



MEMORANDUM

Community Development Department

DATE: May 17, 2013

TO: Randal Tsuda, Community Development Director

FROM: Peter Gilli, Planning Manager (acting)

SUBJECT: May 2013 – Planning Division Update

This memorandum is a status update of notable private development projects and long range planning projects. The projects are organized by Change Area and Neighborhood Planning Area (see Attachment 1 – Planning Division Update Map).

NORTH BAYSHORE CHANGE AREA

1. North Bayshore Precise Plan Update

In May 2011, Council authorized the preparation of the North Bayshore Precise Plan. Work was put on hold pending completion of the North Shoreline Transportation Study. An amendment to the scope of services for the plan will be going to Council in May 2013. The formal CEQA review and plan development will continue through 2014. *(North Bayshore Planning Area) (Martin Alkire)*

2. Charleston East (2000 North Shoreline Boulevard)

In March 2011, the City Council approved an amendment to the North Bayshore Precise Plan area to allow up to 595,000 sq. ft. of office/R&D building area on the site. Google entered into a lease with the City to develop and occupy the property. Google has stated they will defer this project until the North Bayshore Precise Plan is completed. *(North Bayshore Planning Area) (Peter Gilli)*

3. Sobrato Organization (1255 Pear Avenue)

In January 2013, the Sobrato Organization applied for permits for a 156,900 sq. ft., five-story office building, to replace nine existing buildings totaling 141,878 square feet, on an 11.37-acre site in the MM district. The zoning ordinance allows final action on this application by the Zoning Administrator, with a hearing anticipated in July 2013. *(North Bayshore Planning Area) (Scott Plambaeck)*

4. Intuit (2600 Marine Way)

In July 2012, Council authorized study of a proposal for two new office buildings, consisting of 370,000 square feet (1.0 FAR) for Intuit. The project was reviewed by the EPC at a study session in February 2013 and the City Council in April 2013. An EIR is being prepared for the project, and the project and traffic analysis will be brought to a second round of study sessions in the latter half of 2013. *(North Bayshore Planning Area) (Stephanie Williams)*

SAN ANTONIO CHANGE AREA

5. San Antonio Precise Plan

In July 2012, Council authorized the preparation of the San Antonio Precise Plan. Council reviewed the results of the visioning process in January 2013. An amended scope was approved by Council in April 2013. Completion of the new precise plan is expected by the end of 2014. *(San Antonio Planning Area) (Rebecca Shapiro)*

6. Pillar Group/Kalcic (420 San Antonio Road)

In January 2013, Council authorized a Gatekeeper request by the Pillar Group to study a high-density apartment project with a 1.85 FAR on 4.6 acres. Formal review of this Gatekeeper will start in July 2013. *(San Antonio Planning Area) (Peter Gilli)*

7. Merlone Geier Partners (MGP) Phase I (455 San Antonio Road)

In June 2011, Council approved a project to construct 330 apartment units, a 65,000 square foot Safeway building and three retail tenant buildings totaling 26,200 square foot for MGP. The Safeway opened in April 2013, and the remainder of the apartments and retail spaces will obtain final occupancy through the beginning of 2014. *(San Antonio Planning Area) (Nancy Minicucci)*

8. Merlone Geier Partners (MGP) Phase II (405 San Antonio Road)

In December 2011, Council authorized a Gatekeeper request by Merlone Geier Partners (MGP) for a mixed-use development consisting of office, retail, and hotel uses on 9.9 acres in the San Antonio Shopping Center. MGP submitted revised plans in February 2013 for a mixed-use development consisting of office, retail, cinema and hotel, with reduced office area and building heights. A project EIR and General Plan Subsequent EIR will be necessary for the project. Council held a study session in April 2013 and MGP is refining their project for DRC review. The project and traffic analysis will be brought to a second round of study sessions in the latter half of 2013. *(San Antonio Planning Area) (Melinda Denis)*

9. San Antonio Center (590 Showers Drive)

In November 2011, the Zoning Administrator approved a new 14,300 square-foot retail building near Trader Joe's. Building plans were submitted in May 2013.

