

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: November 10, 2008

COUNCIL DISTRICT: 9
SNI AREA: N/A

SUBJECT: PDC08-014. PLANNED DEVELOPMENT REZONING FROM A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW 74,800 SQUARE FEET FOR MEDICAL OFFICE USES AND AN ADDITION TO AN EXISTING PARKING STRUCTURE ON A 5.4 GROSS ACRE SITE LOCATED ON THE NORTHEAST CORNER OF SOUTH BASCOM AVENUE AND SAMARITAN DRIVE.

RECOMMENDATION

The Planning Commission voted 6-0-0, to recommend that the City Council approve the proposed rezoning from A(PD) Planned Development Zoning District the A(PD) Planned Development Zoning District to allow 74,800 square feet for medical office uses and an addition to an existing parking structure on a 5.4 gross acre site.

OUTCOME

Should the City Council approve the Planned Development Rezoning, the applicant would be able to file and secure a subsequent Planned Development Permit to facilitate the build-out of the project as described above.

BACKGROUND

On November 5, 2008, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning. Staff made no additional comments on the project.

Ray Hashimoto, of HMM Engineers, spoke on behalf of the applicant, Samaritan Medical Office Center. No one from the public spoke on the proposal. The Commission, having no comments, then closed the public hearing.

Commissioner Campos made a motion to recommend approval of the proposed Planned Development Zoning, as recommended by staff. The Planning Commission then voted 6-0-0 to approve the project as recommended by staff.

ANALYSIS

An analysis of General Plan conformance and consistency with the Commercial Design Guidelines is contained in the attached staff report.

EVALUATION AND FOLLOW-UP

The applicant will be required to secure a Planned Development Permit from the Planning Director in order to implement the subject rezoning.

POLICY ALTERNATIVES

Not Applicable

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30: Public Outreach Policy. A community meeting was held for the project on August 27, 2008 at the Camden Community Center. The noticing radius was 500 feet to property owners and residents and no members of the public attended the meeting. A second community meeting was held on September 29, 2008 at the Camden Community Center. This meeting was noticed at a 1,000 foot radius. Three members of the public showed up at this meeting. One member expressed concern over pre-existing traffic on his residential street to the south of the project. Another resident was interested in how the new building might affect the view towards the mountains, but seemed satisfied after seeing the proposed elevations. The third resident seemed overall supportive of the proposal.

A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City website. The Planned Development Rezoning and General Plan text Amendment was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved design guidelines as further discussed in attached staff report.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

CEQA: Mitigated Negative Declaration - PDC08-014


 JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Mike Enderby at 408-535-7843.

