



**DATE:** December 2, 2014

**CATEGORY:** Public Hearing

**DEPT.:** Community Development

**TITLE:** **San Antonio Precise Plan**

### **RECOMMENDATION**

1. Adopt a Resolution Certifying the San Antonio Precise Plan Environmental Impact Report and Adopting CEQA Findings, 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. Adopt a Resolution Amending the General Plan Land Use Map for the Properties on the West Side of San Antonio Road from General Mixed Use to Mixed-Use Corridor, 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 Properties Located in the San Antonio Precise Plan Area from CRA (Commercial/Residential-Arterial), P (Planned Community), P(8) San Antonio Station Precise Plan, P(9) San Antonio Center Precise Plan, P(11) California Street-Showers Drive Precise Plan, and P(12) 394 Ortega Avenue Precise Plan to P(40) San Antonio Precise Plan, to be read in title only, further reading waived, and set a second reading for December 9, 2014 (Attachment 3 to the Council report);
4. Adopt a Resolution Amending the San Antonio Station Precise Plan to Remove the Properties Rezoned as Part of the San Antonio Precise Plan, to be read in title only, further reading waived (Attachment 4 to the Council report);
5. Adopt a Resolution Adopting the San Antonio Precise Plan, to be read in title only, further reading waived (Attachment 5 to the Council report); and
6. Adopt a Resolution Adopting a Minimum Value for Public Benefits Provided By San Antonio Precise Plan Development, to be read in title only, further reading waived (Attachment 6 to the Council report).

## **BACKGROUND**

The San Antonio Precise Plan process has included 17 Environmental Planning Commission (EPC) and City Council meetings and public workshops. These meetings are in addition to the San Antonio Visioning Process, which collected public input in late 2012. The Public Draft of the Precise Plan was released on August 22, 2014, and is included in this report as Exhibit A in Attachment 5.

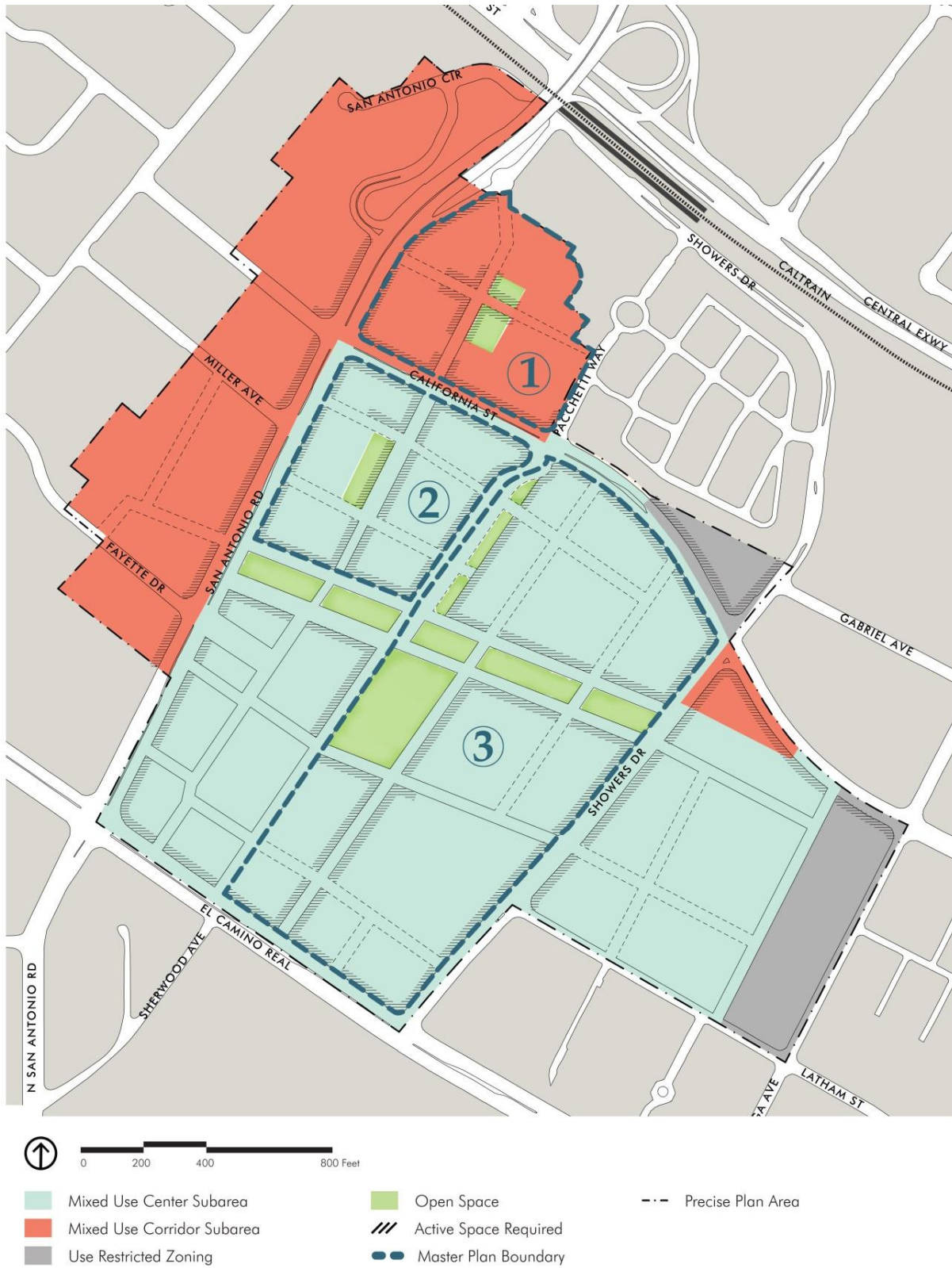
On September 17, 2014, the EPC reviewed the Public Draft Precise Plan and Environmental Impact Report (EIR). On October 7, 2014, the City Council reviewed the Public Draft Precise Plan, including EPC recommendations. The following Council input was provided:

1. **Office Development Cap and Phasing Program.** The Public Draft included a draft office development “cap” of 400,000 square feet and a two-tiered phasing program to link office development with housing units studied in the Plan’s EIR.

*City Council Direction:* Council supported increasing the cap to 600,000 square feet and removing the phasing program, noting that the phasing program could result in a potentially unfair system where one property owner would effectively be dependent on the actions of another property owner.

2. **Master Plan Process.** The Master Plan process is a tool to ensure coordinated and integrated planning, typically for larger developments and/or projects requiring coordination across multiple properties. The Public Draft identifies three Master Plan areas, and permitting procedures for Master Plans (EPC recommendation to Council) and subsequent Planned Community Permits (typically Zoning Administrator recommendation to Council).

*City Council Direction:* Council supported the Master Plan areas and procedures, and recommended an exemption from Master Plan requirements for projects “deemed complete” at the time of Plan adoption. They noted the Master Plan requirement would only apply to current Gatekeeper projects if Council reviews a project after the Plan is in effect. Council noted the Merlone Geier Phase II project is far along in the review process and essentially met the submittal criteria for a Master Plan.



**FIGURE 1-3** San Antonio Precise Plan Concept

3. **Tiered Floor Area Ratio (FAR).** The Public Draft includes two FAR tiers for the Mixed-Use Center and Mixed-Use Corridor Subareas, respectively, including “Base” (no public benefits) and “Tier 1” (public benefits) FAR maximums.

	<b>BASE</b>	<b>TIER 1</b>
<b>Mixed-Use Corridor Subarea</b>	1.35 FAR 3 Stories/45’	1.85 FAR 4 Stories/55’
<b>Mixed-Use Center Subarea</b>	An Addition of <10% of Existing Floor Area (at time of Plan adoption)	2.35 FAR
<b>Public Benefits</b>	Not Required	Required

*City Council Direction:* Council supported an increase to the Base FAR, raising it to the lesser of an addition of 20 percent of existing floor area or a 0.35 FAR, to allow greater flexibility for incremental development in balance with public benefit provision.