(San Antonio Planning Area) (Nancy Minicucci)

10. Target (555 Showers Drive)

In April 2013, Council authorized a Gatekeeper request by Target to study a new 158,000 two-story Target building and 22,500 square feet in ancillary retail buildings. Formal review of this Gatekeeper will start in July 2013, with an EPC study session scheduled for August 2013 and a Council study session in fall 2013.

(San Antonio Planning Area) (Melinda Denis)

11. Marazzo - Prometheus (2580 California Street)

In October 2011, Council authorized a Gatekeeper request by Prometheus to study a high-density apartment project on the existing Safeway site. In June 2012, the project was put on hold by the applicant. *(San Antonio Planning Area) (Peter Gilli)*

EL CAMINO REAL CHANGE AREA

12. El Camino Real Precise Plan

In July 2012, Council authorized the preparation of the El Camino Real Precise Plan. Council approved a scope of work in April 2013. Completion of the new precise plan is expected by the end of 2014. *(Central Neighborhoods; San Antonio; Miramonte/Springer; Grant/Sylvan Planning Areas) (Eric Anderson)*

13. Greystar (801 El Camino Real West)

In April 2013, Council authorized a Gatekeeper request by Greystar for a mixed use, high-density apartment proposal. The project includes a request to sell the adjacent City parking lot to the developer. EPC and Council study sessions are scheduled for fall 2013. *(Central Neighborhoods Planning Area) (Peter Gilli)*

14. Urban Housing Group (2650 El Camino Real West)

In June 2012, Council approved a 193-unit apartment project at the former San Antonio Inn for Urban Housing Group. Construction is underway and completion is expected in fall 2014. *(San Antonio Planning Area) (Melinda Denis)*

15. UDR (1984 El Camino Real West)

In March 2012, Council authorized a Gatekeeper request by UDR for a mixed use, high-density apartment proposal. The project includes a public pedestrian connection between Latham Avenue and El Camino Real. An EIR is being prepared for the project. EPC and Council review is expected in fall 2013. *(Central Neighborhoods Planning Area) (Margaret Netto)*

16. Residence Inn (1740 El Camino Real West)

In January 2013, Residence Inn submitted an informal application for a new four story, 22,000 square foot building with 32 hotel rooms. Zoning Administrator final action is expected in July 2013. *(Central Neighborhoods Planning Area) (Nancy Minicucci)*

17. Tropicana Lodge – Prometheus (1720 El Camino Real West)

In March 2013, Council approved a 169-unit apartment project on 2.51 acres at the former Tropicana Lodge and Western Appliance Store. Building permit submittal is expected summer 2013. *(Central Neighborhoods Planning Area) (Scott Plambaeck)*

18. Austin's – Prometheus (1616 El Camino Real West)

In January 2013, Council authorized a Gatekeeper request to study a 67 unit apartment project, adjacent to the Tropicana project. Formal review began after Council approved the Tropicana project in March 2013. An EPC study session was held in May 2013. The applicant is revising their plans. *(Central Neighborhoods Planning Area) (Scott Plambaeck)*

19. First Community Housing (1581 El Camino Real West)

In January 2013, Council approved 26 studio units for developmentally disabled individuals and 1 two-bedroom manager unit for First Community Housing. The project will be applying for tax credits during the July 2013 round. Building permits and construction timeframes will depend on the tax credits. *(Miramonte/Springer Planning Area) (Margaret Netto)*

20. 247-343 El Camino Real West (Dollinger Group)

In October 2012, the Zoning Administrator approved a 12,000 square foot dialysis center for Dollinger Properties. Construction has commenced and should be completed by August 2013. *(Miramonte/Springer Planning Area) (Noah Downing)*

21. SummerHill Apartments (865 El Camino Real East)

In April 2013, Council approved a 150-unit apartment project for SummerHill Apartments. Building permit submittal is expected in June 2013. *(Grant/Sylvan Planning Area) (Margaret Netto)*

