MEMORANDUM

To: Garrett Sauls
Associate Planner
City of Palo Alto Development Center
285 Hamilton Avenue
Palo Alto, CA 94301

From: Amie Ashton
Senior Project Manager
David J. Powers & Associates, Inc.
1871 The Alameda, Suite 200
San José, CA 95126

Re: 3215 Porter Drive Office Project – Minor Site Plan Changes

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Since the circulation of the California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration for the 3215 Porter Drive Office Project (which began on April 10, 2020 and ended May 11, 2020), the project applicant has submitted a revised site plan with minor project changes. The purpose of this memorandum is to describe the changes and document that the changes do not affect the CEQA impact conclusions in the Initial Study/Mitigated Negative Declaration, as described further below.

SUMMARY OF PROJECT CHANGES

The project proposes to construct a two-story office building with an underground garage parking area at the vacant site located at 3215 Porter Drive, Palo Alto. The building would be 40 feet high at its tallest point. In addition to office space, the first floor would contain a 1,100-square-foot amenity space that would likely include a café or other accessory use. The project would also include the construction of a pedestrian path along the north edge of the site connecting Porter Drive and Page Mill Road, and improvements to the intersection of Porter Drive/Hanover Street/Hillview Avenue.

The proposed change to the project involves the addition of a 96-square-foot storage container at the northern corner of the site, adjacent to the proposed pedestrian path (refer to Attachment A). The addition of the storage container would increase the total square footage of the project from 21,933 square feet to 22,029 square feet. The storage container would comply with the required 20-foot rear and side setbacks for the project site. The storage container would not increase the overall duration of construction, nor would it generate any additional operational trips.

ENVIRONMENTAL CONCLUSION

The project changes would have the potential to affect the following resource areas:

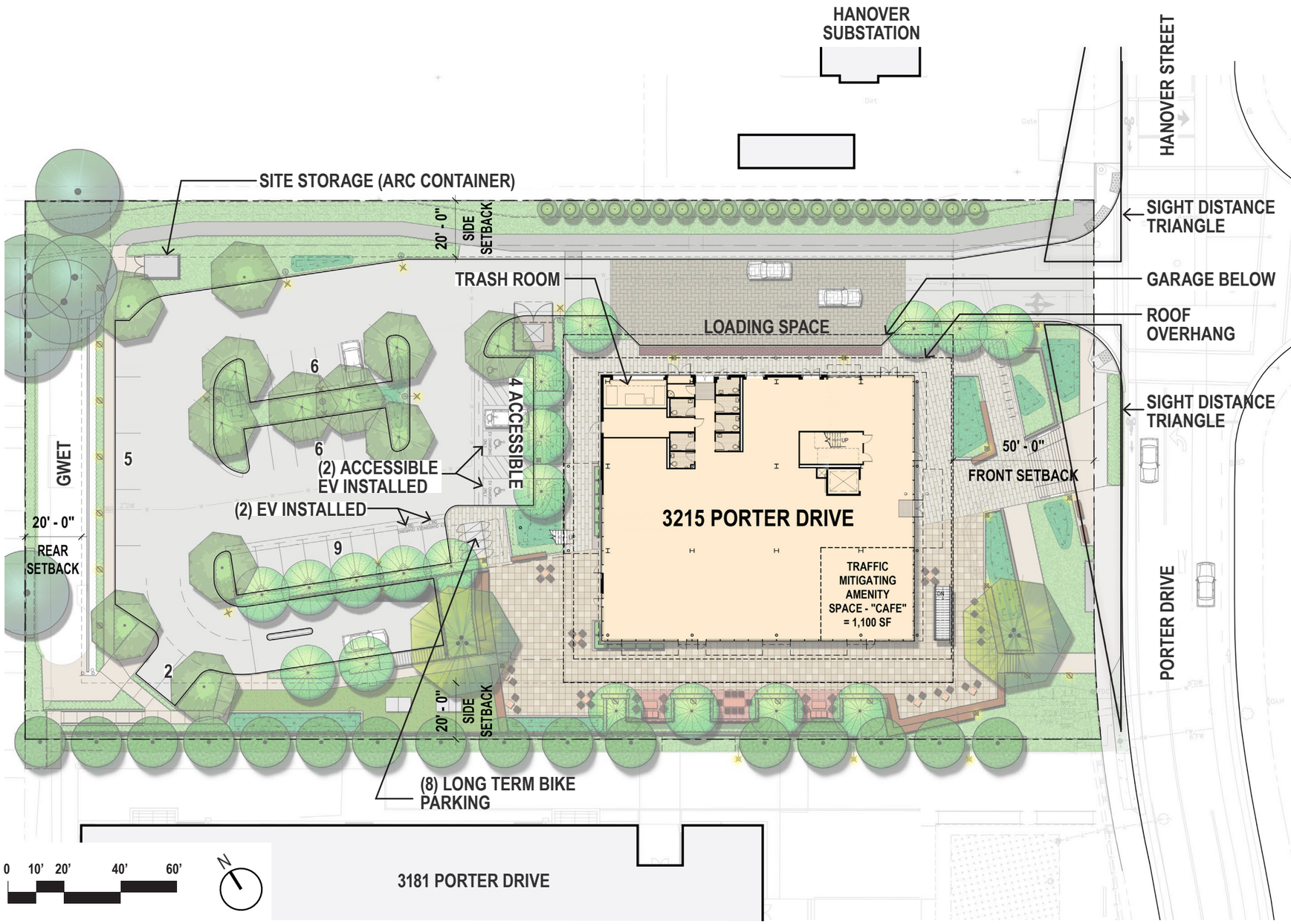
Air Quality – Construction emissions would be incrementally increased by the addition of the storage unit to the project. However, the project emissions would be approximately 92 percent below the Bay Area Air Quality Management District (BAAQMD) threshold of significance for criteria air pollutant emissions. Construction of the storage unit would contribute less than one percent of the overall square footage. Thus, the change to the project would have a negligible effect

