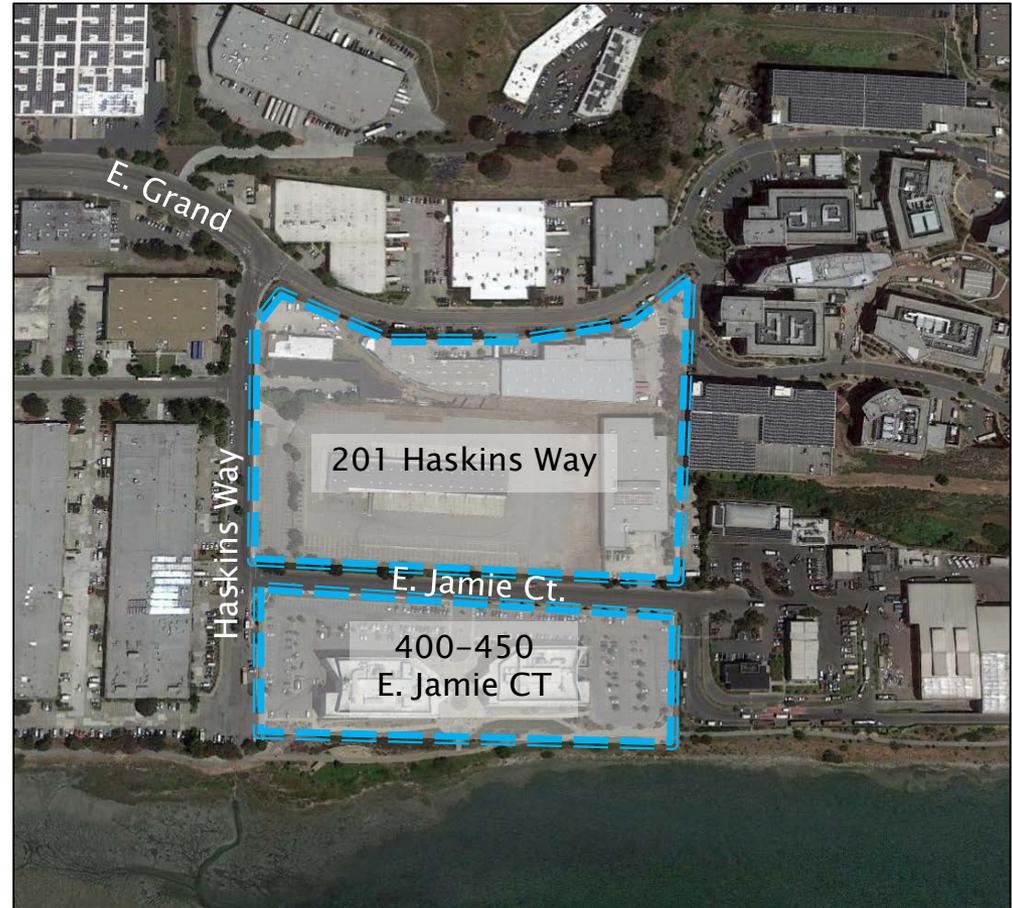


# 201 HASKINS OFFICE/R&D CAMPUS PROJECT ENTITLEMENTS & EIR

City Council  
March 27, 2019

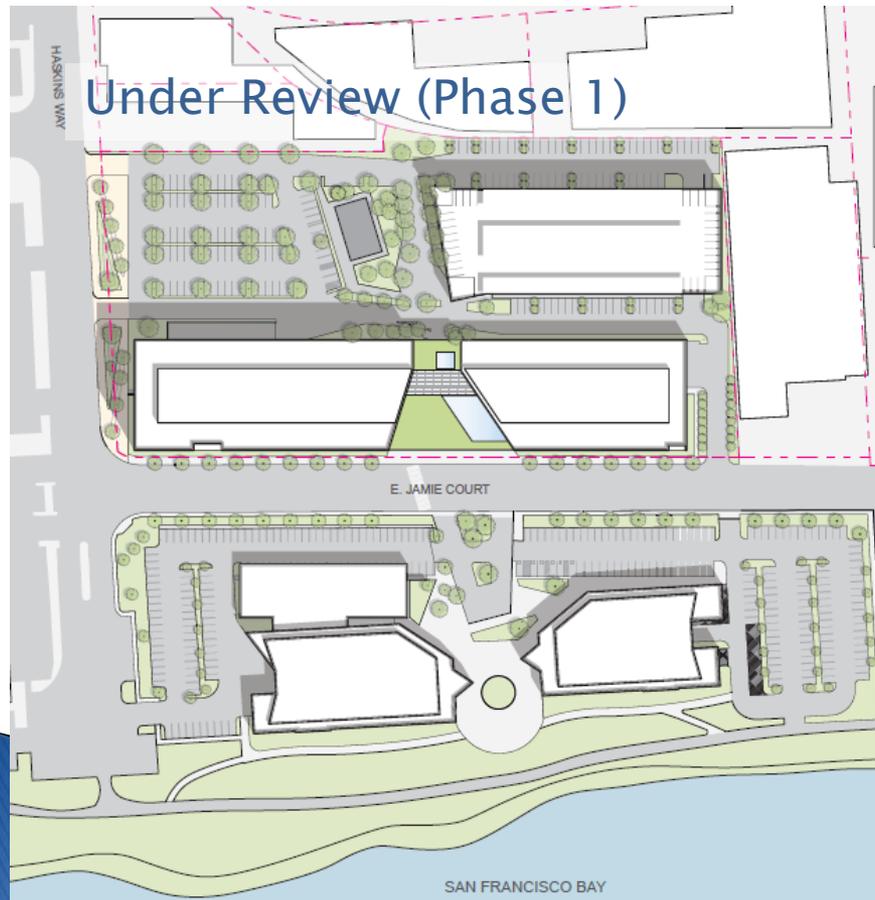
# Overview

- ▶ East of 101 Area
- ▶ 18.2 total acres (8 parcels)
  - ▶ 201 Haskins: 6.45–acres
  - ▶ 400 E. Jamie: 6.13–acres
- ▶ Dual General Plan designation of Coastal Commercial (CC) & Mixed-Industrial (MI)
- ▶ Proposal to rezone all 8 parcels to BTP District from MI (201 Haskins) and BC District (400 E. Jamie)



# Site Plan

## Phase 1: 201 Haskins & 400-450 E. Jamie CT.



### Phase 2 (Illustrative Only)

- Office/R&D Building up to 256,232 GSF
- Expansion of parking structure

# Renderings

Phase 1 (Under Review)



New Office/ R&D Building  
201 Haskins Way



New Amenity Building  
400-450 E. Jamie CT.



*Phase 2 (Illustrative Only)*



# Renderings

Front of 201 Haskins Building



Rooftop Amenity Space



*DRB reviewed the project on May 15, 2018 and highly liked the design.*



West Elevation of Garage

# Project Entitlements Overview

- ▶ Zoning Map & Text Amendment
- ▶ Use Permit
  - Parking Reduction & FAR Increase
- ▶ TDM Program
- ▶ Design Review
- ▶ Certification of EIR
  - Including adoption of MMRP & SOC

# Zoning Map & Text Amendment

## ▶ Zoning Map Amendment

- Rezone 8 parcels to BTP District (from MI, BC)
- Furthers consistency with the Zoning Map & allows flexible buildout

## ▶ Zoning Text Amendment

- To codify the combined General Plan designation of CC/ MI and clarify permitted new and existing uses



# Use Permit Request

- ▶ Increase in FAR to 1.0 (project proposes 1.0)
  - 0.10 FAR ↑ – high quality design; and,
  - 0.40 FAR ↑ – Robust TDM Plan
- ▶ Parking Reduction Request (6% reduction)
  - Existing spaces: 424; Net New spaces: 903
  - 2.68 spaces per 1,000 SF proposed
- ▶ TDM Plan:
  - 35% alternative mode usage required, per TDM Ordinance
  - ARE will strive to reach a goal of 40%
  - 400–450 E. Jamie CT. work force is currently over 50%

# CEQA – Draft EIR

- ▶ Draft EIR Impacts (circulated on Oct. 12, 2018)