22. Archstone (870 El Camino Real East)

In October 2011, Council authorized a Gatekeeper request by Archstone to study a 180 unit apartment complex with 333 apartment units and 6,000 square foot of commercial space. Archstone is being acquired by Equity Residential. The project is on hold. *(Grant/Sylvan Planning Area) (Melinda Denis)*

EAST WHISMAN CHANGE AREA

23. TMG Partners (625 – 685 Clyde Avenue)

In March 2013, Council approved a 385,000 square foot (1.0 FAR) office project for TMG Partners. TMG Partners has signed a lease with Samsung to occupy the entire campus. Building permit submittal is expected in June 2013. *(Moffett/Whisman Planning Area) (Scott Plambaeck)*

24. RREEF (700 East Middefield Road)

In June 2012, Council authorized a Gatekeeper request by RREEF to study a rezoning of 23 acres to allow up to a 1.0 FAR. The site currently contains 400,000 square feet of office area, where 1.0 FAR could allow up to 1 million square feet. A project EIR and General Plan Subsequent EIR will be necessary for the project. An EPC study session was held in September 2012. Council study sessions were held on February 12 and 26, 2013. The applicant is revising the plans based on EPC and Council comments for a Council study session in May 2013. *(Moffett/Whisman Planning Area) (Scott Plambaeck)*

25. Kilroy Realty (690 East Middlefield Road)

In April 2008, Council approved a 340,000 square feet office building (0.5 FAR) for Dostart Development. Kilroy Realty purchased the property and began construction. Completion of the building shell is expected by fall 2013. *(Moffett/Whisman Planning Area) (Margaret Netto)*

26. Kilroy Realty (331 Fairchild Drive)

In July 2008, Council approved an 87,500 square feet office building for Equity Office Partners. Kilroy Realty purchased the property and began construction. Completion is expected by fall 2013. *(Moffett/Whisman Planning Area) (Melinda Denis)*

27. Symantec (575 East Middlefield Road)

In February 2010, Council approved a 102,000 square feet office building and eight year Development Agreement for Verisign. Verisign was subsequently acquired by Symantec. The applicant has not submitted a building permit to construct the approved building. *(Moffett/Whisman Planning Area) (Scott Plambaeck)*

28. The Quad / Lovewell (369 North Whisman Road)

In September 2011, Council approved 180,800 square feet of additional office area and a 10 year Development Agreement for Keenan Lovewell. Google is occupying the existing site. The property owner has not indicated if they will proceed with the additional buildings. *(Moffett/Whisman Planning Area) (Scott Plambaeck)*

29. E-Health (340 East Middlefield Road)

In June 2012, the Zoning Administrator approved a new two-story, 17,740 square foot (0.35 FAR) office building for "E-Health." Construction is underway. Completion is expected by October 2013. *(Moffett/Whisman Planning Area) (Margaret Netto)*

MOFFETT CHANGE AREA

30. Prometheus (100 Moffett Boulevard)

In December 2011, Council authorized a Gatekeeper request by Prometheus to study rezoning of 2.9 acres for 190 apartments. A Council hearing is scheduled in June 2013 to discuss circulation, and a final hearing anticipated in the latter half of 2013. *(Monta Loma/Farley/Rock Planning Area) (Rebecca Shapiro)*

DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

31. Downtown Mixed Use Building (605 Castro Street)

In April 2013, Council approved a 28,000 square foot office building and eight residential condominiums. Building permit submittal is expected in June 2013. *(Central Neighborhoods Planning Area) (Stephanie Williams)*

32. Classics / Station 361 (209 - 405 West Evelyn Avenue)

In December 2010, Council approved 65 rowhouse units. Phase 1 (29 units) is completed and fully occupied. Building permits for Phase 2 (36 units) were issued in March 2013 and construction is underway. Completion is expected by spring 2014. *(Central Neighborhoods Planning Area) (Stephanie Williams)*

