

DATE: May 2, 2023

TO: Downtown Committee

FROM: Edgar Maravilla, Senior Planner

SUBJECT: May 2, 2023 Downtown Development Update

NEW CONSTRUCTION—RESIDENTIAL

1. **231-235 Hope Street (Maston Architects):** Three stories, nine-unit condos.

Applicant: Maston Architects

- The City Council approved the project on December 10, 2019.
- Under construction.

NEW CONSTRUCTION—MIXED-USE

2. **Hope Street Lots:** ~~Four to five stories, 180 hotel rooms, 53,000 square foot office and commercial spaces.~~ 120,600 square foot, five-story hotel with 180 hotel rooms, and a 53,000 square foot, four-story office and commercial mixed-use building.

Applicant: The Robert Green Company

- Permit approvals expired on November 27, 2022.
- Applicant closed escrow on the Hope Street Lots project in December 2022.
- Applicant to resubmit for new City permits to develop the project.

3. **676 West Dana Street (Maston Architects):** Four stories, two levels of underground parking, ground-floor retail and office spaces, and seven residential units on Floors 2 through 4.

Applicant: Maston Architects

- Approved by the City Council on December 8, 2020.
- One-year permit extensions approved (expires December 8, 2023).

4. **Lot 12:** Five stories, ground-floor commercial space, and 120 affordable units.

Applicant: Related/Alta Housing

- Approved on April 25, 2022.
- Building permit under review.

5. **705 West Dana Street:** Three-story, 19,470 square foot commercial building with ground-floor restaurant and upper-floor administrative office with one level of underground public parking, replacing an existing auto repair shop.

Applicant: Lund Smith

- Planning Permit under review.
- ~~Tentatively scheduled for March 15, 2023 Development Review Committee (DRC).~~

NEW CONSTRUCTION—COMMERCIAL

56. **701 West Evelyn Avenue:** Four stories, 28,090 square foot office space, and 6,841 square foot ground-floor commercial space (Subway Restaurant, Depot Garage, etc.).

Applicant: Tim McEnery, Marwood

- The City Council approved this project with underground parking accessed through the adjacent Lot 4 hotel development (see “Hope Street Lots” above) on November 18, 2019 but also expressed interest in alternative parking agreements with the developer, which may include more parking funding or construction of a parking garage on Lot 5.
- A formal application for the alternative parking agreement was submitted on March 9, 2022.

67. **756 California Street:** Three stories, 7,664 square foot office building with ground-floor medical office.

Applicant: 756 California LLC

- Approved by the City Council on February 22, 2022. Building permit plans pending.

78. **747 West Dana Street (Kenneth Rodrigues and Partners, Inc.):** Three-story, 8,552 square foot building with ground-floor retail space.

Applicant: Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Approved by City Council hearing on December 14, 2021.
- Building permit under review.

89. **590 Castro Street (The Sobrato Organization):** Four-story, 106,000 square foot office building with a public plaza (Wells Fargo).

Applicant: Tim Steele, The Sobrato Organization

- Approved by the City Council hearing on August 30, 2022. Awaiting building permit plan submittal.

FACADE IMPROVEMENTS AND NEW TENANTS

10. **298 Castro Street:** Provisional Use Permit for a new restaurant (Nick the Greek).

Applicant: Glenn Cunningham, Glenn Bull's Eye Cadd

- Approved by the Zoning Administrator on December 9, 2020.
- Building permit under review.
- One-year permit extension (expires December 9, 2023).

11. **105 Hope Street:** Provisional Use Permit to convert an existing multi-tenant commercial building with office and medical uses into a single-tenant administrative office building.

Applicant: Lund Smith, Hope Evelyn LP

- Building permit under review.

~~12. 975 West Dana Street: New restaurant tenant (Cafe Terrace).~~

~~Applicant: No information.~~

~~• Building permit under review.~~

1312. **702 West Dana Street:** New restaurant tenant (Seasons Noodles and Dumplings Garden).

Applicant: No information.

- Under construction.

1413. **738 Villa Street:** Provisional Use Permit for a new café use (Café 86) to replace a vacant space.

Applicant: James Dimapasok

- Zoning Administrator approved the use. Pending building plan check submittal.

1514. **171 and 175 Castro Street:** Provisional Use Permit for a new café/restaurant use (Kitchen Story/U Dessert Story) to replace a locksmith museum.

Applicant: Daniel Choi

- Planning permit under review.

~~16. 110 Castro Street: Planned Community Permit and Development Review Permit to construct facade modifications for a new restaurant (Vida!).~~

~~Applicant: Oswaldo Messia~~

~~• Building permit under review.~~

~~• Approved by Planning on March 6, 2023.~~

1715. **800 California Street:** New restaurant tenant (Limon).

Applicant: Jennifer Fong (Architect)

- Building permit under review.

~~18~~16. **372 Castro Street:** Planned Community Permit and Development Review Permit to construct façade modifications at an existing office building.

Applicant: Andre Barbe

- Planning permit under review.

~~19~~17. **702–738 Villa Street:** Planned Community Permit and Development Review Permit to construct facade modifications.

Applicant: Bonnie Djie

- Planning permit under review.

~~20~~18. **194-198 Castro Street:** Planned Community Permit, Development Review Permit, and Historic Preservation Permit to construct a three-story, 6,086 square foot building addition with a roof deck to an existing two-story, 7,608 square foot historic building with office and ground-floor restaurant (Agave), replacing an existing outdoor patio; and a Provisional Use Permit to consider an administrative office use on the upper floors of the addition.

Applicant: Chee-Yee Chong

- Planning permit under review.

CITY PROJECTS

~~21~~19. **Sidewalk Café License:** The City Council waived Sidewalk Café payments for Fiscal Year 2022-23.

- ~~• New sidewalk café regulations are actively being developed, tentative completion date of mid-2023.~~
- Downtown Outdoor Patio Standards/Guidelines are being developed to replace the existing sidewalk café program as a result of the permanent closure of the 100 to 300 blocks of Castro Street. The outdoor patio program is tentatively scheduled for a City Council adoption hearing on May 9, 2023.

~~22~~20. **Downtown Parking Structure:** On August 24, 2021, the City Council directed staff to start studying a new parking structure on Lot 5 and to pursue additional developer partnerships to help fund the project.

2321. Downtown Precise Plan: Update all subareas of the Downtown Precise Plan. More information to be provided once Council gives direction on next steps.

- Council has expressed interest in working on it as a 2023-25 goal.
- ~~• Staff has proactively applied for \$1.2 million in grants from MTC. Council will decide whether to complete the application with a resolution of support on April 11.~~
- On April 11, 2023, the City Council elected not to pursue the \$1.2 million grant from MTC. The grant would have required updates to the allowed densities in downtown, and Council did not want to be bound by specific requirements.

EM/8/CDD

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