

PROJECT DESCRIPTION**Parcel & Zoning Information**

Assessor's Parcel No. 015-071-260

Zoning Designation: BTP-H

Parcel Area: 114,730 (2.634 Acres)

Max. FAR 2.0

Max Floor Area 229,460 Sq. Ft.

Existing Conditions

- Single-story tilt-up concrete Warehouse @ 41,568 Sq. Ft.
- Access off Eccles Avenue. via driveways at the East and West
- Rectangular shaped site with the long dimension along Eccles Avenue. Rails to Trails Path follows the North property line.

Proposed Project

Vigilant Holdings is proposing to demolish the existing single-story tilt-up concrete warehouse and develop a Seven-Story Lab/Office Building and 5-½ Level Parking Structure. Building will include a full below-grade basement level, which would not count towards the FAR.

Building will be a steel-framed structure clad in tinted glass, framed by two shrouds, clad in warm-grey composite panels on the exterior side and wood-like paneling on the interior side facing large balconies projecting from the South façade. Parking Structure will be a poured-in-place concrete structure with a Shroud projecting to the south side with integral vertical metal panels, matching the color of the wood-like panels on the main building. The East façade of the parking garage facing the central plaza shall have integral planters at various locations to soften the appearance of the structure.

Primary vehicular access to the Building drop off area shall be via a driveway located central to the South side of the property. The Parking Structure shall be accessed via the West entry drive. Pedestrian access from Eccles will be adjacent to the central driveway to the main lobby which faces toward the central plaza. Service access will be via the East entry drive. Pedestrian access will be provided from the Building to the Rails-to-Trails to the North.

Landscaping will be provided along Eccles, within the central plaza area, and West side of the Parking Structure. Enhanced paving will be provided at the drop-off area, between the Building and Parking Structure, at the front terrace, and in the central plaza area. Bio-filtration areas are provided adjacent to the Building and Parking Structure for treatment of Rainwater from their roof areas.



GENERAL PLAN & ZONING DESIGNATIONS:

- SSF 2040 General Plan Business Technology Park – High (BTP-H)
- SSF Zoning Map Business Technology Park – High (BTP-H)

General Plan – Land Use Designations: Table 2

Business Technology Park - High: High-density corporate headquarters, research and development facilities, and offices (FAR ranges from 0.5 up to 2.0 with community benefits)

Zoning Code Update: Table 20.100.002 – Use Regulations Non-Residential Zoning Districts

Chapter 20.100 – Non-Residential Zoning Districts

Business Technology Park - High: The BTP-H district provides area for campus-like environments for corporate headquarters, research and development facilities, and offices. Typical uses include incubator-research facilities, prototype manufacturing, testing, repairing, packaging, publishing and printing as well as offices and research and development facilities. Warehousing, distribution, manufacturing, retail, personal services, grocery and hotel uses are also allowed. The BTP-H district implements the General Plan’s Business Technology Park High land use designation.

Table 20.100.002 – Use Regulations – Non-Residential Zoning Districts

Proposed Use Offices – Business & Professional Research & Development	BTP-H Permitted Permitted
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Table 20.100.003: Development Standards – Non-Residential Zoning Districts

Standard	BTP-H	Proposed	Note
Lot Size			
Minimum Lot Area	10,000 sf	114,730	Meets Standard
Minimum Lot Width	50 ft	300 ft @ West	Meets Standard
Maximum Floor Area Ratio (FAR)	2.0	2.0	With Community Benefits (C)
Maximum Lot Coverage	60%	58%	Meets Standard
Building Height			
Maximum Main Building	N/A (C)	146 Ft. High EL. +246'-0"	(C) Maximum Height per FAA Regulations & SFO ALUCP Meets Standards Below FAA Critical Surface
Setbacks			
Street Frontage	20	20	Meets Standard
Interior Side	0	7'@W, 27'@E	Meets Standard
Rear	0	20	Meets Standard
Minimum from Shoreline	40 feet from high water mark (E)	More than 40 ft	Meets Standard
Additional Standards			
Minimum Landscaping (% of Site)	15%	17.4%	Meets Standard



Chapter 20.330 ON-SITE PARKING AND LOADING

Table 20.330.004 – Required On-Site Parking Spaces

Land Use Classification	Required Parking Spaces
Employment Use Classifications	
Research and Development	1.5 per 1,000 sq. ft.