33. PSAI Realty Partners (100-200 West Evelyn Avenue)

In March 2010, Council approved a 48,000 square foot three-story office building for PSAI Realty Partners. Construction is underway. Completion is expected by spring 2014. *(Central Neighborhoods Planning Area) (Stephanie Williams)*

34. Classic Communities (365 Villa Street)

In July 2012, Council approved a new 12 small-lot, single-family subdivision. Building permits were submitted in January 2013 and demolition of the existing site may begin in summer 2013. *(Central Neighborhoods Planning Area) (Lindsay Hagan)*

35. Pacific Peninsula (324 Bryant Street)

In March 2012, the Council approved a 7 unit condominium/townhouse complex. Construction is underway. Completion is expected by early 2014. *(Central Neighborhoods Planning Area) (Eric Anderson)*

36. Pacific Peninsula (948 California Street)

In April 2012, the Council approved a 5 unit condominium complex. Building permits are expected to be issued by April 2013 and completion by spring 2014. *(Central Neighborhoods Planning Area) (Eric Anderson)*

37. Bryant and Dana Office Building (250 Bryant Street)

In December 2012, Lund Smith applied for a permit to construct a three-story, 68,000 square foot office building at the Dunn's Automotive site. Final Council action is expected in July 2013. *(Central Neighborhoods Planning Area) (Rebecca Shapiro)*

38. Roger Burnell (902 Villa Street)

In July 2012, the Council approved a new 4-story 21,745 square foot office building. Construction started in May 2013. *(Central Neighborhoods Planning Area) (Scott Plambaeck)*

39. Minkoff Group (871 West Evelyn Avenue)

In November 2009, Council approved a 65,000 square foot, four-story office building. The building will be completed by June 2013 and tenant improvements completed by December 2013. *(Central Neighborhoods Planning Area) (Rebecca Shapiro)*

PLANNING PROJECTS OUTSIDE OF CHANGE AREAS AND DOWNTOWN / EVELYN CORRIDOR

Monta Loma/Farley/Rock Planning Area

40. San Antonio Station (100 Mayfield Avenue)

In May 2012, Four Corners Properties (Four Corners) purchased the site with the intent to rehabilitate the existing office building instead of redeveloping the site for residential. Planning permits were approved in September and November 2012 for exterior building modifications and the removal of 85 Heritage trees. A subsequent planning permit was approved in January 2013 for the removal of five Heritage trees and demolition of part of the parking structure. Staff is currently reviewing an application to redesign the parking lots and remove an additional 26 Heritage trees. An Administrative Zoning hearing is scheduled for May 2013. *(Margaret Netto)*

41. ROEM/Eden (819 North Rengstorff Avenue)

In February 2013, Council approved 48 affordable rental efficiency studios, 1 one-bedroom manager unit and 1,600 square feet of retail space. ROEM and Eden Housing submitted the nine-percent tax credit application on March 6, 2013. If the project receives tax credits in the first round, relocation assistance will begin in June 2013 and building permit submittal in July 2013. *(Melinda Denis)*

42. City Ventures (827 North Rengstorff Avenue)

In April 2013, Council authorized a Gatekeeper request by City Ventures to study a rezoning of 1.4 acres of industrial land to allow a mixed-use retail and condominium project. Formal review will start in September 2013. *(Peter Gilli)*

43. City Ventures (1951 Colony Street)

In October 2011, Council authorized a Gatekeeper request by City Ventures to study a rezoning of industrial MM land to R3-2 to allow 33 rowhouses, but delayed commencement of the review until after adoption of the 2030 General Plan in July 2012. The environmental analysis is underway. Council review is anticipated in fall 2013. *(Noah Downing)*

44. Classic Communities (2060 Plymouth Avenue)

In April 2012, Council approved a 14 unit rowhouse development for Classic Communities on a 0.8 acre parcel. Construction started in April 2013 *(Scott Plambaeck)*