STAFF REPORT
PLANNING COMMISSION

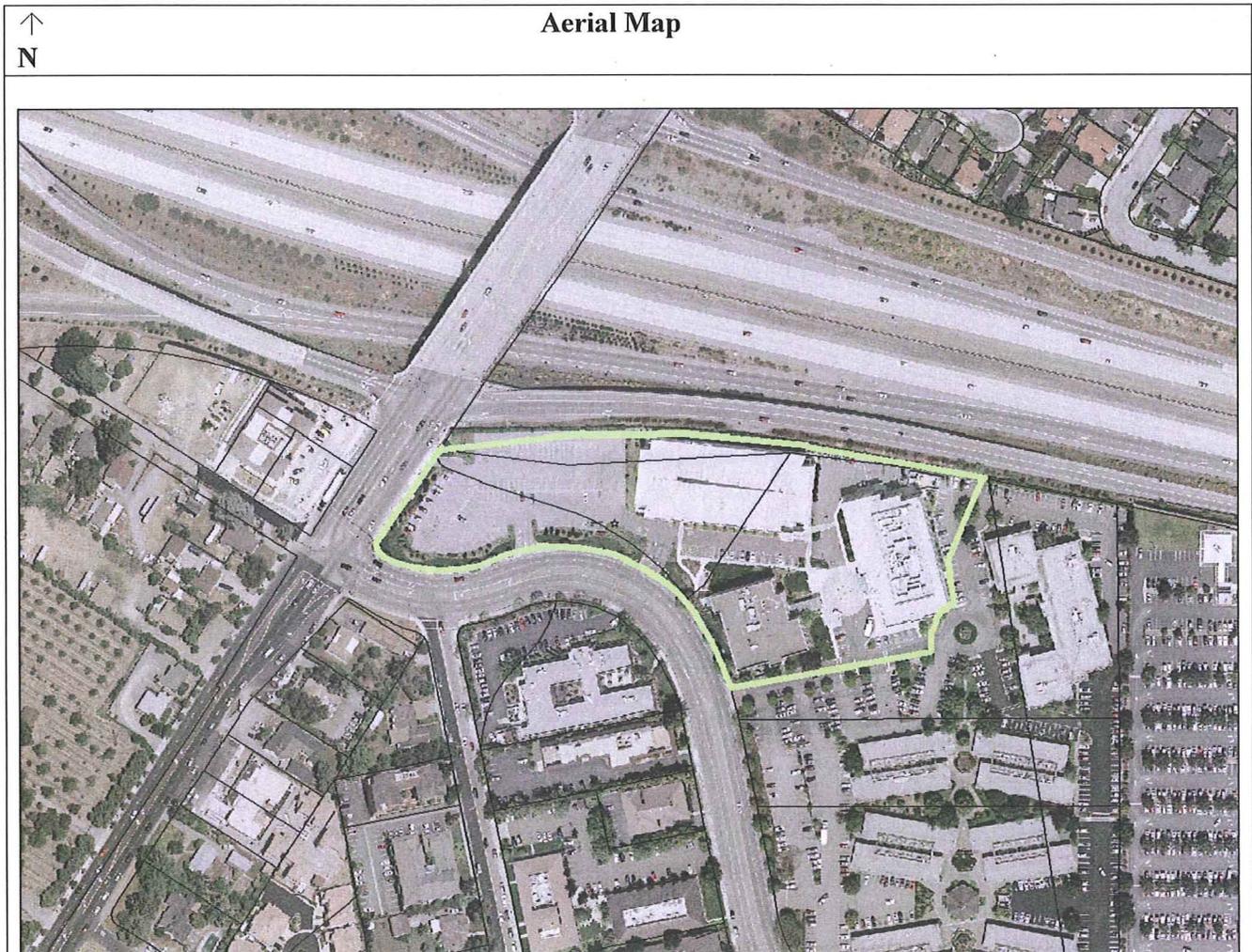
File No.: GP08-T-01/PDC08-014

Submitted: 01/31/08 & 03/06/08

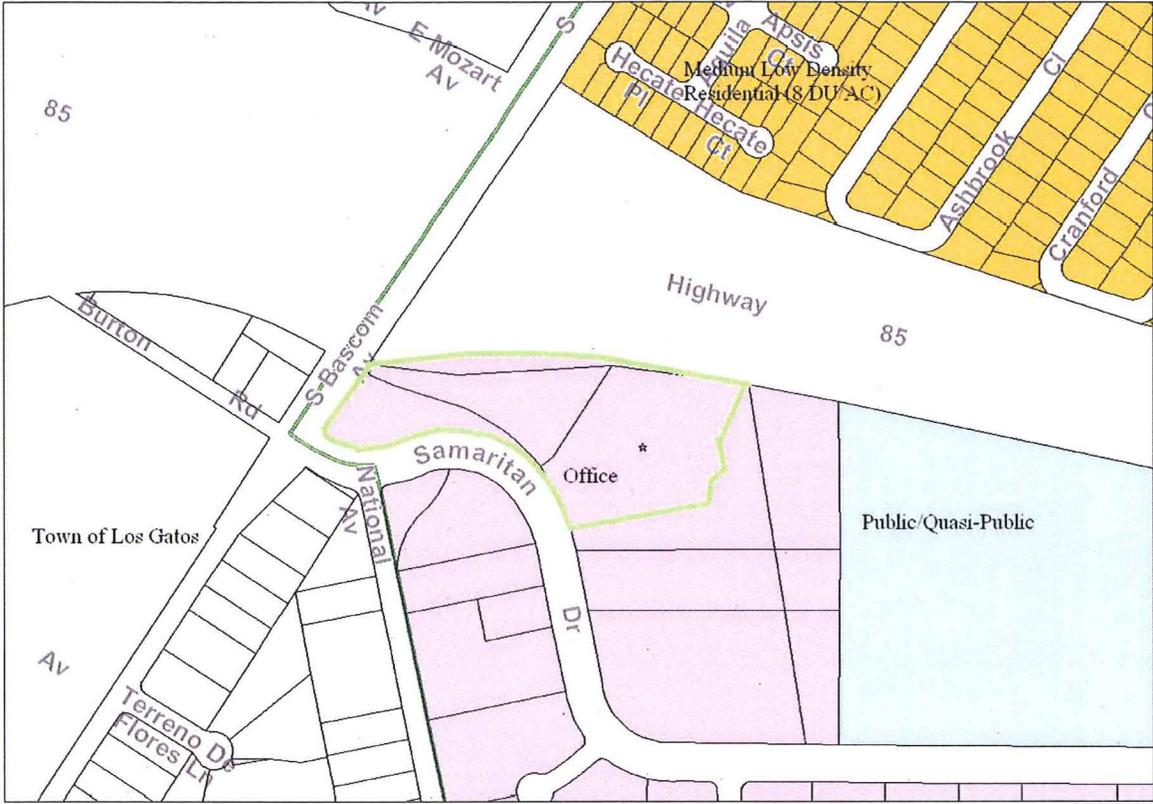
PROJECT DESCRIPTION: General Plan Text amendment request (GP08-T-01) to increase the maximum allowable building height to 70 feet and a Planned Development Rezoning (PDC08-014) from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow construction of 74,800 square feet for medical office uses and an associated parking structure on a 5.4 gross-acre site.

