



DATE: December 6, 2016

CATEGORY: New Business

DEPT.: Community Development

TITLE: **Gatekeeper Requests, December 2016**

RECOMMENDATION

Staff recommends that the City Council take the following actions:

1. Do not authorize the assignment of staff resources at this time for consideration of any of the applications to amend the City's General Plan Map, Zoning Map, or Precise Plans to consider development as requested in the 13 proposals outlined below; and
2. Direct staff to set a Study Session on a future agenda to review a number of options related to potential changes to the City's General Plan Map, Zoning Map, and/or Precise Plans and the Gatekeeper process in general.

SUMMARY

The Permit Streamlining Act (PSA) is a State law which requires a city to process any development permit application that complies with city zoning regulations and General Plan policies within a specific time frame. The PSA does not apply to any application that requires legislative actions, e.g., General Plan, Precise Plan, and/or zoning amendments. In these cases, the Mountain View Municipal Code gives the City Council the authority to control the processing of these applications based on availability of staff resources and consistency with City policies. The City Council authorization is commonly referred to as the "Gatekeeper" process. For each request, the City Council can authorize staff to work on the proposal (informal or formal application), defer staff work to a later date, or reject the study of a proposal based on the availability of staff resources and/or the proposal's alignment with other City plans, policies, and priorities.

The City has received 13 Gatekeeper requests covering 16 individual sites since the last Gatekeeper process. This represents a record number of requests. Of the requests,

three of them are for sites located within a change area identified in the City's General Plan. The City went through an extensive, multi-year process, including a robust public outreach effort, prior to adoption of the current General Plan in 2012. Through that process, five change areas were identified by the community as the areas where the City would see significant change. Precise Plans have been adopted for three of these areas (North Bayshore, San Antonio, and El Camino Real) and one is currently in the process of being developed for a fourth (East Whisman). Outside of these areas, no significant changes to the land use pattern and intensity/density of development were anticipated.

In this round, the large number of Gatekeeper requests located outside of the adopted change areas are potentially in conflict with one of the fundamental concepts of the General Plan which directs long-term land use changes and/or building intensification into the designated change areas. Staff acknowledges the desire for additional housing sites but questions if converting the land use of sizable areas through individual Gatekeeper requests is a sound long-range planning strategy. The number of Gatekeeper requests raises the question, "Should the General Plan be revised to include additional change areas?"

At this time, it is also difficult to estimate staff availability in the upcoming fiscal year since the City Council will begin the goal-setting process early next year. Out of that may come revised and/or new work items that would affect staff's overall workload and ability to take on new, discretionary projects.

Given the above, staff proposes that Council defer a decision on the Gatekeeper requests until after the goal-setting process has been completed and a Study Session can be conducted in the first quarter of 2017 with the City Council to consider a number of options as they pertain to the consideration of Gatekeeper requests. If the City Council chooses to proceed, staff has reviewed the Gatekeeper requests against the criteria adopted by the City Council at the last Gatekeeper hearing (December 8, 2015) and presented the details later in this staff report.

If the City Council chooses to postpone any decision on the current Gatekeeper requests, staff suggests that the Council discuss the following topics at an upcoming Study Session:

Additional Changes Areas

The process to update the City's most recent General Plan began in 2008. Overall, for a city's General Plan to remain current and relevant, it should be revisited every 10 years or so. While it has not been 10 years, the City has seen considerably more development than was anticipated when the current General Plan was adopted. One option could be

a limited update (which would take approximately 18 to 24 months) that includes a review of the City for potential new changes areas. Once these are identified, staff could proceed with developing new zoning regulations or Precise Plans for these areas. This approach allows community input as to multiple community objectives, such as the need for housing, preservation of industrial and service areas, transportation, and school capacity.

New Precise Plan(s) or Visioning

The City has received significant interest in residential development in the Terra Bella Avenue area over the past several years, including two requests with this round of Gatekeeper applications and two requests in previous rounds. Given the continued interest, the City Council could initiate a Precise Plan process for this area. This would take about 18 to 24 months.

Another option that would take less time and staff resources would be to conduct a community “visioning” process for this area (which would take approximately 6 months), including public outreach, that would define the general parameters for development (land uses, density/intensity of development, and height limits). This could serve as a guide for accepting future Gatekeeper applications in this area.

Another area that might be considered for a Precise Plan would be the area surrounding Pioneer Way. The City has received interest in higher-density office space, as well as residential development in this area, over the past few years. Two of the current Gatekeeper requests are located here. The existing General Plan currently allows a floor area ratio (FAR) of up to 1.0 in this area. The western portion of this area is part of the East Whisman Change Area, though it was not included in the Precise Plan currently being developed for East Whisman. The eastern portion is covered by an existing Precise Plan, the Ferry-Morse Way Precise Plan. An important issue to consider with both the Terra Bella Avenue and Pioneer Way areas is the conversion of a portion of what is already a limited supply of industrially zoned areas in the City and the number of smaller start-up high-tech offices that gravitate to these locations due to their lower rents.

Revision of the Current Gatekeeper Process

Over the years, the process by which Gatekeepers are considered has changed. These changes have been based on various factors that were relevant to Gatekeeper review at the time. These have included such things as City Council priorities and whether a

request was within a change area or not. It may be time to review the current process and consider making changes to it. Things to consider could include:

- Revised/new criteria for consideration;
- Rescinding authorization to proceed for inactive Gatekeepers and establishing time limits on ones given authorization;
- Increased submittal requirements requiring more project details; and
- Application fee.