4. **Public Benefits.** The Public Draft explains public benefits requirements and includes a table of desired benefits. The Public Draft identifies affordable housing as the “Plan priority” public benefit.

*City Council Direction:* Council supported removing the Plan’s identified priority for affordable housing in favor of determining priorities on a periodic basis through Plan implementation actions. Both the EPC and Council requested the Plan’s public benefits analysis be provided to support review of proposed public benefit value.

5. **Strategies for Small Businesses.** The Public Draft includes an FAR exemption for small business floor area and an exception from the office development cap to develop limited office space for existing or new small companies.

*EPC and City Council Direction:* The EPC and Council supported the strategies, but requested the Plan include additional FAR exemption criteria such as a cap on the size of the exemption and definition of what businesses would qualify.

6. **Height at Frontage Setback Line.** The Public Draft includes a standard for maximum height at the frontage setback line to limit taller building heights located at the minimum building setback from the street. In the Council report on the

Public Draft, staff noted the Merlone Geier Phase II Gatekeeper project largely complies with this standard, except in a few identified locations.

*EPC and City Council Direction:* The EPC supported this standard along with other Public Draft setback standards and guidelines, but did not provide input on how the standard should be applied to the Phase II project because the information was not available at the time of EPC review. The Council supported the Public Draft standard, but also an exemption from the standard for the Phase II project if the Plan is in effect when the project is considered by Council.

7. **Environmental Impact Report (EIR).** The Draft EIR analyzed a number of topics, including the Plan's potential impacts on roadways and intersections in Mountain View, Palo Alto, Sunnyvale, and Los Altos. The EIR found no substantial evidence the Plan would result in significant impacts that could not be mitigated.

*EPC and City Council Direction:* The EPC stated that the City needs a comprehensive plan to address congestion in collaboration with area cities and agencies. The City Council did not discuss the issue. Staff will soon begin work on a City-Wide Multi-Modal Transportation Plan to guide transportation improvements for major transportation routes.

Councilmembers also:

- Expressed concern about the shared roadway width of the Hetch Hetchy Greenway, and requested staff consider revisions to improve bicycle conditions.
- Requested the Latham Street bicycle improvements implementation action be identified as a short-term action and the Community Services Department be added as an involved party for the "Parks and Public Spaces" action.

### **EPC Meeting Summary**

On November 17, 2014, the EPC reviewed the Public Draft and the accompanying proposed changes to the Plan based on recent input. The EPC unanimously recommended the City Council certify the EIR and adopt the Plan and associated actions identified at the beginning of this report. Ten (10) members of the public spoke at the meeting on the following topics:

- Defer Plan adoption to early 2015.
- Allow time for collaboration with the school district before Plan adoption.

- Plan for jobs-to-housing balance in the Plan Area.
- Retain office cap and phasing program from the Public Draft.
- Provide more planned open space, wider sidewalks, and better designed green space than currently exist in the area.
- Complete adoption of the Plan now, based on the current EPC and Council experience and knowledge of the Plan process.
- Recommend approval of the Plan, given the balance it strikes between multiple viewpoints expressed over the entire Precise Plan and Visioning processes.

Additional public comment letters are provided in Attachment 14. The following Analysis section includes detailed discussion of key Plan changes and EPC recommendations.

## **ANALYSIS**

Since the Public Draft was released, the Precise Plan team has refined Plan content in response to EPC and Council input; public comment; and further review for clarity, consistency, and ease of implementation. The proposed changes are identified in Exhibit B to Attachment 5, which includes a table of text changes, revised Plan tables, and new/revised graphics.

The EPC staff report (Attachment 7) discussed several proposed changes to the Public Draft Plan, grouped by changes based on: EPC and Council input; public draft comments; and improved clarity, consistency, and ease of implementation. The following sections provide information on the specific topics the EPC discussed at the November 17, 2014 hearing. All other proposed changes to the Public Draft Plan were recommended without further discussion.

