

DATE: February 4, 2025

TO: Downtown Committee

FROM: Vinson Kwan, Associate Planner

SUBJECT: February 4, 2025 Downtown Development Update

NEW CONSTRUCTION—RESIDENTIAL

1. **969 Hope Street and 679 Fairmont Avenue (Downtown Adjacent):** Request for a Development Review Permit, Planned Community Permit, Provisional Use Permit, and Vesting Tentative Map 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 here due to adjacency to the Downtown Precise Plan area.

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

Applicant: William Maston, William Maston Architects and Associates

- Under construction.

NEW CONSTRUCTION—MIXED-USE

3. **Hope Street Lots:** Development Review Permit and Planned Community Permit to construct a 120,601 square foot, five-story hotel building with three levels of subterranean parking, a 52,616 square foot mixed-use building with three levels of subterranean parking, and Hope Street improvements to replace existing City-owned Parking Lot Nos. 4 and 8 on a 1.37-acre site; a Provisional Use Permit to allow a hotel use and restaurant use; and a Heritage Tree Removal Permit to remove 16 Heritage trees and 29 City-owned trees.

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, 2,989 square foot ground-floor commercial space and 120 affordable units.

Applicant: Related/Alta Housing

- Building permit under review.
5. **881 Castro Street:** Request for a Planned Community Permit and Development Review Permit to construct an eight-story, mixed-use building with 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, Castro GPRV 10 LLC

- Planning permit under review.

NEW CONSTRUCTION—COMMERCIAL

6. **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

- The City Council approved the development agreement on November 7, 2023.
7. **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. Awaiting building permit submittal.

- Permit extension approved at the Administrative Zoning hearing on August 7, 2024. Awaiting building permit submittal.

8. **747 West Dana Street:** Three-story commercial building with 7,000 square feet of office and 1,600 square feet of ground-floor retail space.

Applicant: Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Two-year permit extension approved at the Administrative Zoning/Subdivision Committee hearing on November 8, 2023.
- Under construction.

9. **590 Castro Street:** Four-story, 105,264 square foot commercial mixed-use building with a public plaza (Wells Fargo).

Applicant: Tim Steele, The Sobrato Organization

- Building permits under review.
- Two-year permit and map extension approved at the Administrative Zoning/Subdivision Committee hearing on November 13, 2024.

10. **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, Hope Dana LP

- Approved by the City Council on November 14, 2023. Awaiting building permit submittal.

FACADE IMPROVEMENTS AND NEW TENANTS

11. **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

- Building permit under review.

12. **194-198 Castro Street:** Provisional Use Permit to allow an administrative office use on the upper floors of a commercial building and a Planned Community Permit, Development Review Permit, and Historic Preservation Permit to construct a three-story, 5,733 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, replacing an existing outdoor patio, on a 0.14-acre site.

Applicant: Chee-Yee Chong, Hanson America, LLC

- Approved by the City Council on October 8, 2024. Awaiting building permit submittal.

13. **236 Castro Street:** A new 58 square foot front addition and facade modification at an existing multi-tenant commercial building.

Applicant: Boyd Smith, Smith Development

- Building permit under review.

14. **262 Castro Street:** Provisional Use Permit for a new medical service, including massage and acupuncture, to replace the existing furniture store.

Applicant: Caroline Huibo Chen, Phoenix Massage Spa

- Planning permit under review.

15. **312 Castro Street:** Development Review Permit and Planned Community Permit to construct a new front addition and facade modifications to the building frontage of an existing commercial building.

Applicant: Michael Dern, DERN Architecture + Development

- Planning permit under review.

16. **382-384 Castro Street:** New 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, and a new trash enclosure for the expanded office use.

Applicant: Malika Junaid and Junaid Qurashi, M. Designs Architects

- Under construction.

17. **384 Castro Street:** Development Review Permit and Planned Community Permit to construct minor facade modifications to an existing commercial tenant space.

Applicant: Maria Abreu, M. Designs Architects

- Planning permit under review.

18. **303 Bryant Street:** Minor facade modification to an existing commercial building.

Applicant: Zirkle Robert, HGA

- Building permit under review.

CITY PROJECTS

19. **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

871-02-04-25M

Attachment: 1. Downtown Boundary Map