ANALYSIS

Planning Division Staffing

The Planning Division is currently staffed with 11 full-time equivalent (FTE) professional planners and one full-time consulting Associate Planner. At this time, two key positions in the Division remain vacant – the Zoning Administrator and the Deputy Zoning Administrator. As an interim measure, two of the Division’s Senior Planners and the Assistant Community Development Director/Planning Manager have absorbed the responsibilities of these vacant positions. With this, the capacity of these Senior Planners to manage development projects has been reduced as they are now supervising other planners and overseeing the Development Review Committee and Permit Coordinating Committee, among other things normally assigned to the Zoning Administrator and the Deputy Zoning Administrator.

In order for the Planning Division to maintain its high level of customer service and quality of work product, all of the vacant positions need to be filled. Doing so will allow the Division to continue to process the long-range planning projects contemplated in the Division’s work plan, including the updated North Bayshore Precise Plan, East Whisman Precise Plan, and Multimodal Improvement Plan. It will also allow the Division to efficiently process the development permit applications, both currently under review and anticipated to be submitted in the near future. Given the challenges of filling the Zoning Administrator position, staff has undertaken a review of the position with the assistance of HR and is proposing a restructuring and reclassification. A new recruitment is expected to begin this month.

Workload

The Planning Division publishes a monthly development update entitled "Planning Division Update." The October 2016 Planning Division Update is attached to this report to provide a more comprehensive overview of notable projects and the current volume of application, plan check, and construction activity (Attachment 2). There are 71 projects noted in the Update.

At this time, Planning Division staff is working on the following major projects and assignments:

Gatekeepers

- 700 East Middlefield Road (LinkedIn) Office Project
- 1255 Pear Avenue Office and Residential Project
- 555 West Middlefield Road Residential Project
- 777 West Middlefield Road Residential Project
- 360 South Shoreline Boulevard (Mountain View Academy) Residential Project
- 500 Moffett Boulevard (Shenandoah) Residential Project
- 1001 North Shoreline Boulevard Mixed-Use Project
- 1696-1734 Villa Street Residential Project (work to commence December 1, 2016)

Residential Applications

- 2700 West El Camino Real
- 2044-2054 Montecito Avenue
- 2268 West El Camino Real

Mixed-Use Applications

- East San Antonio Center Master Plan (Federal Realty)
- North of California Street Master Plan (Greystar)
- 1330-1347 West El Camino Real

Other (Office, Hotel, or Institutional) Applications

- 2300 West El Camino Real Hotel Project
- 870 Leong Drive Hotel Project
- 1045-1085 La Avenida (Microsoft) Office Project
- Charleston East (Google) Office Project

North Bayshore – Bonus Floor Area Ratio (FAR) Applications

- 1400 North Shoreline Boulevard (Google/SyWest)

Long-Range Planning Projects

- Multimodal Improvement Plan
- North Bayshore Precise Plan Update (Housing Amendment) and Environmental Impact Report (EIR)
- Transportation Demand Management Ordinance
- East Whisman Precise Plan

Recent Gatekeepers

Several prior Gatekeepers either recently entitled, currently in the plan check process, or under construction include:

- 1625 Plymouth Street Office Project
- 1625 North Shoreline Boulevard (Shashi) Hotel Project

- Merlone Geier Phase II (405 San Antonio Road) Mixed-Use Project
- 580-620 Clyde Avenue Office Project
- South Whisman Residential Project
- 100 Moffett Boulevard Residential Project
- 750 Moffett Boulevard (Moffett Gateway) Office and Hotel Project
- 801 West El Camino Real Mixed-Use Project (Greystar)
- 1101 West El Camino Real Residential Project
- Pacific Drive (Antenna Farm) Residential Project
- 779 East Evelyn Avenue Residential Project (ROEM Development)

Introduction to Gatekeeper Requests:

The Gatekeeper requests this round include residential, office, and commercial development (including hotels and public storage), on sites ranging from 0.26 acre to 16.5 acres. The majority of the requests include the construction of new residential units, three of which include demolition of all of the existing units on-site. The individual requests are discussed in more detail below, and the locations are shown in Attachment 1.

The Gatekeeper requests being considered have only undergone a cursory review for the purpose of preparing this report. Detailed analysis, including compliance with General Plan goals, policies, form and character, and other City policies, regulations, and guidelines will only begin in earnest if the City Council authorizes staff resources to review these applications. Authorization of a Gatekeeper request in no way presumes staff or City Council support of the project.

Staff has reviewed the 13 Gatekeeper requests (16 sites) against the criteria adopted by the City Council at the last Gatekeeper hearing, December 8, 2015.

The criteria are:

- Compliance with the industrial to residential conversion policy adopted by the City Council in 2005.
- Office development:
 - Proximity to transit and bike/pedestrian facilities.
 - Additional criteria needs: aggressive TDM program, provision of affordable housing, community benefits above that required.
- Residential development:
 - Affordable housing project or amount of affordable units provided with a market-rate development.
 - Number of net new units.
 - Amount of residential tenant displacement.
 - Amount of site acreage.
 - Proximity to commercial services.
 - Proximity to transit and bike/pedestrian facilities.
 - Intensity/density of surrounding properties.