45. Alvin/Middlefield (2545-2585 West Middlefield Road)

In May 2011, Council approved construct 32 rowhouse units on 1.9 acres. Construction has commenced. Completion is expected by June 2014. *(Melinda Denis)*

46. Northpark Apartments (111 North Rengstorff Avenue)

In June 2012, Prometheus received Council approval to rezone the Northpark Apartments from R3-2.2 to R3-1.5 and demolish 50 existing units in the southwest portion of the property near Rengstorff Avenue and Central Expressway with new 134 units. Building permits were submitted in February 2013 and completion is expected by spring 2014. *(Stephanie Williams)*

47. 333 North Rengstorff Avenue

In October 2006, Council authorized a Gatekeeper request by Mounir Kardosh to property to allow for a 64-unit condominium project on 1.7 acres. In February 2013, the applicant withdrew the Gatekeeper request and submitted an informal application for a 29-unit rowhouse project. A formal application is anticipated in summer 2013. *(Margaret Netto)*

48. Dividend Homes (1958 Rock Street)

In September 2012, Dividend Homes applied for a 19 unit rowhouse project on a 1.13 acre site that is currently developed with 12 rental units. The project is tentatively scheduled for Council review in June 2013. *(Scott Plambaeck)*

Moffett/Whisman Planning Area

49. Calvano Development (1001 North Shoreline Boulevard)

In November 2012, Calvano Development applied for permits to construct a 29,070 square foot (0.35 FAR), three-story office building. Staff is awaiting revised plans from the applicant. *(Lindsay Hagan)*

50. South Whisman Project (Ferguson Road)

In March 2009, Council approved the South Whisman Precise Plan to create a new residential neighborhood on 38 acres of land on five separate parcels with three different owners near Whisman Station. In January 2013, Council authorized a Gatekeeper to study revisions to the Precise Plan. The proposed revisions will be submitted in conjunction with the master plan submittal. A Council study session is scheduled for June 2013 to discuss the owner's concerns with the circulation network. *(Stephanie Williams)*

51. Summerhill Homes (450 North Whisman Drive)

In August 2012, SummerHill Homes submitted informal plans for a 37-unit two-story detached rowhouse project on a 6.4-acre site owned by the San Francisco PUC in the R2 district. SummerHill held a neighbor meeting on March 9 and received feedback from the neighborhood. A formal application was submitted in April 2013. A Council public hearing is expected in early 2014. *(Scott Plambaek)*

52. Dividend Homes (111 & 123 Fairchild Drive)

In November 2012, Dividend Homes applied for permits to replace 6 apartment units and 5 small industrial buildings with 18 rowhouses on a 1.0 acre project site. The environmental review is underway. Final Council action is expected in fall 2013. *(Noah Downing)*

53. KB Homes (277 Fairchild Drive)

In April 2013, KB Homes applied for permits for a rowhouse project on a 1.6 acre project site. The project is in its initial phase of development review. Final Council action is expected in spring 2014. *(Peter Gilli)*

54. 115 Evandale Avenue

In January 2013, Council approved 6 detached rowhouses. Building permits were submitted in February 2013 and construction is anticipated to begin in fall 2013. *(Scott Plambaek)*

55. Antenna Farm (Pacific Drive)

In October 2013, Council authorized a Gatekeeper request by Signature Homes for an 18 unit, small-lot single family home project on a vacant piece of property in Whisman Station. An EPC study session is scheduled for June 2013. Final Council action is expected in December 2013. *(Stephanie Williams)*

56. Tripointe Homes (135 Ada Avenue)

In October 2012, TriPointe Homes received Council approval to construct a 59 unit rowhouse project. Building permits were submitted in February 2013 and are currently being reviewed. Construction is expected to begin by September 2013 with completion expected in spring 2015. *(Nancy Minicucci)*

57. Tripointe Homes (129 Ada Avenue)

In May 2013, TriPointe Homes applied for a 4-unit rowhouse project that would be integrated into the approved 135 Ada Avenue project. Final Council action is expected in fall 2013. *(Nancy Minicucci)*