Existing Zoning	A(PD) Planned Development
Proposed Zoning	A(PD) Planned Development
General Plan	Office
Council District	9
Annexation Date	01/30/1973
SNI	N/A
Historic Resource	N/A
Redevelopment Area	N/A
Specific Plan	N/A

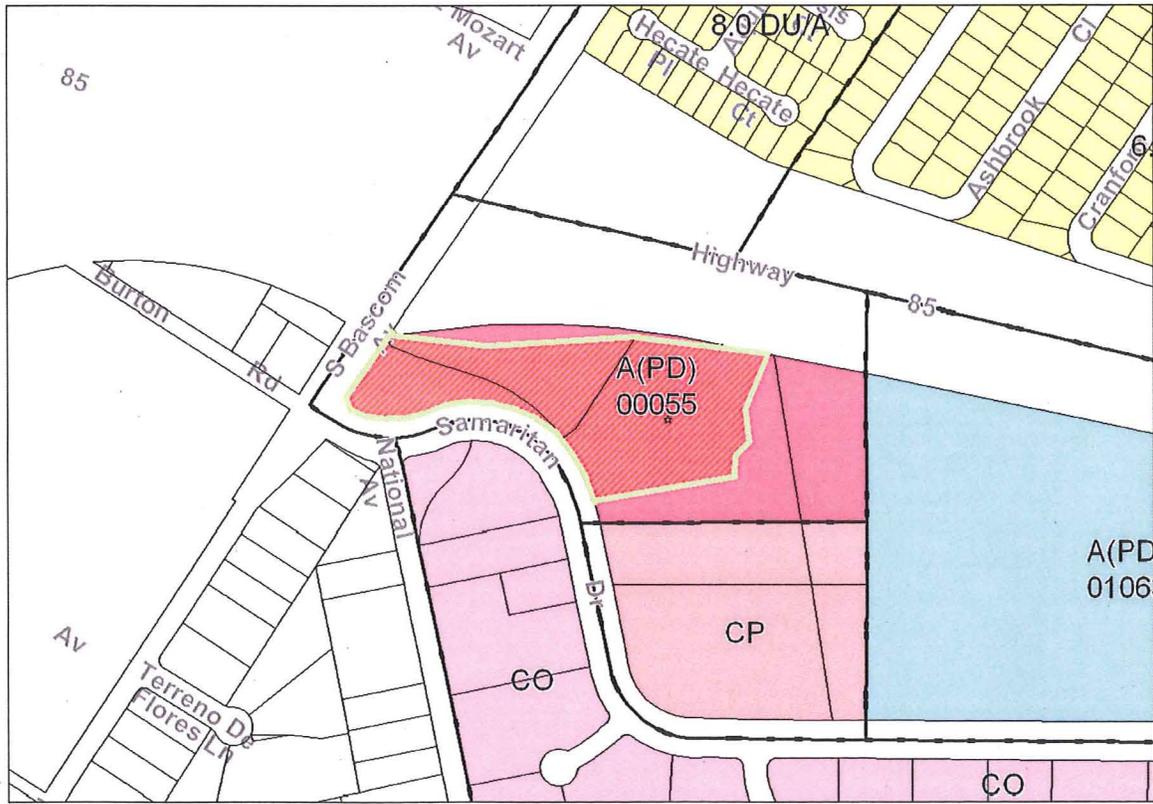
LOCATION: Northeast corner of Samaritan Drive, South Bascom Avenue, south of State Route 85 (2581 Samaritan Drive)



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends approval of the proposed General Plan text amendment and Planned Development Rezoning for the following reasons:

1. The proposed General Plan text amendment to allow a maximum building height of 70 feet is consistent with the development patterns in the surrounding area and consistent with the Economic Development and Growth Management Major Strategies in the San José 2020 General Plan.
2. The proposed medical office uses are consistent with the range of uses allowed under the General Plan Land Use/Transportation Diagram designation of Office.
3. The proposed Planned Development Zoning is compatible with the surrounding land uses.
4. The proposed Planned Development Zoning substantially conforms to applicable policies of the City's Commercial Design Guidelines.
5. The proposed project conforms to the requirements of CEQA.

