

Brookwood Medical

Minor Conditional Use Permit



101 Brookwood and 884 & 1000 2nd Street

September 15, 2022

Susie Murray, Senior Planner
Planning and Economic Development

Medical Office Building

- 92,370 square feet
- Four stories

Parking Garage

- Six levels

Required Entitlements

- Design Review (DRB, approved on September 1st)
- Minor Conditional Use Permit (ZA)



101 Brookwood Avenue and 884 & 1000 2nd Street

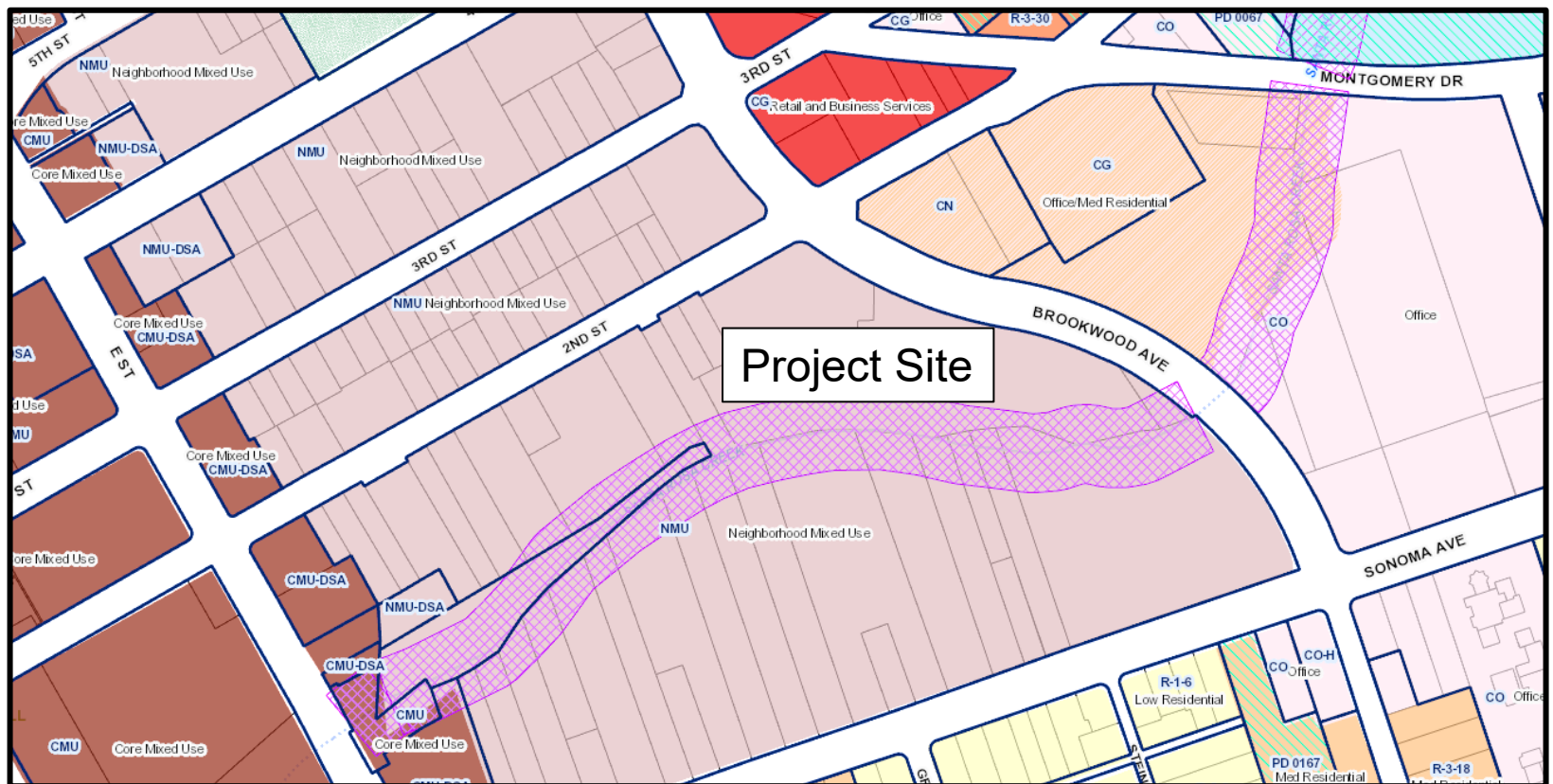


Neighborhood Context



- July 12, 2021 - Neighborhood Meeting
- July 13, 2021 - Pre-Application Meeting with staff
- July 15, 2021 - Concept Design Review
- December 16, 2021 - Waterways Advisory Committee
- October 20, 2021 - Project applications submitted
- September 1, 2021 - Granted Design Review

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



General Plan Goals

- 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.



