

## 1001 N Shoreline Blvd Mixed-Use Development



Presenters: Diana Pancholi | June 30, 2020



## Project Area

- 7.8 Acre Site, Single Parcel
- Office and Surface Parking

### Current Designations

- **General Plan:** General Industrial
- **Zoning:** Limited Industrial and General Industrial





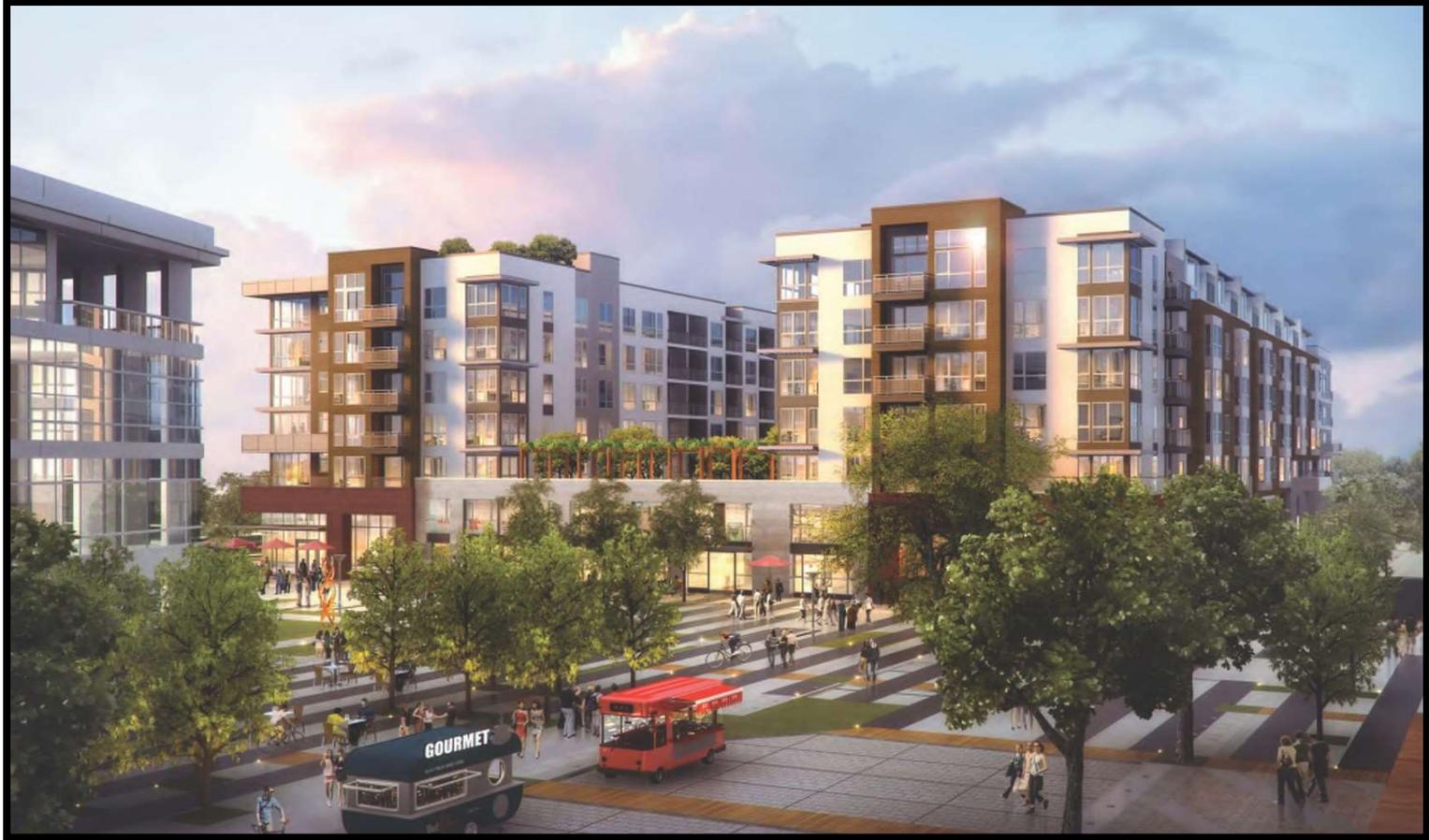
# Site Plan

- Total Units: 303
- Two, 7-story buildings with 2 levels of Podium parking:
  - 203 Apartments
  - 100 Condominiums
- A six story parking garage
- Removal of 23 Heritage trees
- 3000 sf of ground floor retail space within the Apartment building.





VIEW FROM SHORELINE BLVD.