58. Robson Homes (137 Easy Street)

In June 2012, Council authorized a Gatekeeper request by Robson Homes to study a rezoning of 1.4 acres for a 21 rowhouses. In May 2013, EPC recommended approval and Council review is scheduled for June 2013. *(Lindsay Hagan)*

59. Holiday Inn Express (870 Leong Drive)

In January 2011, Bob Desai applied for permits to replace the vacant Denny's building with a three-story, 63 room hotel. There have been long periods of no activity from the applicant on the project. A formal submittal for a three-story, 76 room hotel is now expected by summer 2013. The site is known to have contaminated groundwater. The Precise Plan allows final action on this application by the Zoning Administrator. *(Noah Downing)*

San Antonio Planning Area

60. Senior Assisted Living (574 Escuela Avenue)

In January 2013, Council approved a 44 bed assisted living project. Building permits are expected in summer 2013. *(Margaret Netto)*

61. Mora-Ortega Precise Plan

In February 2012, Council approved an amendment to the Mora-Ortega Precise Plan to extend the amortization of the non-residential uses on Mora Drive until November 2013. The Precise Plan requires all non-residential uses to cease at that time. Westgate Ventures and Lennar Homes are preparing a rowhouse plan with a public park. *(Scott Plambaeck)*

Central Neighborhoods Planning Area

62. Pacific Press – Courtyard (1200 Villa Street)

In June 2011, Council authorized a Gatekeeper request a Precise Plan Amendment to the Villa Mariposa Precise Plan to allow office FARs up to 0.65. Subsequently, Google purchased the property and there has been no activity on this request. *(Peter Gilli)*

Miramonte/Springer Planning Area

63. City Sports (1040 Grant Road)

In February 2013, City Sports Club submitted an application to allow a fitness club in the existing Rite Aid tenant space along with façade improvements of the entire multi-tenant building. This Precise Plan requires Council approval of the provisional use. Council review is scheduled for July 2013. *(Nancy Minicucci)*

Grant/Sylvan Planning Area

64. Adachi (1991 Sun Mor Avenue)

In 2005, the Adachi family submitted an informal application for a 13 unit R1 single-family subdivision with a formal application following in 2007. Neighborhood input from 2012 was received about whether access to the new subdivision should be from Martens Avenue or Sun Mor Avenue. The applicant resubmitted an incomplete application in February 2013 for staff review and the CEQA analysis is underway. A Council date cannot be projected until the applicant submits a complete application. *(Nancy Minicucci)*

65. Summerhill Homes (3119 Grant Road)

In June 2009, Council approved a 53-unit single-family residential project. Construction began in late-2010 and completion is expected by the end of May 2013. *(Rebecca Shapiro)*

66. Shea Homes (525 East Evelyn Avenue)

In September 2012, Council approved a 70-unit attached rowhouse project for Shea Homes adjacent to the completed Mondrian project. The second phase is integrated with the neighboring Mondrian rowhouse project. Building permits have not been submitted. *(Scott Plambaeck)*

CITY-WIDE PROJECTS (not shown on map)

67. 2007-2014 Housing Element Implementation

In January 2012, the Council approved the 2007-2014 Housing Element. The Housing Element includes a number of implementation items that need to be completed during this period. Items planned for completion in 2013 include: updating the density bonus ordinance, increasing the cap on efficiency units, revising the companion unit ordinance and adding reasonable accommodation zoning ordinance updates. *(Martin Alkire)*

68. Sustainable Communities Strategy (SCS)

The SCS is a regional strategy to coordinate land use, housing, and transportation planning within the larger Plan Bay Area document, to reduce greenhouse gas emissions for cars and light-duty trucks through 2040. *(Martin Alkire)*

