

Attachment 1. General Plan Projections and City Development Update

	Net Housing Units	Net Office & Industrial SF
Net in General Plan 2009-2030*	7,860	7,502,000
Completed 2009-2014	1,086	170,800
Total Pipeline**	2,725	620,000
Completed + Pipeline	3,811	790,800
Entitled 2009-2014***	2,677	858,500
Active Entitled 2009-2014	2,363	1,100,100

*Assumes Mayfield becomes residential; includes SEIR analysis

**Includes under construction, entitled and under review.

Does not include 3,133,000 sf in North Bayshore FAR bonus allocation & Charleston East.

Does not include inactive projects (eg, Old Safeway, 700 E Middlefield Rd) or projects without a submitted plan/application (eg, 2268 W El Camino).

Office/Industrial total is small due to proposed demolition of office/industrial buildings at South Whisman, Mora/Ortega and 420 San Antonio Rd.

***Includes Mayfield residential – site is now being re-occupied as office.

Existing Housing Units = 34,173

Existing Office/Industrial SF = 19,500,000

Background:

- Development completed between 2009 and 2014 was limited due to the recession. There is more development under construction today than was completed during those 5 years.
- The City has entitled a lower office/residential ratio (ie, more residential) than has been pursued since 2009. This is largely because of Mayfield, which was approved to be residential, but is remaining office.
- Projects like South Whisman and Mayfield have a significant effect on the jobs/housing balance, since they entail removal of large amounts of office for large amounts of residential units.
- Development in North Bayshore consistent with the FAR bonus allocation would make a substantial difference to the jobs/housing balance, more than tripling the pipeline office growth.