



MEMORANDUM

TO: Planning Commission
FROM: Steve Regner, Associate Planner
DATE: February 1, 2017
SUBJECT: Kaiser Permanente Medical Clinic (CU2016-0012 / DR2016-0123 / LD2016-0024)

Staff is providing this memorandum to address additional material provided by the applicant, as well as provide a correction to several typos in the staff report dated January 25, 2017

Additional Applicant Material

In order to provide minimum parking required for the existing and proposed medical clinic during construction, the applicant is proposing to utilize surplus parking on a site across SW Western Avenue from Kaiser. The applicant has a current parking lease in place with the property owner for 100 parking spaces. The revised lease agreement, labeled Exhibit 3.2, increases the lease agreement to 115 parking spaces to offset lost parking spaces due to construction impacts on the subject site. This lease is valid through June 30, 2019, which, according to the applicant, is two months longer than the projected construction timeline.

Revisions

Page CU-3. Line 2 of staff's response to Section 40.15.15.3.C.4 should read "...configuration and topography can reasonably accommodate the proposal."

Page CU-3. Line 5 of staff's response to Section 40.15.15.3.C.5 should read "...minimal impact on livability as it is not in proximity to residential uses..."

Page DR-6. Although staff does express some concern with the guideline addressing cornice treatments (Section 60.05.35.2.B), staff's final conclusion is that the intent of the guideline is met. As such, the final staff finding for this guideline should read: "**Therefore, staff finds the Guideline is met.**"