



**DATE:** December 2, 2014

**CATEGORY:** Public Hearing

**DEPT.:** Community Development

**TITLE:** **405 San Antonio Road – Phase II**

### **RECOMMENDATION**

1. Adopt a Resolution Certifying the Village at San Antonio Center Phase II Project Final Environmental Impact Report and Adopting CEQA Findings, Including a Statement of Overriding Considerations, Mitigation Measures, and a Mitigation Monitoring and Reporting Program, to be read in title only, further reading waived (Attachment 1 to the Council report);
2. Introduce an Ordinance Amending the Zoning Map for the Properties Located at 405-425 San Antonio Road, 377 San Antonio Road, 391 San Antonio Road, and 455 San Antonio Road (North Parcel Only) from the San Antonio Center Precise Plan (P(9)) Zoning District to P Zoning District, to be read in title only, further reading waived, and set a second reading for December 9, 2014 (Attachment 2 to the Council report);
3. Adopt a Resolution Amending the San Antonio Center Precise Plan District Reference Map and Associated Language, to be read in title only, further reading waived (Attachment 3 to the Council report);
4. Adopt a Resolution Conditionally Approving a Planned Community Permit for a Total of 1,080,867 Square Feet; 107,835 Square Feet of Commercial, Retail, and Restaurant; a 49,751 Square Foot Cinema with 1,410 Seats; 360,909 Square Feet of Office; a 393,914 Square Foot Parking Garage with 1,386 Parking Stalls; a 128,642 Square Foot, 167-Room Hotel and Restaurant; Approximately 39,816 Square Feet of Retail Building Services and Circulation Area; and a Heritage Tree Removal Permit for the Removal of Seven Heritage Trees, to be read in title only, further reading waived (Attachment 4 to the Council report); and

5. Adopt a Resolution Amending the Existing Planned Community Permit for the Phase I Project at 455 San Antonio Road, to be read in title only, further reading waived (Attachment 5 to the Council report).

## **BACKGROUND**

The Environmental Planning Commission and City Council have reviewed this project on a number of occasions, and most recently, on July 1, 2014 City Council held a public hearing on the project. During the hearing staff described the project at length, presented the proposed Transportation Demand Management Plan (TDM), CEQA findings and Public Benefits. Extensive discussion of the project and detailed analysis can be found in the attached staff report from that meeting (Attachment 6 – July 1, 2014 City Council Report), so it is not repeated here. Approximately 47 members of the public commented. Public comments primarily focused on: the lack of housing in the project, waiting until the San Antonio Precise Plan was adopted before approving the development, and concerns about traffic (see Attachment 7 – July 1, 2014 City Council Summary Minutes). During the meeting, the applicant stated they had reached agreement with Steve Rasmussen, the owner of the Milk Pail Market, to provide parking for the Market during construction and after the Phase II project is completed.

The City Council voted (6-0-1, Inks recused) that the applicant study an alternative plan that included a residential component. During these past few months, the applicant has stated to staff that they have studied an alternative that includes housing, but maintain that the original plan (which does not include housing) is their preferred project. In addition, at the October 7, 2014 Study Session on the San Antonio Precise Plan, Council expressed support for up to 400,000 square feet of office in this area of the Precise Plan.

### **Hetch Hetchy Roadway Condition**

To address comments that came from the San Antonio Precise Plan hearings, staff has modified the original Findings and Conditions report to include a condition requiring the modification of the Hetch Hetchy driveway width along the project site to be reduced to a 20' shared vehicular/bicycle roadway instead of a 22' shared roadway. The modifications also include the roadway design, which shall be constructed using special grading, bicycle markings, and/or materials to moderate travel speeds to safely accommodate all travel modes. The applicant has agreed to this condition of approval.

## CONCLUSION

Staff believes that the project is substantially consistent with the proposed San Antonio Precise Plan and achieves the following goals for development in the San Antonio Change Area:

- The project proposes a mix of land uses, including shopping, dining, entertainment, lodging, and employment, which is encouraged for the San Antonio Center and will create destination location(s) consistent with the vision of the General Plan.
- The proposed retail space at California Street and Pacchetti Way provides an opportunity for a neighborhood-serving use or restaurant, and the scale of the proposed building helps transition the adjacent neighborhood from the higher-density development.
- The intensity of the proposed project is supported by several transit options, in addition to the applicant's commitment to a mandatory 30 percent peak-hour trip reduction for office trips and joining the Transit Management Agency.
- The massing of the proposed office buildings has been reduced by providing large setbacks on the upper levels with projections on the lower levels, similar to the Fenwick & West building (400 Castro Street) in downtown.
- The project has been designed to complete the Village Green "main street" frontage with ground-floor retail and restaurants and a continuation of the Promenade from the Phase I development.
- The ground-floor commercial/retail storefronts continue around to the San Antonio Road and California Street frontages with wide sidewalks and enhanced pedestrian connections.
- The project will include a tribute to the historical events that occurred at 391 San Antonio Road.
- The applicant's proposal to realign the median on San Antonio Road and install bike lanes on both sides of the street from El Camino Real to California Street supports City goals for improved bicycle circulation.

**ALTERNATIVES**

1. Continue the public hearing to a date uncertain and require the applicant to reduce office space and/or incorporate housing in the proposed development.
2. Do not adopt the EIR, finding that it is not adequate (if this alternative is followed, the rezoning and project cannot be approved).
3. Adopt the EIR, but do not adopt the P District rezoning, finding that the proposed site is not physically suitable for the proposed FAR (if this alternative is followed, the project cannot be approved).
4. Adopt the EIR, zone change, and project but with modified P District standards.
5. Adopt the EIR, zone change, and project, but with modified conditions of approval.
6. Refer the project back to the EPC for reconsideration of topics related to the EIR, zone change, or development project.

**PUBLIC NOTICING**

The meeting agenda and Council report were posted on the City website and announced on cable television Channel 26. All property owners within a 1,000' radius and other interested parties were notified of this meeting.

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819-12-02-14CR-E

- Attachments:
1. Resolution Certifying the EIR with Statement of Overriding Considerations and Mitigation Monitoring Plan, Draft and Final EIR
  2. Ordinance Amending the Zoning Map
  3. Resolution Amending the San Antonio Center Precise Plan District
  4. Resolution Conditionally Approving a Planned Community Permit
  5. Resolution Amending the Planned Community Permit for the Phase I Project at 455 San Antonio Road
  6. [July 1, 2014 City Council Report](#)
  7. City Council Minutes (July 1, 2014)
  8. [March 4, 2014 Study Session Memo](#)
  9. [May 28, 2014 B/PAC Staff Report](#)
  10. [June 18, 2014 EPC Staff Report](#)
  11. [EPC Summary Minutes \(June 18, 2014\)](#)
  12. [Project Plans](#)
  13. EPC Comment Letters and CEQA Consultants' Responses
  14. EPC-Endorsed San Antonio Center Precise Plan Amendments