

**From:** [Reena Brilliot](#)  
**To:** [Hill, Shannon](#); [Keyon, David](#)  
**Cc:** [Andrew Crabtree](#); [Michael Liw](#); [Craig Mobeck](#); [Manuel Pineda](#); [Brian Doyle](#); [Deanna Santana](#)  
**Subject:** RE: City of Santa Clara comment letter on Downtown West Mixed-Use NOP  
**Date:** Friday, November 22, 2019 3:04:02 PM  
**Attachments:** [image001.png](#)  
[City of Santa Clara comment letter on Google -Downtown West Mixed-Use Plan NOP.pdf](#)  
[Copy of Planning Tracking 9-12-19.xlsx](#)

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[External Email]

Hi Ms. Hill,

Please see reference this email with appropriate attachments from the City of Santa Clara (attachment #1 City of Santa Clara comment letter on the Downtown West Mixed Use Plan NOP & attachment #2 Project Tracking log referenced in the comment letter).

Best Regards,

**Reena Brilliot**

Planning Manager| Community Development Department  
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**From:** Reena Brilliot

**Sent:** Friday, November 22, 2019 2:47 PM

**To:** shannon.hill@sanjoseca.gov; Keyon, David <david.keyon@sanjoseca.gov>

**Cc:** Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Michael Liw <MLiw@SantaClaraCA.gov>; Craig Mobeck <CMobeck@SantaClaraCA.gov>; Manuel Pineda <MPineda@SantaClaraCA.gov>; Brian Doyle <BDoyle@SantaClaraCA.gov>; Deanna Santana <DSantana@SantaClaraCA.gov>

**Subject:** City of Santa Clara comment letter on Downtown West Mixed-Use NOP

Hi Ms. Hill,

Thank you for the opportunity to comment on the October 2019 Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Downtown West Mixed-Use Plan (Google Project) in the City of San Jose. Attached is the comment letter from the City of Santa Clara. We look forward to continued communication and coordination on the analysis of this project.

Very Best,

**Reena Brilliot**

Planning Manager| Community Development Department  
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November 22, 2019

City of San Jose  
Department of Planning, Building and Code Enforcement  
Attention: Shannon Hill, Environmental Project Manager  
200 E. Santa Clara Street, 3<sup>rd</sup> Floor Tower  
San Jose, CA 95113-1905

**Re: Downtown West Mixed-Use Plan Notice of Preparation**

Dear Ms. Hill:

Thank you for the opportunity to comment on the October 2019 Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Downtown West Mixed-Use Plan (Google Project).

We understand the Google Project involves demolishing numerous buildings within an approximately 84-acre project site and the phased development of up to 5,900 residential units, 7,300,000 gross square feet (GSF) of office space, 500,000 GSF of commercial retail space, 300 hotels rooms, 800 rooms for limited-term corporate accommodations, 100,000 GSF of event center space, 115,000 GSF for utility plants, and 100,000 GSF of logistics warehouse space. We also understand that the City has submitted an Environmental Leadership Development Project Application pursuant to Assembly Bill (AB) 900 (AB 900 Application).

Based on our understanding of the Google Project, we offer the following comments on the scope of the environmental analysis.

**1. Project Description**

The California Environmental Quality Act (CEQA) requires an accurate, stable and finite project description to enable evaluation of potential impacts of a proposed project and determination of appropriate mitigation measures. The NOP includes a range of anticipated project components, including residential, office, retail, hotel and limited-term corporate accommodations, event center space, a central utility plant, and a logistics warehouse. The AB 900 Application (pages 10-11) provides additional information on anticipated project phasing and project variants. The project description should accurately describe the anticipated phasing for the Project and the EIR should also discuss how each development phase will align with the implementation of necessary improvements as mitigation for project impacts. The EIR should also clarify the timeline for the Google Project. Generally, the NOP and AB 900 Application indicate a 9- to 10-year construction window, with construction anticipated to conclude by 2030, but the NOP also references 2040 as the project's horizon year.