BACKGROUND

Proposed General Plan Text Amendment

On January 31, 2008, Ray Hashimoto, on behalf of Samaritan Medical Center, filed a request for a General Plan text amendment to revise the *San José 2020 General Plan*, Chapter IV Goals and Policies: Urban Design Policies #No. 10, Specific Sites and Geographic Area Exceptions, to allow on the northeast corner of Samaritan Drive and South Bascom Avenue (2581 Samaritan Drive) on a 5.4-acre site in the City of San José a maximum building height of 70 feet.

Proposed Planned Development Zoning

On March 6, 2008, a Planned Development Zoning was filed to allow construction of 74,800 square feet for medical office uses and an associated parking structure on the subject site. The proposed Planned Development Zoning is to allow a 74,800 square-foot four-story medical office building with a height of 70 feet, and to allow an 85,000 square-foot addition to an existing 158,675 square-foot four-story building over a basement parking structure. The site will be accessed from two driveways along Samaritan Drive, a right-in/right-out driveway closer to South Bascom Avenue and a full access driveway further to the east. An existing exit directly onto South Bascom Avenue will be closed.

If the rezoning and General Plan text amendment are approved, a subsequent pending Planned Development Permit (PD08-054) would serve as the development permit for the new building, parking structure, and other associated improvements on the site.

Site Condition and Context

The existing medical office center is located on the east side of South Bascom Avenue, north of Samaritan Drive and south of Highway 85. The project site is on the western portion of the medical office complex and currently serves as a surface parking lot. There are nine (9) existing medical office buildings and a parking structure located on the overall medical office complex site, all constructed between 1987 and 2003. Good Samaritan Hospital, which is not affiliated with Samaritan Medical Center, is located to the east. Independent medical office uses and other commercial uses are located to the south of the site. To the west, across South Bascom Avenue, is a retail/commercial building located

within the Town of Los Gatos. Highway 85 is located to the north of the site, below a large retaining wall.

Site Permit History

The medical office complex on the southern portion of the overall site (located in the conventional CP Commercial Pedestrian Zoning District) was constructed in the mid-1980's. In 2001, a Planned Development Rezoning (PDC00-055) was approved to allow construction of a new three-story (70,500 square-foot) medical office building and a five-level parking garage. This Planned Development Rezoning was required because the proposed building exceeded the height limitations of the existing conventional zoning district. The Planned Development Zoning anticipated another future building would be located but at the corner of Bascom and Samaritan, but did not allow for a building height of 70 feet, proposed under the pending zoning application.

ANALYSIS

The Analysis section below first discusses key issues related to the proposed General Plan text amendment, including land use compatibility and need for medical services, and then discusses key issues associated with the Planned Development Zoning, including conformance with the General Plan Land Use/Transportation Diagram designation, site design, and conformance with the Commercial Design Guidelines (CDGs).

General Plan Text Amendment

General Plan Building Height Limits

San José's building height limit identified in the General Plan is generally 50 feet throughout the City; however, the San José 2020 General Plan does allow greater heights for specific areas identified for intensification. Currently, the General Plan allows a maximum building height of 50 feet on the subject site. The proposed General Plan text amendment to allow a maximum building height of 70 feet is intended to accommodate and facilitate a proposed new four-story medical office building and a parking garage on-site.

Economic Development Major Strategy

The General Plan's Economic Development Major Strategy states that economic development is a fundamental priority for future growth to improve the City's financial position and provide employment opportunities for San José's residents. The proposed General Plan text amendment is consistent with the Economic Development Major Strategy in that it would facilitate the development and intensification of office use on-site that would provide job opportunities, increase revenue for the City and reduce demand on City services.

Growth Management Major Strategy

The purpose of the Growth Management Major Strategy is to address the delicate balance between the need to house new population and the need to balance the City's budget, while providing acceptable levels of service. Where and when growth occurs can have major implications on City services and fiscal resources. Infill development within urbanized areas is identified as an important means of controlling service costs through increased efficiency. The proposed General Plan text amendment would further the

intent of the Growth Management Major Strategy by facilitating opportunities to intensify medical services on an urban infill site where urban facilities and services are already available, thus minimizing the cost to the City of providing services and increasing the City's revenue.