Gatekeeper Requests

1. **Address:** 1025 Terra Bella Avenue
Applicant: Barry Swenson Builder
Site and/or Planning Area: 1.51 Acres Moffett/Whisman
Change Area: N/A
Existing GP Designation: General Industrial
Existing Zoning District: MM General Industrial

Proposal

Barry Swenson Builder is requesting General Plan and Zoning Map amendments to allow the development of 254 residential units. The project would comprise a 13-story, 234-unit high-rise (maximum height 164') building fronting Terra Bella Avenue, stepping down to 20 two-story townhome units with a maximum height of 52' adjacent to the existing single-family residential homes located to the south of the property. The design is comprised of three levels of aboveground parking with the residential units located above. The proposal includes an alternative scenario with a higher density of residential units provided in two mid-rise towers, where the residential tower fronting the single-family residential homes located to the south of the property would be limited to six stories.



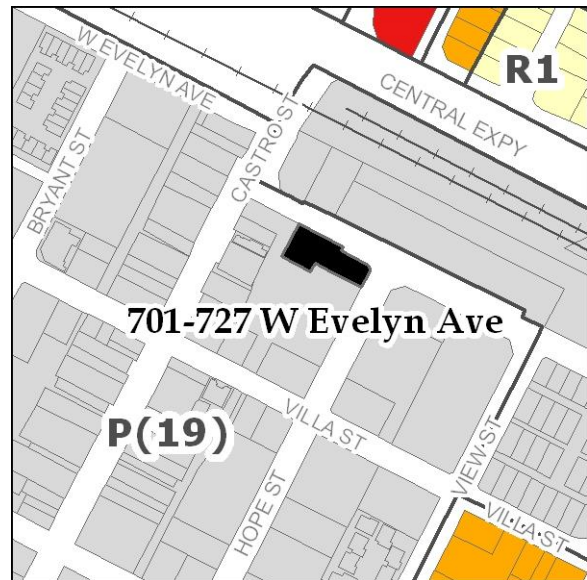
Review Criteria/Comments

- Does not comply with the industrial to residential conversion policy (not adjacent to residential zone and the site is less than two acres); would be contiguous to a potential residential zone if the Gatekeeper request at 918-940 San Rafael Avenue is authorized.
- Provides 234 residential units.
- No affordable housing proposed.
- No residential tenant displacement.
- Close to commercial services.
- Close to transit facilities.

2. **Address:** 701-747 West Evelyn Avenue
Applicant: Insight Realty and Marwood Assets Management
Site and/or Planning Area: 0.28 Acre Central Neighborhoods
Change Area: N/A
Existing GP Designation: Downtown Mixed-Use
Existing Zoning District: P-19 Downtown Precise Plan

Proposal

Insight Realty, on behalf of Marwood Assets Management, is requesting amendments to the General Plan and Downtown Precise Plan to allow a 83,019 square foot mixed-use project with 5,126 square feet of retail, 24,945 square feet of office space, and 72 studio and 4 one-bedroom residential units. The project proposes to provide 53 underground parking spaces. The maximum height of the proposed building would be eight stories or 91'.



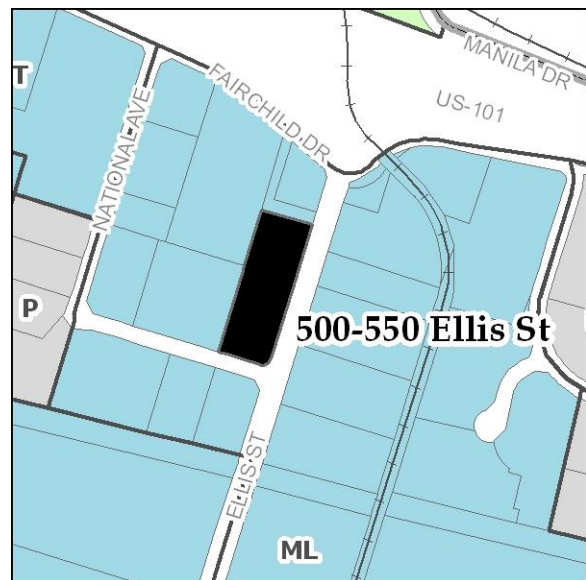
Review Criteria/Comments

- Provides 76 residential units.
- No residential tenant displacement.
- Close to commercial services.
- Close to transit facilities.
- Density and height considerably greater than currently allowed.

3. **Address:** 500-550 Ellis Street
Applicant: Portola Land Company, DiNapoli Capital Partners, and Vance Brown Builders
Site and/or Planning Area: 2.08 Acres Moffett/Whisman
Change Area: East Whisman
Existing GP Designation: High-Intensity Office
Existing Zoning District: ML-T Limited Industrial (Transit Overlay)

Proposal

The applicants are proposing to amend the General Plan and Zoning Maps to redevelop a two-parcel site with hotel and residential uses. The proposed development includes a hotel with 126 rooms occupying the corner of the combined lot, with a parking entrance to the below-grade garage on National Avenue. The remaining portion of the site would be developed with mid-rise residential units. The project proposes a public plaza area between the two uses on the ground floor that would be a landscaped and available for public use.