Additionally, the NOP and AB 900 Application state the Google Project will include up to two central utility plants totaling approximately 100,000-115,000 GSF that would provide power generation, possibly include an electrical distribution system with embedded renewable energy

generation and storage, and possibly include wastewater treatment facilities. The project description must provide stable, detailed information regarding the proposed onsite power generation and potential wastewater treatment facilities to enable the public to understand and comment on the full scope of the Google Project's environmental impacts.

Please also provide information in the project description related to whether the Project will utilize the environmental clearance capacity included within the Downtown Strategy Update 2040 EIR, and the extent to which San Jose intends to tier environmental review off of that or other relevant EIRs.

## **2. Transportation and Circulation**

### **a. General Comments**

The City of Santa Clara understands that the EIR will identify the transportation impacts of the project on the existing local and regional transportation system and the planned long-range transportation network based on the City of San Jose's Transportation Analysis Policy (Council Policy 5-1). Consistent with Policy 5-1, the transportation analysis should include both an analysis of vehicle miles traveled (VMT) to analyze impacts under CEQA and a local transportation analysis (LTA) per the City of San Jose's Transportation Analysis Handbook to evaluate the project's effect on the local transportation network. The LTA will include an evaluation of the project access, circulation, parking, Congestion Management Plan conformance, and multi-modal facilities. Santa Clara would like to review and comment on the scope of work related to the local transportation and VMT analysis to be prepared for this project.

To the extent the EIR identifies significant transportation impacts under CEQA, the EIR will need to identify clear and specific mitigation obligations with identified funding mechanisms to address environmental impacts affecting not only San Jose, but also its neighbors in Santa Clara.

In addition, relevant approved and pending projects within Santa Clara needs to be included in the traffic analysis under background and cumulative scenarios, respectively. Attached is the list of both approved and pending projects within the City of Santa Clara.

### **b. VMT Analysis**

Santa Clara assumes the City of San Jose will analyze VMT impacts in accordance with the thresholds provided in its 2018 Transportation Analysis Handbook. For general employment uses, the City of San Jose places the threshold of significance at a 15 percent reduction in regional average per employee VMT. Due to the size of the project, its potential for significant cumulative impacts, and the fact that a 15 percent reduction may not achieve State climate goals,<sup>1</sup> Santa Clara

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<sup>1</sup> OPR's 2018 Technical Advisory discusses that the CARB 2017 Scoping Plan – Identified VMT Reductions and Relationship to State Climate Coals found that “per-capita light-duty vehicle travel would need to be approximately 16.8 percent lower than existing, and overall per-capita vehicle travel would need to be approximately 14.3 percent lower than existing levels under that scenario.” (OPR Technical Advisory on Evaluating Transportation Impacts in CEQA, p. 11, available at [http://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf).) Fehr & Peers



requests that San Jose evaluate whether a more stringent reduction in average per employee VMT be used as the threshold of significance, or whether a citywide or countywide average VMT be used as the baseline instead of a regional average. Such an evaluation would ensure VMT impacts are adequately analyzed and mitigated, if necessary.

c. Local Transportation Analysis

Page 20 of the NOP states that “The EIR will examine the existing traffic conditions in the immediate vicinity of the project site.” Due to the magnitude of the proposed development, Santa Clara believes that the Project will likely have transportation impacts beyond the “immediate vicinity” of the Project. Consequently, Santa Clara requests that the scope of the Transportation Analysis be expanded beyond the “immediate vicinity.” Specifically, local operational analysis at signalized intersections using level of service and delay are requested at intersections further than a half-mile from the project site contrary to what is stated in San Jose’s Transportation Analysis Handbook as this is a large mixed-use development with potentially significant regional traffic impacts. The City of Santa Clara uses criteria of the VTA TIA Guidelines as a basis for determining study intersections. Accordingly, municipal and CMP intersections with ten or more project trips per approach lane should be analyzed including along the corridors of Stevens Creek Boulevard, Coleman Avenue, El Camino Real, Newhall Street, Pruneridge Avenue within Santa Clara.

The local transportation analysis should also include an analysis of bicycle and pedestrian facilities in terms of their availability, project effects on future bike/pedestrian plans, transit delay analysis, and improvements proposed by the project. Maps and information on existing and planned bicycle facilities within Santa Clara can be found on the City’s website at:  
<http://santaclaraca.gov/government/departments/public-works/engineering/committees/bicycle-and-pedestrian-advisory-committee>.