Land Use Compatibility

Per the *San José 2020 General Plan*, the maximum allowable building height for the immediately adjacent site to the south and east and for the sites across Samaritan Drive to the south is 50 feet. The maximum allowable building height on the next site to the east, Good Samaritan Hospital, is 95 feet. To the north, the site abuts State Route 85 and to the west, a major street, South Bascom Avenue. State Route 85, South Bascom Avenue, and the medical office buildings across Samaritan Drive provide a functional buffer between the subject site and residential uses in the vicinity. Therefore, the proposed maximum allowable building height of 70 feet for the subject site is in keeping with the General Plan maximum allowable building heights and the character of land uses in the surrounding area.

As analyzed in the Initial Study for the project, the proposed maximum allowable building height would not cause significant shading/shadow, reduce privacy, or significantly affect views from residential properties in the vicinity.

Need for Medical Services

With a growing population, the provision for medical services and facilities in San José and throughout the region is important. The proposed General Plan text amendment to increase the maximum allowable building height to 70 feet would facilitate opportunities for additional medical services to be located on the site.

Planned Development Rezoning

General Plan Land Use Designation

The General Plan Land Use/Transportation Diagram designation for the project site is Office. The primary allowed uses in this category are business and professional office uses. The proposed medical office and related parking garage uses conform to this designation because they are professional office uses.

Site Design

The new building will provide a prominent anchor for the street corner. The structures will be placed in a manner that strengthens and better defines the key circulation elements. The placement of the new medical office building at the west corner of the site, and the addition to the parking structure along the northerly property line will complete the development of the site and will increase the efficient use of the site, replacing a surface parking lot with a four-story office building and more structured parking lot.

The proposed project complies with the parking requirements for medical office use requirements with a total of 824 spaces provided. This equates to a parking ratio slightly greater than one space for every 200 net square feet. The parking requirement for medical office buildings is one space for every 250 net square feet, so this proposal will provide sufficient on-site parking.

Conformance with the Commercial Design Guidelines (CDGs)

The proposed project conforms to all key elements of the Commercial Design Guidelines (CDGs) for offices with regards to site design and landscaping within the project. In accordance with the Guidelines, the parking structure has been designed to comply with the policies for building placement, setbacks, accessibility, convenient parking and safe circulation. Pedestrian pathways have also been provided to connect the various building entrances and parking structures. A new patient/visitor drop-off area will be located near the main building entrance of the proposed medical office building and will allow for better on-site circulation.

Staff has reviewed the proposed site plan, and perimeter landscape areas meet or exceed the minimum requirements of the Guidelines along the street frontages, and adequate internal landscaped areas are proposed within the project site adjacent to the proposed and existing structures as well as within the surface parking lots. Also in conformance with the Guidelines, service facilities are located so they are not visible from streets and so that on-site circulation conflicts are minimized.

Architecture

The proposed structures on-site are compatible in terms of materials and colors and are compatible in terms of proportion and scale with existing structures on-site. Staff believes this site deserves excellent architecture due to its high visibility and regional interest, and that high quality materials will be necessary for the prominent four-story office building. The expansion of the garage will lengthen its elevation along Highway 85, from which side it is fairly visible. Currently, the structure appears monolithic. With the increase in length of the elevation, it becomes more important that some architectural treatment, whether it is a variation of materials and colors or additional articulation, is applied to improve the appearance of this long elevation. These further refinements of building architecture and landscaping details will be reviewed at the Planned Development permit stage to ensure appropriate design details are included.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was circulated on October 15, 2008, and is available for viewing at www.sanJoseca.gov/planning/eir/mnd.asp. The MND states that any environmental impacts that the project may have can be mitigated for through various methods that will be incorporated into any permits that are approved for this property. These included construction methods for mitigating noise generated by the adjacent highway and busy arterial streets. A traffic analysis was prepared for the site and it was determined that the project will be in conformance with both the City of San José Transportation Level of Service Policy (Council Policy 5-3) and the Santa Clara County Congestion Management Program.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**

- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30: Public Outreach Policy. A community meeting was held for the project on August 27, 2008 at the Camden Community Center. The noticing radius was 500 feet to property owners and residents and no members of the public attended the meeting. A second community meeting was held on September 29, 2008 at the Camden Community Center. This meeting was noticed at a 1,000-foot radius. Three members of the public attended this meeting. One member of the public expressed concern over pre-existing traffic on his residential street to the south of the project. Another resident was interested in how the new building might affect the view towards the mountains, but seemed satisfied after seeing the proposed elevations overall, the third resident seemed supportive of the proposal.