Review Criteria/Comments

- None applicable for hotel projects.

This request is located in the East Whisman Change Area where staff is working on the development of a new Precise Plan. At this time, the preferred alternative in terms of land use, densities/intensities of development, and height limits has yet to be determined. In the past, the City Council has not allowed Gatekeeper requests to proceed where no preferred alternative has been adopted for a Precise Plan under development.

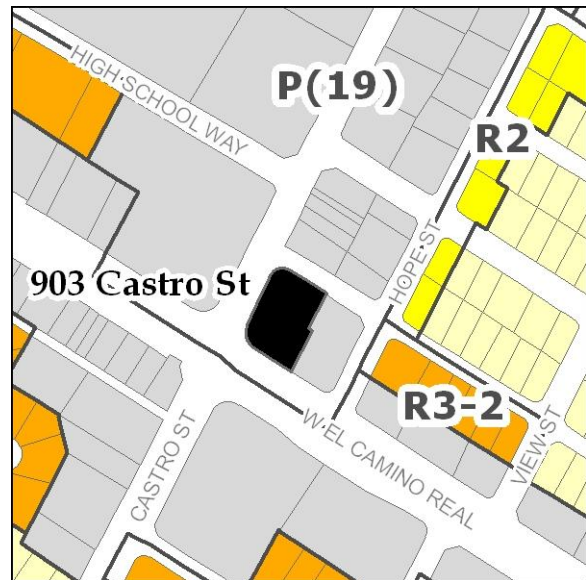
4. **Address:** 903 Castro Street
Applicant: T2 Hospitality
Site and/or Planning Area: 0.26 Acre Central Neighborhoods
Change Area: N/A
Existing GP Designation: Downtown Mixed-Use
Existing Zoning District: P (19) Downtown Precise Plan

Proposal

T2 Hospitality has submitted a Gatekeeper request for a Precise Plan amendment to allow a 70' tall, 196-room hotel development on two sites totaling 0.26 acre, located at the northeast corner of El Camino Real and Castro Street.

The maximum height for this area (Area J) is 55' and four stories (whichever is less); however, the Downtown Precise Plan allows a hotel with a maximum height of 70' at the City's discretion for exceptional architecture and aesthetic merit. The existing parcels consist of a public park (Gateway Park) and a commercial building (Cognition Cyclery).

The Precise Plan defines this corner as a Gateway Site and allows new development with the relocation of Gateway Park to the Fairmont Avenue right-of-way. The Precise Plan states the new park should be at least as large in size as the existing Gateway Park, even if it extends over a portion of the development site. The request states the development would provide upgrades to a park elsewhere in the City of Mountain View in lieu of the "same size" park on Fairmont Avenue. The request also includes a public plaza along Castro Street in lieu of the park required by the Precise Plan.



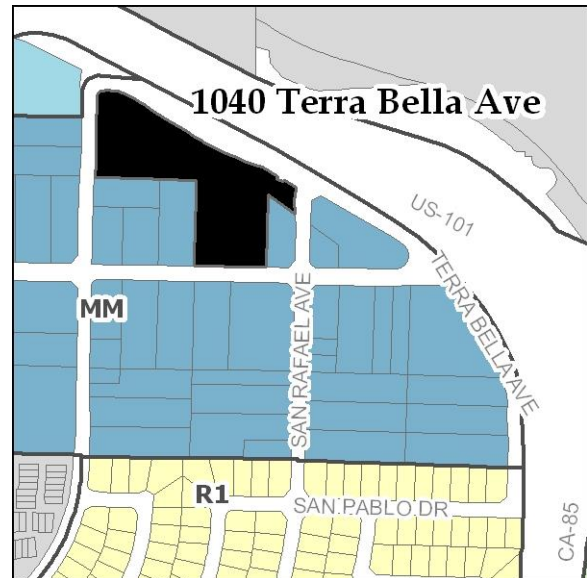
Review Criteria/Comments

- None applicable for hotel projects.
- Beyond the time to process the permit for the development request, the Precise Plan text amendment required would involve only a minimal amount of staff time.

5. **Address:** 1040 Terra Bella Avenue
Applicant: Public Storage
Site and/or Planning Area: 4.27 Acres Moffett/Whisman
Change Area: N/A
Existing GP Designation: General Industrial
Existing Zoning District: MM General Industrial

Proposal

Public Storage submitted a Gatekeeper request to amend the Zoning Map to allow a new 380,000 square foot personal storage facility with a 2.0 floor area ratio (FAR) on a 4.27-acre site. The proposal includes the demolition of the existing 19-building, 1-story personal storage development and construction of two new 4-story buildings. The MM Zone currently allows personal storage facilities by right but with a maximum 0.55 FAR.