In the local transportation analysis, please also provide information about the proposed event center in terms of operations and what the expected level of programming will be.

d. Regional Bicycle and Pedestrian Multi-Modal Connections

The NOP discusses that the Google Project would promote bicycling and pedestrian modes of transportation and improve linkages to existing trails. Santa Clara requests that the EIR fully analyze the extent to which bicycle and pedestrian trails will interconnect to regional bicycle and pedestrian trails to ensure these modes of transportation are supported and will be improved on a regional scale, and not simply within the City of San Jose alone.

e. Increasing Service Demands on Multi-Modal Transit

published a memorandum on OPR’s SB 743 Implementation Thresholds Assessment (F&P Memorandum). The F&P Memorandum notes that the 16.8 and 14.3 percent reductions themselves are dependent on MPO RTP/SCS targets being met and cautions this may not be a reasonable assumption for CEQA purposes. (F&P Memorandum, pp. 14-15, available at <https://www.fehrandpeers.com/wp-content/uploads/2019/03/Thresholds-Evaluation.pdf>).

Due to the scope of development, it appears likely the Google Project will significantly increase service demand on Valley Transportation Authority (VTA) and other means of multi-modal transit, including Caltrain, Altamont Corridor Express (ACE), Amtrak Capitol Corridor, Amtrak Coast Starlight, Amtrak Thruway Bus, Monterey-Salinas Transit, Santa Cruz Metro, DASH Downtown Area Shuttle, Greyhound Lines, Megabus, and employer shuttles, as well as BART, once completed. Per the City of San Jose's Supplemental Memorandum regarding the sale of city-owned properties in the Diridon Station Area to Google, dated November 11, 2018, the Google Project would conservatively lead to the direct generation of 20,000 jobs at full buildout and indirectly lead to the generation of another 63,500 jobs in the greater San Jose area; these numbers are anticipated to rise significantly due to increased building heights, which will allow greater density within the Project area. The Google Project will also include 3,000-5,900 residential units.

The EIR must fully analyze the impacts of increased ridership arising from the Google Project on multi-modal transit and provide mitigation for these impacts. As noted above, this analysis also needs to discuss how the phasing will align with improvements and implementation of mitigation measures. Additionally, the NOP anticipates that the BART service to Diridon Station will begin in 2030, the same year the last phase of the Google Project construction is projected to conclude. The EIR should include analysis of transit impacts arising from the Google Project prior to completion of the BART extension, and if completion of the BART extension is delayed. It is reasonably foreseeable a delay in completing the BART extension will further increase dependence on other forms of transportation and exacerbate those impacts.

f. Settlement Agreement Compliance

Per the terms of the Santana West settlement agreement, any impacts found at protected intersections, including Winchester Boulevard / Stevens Creek Boulevard, which will also impact traffic in the City of Santa Clara will require payment of fees to be used for transportation system improvements to alleviate the increased traffic congestion in Santa Clara. A clear explanation of (1) how potential impacts to protected intersections are analyzed and (2) how traffic fees are calculated should be included in the Transportation Analysis. Additionally, any offsetting improvements should be identified with specificity and be coordinated with the City of Santa Clara. Further, the secondary impacts of implementing these improvements should be identified.

g. Fair Share Contribution

Fair share contributions should be required for impacts found along roadways and/or intersections, including along expressways.

### **3. Land Use and Planning**

Due to the size and projected density contemplated for the Google Project, Santa Clara requests thorough discussion and analysis of the Google Project's cumulative impacts and consistency with other planning documents. Santa Clara understands that the General Plan and Diridon Station Area Plan will be amended to encompass the Google Project. However, it is not clear how the Google



Project and its contribution to cumulative growth will impact the growth and planning assumptions in other City of San Jose planning documents. Because the Google Project may result in population growth, displaced housing, and a substantial increase in indirect employment growth in the greater San Jose area, it is possible that development in surrounding areas may surpass the amount of growth anticipated in existing planning documents. Accordingly, Santa Clara requests that the EIR include robust discussion and analysis of the Google Project's impacts on the assumptions made in other planning documents, including the Downtown Strategy and the North San Jose Development Policy. For example, the North San Jose Area Development Policy has assumptions regarding the build-out of Downtown San Jose. Please provide information about how the proposed Project will affect past approvals by the City of San Jose.

