

**DATE:** June 4, 2024

**TO:** Downtown Committee

**FROM:** Vinson Kwan, Assistant Planner

**SUBJECT:** June 4, 2024 Downtown Development Update

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**NEW CONSTRUCTION—RESIDENTIAL**

1. **969 Hope Street and 679 Fairmont Avenue (Downtown Adjacent):** Request for a Development Review Permit and Planned Community Permit to construct a seven-story condominium project with one floor of underground parking for a total of 36 units, replacing an existing commercial building and a multi-family structure.

**Applicant:** Glen Yonekura for Castro GPRV 10 LLC

- Planning permit under review.

*NOTE: This project is outside the Downtown Precise Plan boundary. The update is included in here due to adjacency with the Downtown Precise Plan Area.*

2. **231-235 Hope Street (Maston Architects):** Three stories, nine-unit condos.

**Applicant:** Maston Architects

- Under construction.

**NEW CONSTRUCTION—MIXED-USE**

3. **Hope Street Lots:** 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. The project also provides 225 public parking spaces as well as parking for the hotel, office building, and retail spaces in underground parking garages.

**Applicant:** The Robert Green Company

- Completed building permit plans, but the building permits have not been pulled. Applicant closed escrow on the Hope Street Lots Project in December 2022 and is

currently in compliance with the Disposition and Development Agreement (DDA) terms for financing extensions.

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

**Applicant:** Related/Alta Housing

- Building permit under review.

5. **705 West Dana Street:** Three-story, 18,800 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

- Approved by the City Council on November 14, 2023.

6. **881 Castro Street:** Request for a Planned Community Permit and Development Review Permit to construct an eight-story mixed-use building with ~~104~~ 120 units and 13,352 square feet of ground-floor commercial with two levels of below-grade parking, replacing three existing commercial properties and four residential units, and a Heritage Tree Removal Permit.

**Applicant:** Glen Yonekura for Castro GPRV 10 LLC

- Planning permit under review.

#### **NEW CONSTRUCTION—COMMERCIAL**

7. **701 West Evelyn Avenue:** Four-story, 28,090 square foot office space, and 6,841 square foot ground-floor commercial space (former Subway Restaurant, Depot Garage, etc.). The project also includes a development agreement and will provide \$8 million to support downtown access and parking solutions.

**Applicant:** Vincent Woo, Marwood

- On November 7, 2023, the City Council approved the development agreement.

8. **756 California Street:** Three-story, 7,664 square foot office building with ground-floor medical office.

**Applicant:** 756 California LLC

- Approved by the City Council on February 22, 2022.
- On February 12, 2024, the applicant applied for a permit extension.
- Administrative Zoning hearing is tentatively scheduled for June 12, 2024.

9. **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.

- Two-year permit extension approved by the Administrative Zoning/Subdivision Committee on November 8, 2023.
- Building permit under review.

10. **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

- Building permits under review.

#### **FACADE IMPROVEMENTS AND NEW TENANTS**

11. **298 Castro Street:** Provisional Use Permit for a new restaurant (Nick the Greek).

**Applicant:** Glenn Cunningham, Glenn Bull's Eye Cadd

- Under construction.

12. **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

- Approved by the Zoning Administrator on November 8, 2023.

13. **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.

14. **384 Castro Street:** Provisional Use Permit to allow an architectural office use in an existing 1,580 square foot tenant space.

**Applicant:** Malika Junaid

- Under construction.

15. **236 Castro Street:** Planned Community Permit and Development Review Permit to construct a new 58 square foot front addition and facade modification at an existing multi-tenant commercial building.

**Applicant:** Boyd Smith

- Building permit under review.

16. **650 Castro Street:** Development Review Permit and Planned Community Permit to construct facade modifications.

**Applicant:** Jonas Kellner

- Planning permit under review.

17. **312 Castro Street:** Development Review Permit and Planned Community Permit to construct a new front addition and minor facade modifications to the building frontage of an existing commercial building.

**Applicant:** Wayne Renshaw

- Planning permit under review.

18. **382-384 Castro Street:** Provisional Use Permit and Lot Line Adjustment to allow a ground-floor office use in an existing 1,081 square foot commercial tenant space, expanding a previously approved ground-floor office use in the adjacent tenant space. Development

Review Permit and Planned Community Permit to construct a new trash enclosure for the expanded office use.

**Applicant:** Malika Junaid

- Approved by the Zoning Administrator on May 8, 2024.

19. **303 Bryant Street:** Development Review Permit for a minor facade modification.

**Applicant:** Zirkle Robert

- Planning permit under review.

20. **251 Castro Street:** Modification to an existing Provisional Use Permit (117-12-PCZA) to modify the liquor license (Type 48 to a Type 90 license) and change the age limitations of an existing bar/lounge (Opal Night Club).

**Applicant:** Arena, LLC

- Planning permit under review.
- Administrative Zoning hearing is tentatively scheduled for June 26, 2024.

## **CITY PROJECTS**

21. **Downtown Precise Plan Comprehensive Update:** The update project includes a comprehensive update to the Downtown P(19) Precise Plan to align the plan to the City's vision for downtown. The update includes developing objective development standards, evaluating current design standards, land uses, parking, signage regulations, and other strategies. The process includes public outreach and Study Sessions with the Environmental Planning Commission and City Council.

Council provided input on the project scope, timeline, and community outreach plan at a Council Study Session on November 7, 2023 and authorized a professional services agreement for the project on May 28, 2024. Public outreach and the preparation of an existing conditions report will begin in Q3 2024. For further details, please refer to the project webpage: [Downtown Precise Plan Comprehensive Update](#).

VK/6/CDD/871-06-04-24M

Attachment: 1. Downtown Boundary Map