

SUMMARY OF SIGNIFICANT ACTIVE PROJECTS		
PSA DEVELOPMENT PROJECTS REQUIRING PUBLIC HEARINGS		
1.	749 W. El Camino Real	Mixed-use project: 299 residential rental units and 22,300 square feet of retail space
2.	194-198 Castro St.	Mixed-use project: three-story addition to a historic Downtown mixed-use building and Provisional Use Permit for upper floor office use
3.	675-685 E. Middlefield Rd.	Mixed-use project: 836 residential rental units, a 275,200 square foot office building and 8.5-level garage (EWPP Bonus FAR)
4.	881 Castro St.	Mixed-use project: 120 residential condominium units and 13,350 square feet of retail space
5.	266-272 Tyrella Ave.	47-unit residential condominium project
6.	700 E. Middlefield Rd.	Amendment to approved LinkedIn Development Agreement
7.	828-836 Sierra Vista Ave.	20-unit rowhouse development
8.	301-317 Moorpark Way	22-unit single-family development
9.	400 Moffett Blvd.	Mixed-use project with 175 residential rental units and 2,370 square feet of retail space
10.	334 San Antonio Rd.	100-unit 100% affordable residential rental project
11.	969 Hope St.	36-unit residential condominium project
12.	2319 Old Middlefield Wy	New 41,580 square foot automobile dealership and repair center
13.	808 N. Shoreline Blvd.	New gas station, convenience store and car wash replacing existing gas station
14.	1808 N. Shoreline Blvd.	Master Plan for a 108,850 square foot office building with 4,000 square feet of ground-floor retail space (North Bayshore Non-Res. Bonus FAR)
BUILDER'S REMEDY PROJECTS		
15.	901-987 Rengstorff Ave.	455-unit residential rental development (R3 Zoning District)
16.	2645-2655 Fayette Dr.	70-unit residential condominium development (San Antonio Precise Plan)
17.	1919-1933 Gamel Way	216-unit residential condominium development (R3 Zoning District)
18.	1500 N. Shoreline Blvd.	Mixed-use project: 1,914 residential rental units, 100,000 square foot commercial fitness center and 20,000 square feet of retail/restaurant space (North Bayshore Precise Plan)
19.	294-296 Tyrella Ave.	85-unit residential condominium development (R3 Zoning District)
SB 35 PROJECTS		
20.	1110 Terra Bella Ave.	70-unit 100% affordable residential rental development with State Density Bonus request (Alta Housing)
21.	2320 El Camino Real	39-unit 100% affordable residential rental development with State Density Bonus request (Alta Housing)
22.	57-67 E. Evelyn Ave.	144-unit 100% affordable residential rental development with State Density Bonus request (Charities)
23.	87 E. Evelyn Ave.	268-unit 100% affordable residential rental development with State Density Bonus request (Affirmed)
AUTHORIZED/EXEMPT GATEKEEPER PROJECTS		
24.	365-405 San Antonio Rd.	(LASD TDR Gatekeeper) 182,000 square foot office building with ground-floor retail & Precise Plan Amendments to allow use of 150,000 square feet of TDR
25.	301 E. Evelyn Ave.	(LASD TDR Gatekeeper) 125,000 square foot office, entirely comprised of TDR square footage, Precise Plan Amendments to allow TDR
26.	922-944 San Leandro	(Gatekeeper Exempt) General Plan and Zoning Map Amendments for a 38-unit rowhouse development
27.	2144-2172 Wyandotte	(Gatekeeper Exempt) General Plan and Zoning Map Amendments for a 36-unit rowhouse development
28.	918-940 San Rafael (Informal Application)	(Gatekeeper Exempt) General Plan and Zoning Map Amendments for a 37-unit rowhouse development

HOUSING ELEMENT IMPLEMENTATION TASKS WITH DEADLINES BETWEEN 12/31/24 AND 12/31/26		
Program	Description	Due Date
33. 1.2	Eliminate min parking for Residential in Transit-Oriented Areas, Affordable Housing Development, other cases	12/31/2024
34. 1.3	Review & Update Ordinance and Precise Plan Residential Standards, including development prototype study, R3 and Precise Plans. Economic feasibility and cumulative effects	6/30/2025
35. 1.4	Revise & Update Ordinance to address Religious and Community Assembly Sites for Housing	12/31/2024
41. 1.5	Inform property owners about nonconforming density updates to Zoning Ordinance	12/31/2025
43. 1.7	Implement ADU monitoring survey	12/31/2024
44. 1.8	Adopt reduced fees, alternate mitigations and/or other programs to reduce costs on residential development	12/31/2025
48. 1.9	Complete first review of BMR Phase 2 Program	12/31/2024
54. 2.2	- Perform needs assessment for pilot ADU & SB9 Financial Incentives - Develop pilot grant program based on needs assessment	12/31/2025 12/31/2026
58. 2.6	Update Assessment of Fair Housing and develop and adopt incentives and zoning changes	12/31/2024
60. 3.2	Propose displacement response strategies to Council - Create community ownership action plan - Study update to MHRSO - Evaluate TRAO	6/30/2025 3/31/2025 12/31/2024
61. 4.1	Development Streamlining & Processing Revisions a. Bring City into full compliance w/transparency requirements b. Review and Update NOFA process c. Update ZO process & approval bodies d. Implement 2021 Matrix Study recommendations - Implement online permitting system (ProjectDox) - Streamline City's contract process for consultant services - Establish and publish formal planning application review timelines - Standardize development permit related comment letters - Expand GIS system for public - Create dashboard with historic and current performance indicators for development review process - Create dashboard for implementation of Matrix Study - Conduct Devel Services Fund Fee Study and update Master Fees	6/30/2024 6/30/2024 12/31/2026 12/31/2024 12/31/2024 12/31/2024 12/31/2024 12/31/2025 12/31/2025 12/31/2024 12/31/2024
62. 4.2	Participate in planning process for a 2024 regional housing funding measure	12/31/2024
66. 4.6	Meet with major employers to partner on workforce housing	12/31/2025