#### **4. Cumulative Impacts**

Given the size and scope of the Project and its potential to have wide-reaching impacts, Santa Clara requests robust analysis of the Google Project's cumulative impacts on surrounding areas.

#### **5. Scope of Incentives**

Based on the draft MOU between the City and the Google Project applicant, it appears that the City of San Jose represents it will require Google to fully pay all applicable fees, charges, and taxes in accordance with standard payment requirements and that no City funds are to be expended on the Google Project. Santa Clara requests the EIR provide a transparent discussion regarding the scope of any direct or indirect incentives provided to the applicant by the City of San Jose or confirm that no direct or indirect incentives were provided.

\* \* \* \* \*

The City of Santa Clara appreciates the opportunity to comment on the scope of the EIR for the Google Project. We look forward to working with the City of San Jose as it examines the Google Project's environmental impacts.

Best Regards,



Andrew Crabtree  
Director of Community Development

cc: Brian Doyle, City Attorney, City of Santa Clara  
Manuel Pineda, Assistant City Manager, City of Santa Clara  
Deanna Santana, City Manager, City of Santa Clara





11/2/2016	5450 Great America Pkwy	104-52-026	12/20/2013	Approved	5/1/2014	BNP Leasing Corp	Architectural review for Phase 2 of approved 6-story office building on an existing office/R&D site with 3 office buildings subgrade and surface parking (certified EIR).						0	N/A	0		0				-	213,325	300,000		513,325	-			-							AC approval		
11/2/2016	2520 Augustine Dr 3333 Octavius Dr	216-45-036, 37, 38, 024, 025		Approved	8/14/2014	Irvine Co. Carlene Matchniff	Santa Clara Square Office Project (Phase II and III-- see a. Two additional parcels as proposed to be added to the recently approved SCSQ Project. Addendum to the EIR and Amendment to Development Agreement is part of this proposal. The Office Sites proposed will not exceed the 2009 Project. Office Phase II and III are proposed to consist of 6-8 story office buildings with associated surface and structured parking at a ratio of 3.3/1000. Vesting Tentative Parcel Map proposal combines 6 parcels to create 3 parcels (See Drawings). Street bulb at Augustine						0	N/A	0		0				-	1,862,100	640,570	775,570	1,727,100	-	138,000	5,290	5,290	138,000				PD Rezone, D.A. Amendment, Map, Architectural Review, GPA, VTM	Addendum to previously adopted EIR			
11/2/2016	1313 Franklin St 1052 Monroe St 1358 Benton St	269-20-076, -077, -078	10/22/2014	Approved	1/1/2015	Silicon Valley Builders	Multifamily Residential project with 46 units and 16K or retail space and 4 stories				46		0	4 plus partial in-lieu fee	44	3	3	44			-				-	16,700	11,066	11,066	16,700	TBD			Rezone or AC depending upon development design and process	TBD				
11/2/2016	1480 Main/1160 El Camino Real	269-05-107		Approved	4/21/2015	Mehdi Shemirizi	Rezone to PD to allow a mixed use project with 12 residential apartments and 1,000 sq ft of retail on a approx. 15,000 square foot lot					0	None (rental units only)	12			12			-			-	1,000				1,000	CC	Community Mixed Use	Rezone	Cat exempt/infill project						
11/2/2016	1701 Lawrence Rd	220-04-039, 040		Completed/Occupied	7/1/2014	JOMA Studio architects	Rezone from PD (R3-18D) to PD to redevelopment of an existing developed parcel with 9 attached sft (CEQA to be determined)					0	None	9	1	1	9		6,275	6,275	-			-					-	PD								
11/2/2016	3700 El Camino Real	313-06-004, 002		Approved	5/12/2015	Essex Property Trust	Gateway Santa Clara (formerly Kohls Site Mixed use development- Redevelopment of entire site 87K retail/commercial and 476 housing units (apartments)				476	0	None	476			476			-			-			87,000	120,000	120,000	87,000				Rezone/Subdivision Map/AC approval 475 rental dwelling units and 86,000 square feet of retail space	EIR				
11/2/2016	2950 Lakeside Dr			Completed/Occupied	12/1/2015	Rashik Patel T2	New 7 story hotel with 188 rooms					0	NA	0			0	94,200	10,900	10,900	94,200			-	55,500			55,500			-							
11/2/2016	2600 Augustine	216-45-011 -022 -024 -025 -028; 216-29-053 -112 and 216-46-003		Approved	12/1/2015	Irvine	Santa Clara Square Mixed Use Project -- phased project 100+ acres 2,000 rental housing units 40,000 sf retail added 30 acres parks/open				1,800	1800	None	1800			1800			-			-			-			-			2025-35 Phase III General Plan High Density	GPA, rezone, subdivision map					
