

LASD TDR GATEKEEPER PROJECT STATUS (*Update as of October 2021*):

<u>Location</u>	<u>Applicant</u>	<u>PP Area</u>	<u>Status</u>	<u>TDR SF (max)</u>
465 Fairchild (PL-2018-235) - renamed 600 Ellis	Sobrato	E. Whisman	Approved by Council in November 2020.	80,000
<i>303 Ravendale (PL-2018-216)</i>	<i>Sand Hill</i>	<i>E. Whisman</i>	Application withdrawn.	45,000
<i>189 N. Bernardo (PL-2018-217)</i>	Sand Hill	E. Whisman	Application under review/active.	28,000
355 E. Middlefield (PL-2018-206)	SummerHill	E. Whisman	Approved by Council in June 2020.	10,000*
400 Logue (PL-2019-016)	Miramar	E. Whisman	Approved by Council in June 2021. (Original request: 72,000 SF)	36,000
<i>301 E. Evelyn (PL-2018-385)</i>	Rockwood	Ferry-Morse	Application under review/active (awaiting resubmittal).	125,000**
291-339 N. Bernardo	Vanni	E. Whisman	Council allowed applicant up to 5 years from MOU execution (~Jan. 2024) to submit Gatekeeper application.	100,000
<i>365 San Antonio Road</i>	Merlone Geier	San Antonio	Application under review/active. EPC/Council public hearings tentatively scheduled for Dec. 2021/Jan. 2022.	150,000
Blue = office/comm. project & Orange = high-intensity res. project Bold = Approved projects <i>Italics</i> = Active projects			<p style="text-align: right;"><u>Total SF of approved/active TDR Projects:</u> 429,000***</p> <p style="text-align: center;">(**Above excludes Vanni, Ravendale & 36k Logue reduction)</p> <p style="text-align: right;"><u>Total TDR SF Available in TDR Program:</u> 610,000</p>	

ADDITIONAL STATUS NOTES:

* SummerHill has indicated they will not proceed with approved project. City staff has been informed that the property owner is marketing the entitled project, but LASD is assuming this TDR SF will go back on the market for new prospective purchasers.

** Miramar (applicant) revised the 400 Logue project, decreasing the TDR SF from the original TDR request; LASD is in the process of negotiating a Purchase and Sale Agreement for this project, and does not currently have an update on what will happen with the remainder.

*** In January and May 2018, the City Council authorized Gatekeeper applications for projects encumbering all LASD TDR Program square footage. Since then, some project developers have elected not to proceed or reduced the amount of TDR square footage used. LASD is currently marketing 91,000 TDR square feet for use by new prospective developers, comprised of unutilized TDR SF from the 400 Logue project, the withdrawn Ravendale TDR SF and the Summerhill Homes TDR SF. Additional TDR SF availability on the secondary market is possible if additional projects do not proceed or reduce their TDR SF use.