### **Proposed Key Changes**

1. **Office Development.** At their October 7, 2014 Study Session, Council supported the following Public Draft modifications:
  - Increasing the office development cap to 600,000 square feet;
  - Removing the office phasing program;

- Allocating office development under the cap to preferred Plan areas (up to 400,000 square feet of the cap was allocated to the Northwest San Antonio Master Plan Area, with the remaining 200,000 square feet of the cap available to other Plan areas); and
- Retaining the office development exception for small company space.

*Proposed Changes:*

- “Development Phasing Program” (Chapter 2) has been amended to reflect Council input on the office development cap and phasing.
- “Office Development Phasing Exception” (Chapter 5) has been adjusted to reflect removal of the phasing component.
- “Mixed-Use Corridor Subarea” and “Mixed-Use Center Subarea” language (Chapter 2) has been adjusted to reflect these changes.
- “Table 4-1: Allowed Land Use” (Chapter 4) has been adjusted to require a Provisional Use Permit for office uses in the Mixed-Use Corridor Subarea to ensure allowed office development occurs in locations consistent with Plan policies.

*November 17, 2014 EPC Recommendation:* The EPC recommended the proposed changes, but with an office development cap of 400,000 square feet (per the Public Draft) and no specific allocation of the cap in the Plan Area. The majority of the EPC members were reluctant to allow additional office development and noted the Plan could be amended in the future if additional office development was desired. Although some EPC members expressed support for a 600,000 square foot cap, the final cap recommendation was unanimous. One EPC member opposed removing the phasing program.

*Staff Comment:* The EPC recommendation is not included in the resolution for adopting the San Antonio Precise Plan (Attachment 5), as it differs from prior Council direction. If Council supports the EPC recommended change, an alternative resolution (Attachment 8) has been prepared and should be used.

2. **Tiered FAR and Public Benefits.** At their meetings in September and October, the EPC and Council supported the Public Draft’s tiered FAR approach, but recommended different modifications to the Base FAR tier for the Mixed-Use

Center Subarea. After discussing the EPC recommendation of 1.35, Council supported a Base FAR maximum of “0.35 FAR or a 20 percent addition to existing floor area at the time of Plan adoption, whichever is less.”

Although overall development in the Mixed-Use Center Subarea is less than 0.35 FAR, some smaller parcels have existing floor area that exceeds 0.35 FAR. On those sites, any addition will require public benefits. However, without parcel assembly, redevelopment on these sites would be challenging or is likely to involve fairly small additions (and therefore, less required public benefits) due to small lot constraints and the challenge of providing additional parking.

Council also supported removing the “Plan priority” for affordable housing from the public benefits table contained in Chapter 5 of the Public Draft Plan in favor of establishing priorities on a periodic basis through Plan implementation actions.

*Proposed Changes:*

- “Table 4-4 Mixed-Use Center Intensity and Height Standards” (Chapter 4) has been amended to include the new standards and clarify terms.
- “(Plan priority)” language has been deleted from the Public Benefits Table 5-1 (Chapter 5).

*November 17, 2014 EPC Recommendation:* The EPC recommended the proposed changes based on Council input from October. Consistent with their prior recommendation, the EPC recommends there be equal priority for affordable housing, bicycle and pedestrian amenities, and open space in initial implementation of the public benefit program.

3. **FAR Exemption for Small Businesses.** Previously, both the EPC and Council supported the Public Draft FAR exemption and office development exception for small businesses, and recommended additional criteria be added to the Plan for the FAR exemption. To address this, the Precise Plan team has added criteria for:

- A cap on the maximum size of a proposed FAR exemption (7,500 square feet) to balance objectives for small business preservation with limits on the amount of bonus floor area that might be granted. This cap could allow approximately three small businesses to be preserved in a redevelopment project. For reference, the Milk Pail is approximately 4,000 square feet and the Greystar development on El Camino Real is proposing to preserve five existing small businesses in 10,800 square feet of new building area.



