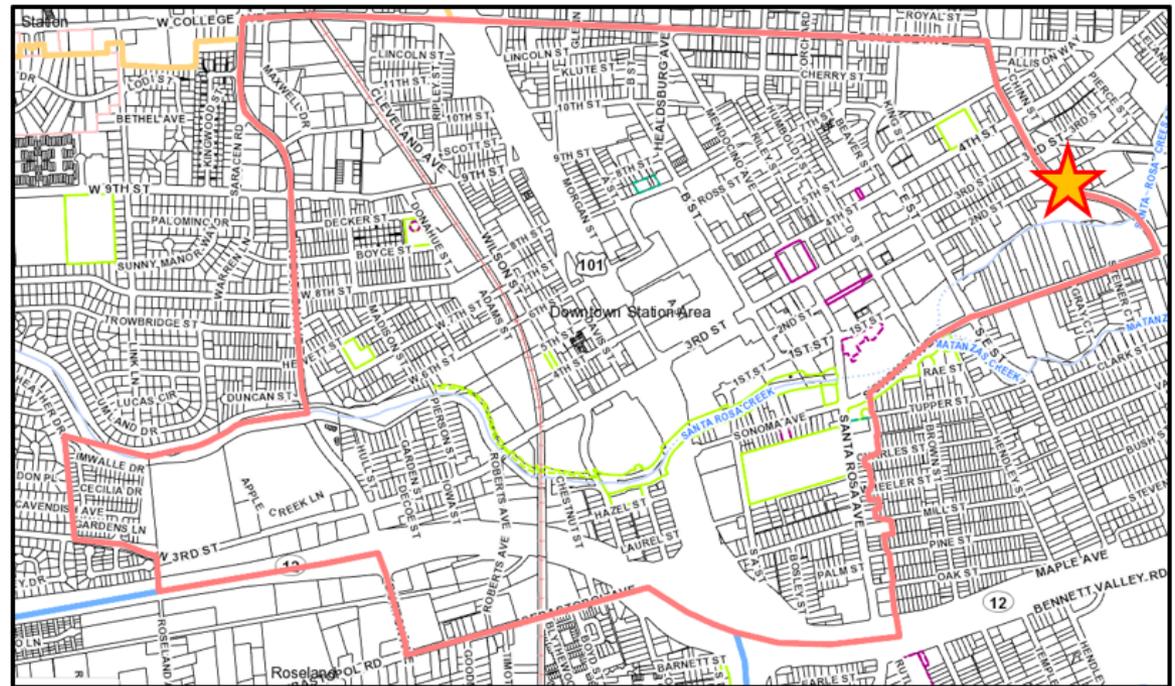


- LUL-C Maintain downtown as the major regional office, financial, civic, and cultural center in the North Bay, and a vital mixed-use center.
- OSC-E Ensure local creeks and riparian corridors are preserved, enhanced, and restored as habitat for fish, birds, mammals and other wildlife.
- EV-C Promote new retail and higher density uses along the city's regional/arterial corridors.



Parking:

- Exceeds minimum requirement
- Supported by analysis prepared by W-Trans



Downtown Station Area

Change Rendering



Approved



Proposed

Modified Site Plan



2.4.3 Locate entrances and upper-story windows such that they look out onto and, at night, cast light onto, sidewalks and pedestrian paths.

2.4.11 Corner buildings should have distinct architectural features and defined building entrances on both street frontages or an architecturally distinct corner entrance.

2.4.19 Incorporate creative elements into buildings for both functional and aesthetic purposes, such as vertical gardens, which provide aesthetic interest while aiding in temperature control.

4.1 II 6 Select landscape materials and plants that are appropriate in scale and function to the locations in which they are placed.

4.2.E To design sites, including buildings and the parking lot, such that vehicles are not the dominant feature.



The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans).

The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C).

The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments.

Required Findings

The architectural design of the proposed development is compatible with the character of the surrounding neighborhood.

The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained.

The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Four public comments received, all revolving around parking:

- Two requesting information only; neither expressed their position
- One in support of the project
- One opposed to the project



Statutorily exempt from CEQA

- The Design Review Board and Zoning Administrator found the project statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15182(a)(b) & Public Resources Code Section 21166.4

It is recommended by Planning and Economic Development Department that the Design Review Board, by resolution, allow the proposed changes and grant Final Design Review for the “Brookwood Medical - Garage Modifications” project located at 1000 2nd Street.

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