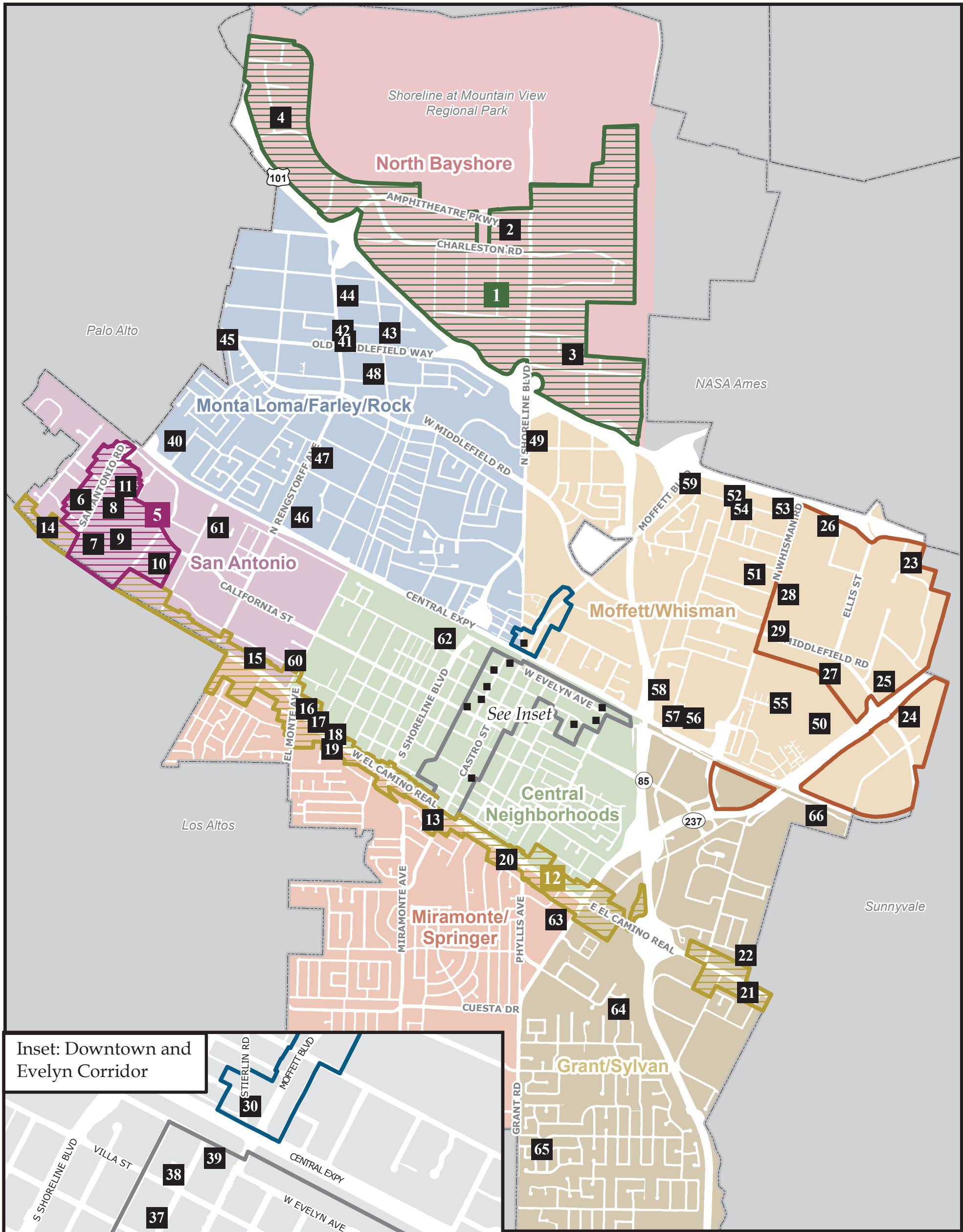
69. Climate Action Plan (CAP)

In February 2013, Council authorized staff to work on the CAP. Planning staff is assisting the Public Works Department, which is the lead department. The CAP is a blueprint to address challenges posed by climate change. *(Noah Downing)*