11/2/2016	100 N Winchester Blvd	303-16-073		Approved	1/1/2016	Santana Atrium Professional Center	92 unit senior apartment home community with onsite clubhouse and recreational amenities.				92	92	None	92			92			-			84,000	84,000	-			-		-	OA	Regional Mixed Use	rezone and GPA	MND OR EIR				
11/2/2016	820 Civic Center Dr	224-29-022	6/1/2014	Approved	6/23/2015	Michael Fischer	application for a 3 unit Townhome development. (retention of one historic home- total of four units)	3				3	N/A	4	1	0	3			-			-			-			-	ML								
11/2/2016	1055 Helen Ave	213-37-006, 213-62-026		Completed/Occupied	11/1/2015	Mehdi Sadri	Rezone from R1-6L to PD & Architectural Review to construct a 4 unit townhome project w/ private street. (Tentative Parcel Map PLN2015-11358)				4	4		4	1	1	4			-			-			-			-									
11/2/2016	3033 Scott Blvd and 3080 Alfred	224-09-159, 224-09-113, 224-09-140	2/2/2018	Pending	3/1/2018	MCA	Expansion of activities at Muslim Community Association to include new high school student base, administrative offices. Director of Planning and Inspection administrative approval an increase of 500 students including up to 150 high school students. Use Permit for further expansion. Initial Study/MND/MMRP prepared.					0	N/A	0			0	-		-			-			-			-									
11/2/2016	3607 Kifer Rd	205-38-015	5/18/2015	Approved	2/1/2016	Lennar Commercial	Use Permit to construct off-site 5-level parking structure at 3697 Tahoe Way and 5-story 199,460 sq.ft. office building at 3607 Kifer Rd as part of an existing off campus in conjunction with a Modification to increase maximum building height of the proposed office building to 87.5' and Architectural Review of the project					0	NA	0			0			-	199,460	-	-	199,460	-			-		-								
11/2/2016	2855 Stevens Creek Blvd	274-43-061, 071, 080		Approved	3/1/2016	Westfield Valley Fair	New 10 screen Movie Theater complex and new retail tenant space. Demolition of 77,000 sq. ft. portion of the existing Westfield Valley Fair Shopping Mall, and the new construction of 102,210 square foot of commercial building area					0	N/A	0			0	73,700					-			-	25,000	52,000	52,000	25,000			CC	Over-remediation of a new movie theater, and Variance to allowable building height, Shopping Mall, and the new construction of	Addendum to EIR?			
11/2/2016	1525 Alviso St	224-29-034		Completed/Occupied	2/1/2016	City Ventures (Pulte Homes purchased project)	Application for 40 unit townhouse project - 3 stories (next to Mission Inn motel)- application following preapplication				40	40	4	40			40			-			-			-			-		PD	Community Mixed Use	Rezone	MND/TBD				
11/2/2016	1627 Monroe St	224-26-062		Approved	8/1/2016	Samir Sharma	Architectural Review to construct 3 new two-story residences; Rezone from R1-6L to PD; Tentative Parcel Map to subdivide one lot into 3 lots	3				3	NA	3			3			-			-			-			-					NOE				
11/2/2016	1777 Laurelwood Rd		6/1/2015	Approved	5/25/2016	Ray Hashimoto /HMH for River of Life Church	New 35K sanctuary structure adjacent to existing building to allow full congregation to attend one service.					0	N/A	0			0			-			-	35,000	-		35,000			-		ML						
11/2/2016	820 Civic Center Dr	224-29-022		Approved	7/1/2016	Michael Fischer	Amendment to approved 3 unit Townhome development (retention of one historic home- total of four units) and amendment to approve a 5th single family unit	3				3	N/A	3			3			-			-			-			-		ML			NOE				
11/2/2016	5155 5120 Stars And Stripes Dr	104-03-036 & 037, 104-01-102, 097-01-039 & 097-01-073 ----- 104-03-036, 038 and 039		Approved	7/1/2016	Related	City Place -Related Co project for redevelopment of five parcels that include Santa Clara Golf & Tennis Club, BMX track, Fire Station #10, and former City landfill and two parcels on other side of Stars and Stripes (formerly for Montana Lowe project) directly across from Levi's Stadium. Master Development totals of 9.2M square feet and proposes 5.7M sq ft office; 1.1M sq ft retail; 1,360 mixed density residential units; 700 hotel rooms 250K restaurant uses; 190K entertainment space				360	1000	1360	TBD			1,360			1360	990,000			990,000	5,700,000	-		5,700,000			-	1,100,000	-	1,100,000	P	Public Quasi Public	EIR, General Plan Amendment, Rezone to PD or PD-MC, Tentative Map and/or Vesting Tentative Map, Development Agreement and/or Disposition Development Agreement	

