



MEMORANDUM

DATE: 01/09/2018
TO: Planning Commission
FROM: Julia Capasso, Associate Planner, via John Swiecki, Community Development Director
SUBJECT: **Study Session: 3000-3500 Marina Boulevard; Modification of Design Permit DP-5-07, Variance V-1-08, and Parking Modification Use Permit UP-3-08**

Background

In 2009, the City Council upon appeal upheld the Planning Commission's approval of Design Permit DP-5-07 and related applications for the development of two office buildings and a parking garage on the above-mentioned vacant 8.87-acre property in Sierra Point. Specifically, the approved proposal included 438,104 square feet of office space in two buildings (8 and 10 stories), 1,388 parking spaces accommodated in a 5-level parking structure and in surface lots, and improvements to the Bay Trail. See attached project site plan and building elevations.

In conjunction with the project approvals a development agreement (DA) was recorded extending the design permit and related approvals and requiring the project to incorporate solar panels on the parking garage roof. In early 2017, the DA was extended in exchange for the relinquishment of the ground lease of another vacant parcel in Sierra Point (Parcel R) and other considerations. The Planning Commission considered the DA extension in January 2017 and it was approved by the City Council in February 2017.

A subsequent buyer is interested in developing a life sciences/R&D campus on the site. The buyer has analyzed the approved project design and concluded that the overall site design and building plans need to be altered substantially to accommodate their proposed project. As a matter of information, R&D/life science uses are permitted in the Sierra Point (SP-CRO) zoning district, subject to conformance with performance standards and limitations established in BMC Chapter 17.18. The DA would remain in effect and would not be subject to modification.

The owner's representatives will present their conceptual proposal for modified site and building design at this evening's study session.

Next Steps

Once the Planning Commission provides feedback to the owner and project designers through this study session, the owner will formally submit planning applications for the Design Permit modification and related planning applications, which will be subject to additional review by the Planning Commission at public hearings likely this spring.

Attachments:

1. Aerial map of subject parcel
2. Assessor Parcel Map of subject parcel
3. Previously approved site plan and photo visualizations

Aerial Map
3000-3500 Marina Boulevard
APN 007-165-020

Attachment 1



**Assessor Parcel Map
3000-3500 Marina Boulevard
APN 007-165-020**

Attachment 2