- Flexible guidance on the type of businesses that might qualify for the FAR exemption. This strategy is proposed to provide direction but maintain some flexibility to support a variety of goods and services providing uses.
- Requirements for recordation of an agreement or notice of development restriction on the property deed to identify the proposed FAR exemption and reservation of FAR-exempt space for qualified small businesses.

*Proposed Change:* Proposed language has been added to both the “Mixed-Use Corridor Intensity and Height Standards” and “Mixed-Use Center Intensity and Height Standards” sections (Chapter 4).

*November 17, 2014 EPC Recommendation:* The EPC unanimously recommended the proposed changes.

4. **Master Plan Process.** Both EPC and Council supported the Public Draft content for Master Plans. The Council recommended the Plan exempt “deemed complete” projects from Master Plan requirements.

Additionally, in reviewing the Public Draft Master Plan administrative processes, staff noted language that would make the permitting process more complicated for smaller projects under Master Plans. Specifically, after a Master Plan has been approved, the Public Draft would require all subsequent Planned Community Permits to be approved by the City Council, including relatively small projects under the Base FAR. This would place a greater administrative burden on initial incremental projects within required Master Plan areas, above typical permitting processes in the Plan. Proposed changes include minor modifications for subsequent permits in approved Master Plan areas to match the permitting processes for the rest of the Plan Area.

*Proposed Changes:*

- “Master Plan Administrative Process” (Chapter 5) has been amended.
- “Mixed-Use Center Subarea” and “Master Plan Areas” sections (Chapter 2) have been adjusted with minor language changes to reflect this amendment.

*November 17, 2014 EPC Recommendation:* The EPC unanimously recommended the proposed changes.

- 5. Neighborhood Transition Setbacks.** The Public Draft contains two to three different setback standards for key neighborhood transition areas, depending on the scale of adjacent development and whether it is a side or rear setback. However, in identified transition areas, some affected setback areas could be defined as either a side or rear setback. There are also very few cases where the adjacent structure in these transition areas is a single-family home.

*Proposed Change:* The proposed change creates a single minimum setback of 25', which was the midpoint of the Public Draft's 15' to 35' range. The proposed change also identifies a potential exception for minor reductions in the required setback in cases where the new building has lower heights and compatible use. While this type of exception could be considered on a case-by-case basis through the Plan's "General Exceptions," the proposed exception defines specific parameters for considering an alternate proposal. Overall, these changes are consistent with recently approved residential projects such as the Tropicana Lodge (1616-1720 El Camino Real) and 100 Moffett Boulevard projects.

*November 17, 2014 EPC Recommendation:* The EPC unanimously recommended the proposed changes.

### **Public Benefit Value**

The Plan allows applicants to request additional square footage in exchange for providing public benefits. A detailed description of this process is contained in Chapter 5. To provide consistency in applying this requirement and predictability to applicants, a required public benefits value is proposed for adoption by the City Council along with the Plan. This value serves as a target for applicants to develop public benefits proposals, to be reviewed and approved by Council on a project-by-project basis for Tier 1 developments.

The Plan's economic consultants conducted a feasibility analysis to determine an appropriate public benefits value. The value was based on maintaining a reasonable developer return of 10 percent and ensuring that development costs in Mountain View remain competitive with surrounding cities, taking into account existing fees and Plan requirements. The Community Benefits and Financing Strategy Memo (see Attachment 9) contains this detailed analysis.

The total value of public benefits will be based on the additional building square footage requested by an applicant over the Base FAR in both subareas. For example:

- In the Mixed-Use Corridor Subarea, if a project proposes a 185,000 square foot project on a 100,000 square foot site (2.3 acres at 1.85 FAR), public benefits would be provided for 50,000 square feet. The 50,000 square feet is the difference between the 185,000 square foot project and the 135,000 square foot “base” floor area (100,000 square foot site at 1.35 FAR).
- In the Mixed-Use Center Subarea, a comparable project would provide public benefits for approximately 200,000 square feet (the difference between a 100,000 square foot site at 2.35 FAR versus an approximately 0.35 FAR “base”).