[illegible]

[illegible]



	1150 Walsh	224-58-003	8/11/2017	Approved		Raging Wire/NTT	Proposed 248,000 square foot data center and substation																	248,000		37,500								ML	LI		
	500 El Camino Real	269-23-073	8/21/2017	Approved	9/20/2017	Santa Clara University	Architectural review of four-story, 368 bed dormitory (South Residence Hall)					0				0			0		-			-		-		-					-				
	2788 San Tomas Expressway	224-11-068	9/25/2017	Completed/Occupied		Saris Regis for NVIDIA	Architectural review for a new 754,100 square-foot office building and a trellis; PHASE 2 of DA and allowed area additional 300K added to to Phase II originally planned for Phase III on other parcel.					0				0			0		-	754,100	-		754,100		-						-				
	2961 Corvin	216-33-040	Sep-17	Approved		Summerhill	Development application for 38 townhomes on .27 acre site consistent with LSAP. Tentative Subdivision Map filed.				38		38	3.8		38			38		-			-		4,503	4,503	-					-	LSAP			AC
	3005 Democracy	104-04-064, 65, 111, 112, 113, 142, 143, 150, 151	Oct-17	Pending		Kylli	General Plan Amendment from the High-Intensity Office/Research and Development (R&D) to a new designation allowing high-intensity mixed use development, including residential and office. 48.6 acre site. Former Yahoo office campus approval. Proposed 6,000 housing units.					0				6,000			6000		-			-		-		-					-				
	1900 Warburton	224-20-027	11/14/2017	Approved		Samir Sharma	Rezone from General Office (OG) to Planned Development (PD) to construct 13 attached condo units in two buildings with a shared driveway on a 0.55 acre site				13		13	1		13	0		13		-			-		2,000	2,000	-					-				
10/12/2018	3035 El Camino Real	220-32-059	5/11/2018	Pending		Haden Land Company	Rezoning from CT to Planned Development (PD) and Architectural Review for the demolition of existing building and site improvements, and the new mixed use construction of 42 residential condominiums and 6 live work condominiums					48				48			48		-			-		-		-				CT	Community Mixed Use	Tentative Subdivision Map. Rezoning from CT to PD and AC approval	IS		
10/12/2018	2200 Calle De Luna	097-05-098	7/27/2018	Pending		Holland Partner Group	Architctural review for three 12 residential towers over three-level parking garage w/ 600 residential units.					601				601			601		-			-		-		-				B	Light Industrial		Addendum to EIR		
10/12/2018	2101 Tasman Drive	097-05-056	7/30/2018	Pending		Related California	Architctural review of 950 multi-family units, associated amenity spaces, open space & 1.25 acre park (Addendum to EIF CEQ2018-01055). Tasman East Specific Plan					950				950			950		-			-		-		-				ML	Light Industrial		Addendum to EIR		
10/12/2018	2300 Calle De Luna	097-46-016	7/30/2018	Pending		Related California	Architctural review of 575 multi-family dwelling units, 25,000 sq.ft. retail, & associated amenity space (Addendum to EIR CEQ2018-01056). Tasman East Specific Plan					575				575		25,000	25,000		-			-		-		-				ML	Light Industrial		Addendum to EIR		
10/12/2018	5185 Lafayette St.	097-46-011	7/31/2018	Pending		Ensemble Investments	Architctural review for a new mixed-use building consisting of 147 residential units and 3,650 square feet of retail space					147				147		3,650	3,650		-			-		-		-									