A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City website. The hearings for Planned Development Rezoning and General Plan Text amendment were also published in a local newspaper, the Post Record. The General Plan Text amendment was presented to the Developer's Roundtable on September 12, 2008 and the Neighborhood Roundtable on September 16, 2008. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

CONCLUSION

The proposed General Plan Text Amendment and Planned Development Rezoning will allow the expansion of an existing facility to help provide maximum efficiency and accessibility to medical office uses, with its location next to the existing hospital, as well as providing a regional scale building to anchor a significant street corner just off of Highway 85. The project will also encourage the creation of more job opportunities within the City. The project, with significant roadways and office buildings providing functional buffers from other surrounding land uses, will not adversely impact nearby residential uses.

Project Manager: Ed Schreiner / Rachel Roberts

Approved by: Susan Walton

Date: 10/29/2008

Owner/Applicant: Samaritan Medical Center Attn: Dave Henderson 2581 Samaritan Drive, Suite 300 San José, CA 95124	Attachments: Proposed General Plan Text Amendment Draft Development Standards Public Works Memoranda Plans
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ATTACHMENT 1

PROPOSED TEXT AMENDMENT

GP08-T-01

Description: General Plan text amendment. Amend Chapter IV., Goals and Policies, page 73.

Chapter IV, GOALS AND POLICIES

Urban Design

Urban Design Policy No. 10: [Page 73]

- SPECIFIC SITES AND GEOGRAPHIC AREA EXCEPTIONS:
 - On a 5.4-acre area on the northeast corner of South Bascom Avenue and Samaritan Drive, south of State Route 85, the maximum building height is 70 feet.

PDC 08-014
Draft
General Development Plan

USES ALLOWED

Permitted Uses

Office: All Permitted and Administrative uses as allowed in the CO Commercial Office Zoning District per Title 20 of the San Jose Municipal Code, as amended.

Conditional and Special Uses

All Conditional and Special uses as allowed in the CO Commercial Office Zoning District per Title 20 of the San Jose Municipal Code, as amended. All uses require approval through the issuance of a Planned Development Permit at the discretion of the Director of Planning,

DEVELOPMENT STANDARDS

HEIGHT

Maximum Height: 70 feet for any office building
50 feet for any other structure

SETBACKS-

West boundary (Bascom Avenue):	18 feet
South boundary (Samaritan Drive)	20 feet
North boundary (Highway 85)	10 feet
East boundary	none

PARKING

Parking shall be required per Table 20-190, of Title 20 of the San Jose Municipal Code, as amended.

TRAFFIC AND PUBLIC INFRASTRUCTURE IMPROVEMENTS

Minor Improvement Permit: The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.

Transportation:

1. Modify the traffic signal at the intersection of Bascom Avenue and Samaritan Drive to provide a right-turn arrow for the westbound right-turn movement and remove the southbound U-turn.

PDC 08-014

Draft

General Development Plan

2. Restripe project frontage along Samaritan Drive from National Avenue to east project driveway to provide left-turn pocket.

Easement Vacation: A public service easement was identified on the site plan. Vacation is required in order to accomplish the land use plan as shown. The easement vacation process may require further discretionary approval by the City Council and the project will be subject to this process prior to Public Works Clearance.

Grading/Geology:

1. A grading permit is required prior to the issuance of a Public Works Clearance.
2. If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
3. Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
4. A soils report must be submitted to and accepted by the City prior to the issuance of a grading permit.

Stormwater Runoff Pollution Control Measures: This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29.

1. The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
2. Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
3. A post construction Final Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the installation of the BMPs and stating the all post construction storm water pollution control BMPs have been installed as indicated in the approved plans and all significant changes have been reviewed and approved in advance by the Department of Public Works.

Sewage Fees: In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

General Development Plan

Street Improvements:

1. Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
2. Close unused driveway cut(s).
3. Improvement of the public streets shall be to the satisfaction of the Director of Public Works.
4. Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.

Electrical: Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.

Street Trees: Install street trees along the Bascom Avenue frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed behind the back of walk. Obtain a DOT street tree planting permit for any proposed street tree plantings.

ENVIRONMENTAL MITIGATION

The buildings shall be equipped with mechanical ventilation systems to allow the option of maintaining the windows closed to control noise, and maintain an interior noise level of 45 DNL. Prior to issuance of building permits, the developer shall retain a qualified acoustical consultant to verify that interior noise levels can be sufficiently attenuated to 45 DNL to the satisfaction of the Director of Planning, Building and Code Enforcement.



Memorandum

TO: Edward Schreiner
Planning and Building

FROM: Ryan Do
Public Works

SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 10/28/08

PLANNING NO.: PDC08-014
DESCRIPTION: Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow construction of 74,800 square feet for medical office uses on a 5.4 gross acres site
LOCATION: Northeast corner of Samaritan Drive, South Bascom Avenue, and State Route 85
P.W. NUMBER: 3-02093

Public Works received the subject project on 10/08/08 and submits the following comments and requirements.