#### *Public Benefits Value Options*

In most of the Plan Area, the feasibility analysis supports a \$20-per-bonus-square-foot public benefits value. The exception is within San Antonio Center, where unique development conditions in the East San Antonio Center Master Plan Area (Master Plan Area No. 3) suggests a value range of approximately \$10 to \$20 per bonus square foot.

Master Plan Area No. 3 is comprised of multiple parcels and underlying property owners, as well as some long-term leases for existing businesses. There are also significant physical improvements planned in this area, such as the centralized open space, which may also require collaboration between property owners. Given these conditions, the timing, size, and overall composition of different land uses within future development is uncertain. Additionally, retail development is a key goal for this area, but typically provides a lower return than residential and office development.

It is likely that the overall development potential in the Master Plan Area will support a final value of \$20 per bonus square foot. However, the above factors could cause less public benefit value to be available, depending on how future development and required improvements occur. Given this context and based on the feasibility analysis, staff proposed two options for the EPC to consider (see EPC staff report in Attachment 7 for additional discussion of the two options):

1. **Require a value of \$20 for the Plan Area, but do not adopt an initial value for the East San Antonio Master Plan Area.**
2. **Require a value of \$20 for the Plan Area, except for a value range of \$10 to \$20 for the East San Antonio Master Plan Area.**

Staff recommended Option 2 because it acknowledges the challenge of establishing a single amount for the initial public benefit value requirement in Master Plan Area No. 3, but also establishes some expectations for future public benefit provision. The identified value range reflects analysis of two types of prototype projects and accounts for the high costs of physical improvements such as structured parking. The prototype projects included a regional retail-focused development with associated open space and parking costs (low end of range) versus a more blended mixed-use development type (high end of range).

The final value would be determined based on updated economic analysis to be required through the Master Plan process, when there will be more certainty about how the different parcels in the Master Plan Area will contribute to future development, required improvements, and, therefore, public benefit value.

With either option, the example project would provide \$1 million worth of public benefits in the Mixed-Use Corridor Subarea and up to \$4 million worth of public benefits in the Mixed-Use Center Subarea.

*Proposed Change – Mixed-Use Center Subarea*

As noted earlier, the total value of public benefits is based on the additional building square footage requested above the Base FAR in each subarea. The Public Draft Plan includes aboveground structured parking in the floor area on which public benefits value is applied. However, the feasibility analysis raises a policy question on this topic.

To regulate the size of structures in mixed-use districts, aboveground structured parking counts as floor area. The Mixed-Use Center Subarea will have significant retail development, with high parking demand but lower returns on development. While future development is expected to include as much underground parking as feasible, particularly for office and residential development, some aboveground parking is expected in the subarea.

The intent of the public benefits program is to provide benefits in exchange for additional intensity, and development value is principally derived from leasable floor area. For these reasons and given the high cost of structured parking, staff recommends not requiring public benefits value for aboveground structured parking floor area. This exemption would apply to the Mixed-Use Center Subarea.

*November 17, 2014 EPC Recommendation:* The EPC recommended approval of Option 2, which was the staff recommendation, with an additional recommendation to include resolution language defining the parameters that may cause the public benefit value for

Master Plan Area No. 3 to be less than the high end of the defined public benefit value range. The EPC did not comment on or modify the proposed change to not require public benefits value for aboveground structured parking floor area in the Mixed-Use Center Subarea. Therefore, this proposed change is included in the approval documents (Attachment 5).

### **Additional Changes Recommended by EPC**

1. **Permitting Process (Non-Master Plan Areas).** The Public Draft Plan includes procedures for non-Master Plan projects wherein Base FAR projects may be approved by the Zoning Administrator, and Tier 1 development requires a recommendation by the Zoning Administrator and final action by Council.