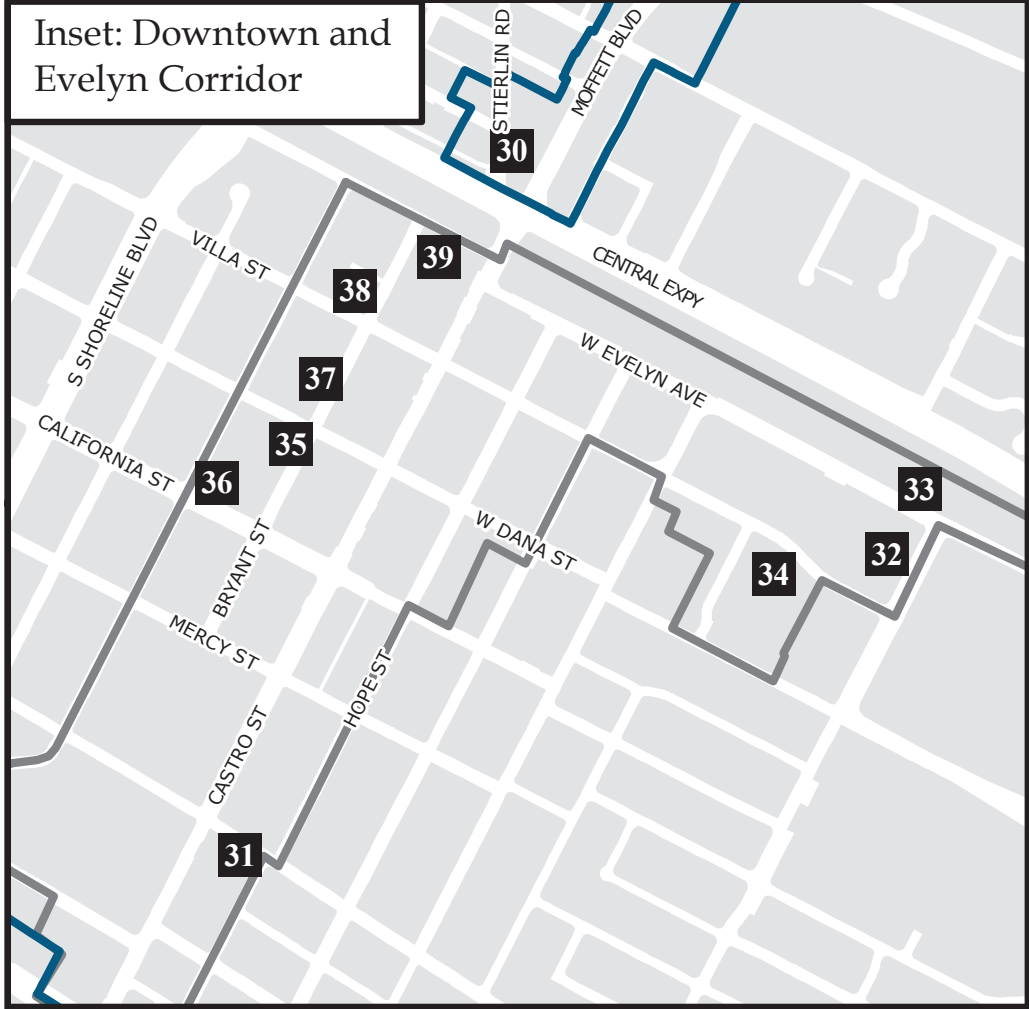
70. Health Implementation Report

In August 2012, work began on the Health Implementation Report, which will list out the City's current health-related activities and look for opportunities to fill needs and gaps in those activities. The report is an implementation action of the 2030 General Plan. Silicon Valley Trust grants were received to fund the report. The report will be completed in 2013. *(Eric Anderson)*

Attachments: 1. May 2013 – Planning Division Update Map









Inset: Downtown and Evelyn Corridor



Planning Division Update Map

May 2013



-  North Bayshore Change Area
-  San Antonio Change Area
-  El Camino Real Change Area
-  East Whisman Change Area
-  Moffett Boulevard Change Area
-  Downtown and Evelyn Ave Corridor