Project Conditions:

Public Works Clearance for Building Permit(s) or Map Approval: Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Minor Improvement Permit:** The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
2. **Transportation:** A traffic report has been submitted by Hexagon Transportation Consultants for this project based on 224 a.m. and 374 p.m. peak hour trips. We conclude that the subject project will be in conformance with the City of San Jose Transportation Level of Service Policy (Council Policy 5-3) and a determination for a negative declaration can be made with respect to traffic impacts with the inclusion of these conditions:
 - a) Modify the traffic signal at the intersection of Bascom Avenue and Samaritan Drive to provide a right-turn arrow for the westbound right-turn movement and remove the southbound U-turn.

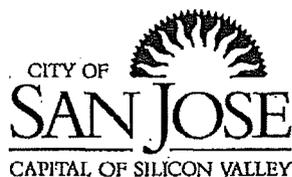
- b) Restripe project frontage along Samaritan Drive from National Avenue to east project driveway to provide left-turn pocket.
3. **Easement Vacation:** A public service easement was identified on the site plan. Vacation is required in order to accomplish the land use plan as shown. The easement vacation process may require further discretionary approval by the City Council and the project will be subject to this process prior to Public Works Clearance.
4. **Grading/Geology:**
 - a) A grading permit is required prior to the issuance of a Public Works Clearance.
 - b) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
 - c) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
 - d) A soils report must be submitted to and accepted by the City prior to the issuance of a grading permit.
5. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29.
 - a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
 - b) Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
 - c) A post construction Final Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the installation of the BMPs and stating the all post construction storm water pollution control BMPs have been installed as indicated in the approved plans and all significant changes have been reviewed and approved in advance by the Department of Public Works.
6. **Flood: Zone D** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.

7. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
8. **Street Improvements:**
 - a) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
 - b) Close unused driveway cut(s).
 - c) Improvement of the public streets shall be to the satisfaction of the Director of Public Works.
 - d) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
9. **Sanitary/Storm:** The project may be required to submit plan and profile of the mains with lateral locations for final review and comment prior to construction.
10. **Electrical:** Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
11. **Street Trees:** Install street trees along the Bascom Avenue frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed behind the back of walk. Obtain a DOT street tree planting permit for any proposed street tree plantings.
12. **Referrals:** This project should be referred to the City of Los Gatos.

Please contact the Project Engineer, Maria Angeles, at (408) 535-6817 if you have any questions.



Ryan Do
Acting Senior Engineer
Development Services Division



Memorandum

TO: Edward Schreiner
Planning and Building

FROM: Maria Angeles
Public Works

SUBJECT: SEE BELOW

DATE: 10/28/08

Approved

Date

10/28/08

SUBJECT: PDC08-014- SAMARITAN MEDICAL CENTER
PW NO. 3-02093 (PDC08-014)

We have completed the review of the traffic analysis for the subject project. The project consists of expansion of 74,800 SF of additional medical office space. The proposed development is located at the northeast corner of Samaritan Drive, South Bascom Avenue and State Route 85. The proposed development is projected to add 224 a.m. peak hour trips and 374 p.m. peak hour trips.

ACCESS

Access to the site will be provided from Samaritan Drive. Vehicular access to the site will be provided via two driveways along the project frontage. The western driveway is right turn in and right turn out only and the eastern driveway is a full access driveway.

TRAFFIC ANALYSIS

Project traffic impacts and transportation level of service (LOS) have been calculated using Traffix, the City of San Jose and the Santa Clara County Congestion Management Program (CMP) approved software.

City of San Jose Methodology: Twelve (12) signalized intersections were analyzed for the AM and PM peak commute hours using TRAFFIX and conforming to the City of San Jose Level-Of-Service (LOS) Policy impact criteria. The results indicate that the same two City of San Jose study intersections projected to operate at unacceptable levels under background conditions would continue to operate at unacceptable levels under project conditions. When measured against the City of San Jose level of service impact criteria, neither study intersection would be impacted by the project. All other City of San Jose and Town of Low Gatos study intersections are projected to operate at an acceptable LOS D or better during the peak hours. The results of the analysis are summarized in the attached Table ES-1.

Santa Clara County CMP Methodology: Six (6) signalized intersections were analyzed for the AM and PM peak commute hours using TRAFFIX and conforming to the Congestion

Management Program requirements. The results indicate that all of the CMP study intersections are projected to operate at an acceptable LOS E or better under project conditions.