*Proposed Change:* The EPC unanimously recommended Tier 1 developments require recommendation by the EPC instead of the Zoning Administrator and final action by Council.

*Staff Comments:* The recommendation to modify the permitting process for non-Master Plan projects is a new policy decision for the San Antonio Precise Plan and requires Council input. If Council supports the recommended change, an alternate resolution (Attachment 8) has been prepared, including this EPC-recommended change and the EPC recommendation on the office development cap.

2. **Solar Exposure Design Guideline.** The Public Draft includes a design guideline providing direction on how project designs can address solar orientation.

*Proposed Change:* The EPC unanimously recommended simplifying the guideline by using the following revised language: "Design windows and sunshading features, such as overhangs and louvers, to maximize daylighting and minimize solar gain."

*Staff Comments:* The solar exposure guidelines revision is a minor edit and has been included in the Plan adoption resolution (Attachment 5).

### **Recommendation Actions**

The recommendations on Page 1 of this report include actions that are needed to adopt and implement the new San Antonio Precise Plan, which also includes:

1. **Amendment to San Antonio Station Precise Plan.** The new San Antonio Precise Plan will apply to properties currently regulated by a mix of standard zoning

districts and existing Precise Plans. In most cases, the Plan Area will completely replace existing Precise Plans because their boundaries overlap. The exception is the P(8) San Antonio Station Precise Plan, where only three of five subareas will be incorporated into the new San Antonio Precise Plan. As a result, a Precise Plan Amendment is required to remove those three areas from the existing San Antonio Station Precise Plan (see Attachment 4).

2. **General Plan Amendment (West Side of San Antonio Road).** The new San Antonio Precise Plan implements the General Plan vision and policies for the Plan Area, with the additional recommendation to amend the west side of San Antonio Road, between California Street and the south side of Fayette Drive, from General Mixed Use (1.35 FAR/three stories) to Mixed-Use Corridor (1.85 FAR/four stories) as shown in Attachment 2.

The General Plan Amendment has been supported through the Precise Plan process because it creates a transition area between the medium-density residential neighborhood and higher-intensity areas in San Antonio Center. It also closes a gap between existing Mixed-Use Corridor areas to the north and south of the affected area, to create a consistent Mixed-Use Corridor designation on the west side of San Antonio Road. The amendment is part of the Plan's recommendation actions because the Plan is proceeding ahead of the 400 San Antonio Road (Pillar Group) Gatekeeper project. Adoption of the General Plan Amendment will allow the Plan to include development standards for future development under the Mixed-Use Corridor designation.

*November 17, 2014 EPC Recommendation:* The EPC recommended approval of these items, without comment.

### **Environmental Impact Report (EIR)**

The Draft EIR (Attachment 10) was made available for public review on August 22, 2014. It was posted on the City's website and made available at City Hall and the Library. A notice of its availability was published in the newspaper and provided to interested parties, and notice was included on postcards sent to property owners and residents within 300' of the Plan Area ahead of the EPC review of the Draft EIR.

The EPC reviewed the Draft EIR at their September 17, 2014 meeting. The Draft EIR was also distributed to local and State agencies. The CEQA-mandated 45-day public comment period ended on October 6, 2014. Questions and comments from the EPC, City Council, agencies, and the public during this period are included in the Final EIR (Attachment 11), which contains formal responses to these comments and clarifying

edits to the Draft EIR. The Final EIR was made available for review on November 7, 2014, and was distributed to all agencies and individuals that commented on the Draft EIR. It was also posted to the City website and hard copies were made available at City Hall and the Library. A summary of the EIR's mitigation measures is provided in Attachment 12.

The Final EIR did not identify any significant unavoidable impacts. A more detailed discussion of identified impacts, mitigations, and EIR alternatives can be found in the October 7, 2014 Council Study Session Memo (Attachment 13). Required mitigations will be included in the Precise Plan as an appendix.