Review Criteria/Comments

- None applicable for personal storage facilities.
 - If in the future this area converts to residential use, a greatly enlarged personal storage facility may be incompatible with this use.
6. **Address:** 440-500 Logue Avenue
Applicant: Google
Site and/or Planning Area: 3.89 Acres Moffett/Whisman
Change Area: East Whisman
Existing GP Designation: High-Intensity Office
Existing Zoning District: ML Limited Industrial

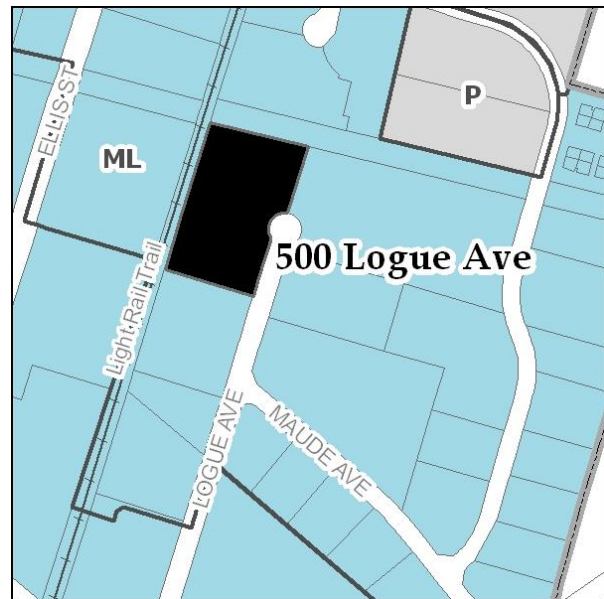
Proposal

Google submitted a Gatekeeper request to amend the General Plan and Zoning Maps to allow the demolition of three existing single-story office structures totaling 53,423 square feet to construct a mixed-use office/residential project with supportive retail uses. The proposal includes approximately 330 residential units

(305,055 square feet, 1.8 FAR), including 15 percent affordable housing, and 203,370 square feet (1.2 FAR) of office space. The total FAR requested for the site would be 3.0. The project site is located approximately 0.15 mile from VTA's Middlefield Station and includes a reduced parking ratio request with transportation demand management measures (TDM).

Review Criteria/Comments

- Close to transit facilities.
- Aggressive TDM program.
- Provision of affordable housing (15 percent of total).
- Numerous community benefits proposed.
- Provides 330 residential units.
- No residential tenant displacement.



This request is located in the East Whisman Change Area where staff is working on the development of a new Precise Plan. At this time, the preferred alternative in terms of land use, densities/intensities of development, and height limits has yet to be determined. In the past, the City Council has not allowed Gatekeeper requests to proceed where no preferred alternative has been adopted for a Precise Plan under development.

7. **Address:** 1958-1970 Latham Street
Applicant: Spieker Companies, Inc.
Site and/or Planning Area: 3.17 Acres Central Neighborhoods
Change Area: N/A
Existing GP Designation: Medium-High Density Residential

Existing Zoning District: R3-1 (Multi-Family)

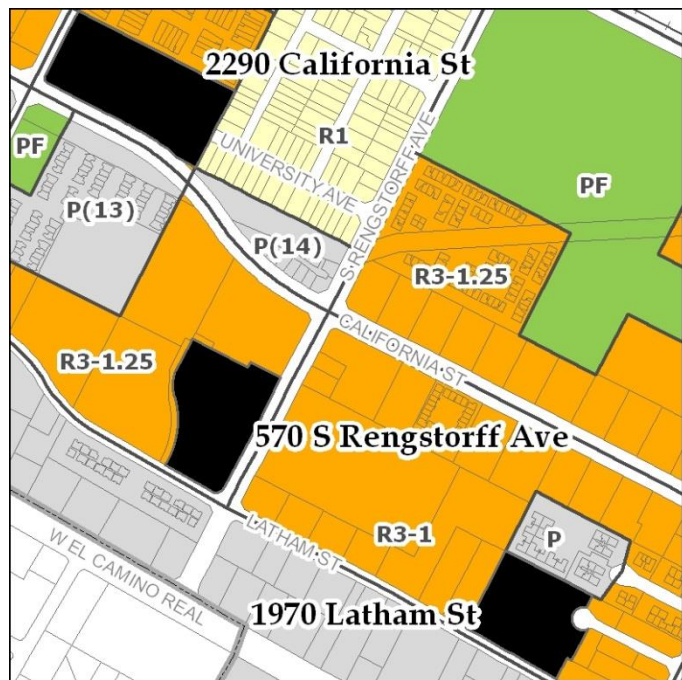
8. **Address:** 2290 California Street
Applicant: Spieker Companies, Inc.
Site and/or Planning Area: 4.96 Acres San Antonio
Change Area: N/A
Existing GP Designation: Medium-High Density Residential
Existing Zoning District: R3-1.25 (Multi-Family)

9. **Address:** 570 South Rengstorff Avenue
Applicant: Spieker Companies, Inc.
Site and/or Planning Area: 3.73 Acres San Antonio
Change Area: N/A
Existing GP Designation: Medium-High Density Residential
Existing Zoning District: R3-1.25 (Multi-Family)

Proposal

Spieker Companies, Inc., on behalf of Richard Tod Spieker and Catherine R. Spieker, submitted a Gatekeeper request that includes three separate properties located in the vicinity of one another. The request is to amend the General Plan and Zoning Maps to allow the demolition of the existing 312 residential units on the three properties and to redevelop them with up to a total of 840 residential units.

The proposal includes a request for a 1.85 FAR with similar development standards as found in the San Antonio and El Camino Real Precise Plans. The request proposes either the dedication of 1.98 acres at 2290 California Street to the City of Mountain View for affordable housing or the inclusion of 140 affordable housing units (16.67 percent of the 840 total) dispersed throughout all three properties. If land is dedicated in lieu of providing the affordable housing units on the three sites, the requested total would be for 700 residential units. The proposal includes a comprehensive tenant relocation package, including moving tenants who so choose to other properties in the area owned by the applicant.