PARKING CALCULATIONS

<u>Research & Development</u> 1.5 per 1,000 Sq. Ft.	<u>Building Gross Area</u> 298,470 Sq. Ft. Round-Off	<u>Required Parking</u> 447.7 Spaces Max 448 Spaces Max 1.5 Parking Ratio
Parking Spaces per 1,000 Sq. Ft.		

20.330.007 Bicycle Parking

A. Short-Term Bicycle Parking. Short-term bicycle parking shall be provided, according to the provisions of this Section, in order to serve shoppers, customers, messengers, guests and other visitors to a site who generally stay for a short time.

- I. **Parking Spaces Required.** Short-term bicycle parking spaces shall be provided for the following uses at a rate of 5 percent of the number of required automobile parking spaces, with a minimum of four parking spaces provided per establishment.
 - a. Multiple-Unit Residential
 - b. All uses within the Public and Semi-Public Land Use Classification
 - c. All uses within the Commercial Land Use Classification

Note: 573 Forbes is being developed for Research & Development which is an Employment Use Classification, which does not require Short-Term Bike Parking. However, Short-Term Bicycle Parking will be provided to meet 2022 CALGreen @ 5%

<u>Short-Term Bicycle Parking</u> Proposed Parking*	<u>Building Gross Area</u> 298,470 Sq. Ft.	<u>Proposed Parking</u> 447.7 Spaces
Short-Term Bicycle Parking	Short-Term Ratio	5% Spaces
*Based on Required Parking with no Reductions	Spaces Required Project will provide	23 Spaces 23 Spaces

B. Long-Term Bicycle Parking. Short-term bicycle parking spaces shall be provided for the following uses at a rate of 5 percent of the number of required automobile parking spaces, with a minimum of four parking spaces provided per establishment.

- I. b. *Other Uses.* Any establishment with 10 or more employees shall provide long-term bicycle parking in an amount equivalent to five percent of required vehicular spaces.

<u>Long-Term Bicycle Parking</u> Proposed Parking*	<u>Building Gross Area</u> 298,470 Sq. Ft.	<u>Proposed Parking</u> 447.7 Spaces
Long-Term Bicycle Parking	Long-Term Ratio	5% Spaces
*Based on Required Parking with no Reductions	Spaces Required Project will provide	23 Spaces 23 Spaces



20.330.008 Electric Vehicle Charging Stations

Electric vehicle (EV) charging stations and EV-capable parking spaces shall be provided for all new buildings erected as required by this section. All such spaces shall be included in the calculation of parking demands of Section 20.330.004 (“Required Parking Spaces”).

A. Required EV Charging Stations. The total number of required EV charging stations spaces are specified in Table 20.330.008 or in accordance with the most current California Green Building Standards Code, whichever standard is greater.

<u>Electric Vehicle Charging Stations</u>	<u>Building Gross Area</u>	<u>Required Parking</u>
Proposed Parking*	298,470 Sq. Ft.	447.7 Spaces
<u>Electric Vehicle Charging Stations</u>	<u>Minimum Required</u>	<u>6% Spaces</u>
*Based on Required Parking with no Reductions	Based on SSF Short-Term	27 Spaces
	Project will provide	27 Spaces

A. Loading Spaces Required. Every new building, and every building enlarged by more than 5,000 square feet that is to be occupied by a manufacturing establishment, storage facility, warehouse facility, parcel hub, live-work development, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, drycleaning establishment, or other use similarly requiring the receipt or distribution by vehicles or trucks of material or merchandise shall provide off- street loading and unloading areas as indicated in Table 20.330.009. Such on-site loading space shall be maintained during the existence of the building or use that it is required to serve.

<u>Table 20.330.009 – Required Loading Spaces</u>	<u>Gross Floor Area</u>	<u>Required Loading</u>
Required	Over 230,000 Sq. Ft.	5 Spaces
Proposed Reduction	298,470 Sq. Ft.	4 Spaces

Reduction in Number of Loading Spaces Required. The loading space requirement may be waived upon a finding by the Chief Planner and City Engineer that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such loading space will not be needed.

Note: Pending American Trash Management’s Analysis & Recommendations

Approvals being sought for Proposed Project:

- Approval of proposed Building Design, Floor Area, and Parking Ratio
- Emergency Vehicle Access Easement
- Reduction in number of required Loading Spaces