OPERATIONS

Left-turn Storage Analysis: Left-turn lane storage analyses were performed at the east project driveway. The existing left-turn queue storage capacity for the eastbound movement is and would be adequate to serve the expected maximum queue length under the project conditions. For the southbound direction (exiting the project site) the analyses showed that the left-turn queue length is expected to increase by up to six vehicles or 150 feet. This approach can store into the parking garage and not inhibit traffic flow along Samaritan Drive.

Freeway Analysis: Two (2) freeway segments State Route 85 were analyzed for possible freeway impacts. The results of the analysis indicate that the proposed project would not have an impact on either of the freeway segments providing access to the project site.

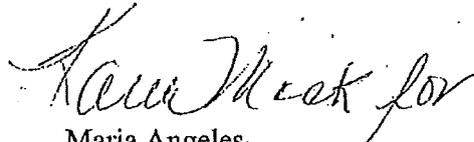
Project Conditions:

- a) Restripe project frontage along Samaritan Drive from National Avenue to east project driveway to provide left-turn pocket.
- b) Modify the traffic signal at the intersection of Bascom Avenue and Samaritan Drive to provide a right-turn arrow for the westbound right-turn movement and remove the southbound U-turn.

RECOMMENDATION:

The subject project, as proposed, will be in conformance with both the City of San Jose Transportation Level of Service Policy (Council Policy 5-3) and the Santa Clara County Congestion Management Program. Therefore, a determination for a negative declaration can be made with respect to traffic impacts.

If you have any questions, please call Joy Eduarte at (408) 793-4112 or Karen Mack at (408) 535-6816.



Maria Angeles
Project Engineer
Transportation and Development Services Division

MA:je

C: Karen Mack
Manuel Pineda, DOT
Traffic Consultant

**Table ES 1
Intersection Level of Service Summary**

Study Number	Peak Hour	Count Date	Existing		Background		Project Conditions				Future		
			Ave. Delay	LOS	Ave. Delay	LOS	Ave. Delay	LOS	Incr. In Crit. Delay	Incr. In Crit. V/C	Ave. Delay	LOS	
City of San Jose Intersections													
1	Bascom Avenue and Camden Avenue*	AM	9/25/07	59	E	59	E	59	E	0.1	0.001	61	E
		PM	9/25/07	51	D	51	D	52	D	0.8	0.007	52	D
2	SR 85 and Bascom Avenue (N)*	AM	9/13/07	20	C	20	C	20	C	0.2	0.014	20	C
		PM	9/13/07	20	C	20	C	20	C	0.3	0.020	19	B
3	SR 85 and Bascom Avenue (S)*	AM	9/20/07	17	B	17	B	18	B	0.7	0.020	18	B
		PM	9/13/07	22	C	22	C	22	C	0.1	0.031	21	C
4	Bascom Avenue and Samaritan Drive*	AM	9/25/07	34	C	34	C	36	D	1.4	0.038	36	D
		PM	9/25/07	37	D	37	D	43	D	8.9	0.085	45	D
5	SR 85 and Samaritan Drive	AM	4/17/08	19	B	19	B	19	B	0.2	0.013	19	B
		PM	4/17/08	19	B	19	B	19	B	0.3	0.027	19	B
6	SR 85 and Union Avenue (S)	AM	3/22/07	38	D	38	D	38	D	0.6	0.016	39	D
		PM	3/22/07	41	D	41	D	41	D	0.0	0.008	40	D
7	SR 85 and Union Avenue (N)	AM	4/22/08	22	C	22	C	22	C	0.2	0.008	22	C
		PM	4/22/08	16	B	16	B	16	B	0.2	0.005	22	C
8	Camden Avenue and Union Avenue*	AM	9/26/07	47	D	47	D	47	D	0.0	0.001	48	D
		PM	9/26/07	66	E	66	E	66	E	0.6	0.005	68	E
Town of Los Gatos Intersections													
9	Winchester Boulevard and Lark Avenue	AM	4/16/08	26	C	30	C	30	C	0.7	0.006	29	C
		PM	4/16/08	17	B	17	B	18	B	0.6	0.019	18	B
10	SR 17 Southbound Ramps and Lark Avenue	AM	4/16/08	28	C	28	C	28	C	0.1	0.006	29	C
		PM	4/19/08	35	C	37	D	38	D	0.9	0.006	40	D
11	SR 17 Northbound Ramps and Lark Avenue	AM	4/16/08	13	B	13	B	13	B	0.0	0.001	14	B
		PM	4/19/08	12	B	12	B	13	B	0.1	0.006	13	B
12	Los Gatos Boulevard and Lark Avenue*	AM	4/16/08	35	C	36	D	37	D	1.1	0.017	37	D
		PM	4/16/08	35	C	36	D	36	D	0.7	0.017	36	D

* Denotes CMP intersection