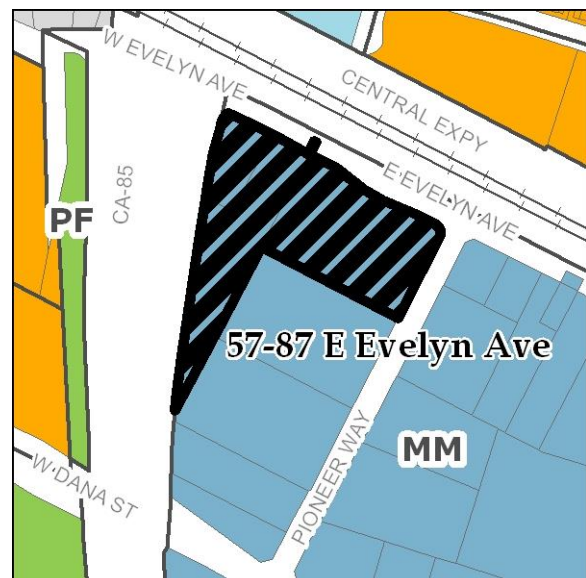
Review Criteria/Comments

- Provision of 140 affordable housing units (16.67 percent of total).
- Provides up to 528 net new residential units.
- Significant residential tenant displacement (note comprehensive tenant relocation package).
- 11.87 acres total.
- Close to commercial services.
- Close to transit and bike/pedestrian facilities.
- Considerably higher density than surrounding properties; concern with allowing higher-intensity/density sites on a piecemeal basis (spot zoning); raises question of whether the City should be facilitating the redevelopment of older residential complexes.

10. **Address:** 87 East Evelyn Avenue
Applicant: Santa Clara Valley Transportation Authority (VTA)
Site and/or Planning Area: 2.01 Acres Grant/Sylvan Park
Change Area: N/A
Existing GP Designation: General Industrial
Existing Zoning District: MM General Industrial
11. **Address:** 57-67 East Evelyn Avenue
Applicant: Ron Golem on behalf of VTA for Eakins Trust
Site and/or Planning Area: 1.75 Acres Grant/Sylvan Park
Change Area: N/A
Existing GP Designation: General Industrial
Existing Zoning District: MM General Industrial

Proposal

Ron Golem, on behalf of VTA and the Eakins Trust, submitted a Gatekeeper request to amend the General Plan and Zoning Maps to allow a mixed-use residential/office development in four 3- to 5-story buildings located on three contiguous parcels along East Evelyn Avenue totaling 3.76 acres. The properties at 57-67 East Evelyn Avenue are owned by one property owner, Eakins Trust, and the property at 87 East



Evelyn Avenue is owned by the VTA. The proposal for the VTA site would have approximately 183 residential units, including 70 affordable housing units as required by VTA's Affordable Housing Policy, a 9,000 square foot park, and up to 2,000 square feet of retail/restaurant use. The parcels at 57-67 East Evelyn Avenue would include up to 98 residential units and 76,230 square feet of office space. The overall FAR for the combined properties would be 2.6.

Review Criteria/Comments

- Does not comply with the industrial to residential conversion policy.
- Provision of 70 affordable housing units (25 percent of total).
- Close to commercial services.
- Close to transit facilities.
- Provides 281 new residential units.
- No residential tenant displacement.
- Considerably higher density than surrounding properties (current General Plan allows FAR up to 1.0 for this site).
- Located in an area where a limited land-use study or new Precise Plan could be developed.

12. **Address:** 301-381 East Evelyn Avenue
Applicant: Nootbaar Real Estate on behalf of MV Campus Owner LLC (Rockwood Capital)
Site and/or Planning Area: 16.5 Acres Grant/Sylvan Park
Change Area: East Whisman (NOTE: parcel is not included in the East Whisman Precise Plan currently under development)
Existing GP Designation: High Intensity Office
Existing Zoning District: P- 29 (111 Ferry-Morse Way Precise Plan)

Proposal

Joe Nootbaar, on behalf of MV Campus Owner LLC (Rockwood Capital), submitted a Gatekeeper request for a Zoning Map amendment to allow an additional 210,000 square feet of office space on an existing 16.5-acre site. The existing site is developed with four 2-story office buildings and one 3-story office building, totaling 252,400 square feet at a 0.35 FAR, which is the



maximum allowed by the Precise Plan. The proposal includes one new 4-story building and the addition of two new stories on the two existing 2-story buildings, resulting in 463,000 total square feet of office space and a 0.65 FAR on the site.

Review Criteria/Comments

- Close to transit and bike facilities.
- FAR requested is within the limit noted in the City's General Plan.
- Located in an area where a limited land-use study or new Precise Plan could be developed.