10/12/2018	5123 Calle Del Sol	097-46-019	7/31/2018	Pending		Ensemble Investments	Architctural Review of a 504 residential units and 23,170 square feet of retail space. In the first phase a single story industrial building will be demolished on parcel 19 to redevelop the property into a 85' tall mixed-use mid-rise consisting of 311 residential units with amenity space, 14,210 sf retail space and 462 parking spaces. In phase two a mixed-use high-rise will be built consisting of 193 residential units with amenity space, 8,966 sf of retail space and 149 parking spaces					504				504		23,170	23,170		-			-		-		-									
10/12/2018	2263 Calle Del Mundo	097-05-060	7/31/2018	Pending			Architctural review for a new 148 unit residential development					148	0			148			148		-			-		16,860	16,860	-					TESP			AC	
10/12/2018	2233 Calle Del Mundo	097-05-056	7/30/2018	Pending			Architctural review of for new construction of 182 multi-family dwelling units involving demolition of an existing warehouse (Addendum to EIR CEQ2018-01058 ). Tasman East Specific Plan					182				182			182		-			-		16,092	16,092	-					-				
10/12/2018	2529 Scott Blvd.	224-61-008	9/14/2018	Completed/Occupied			Use Permit to allow conversion of an existing acupuncture to massage store. (Massage Establishment permit)					0				0			0		-			-		-		-					-				
10/12/2018	1678 Coleman Ave	230-05-110	9/28/2018	Completed/Occupied			Use Permit for a by-appointment fitness instruction center in an existing 5,600 square-foot building					0				0			0		-			-		-		-					-				
10/12/2018	2931 El Camino Real	220-31-079	7/16/2018	Approved			Use Permit to allow associated outdoor playground use(approximately 12,650 square feet) for a new pre-school(after school use for up to 167 children ages 3 years to 13 years in an existing 8,900 square foot one-story building.					0				0			0		-			-		-		-					-				
10/12/2018	2343 Calle Del Mundo	097-05-063	7/30/2018	Approved			Architctural review of 347 unit apartment building & 0.425 acre park (Addendum to EIR CEQ2018-01057 ) & Lot Line Adjustment (Tasman East Specific Plan)					347				347			347		-			-		16,368	16,368	-					-				
10/12/2018	1444 Madison St.	269-03-034		Approved			Rezone from R3-360 to PD construct 3 detached single family residence each with attached 2 car garage in conjunction with the demolition of the existing building structures on-site. Project includes a Tentative Parcel Map (PLN2018-13428).					3	0			3	3	3	3		-			-		-		-					-				
10/12/2018	2900 Lakeside Drive	216-30-048	7/11/2018	Approved	6/12/2019		Proposal to demolish a two-story 54,000 square foot office building and site improvements, and construct a new 5-story 190 room hotel and associated parking structure on a 2.0 acre site.					0				0			0		-	-	54,000	54,000	-		-					-					
10/12/2018	1190 Benton St.	269-22-069	6/21/2018	Approved	9/26/2018		Use Permit to allow outdoor play yard associated with new day care operation. Day care allowed as a permitted use under zoning.					0				0		8,435	0	-	-		8,435	8,435	-		-					-					
10/12/2018	3131 Homestead	290-24-071	6/18/2018	Pending			AC approval for approximately 183 net new apartments.					0	0			183			183		-			-		-		-				-					

