MEMORANDUM

DATE: 6/26/2018

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.

A subsequent buyer, Phase 3 Real Estate, is interested in developing a life sciences/R&D campus on the site. Phase 3 presented a conceptual proposal for a modified site and building design at the Commission's January 9, 2018 meeting. Since that meeting, the buyer met with the San Francisco Bay Conservation and Development Commission (BCDC) for preliminary design feedback. Based on the feedback from BCDC and the Planning Commission, Phase 3 has made further modifications to the conceptual site plan and building designs which will be presented tonight for the Commission's feedback.

Next Steps

Once the Planning Commission provides feedback to Phase 3 on the revised conceptual plans through this study session, they will revise the planning applications for the Design Permit modification and other related planning applications, which will be subject to formal review by the Planning Commission at public hearings in the fall.

Attachments:

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

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ATTACHMENT 1

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

Attachment 1



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ATTACHMENT 2

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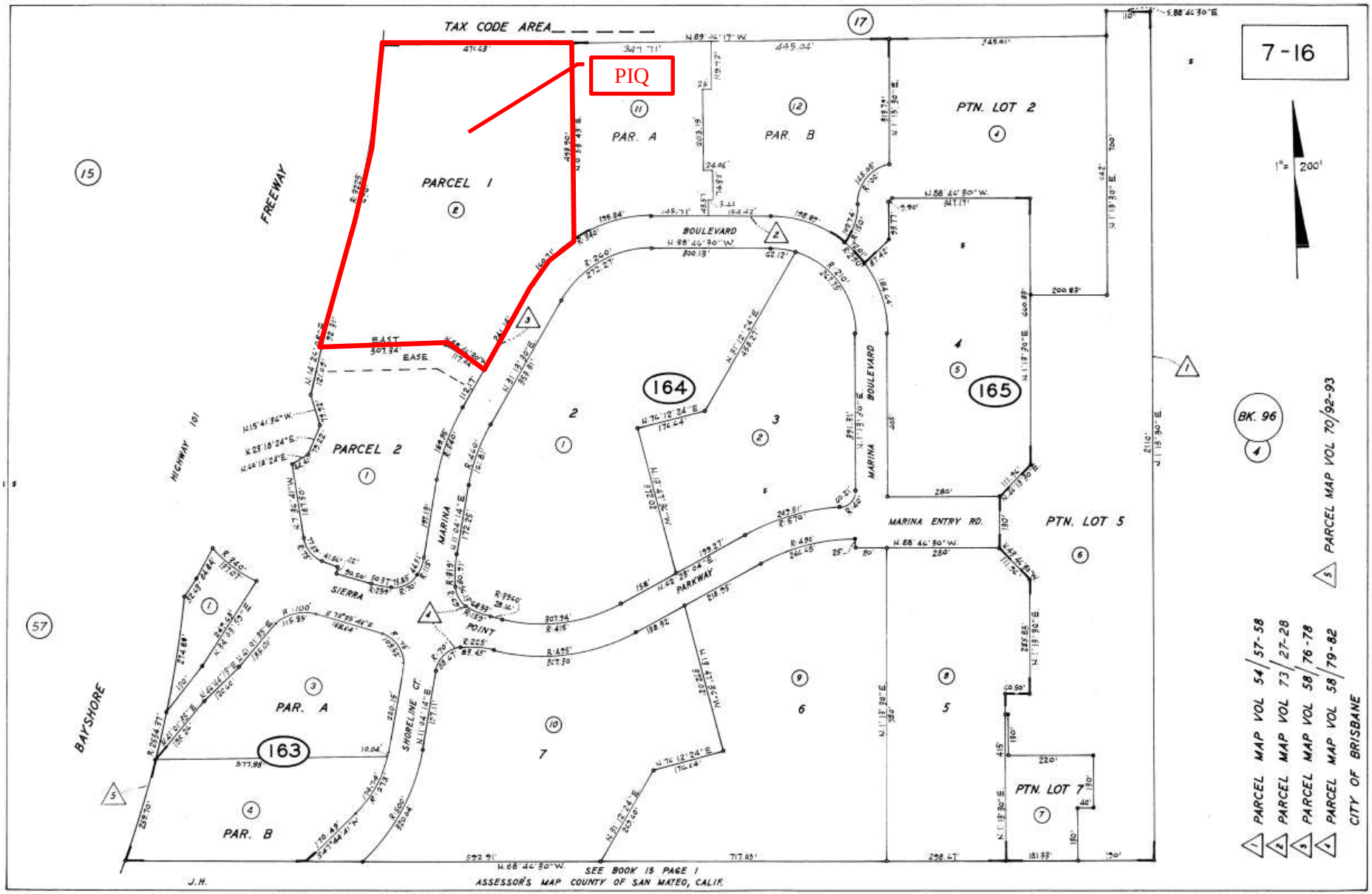
Assessor Parcel Map
3000-3500 Marina Boulevard
APN 007-165-020

Attachment 2



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