Zoning Code – Development Standards

Parking:

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



Lot Coverage: Within the allowable 75%

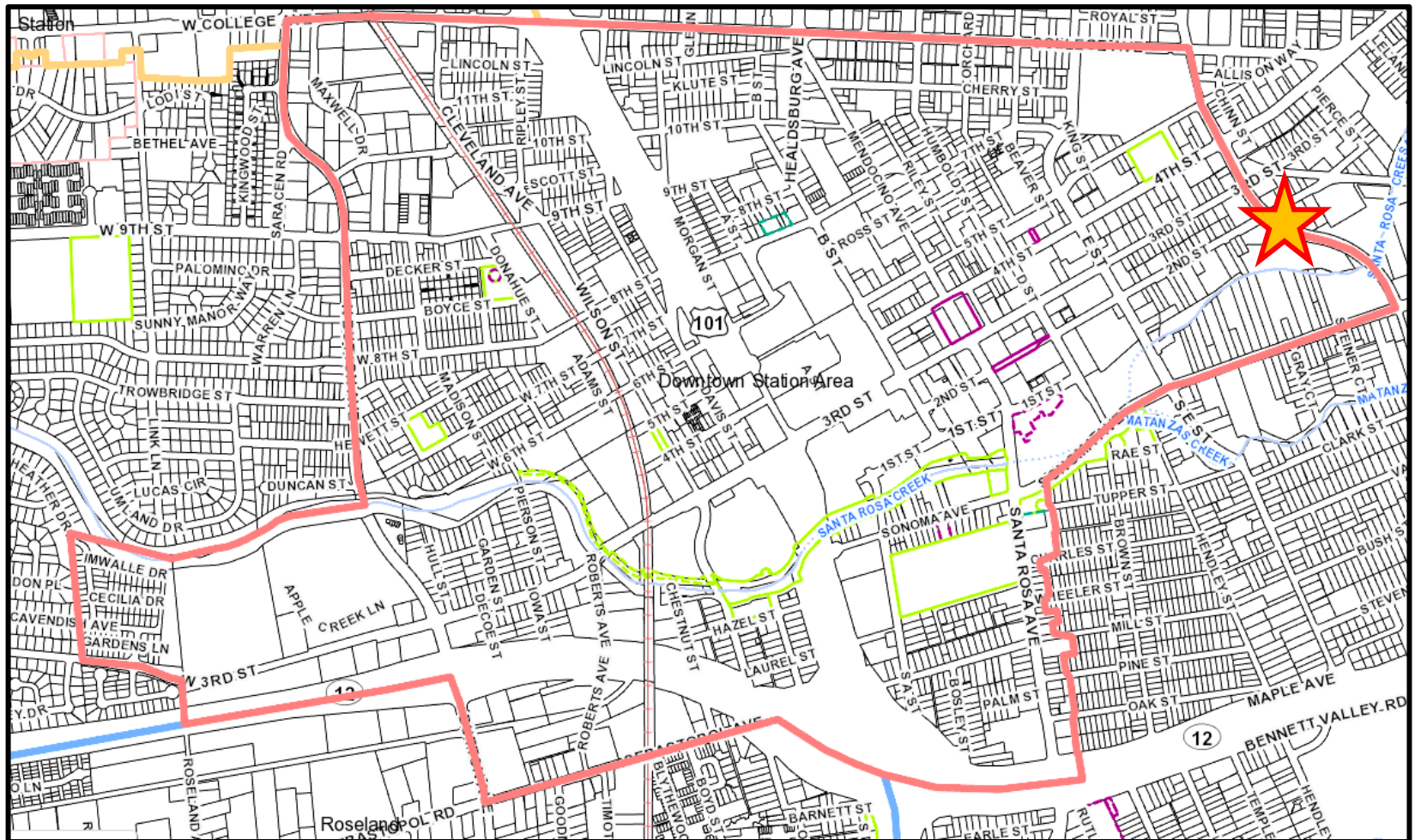
Floor Area Ratio (FAR): 2.75 (over mid-point 4.0)

Setbacks: Defer to the review authority

Building Design: Wall plane & roof form variety

Ground Level: Meets the minimum 12-foot height

Downtown Station Area



Specific Plan Goals

- LU-3 The Downtown Station Area will be economically viable and resilient.
- MOB-6 A balanced supply of parking that supports both quality of life and business vitality.
- UDCS-1 A diverse range of public spaces at different scales and sizes throughout the Downtown Station Area to provide outdoor recreation and relaxation opportunities for residents, workers, and visitors.



A few issues were raised, and resolved, during staff review of the project materials:

- The applicant agreed to extend the sidewalk along Brookwood Avenue from the project boundary to bridge crossing.
- Low Impact Development (LID) features were brought to current standards.
- A justification for the parking structure in an area with no minimum parking requirement was provided.

There are no unresolved issues.

A six-level parking structure should not be placed adjacent to Brookwood Avenue.

- The DSASP encourages vertical construction
- The DRB suggested an increased height for both buildings
- Challenging site to develop
- To achieve an above mid-point floor area ratio

Existing tenants may be displaced before their leases are up.

- This is between the lease holder and tenant

The project will eliminate derelict activities that have occurred on the undeveloped property for years.

- New development doesn't resolve this problem

Statutorily exempt from CEQA

- CEQA Guidelines Section 15182 & Public Resources Code Section 21166.4
 - Has a floor area ratio greater than 0.75
 - Is consistent with Plan Bay Area 2040
 - Is within the Downtown Station Area Priority Development Area
 - Is within a transit priority development area
 - Is consistent with the Downtown Station Area Specific Plan for which an Environmental Impact Report was certified

It is recommended by Planning and Economic Development Department that the Zoning Administrator, by resolution, approve a minor Conditional Use Permit for the Brookwood Medical project located at 101 Brookwood Avenue and 884 & 1000 2nd Street.

Questions?

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