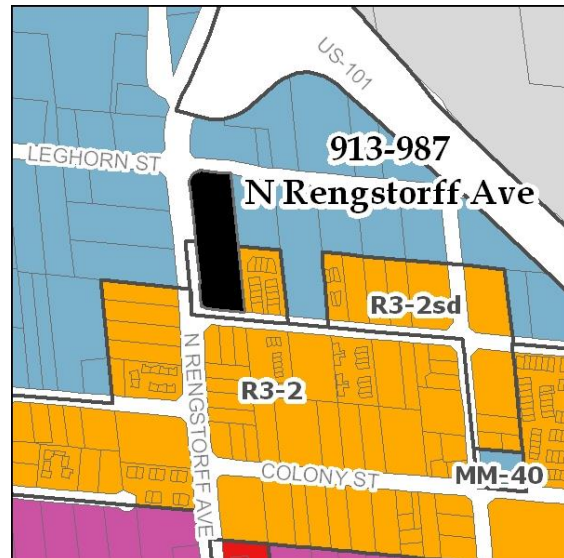
13. **Address:** 913-987 Rengstorff Avenue
Applicant: Mario and Liz Ambra
Site and/or Planning Area: 1.7 Acres Monta Loma/Farley/Rock
Change Area: N/A
Existing GP Designation: 913 Rengstorff – Medium-Density Residential
987 Rengstorff – General Industrial
Existing Zoning District: 913 Rengstorff Avenue – R3-2 Multi-Family
987 Rengstorff Avenue – MM-40 General Industrial

Proposal

Mindie Romanowsky, on behalf of Mario and Liz Ambra, submitted a Gatekeeper request to amend the General Plan and Zoning Maps to allow the site to be redeveloped with high-density residential development (number of units unidentified). The site is 1.7 acres. This Gatekeeper has been submitted twice before.

Review Criteria/Comments

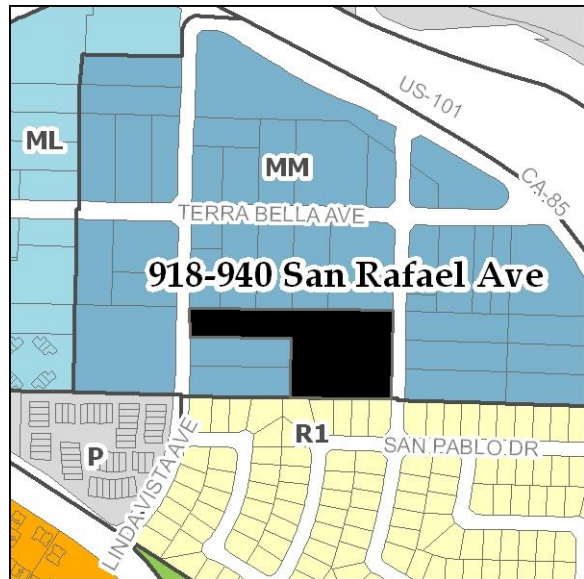
- Does not comply with the industrial to residential conversion policy (less than two acres).



14. **Address:** 918-940 San Rafael Avenue and 963 Linda Vista Avenue
Applicant: Nathan Tuttle on behalf of Prometheus Real Estate Group
Site and/or Planning Area: 2.85 Acres Moffett/Whisman
Change Area: N/A
Existing GP Designation: General Industrial
Existing Zoning District: MM General Industrial

Proposal

Nathan Tuttle, on behalf of Prometheus Real Estate Group, submitted a Gatekeeper request for a General Plan and Zoning Maps amendment to allow 138 residential units on an existing 2.05-acre site. The project site is located within one mile of North Bayshore employers as well as 1.25 miles from the Downtown Transit Center. The existing site is developed with a paving business and one single-family residence.



Review Criteria/Comments

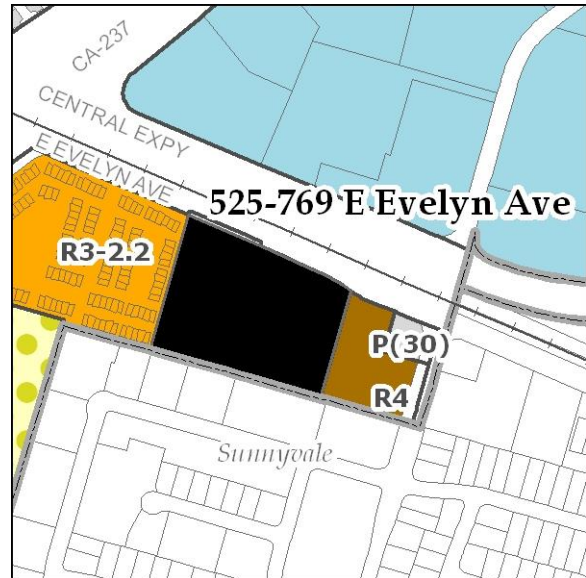
- Complies with the industrial to residential conversion policy.
 - Provides 138 new residential units.
 - Minimal residential tenant displacement.
 - Close to commercial services.
 - Close to transit facilities.
 - No affordable housing specified.
15. **Address:** 525-769 East Evelyn Avenue
Applicant: Nathan Tuttle on behalf of Prometheus Real Estate Group
Site and/or Planning Area: 5.89 Acres Grant/Sylvan Park
Change Area: N/A
Existing GP Designation: 525-569 East Evelyn Avenue—Medium Density Residential
769 East Evelyn Avenue—General Industrial
Existing Zoning District: 525 and 569 East Evelyn Avenue—R3-2.2 Multi-Family
769 East Evelyn Avenue—P-30 (Sylvan-Dale Precise Plan)

Proposal

Nathan Tuttle, on behalf of Prometheus Real Estate Group, submitted a Gatekeeper request for a General Plan and Zoning Maps amendment to allow 470 apartment units in two 5-story buildings, including the dedication of land to the City for a public park.