*November 17, 2014 EPC Recommendation:* The EPC unanimously recommended certification of the EIR.

### **Plan Implementation**

The Plan includes a list of City implementation actions (see the revised Table 5-2 in Exhibit B to Attachment 5). Staff has identified several actions that may be initiated within the next year.

**Public Benefits Fund.** A fund for in-lieu payment of public benefit requirements will be established.

**Bicycle Transportation Plan.** Bicycle improvement guidance and direction in the Plan will be coordinated with the Bicycle Transportation Plan. This includes topics such as Latham Street and El Camino Real improvements, which Council directed be studied as part of broader planning efforts such as the Bicycle Transportation Plan.

**California Street Improvements.** The Plan's bicycle improvements for California Street will be coordinated with the existing California Street/Escuela Avenue Improvement Study (CIP Project 1441).

**Public Benefits List.** A list of prioritized public benefits and improvements will be established and maintained.

**Reporting and Monitoring.** Staff will begin monitoring key data about the Plan Area, including development entitlements, parking, transportation demand management programs, and the provision of public benefits.

**Parking Study and Updated Standards.** Work will begin on an update to the City's parking standards, which could be part of a comprehensive update to the City's Zoning

Ordinance. Early work may include analysis of parking utilization, comparison with other cities, and a summary of current Best Practices.

### **FISCAL IMPACT**

The Zoning Ordinance requires a fiscal analysis for new Precise Plans and Precise Plan Amendments. The 2030 General Plan analysis found that new development would be expected to bring increases in revenue from public improvement and park fees and property and sales taxes. The study also found that City costs may also increase for public services due to an increase in City population. However, the analysis found the growth associated with the General Plan would result in a net fiscal balance or growth.

This Precise Plan is consistent with the 2030 General Plan and the General Plan's fiscal analysis completed in 2012, except that additional office development is studied in the Public Draft EIR and assumed in the Plan. The projected office development under the Precise Plan is not expected to negatively impact the City's net fiscal balance because it would result in comparable increases in revenue and would not result in significant new costs, such as maintenance of new public streets or increased emergency services due to increased City population. These costs can be two major demands on City services from new development.

### **CONCLUSION**

Staff is recommending the City Council adopt the San Antonio Precise Plan, certify the EIR, and adopt the related ordinances and resolutions.

### **ALTERNATIVES**

1. Make minor modifications to the Plan that are substantially consistent with overall strategies, objectives, principles, and implementation, which would not trigger any additional environmental analysis such as:
  - a. A different office development cap; and
  - b. A different permitted process for Tier 1 development projects.
2. Adopt a different public benefits value on building area above Base FAR.
3. Do not certify the EIR, and do not adopt the Plan and General Plan/Zoning Map Amendment.



## **PUBLIC NOTICING**

Postcard notices were sent to property owners and residents within 300' of the Plan Area. Notices were also provided by e-mail to interested parties. Notice of the meeting was also posted on the City's website, the San Antonio Precise Plan website, and announced on Cable Television Channel 26 and the City calendar.

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RS/7/CAM  
803-12-02-14CR-E

- Attachments:
1. Resolution Certifying the San Antonio Precise Plan Final Environmental Impact Report
  2. Resolution Amending the General Plan Land Use Map
  3. Ordinance Amending the Zoning Map
  4. Resolution Amending the San Antonio Station Precise Plan
  5. Resolution Approving the San Antonio Precise Plan
  6. Resolution Establishing a Minimum Value for Public Benefits
  7. [November 17, 2014 EPC Staff Report, Without Exhibits](#)
  8. Alternate Resolution Adopting the San Antonio Precise Plan (EPC Recommendation)
  9. Community Benefits and Financing Strategies Memo
  10. [Draft Environmental Impact Report \(EIR\)](#)
  11. [Final EIR and Response to Comments](#)
  12. [Mitigation Monitoring and Reporting Program and CEQA Findings](#)
  13. [October 7, 2014 City Council Study Session Memo](#)
  14. Public Comment Letters