

DATE: October 3, 2023

TO: Downtown Committee

FROM: Edgar Maravilla, Senior Planner

SUBJECT: **October 3, 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:** 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

- Applicant closed escrow on the Hope Street Lots project in December 2022.

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, 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

- ~~Planning permit under review.~~
- Scheduled for Administrative Zoning/Subdivision Committee meetings on October 11, 2023.

6. **881 Castro Street:** Request for a Planned Community Permit and Development Review Permit to construct a seven-story, mixed-use building with 128 units and 14,444 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 on a 1.5-acre site. This project is located on the southeast corner of Castro Street and El Camino Real in the R3 (Multi-Family Residential) Zoning District, P(19) (Downtown) Precise Plan.

Applicant: Glen Yonekura

- Planning permit under review.

NEW CONSTRUCTION—COMMERCIAL

57. **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: Vincent Woo ~~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.
- Public hearings for the project are tentatively scheduled for October 11 (ZA) and November 7 (Council).

68. 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.

79. 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.~~
- A one-year permit (entitlement) extension is under review.

810. 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

~~1011.~~ **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).

~~1112.~~ **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.

13. ~~**702 West Dana Street:** New restaurant tenant (Seasons Noodles and Dumplings Garden).~~

~~**Applicant:** No information.~~

~~• Under construction.~~

- Project finalized.

14. **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.

15. **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. 800 California Street: New restaurant tenant (Limon).~~

~~Applicant: Jennifer Fong (Architect)~~

- ~~• Building permit under review.~~

~~1716. 702-738 Villa Street: Planned Community Permit and Development Review Permit to construct facade modifications.~~

~~Applicant: Bonnie Djie~~

- ~~• Planning permit under review.~~

~~1817. 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.~~

~~1918. 384 Castro Street: Provisional Use Permit to allow an architectural office use in an existing 2,683 square foot building.~~

~~Applicant: Malika Junaid~~

- ~~• Planning Permit under review.~~

CITY PROJECTS

~~2019. Downtown Outdoor Patio Program: Applications opened in early August, and the program is expected to start rolling out early November.~~

~~2120. 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.~~

~~2221. 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. Webpage: [Downtown Precise Plan Comprehensive Update](#).

EM/1/CDD

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