## Community Benefits

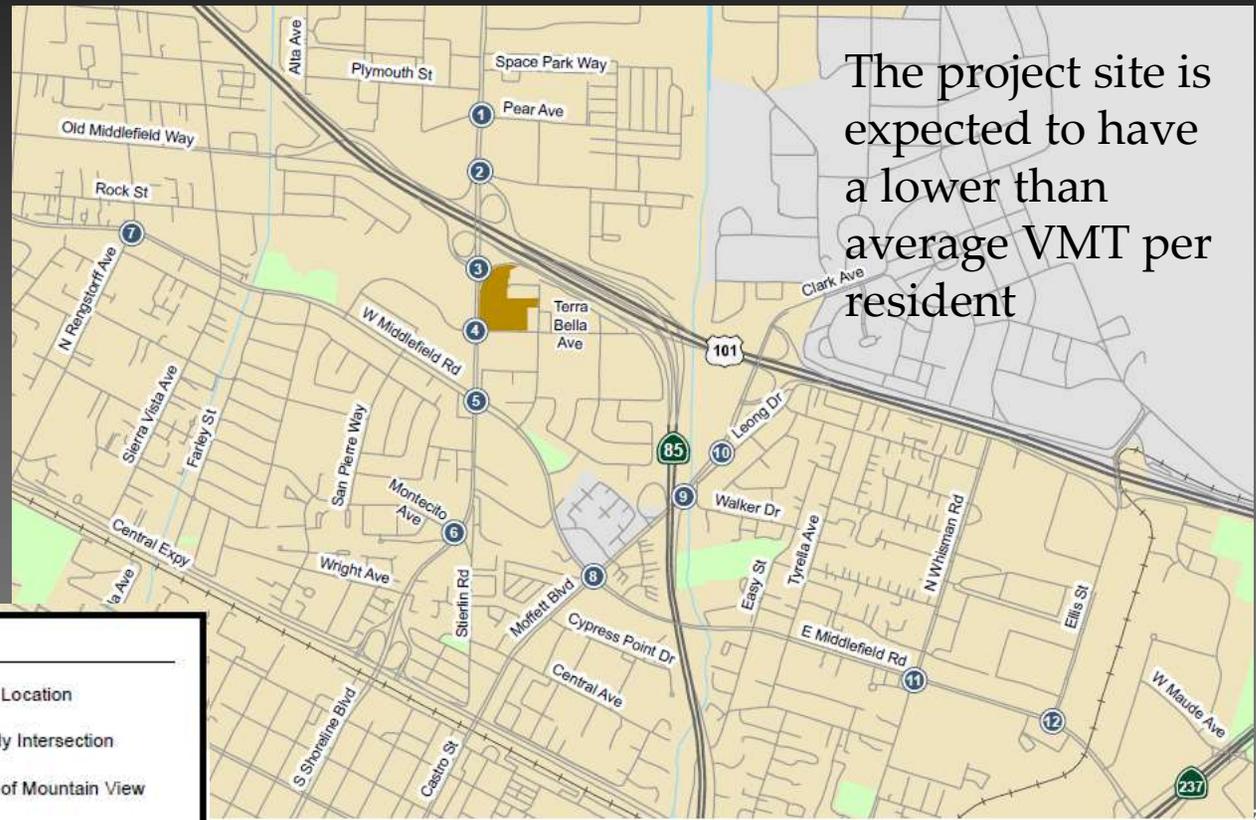
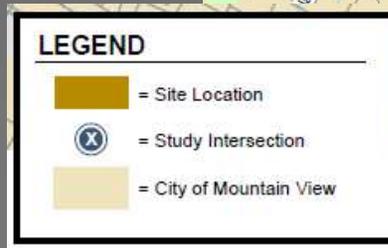
**Total Contribution- \$ 4,177,985**

- \$2,879,270 - Sewer and Water Easement Credit
- \$1,298,715 - Contribution to CIP Fund

# Traffic Study

- 12 signalized traffic intersection
- Peak Hour Trips
  - 291 Net new, AM
  - 178 Net new, PM

The project site is expected to have a lower than average VMT per resident



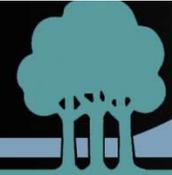
# Environmental Impact Report (EIR)





## Previous Meetings/ Hearings

- Gatekeeper Authorization – December 2015
- Environmental Planning Commission Study Session – February 2017
- City Council Study Session – April 2017
- Development Review Committee – October 2019
- Neighborhood Meeting – September 2019
- Airport Land Use Commission – August 2019
- Environmental Planning Commission– May 2020



## Recommendation

1. Adopt a Resolution Certifying the Residences @ Shoreline Gateway Project Final Environmental Impact Report and Adopting California Environmental Quality Act Findings, Including Mitigation Measures, and a Mitigation Monitoring or Reporting Program, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Adopt a Resolution Approving Amendment to the General Plan Land Use Map of the Property Located at 1001 North Shoreline Boulevard from General Industrial to Mixed-Use Center and Related Text Amendments, to be read in title only, further reading waived (Attachment 2 to the Council report).
3. Introduce an Ordinance Amending the Zoning Map for the Property Located at 1001 North Shoreline Boulevard from the ML (Limited Industrial) and MM (General Industrial) Zoning Districts to the P (Planned Community) Zoning District, to be read in title only, further reading waived, and set a second reading for August 25, 2020 (Attachment 3 to the Council report).



## Recommendation....

4. Adopt a Resolution Approving a Planned Community Permit and Development Review Permit to Construct a Seven-Story, 203-Unit Apartment Building with Two Levels of Podium Parking and 3,000 Square Feet of Ground-Floor Commercial Space; Seven-Story, 100 -Condominium-Unit Residential Building with Two Levels of Podium Parking; and a Six-Level Office Parking Structure Project and a Heritage Tree Removal Permit for the Removal of 23 Heritage Trees on a 7.81 -Acre Site Located at 1001 North Shoreline Boulevard, to be read in title only, further reading waived (Attachment 4 to the Council report).
  
5. Adopt a Resolution Approving a Vesting Tentative Map to Create Four Lots, of which Three Are for Condominium Purposes, and a Common Lot at 1001 North Shoreline Boulevard, to be read in title only, further reading waived (Attachment 5 to the Council report).

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