10/12/2018	3725 El Camino Real		5/29/2018	Approved			Use Permit to allow a convenience store and potential restaurant in an existing service station					0			0			0				-				-				-						
2/8/2019	1433 El Camino Real	224-48-004,005,006	11/6/2018	Approved	7/9/2019	SCS Development	Catalina II - 39 townhomes		1			1			0	1	1	0		14,880	14,880	-				-				-			PD			
4/3/2019	2175 Martin	224-10-115	2/15/2019	Pending		Scott Rynders	New three story data center with 8.5 MW capacity.					0			0			0				-				-	80,000	31,000	31,000	49,000				-		
4/3/2019	2200 Lawson Ln	224-44-025	10/15/2018	Pending		Sobrato	Rezone from PD to PD to allow a 5-story 241,419 sq.ft. office building, 607 sq.ft. expansion to 2-story amenity building and expansion of parking garage - (CEQ2018-01064)					0			0			0				-	241,419	-	241,419	-	131,328	131,328	-				-			
4/3/2019	2330 Monroe	224-37-068	2/1/2019	Pending		Freebird	Rezoning of a 2.47 acre City-owned vacant site from Single Family residential (R1-6L) to Planned Development (PD) to support the construction of a single building ranging in height from two to three stories and containing 65 residential affordable units in a mix of studios and on , two- and three bedroom units. The project intends to provide housing for a broad range of family sizes and incomes, including 20% set aside for people with developmental disabilities.				65	65	65		65	0		65				-			-				-				-			
4/3/2019	2201 Laurelwood	104-39-023	2/15/2019	Approved		MEP1	Proposed for two 4 story 737,093-----square foot data center and substation and demolition of 201,529 square feet and three buildings					0			0			0				-			-	737,093	201,529	201,529	535,564				-			
4/3/2019	500 Benton	223-08-078	3/19/2019	Pending			General Plan: Mixed-use project consisting of student housing development consisting of 555 beds in 186 units, 31,600 sf of retail/office space, 323 garage parking spaces				186	186			186			186		15,000		15,000	16,150		16,150				-			-				
4/3/2019	2305 Mission College	104-13-096	4/1/2019	Pending			Architectural Review of the proposed renovation and conversion of an existing 358,503 square foot two story industrial building into a 346,380 square foot multi-tenant professional office building, and a Zoning Administrator Modification to allow 1,024 parking spaces where 1,1155 spaces are required					0			0			0	346,380		346,380				-	358,503	358,503	-				-				
5/29/2019	651 Walsh	224-04-059	6/11/2018	Approved		Jacobs	New 435,050 sq.ft. 4-story data center with the demolition of the existing industrial structures on-site totaling 171,259 sq.ft. of building area					0			0			0				-			-	435,050	171,259	171,259	263,791				-			
5/29/2019	3141 El Camino Real	220-32-057, 58	4/17/2019	Pending		Bayview Development Group	Pre-application for 65 residential units on 2.46 acre site	65				65	10		65	0		65	-	19,330	19,330	-			-				-				-			
5/29/2019	2302 Calle Del Mundo	097-46-024	4/24/2019	Pending		ZAEN Partners	150 unit - 8 story residential project with 5,000 sq. ft of retail	0				0	TBD		150			150	5,000		5,000				-	-	16,600	16,600	-				-			
5/22/2019	4249 Cheeney	104-12-025	3/20/2019	Pending			8 unit townhome project	8				8	0		8	2		6				-			-				-				-			
6/26/2019	1530 and 1540 Pomeroy	290-03-089		Pending		Omid Shakeri	AC review to construct eight (8) attached townhomes with Tentative Subdivision Map for eight private residential lots and one common lot. Project utilizing AB 3194 no rezoning required (consistency with GP only). 1540 Pomeroy (A), 1530 Pomeroy (R3-18D) (CEQ2017-01036)					0			0			0				-			-				-				-			
7/12/2019	1111 Comstock	224-08-092	6/17/2019	Pending		CAC Architects	Architectural Review of the proposed demolition of an existing one-story industrial building, and the construction of a new three-story 70,170 square foot data center building, and a Zoning Administrator Modification to allow increased 87'-6" building height.	0				0			0			0				-			-	70,170	26,000	26,000	44,170				-			
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