Review Criteria/Comments

- Provides 470 new residential units.
- No residential tenant displacement.
- Site surrounded by residential uses.
- Not close to commercial services or transit and bike/pedestrian facilities.
- No affordable housing specified.



16. **Address:** 2645-2655 Fayette Drive

Applicant: Bill Maston

Site and/or Planning Area: 0.67 Acres San Antonio

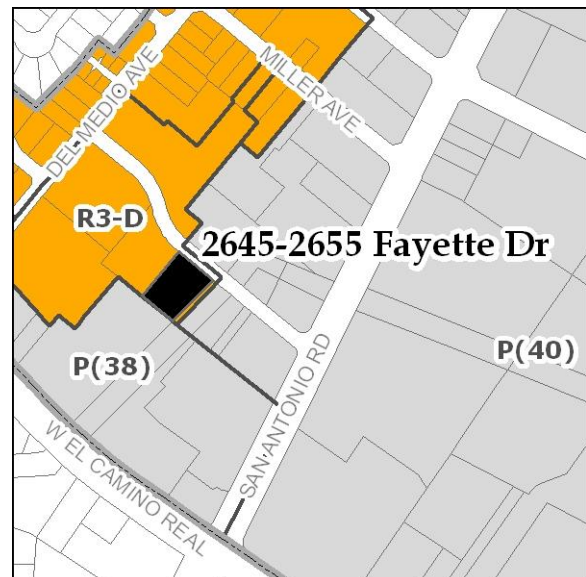
Change Area: San Antonio (NOTE: parcel is not included in the San Antonio Precise Plan area)

Existing GP Designation: High-Density Residential

Existing Zoning District: R3-D

Proposal

Bill Maston has submitted a Gatekeeper request for a Zoning Map amendment to increase the density of a recently approved development project on a 0.67-acre site. The existing parcel is located adjacent to the San Antonio Precise Plan area, but within the San Antonio Change Area (of the General Plan). The recently approved project was for a 24-unit, 4-story condominium development. The proposed



modification would include adding one additional level of underground parking and increasing the height from four stories to five stories to accommodate a total of 34 to 40 units (10 to 16 more than what was originally approved) with a maximum 1.85 FAR (allowed through a Tier 1 development in the San Antonio Precise Plan).

Review Criteria/Comments

- Provides 34 to 40 new residential units.
- Minimal residential tenant displacement.
- Close to commercial services and transit and bike/pedestrian facilities.

CONCLUSION

Staff is recommending that the City Council defer consideration of any of the current Gatekeeper requests until after the goal-setting process has been completed and a Study Session can be conducted. Staff recommends that the City Council direct staff to prepare a Study Session in the first quarter of 2017 to review a number of options related to potential changes to the City's General Plan Map, Zoning Map, and/or Precise Plans and the Gatekeeper process in general.

ALTERNATIVES

1. Do not authorize any Gatekeeper requests at this time.
2. Authorize up to two Gatekeeper requests based on the criteria adopted by the City Council at the last Gatekeeper hearing, December 8, 2015, deferring the start of work on it/them to July 1, 2017, and do not have a Study Session.
3. Authorize up to two Gatekeeper requests based on the criteria adopted by the City Council at the last Gatekeeper hearing, December 8, 2015, deferring the start of work on it/them to July 1, 2017 and also hold a Study Session on the broader issues
4. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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Daniel H. Rich
City Manager

TB/7/CAM/810-12-06-16CR-E

- Attachments:
1. Map – December 2016 Gatekeeper Requests
 2. October 2016 – Planning Division Update
 3. Gatekeeper Request: 1025 Terra Bella Avenue (Barry Swenson Builder)
 4. Gatekeeper Request: 701-747 West Evelyn Street (Insight Realty and Marwood Assets Management)
 5. Gatekeeper Request: 500-550 Ellis Street (Portola Land Company, DiNapoli Capital Partners, and Vance Brown Builders)
 6. Gatekeeper Request: 903 Castro Street (T2 Hospitality)
 7. Gatekeeper Request: 1040 Terra Bella Avenue (Public Storage)
 8. Gatekeeper Request: 440-500 Logue Avenue (Google)
 9. Gatekeeper Request: 1958-1970 Latham Street, 2290 California Street, and 570 South Rengstorff Avenue (Spieker Companies, Inc.)
 10. Gatekeeper Request: 87 East Evelyn Avenue and 57-67 East Evelyn Avenue (Santa Clara Valley Transportation Authority and Eakins Trust)
 11. Gatekeeper Request: 301-381 East Evelyn Avenue (Nootbaar Real Estate on Behalf of MV Campus Owner LLC (Rockwood Capital))
 12. Gatekeeper Request: 913-987 Rengstorff Avenue (Mario and Liz Ambra)
 13. Gatekeeper Request: 918-940 San Rafael Avenue (Nathan Tuttle on Behalf of Prometheus Real Estate Group)
 14. Gatekeeper Request: 525-769 East Evelyn Avenue (Nathan Tuttle on Behalf of Prometheus Real Estate Group)
 15. Gatekeeper Request: 2645-2655 Fayette Drive (Bill Maston)