on criteria air pollutant emissions and the project would still have a less than significant impact on air quality.

Greenhouse Gas (GHG) Emissions – Similarly, construction-related emissions of GHGs would also be incrementally increased. However, that increase in GHG emissions would be negligible due to the small size of the storage unit. Neither the City of Palo Alto nor BAAQMD have an adopted threshold of significance for construction-related GHG emissions so the project would still be considered to have a less than significant impact.

ATTACHEMNT A: REVISED SITE PLAN

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STUDIOS ARCHITECTURE



SITE SUMMARY

TOTAL SITE AREA 1.671 ACRES = 72,790 SF

SITE COVERAGE

Site Coverage Allowable Area (30%) ..... 21,837 SF
Site Coverage Proposed (17.1%) ..... 12,411 SF

BUILDING SUMMARY

Allowable FAR (40%) ..... 29,116 SF

PROPOSED FAR

Total Planning Area (28.6%) ..... 20,929 SF
Traffic Mitigating Amenity Area ..... 1,100 SF
Site Storage (ARC Container) ..... 96 SF
Total Proposed Building Area ..... 22,029 SF

PARKING

Required Parking (20,929 SF x 1:300) ..... 70 Spaces

PROPOSED

	STD	EV Installed	EV Ready	
Surface	26	2	-	28 Spaces
Surface Accessible	2	2	-	4 Spaces
				32 Spaces

	STD	EV Installed	EV Ready	
Garage	26	2	6	34 Spaces
Garage Accessible	2	2	-	4 Spaces
				38 Spaces

Total Proposed Parking ..... 70 Spaces
Loading Space ..... 1 Space

BIKE STORAGE

Required Bike Storage (20,929 SF x 1:3000) ..... 7 Spaces

PROPOSED

Surface Short Term Racks ..... 34 Spaces
Surface Long Term Lockers ..... 8 Spaces
Garage Long Term Lockers ..... 10 Spaces

Total Proposed Bike Storage ..... 52 Spaces

THE GUZZARDO PARTNERSHIP INC.
Stanford RESEARCH PARK
STUDIOS architecture

3215 PORTER DRIVE

STANFORD REAL ESTATE
ARB RESUBMITTAL, MAJOR - REVISION 3 03/02/2020

PLANNING & DESIGN OVERVIEW

SITE PLAN AND SITE SUMMARY

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