  - 42 “potentially” Significant Impacts identified
  - 23 impacts were reduced with mitigation through the Mitigation Monitoring & Reporting Program
  - 19 Significant & Unavoidable Impacts remain related to Transportation/ Circulation

# Draft EIR Significant Impacts

- ▶ 19 Significant & Unavoidable Impacts remain
  - Related to transportation/ circulation
  - 1 existing plus project impact
  - 18 cumulative 2040 plus project impacts
- ▶ Mitigation measures have not been identified or have uncertain feasibility
- ▶ Project paying over \$1.9 million into City's Traffic Impact Fee
- ▶ Applicant has agreed to enter into the proposed E101 CFD

# CEQA – Final EIR

- ▶ Final EIR (issued on February 7, 2019)
  - Included Response to Comments (RTC)
  - FEIR comment letter received by Caltrans and addressed by City
- ▶ Mitigation Monitoring & Reporting Program (MMRP)
- ▶ Statement of Overriding Considerations (SOC)
  - Social + economic benefits outweigh impacts, therefore staff recommends approval

# Planning Commission

- ▶ Reviewed the project on March 7, 2019 and recommended approval (4-0) to Council
- ▶ Topics commented on:
  - Cumulative traffic impacts (E. Grand Ave)
  - TDM Plan and requirements
  - Parking reduction
  - Statement of Overriding Considerations
- ▶ No comments from the public

# Recommendation

- ▶ Staff recommends that the City Council:
  1. Adopt a resolution making findings and certifying the Environmental Impact Report (EIR18-0002), adopting the Mitigation Monitoring and Reporting Program, and adopting the Statement of Overriding Considerations; and,
  2. Introduce an Ordinance amending the Zoning Map (RZ18-0001) and Zoning Text (ZA18-0002) to rezone eight (8) parcels to Business & Technology Park (BTP) District, and waive further reading; and,
  3. Adopt a Resolution making findings and approving the Planning Project (P17-0096), Use Permit (UP18-0001), Design Review (DR19-0004) and Preliminary Transportation Demand Management Program (TDM18-0001), subject to the draft Conditions of Approval.