

SIERRA POINT BIOTECH PROJECT

LSA

City Council Hearing

March 3, 2008

PROJECT SITE

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- 22.8-acre site
- Surrounding development:
 - Marina
 - Office Towers
 - Hotel



PROPOSED PROJECT

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- Construction of 5 office/R&D buildings
 - 3- and 4-stories
 - Total 540,185 sq. ft.
 - Approx. 1,800 employees
- Construction of 1,801 parking spaces
 - 1 parking structure (5-levels, 961 spaces)
 - surface parking lots (840 spaces)
- Retail liner along garage (total 15,000 sq. ft.)
- Improvements to Bay Trail along shoreline



PROJECT COMPONENTS

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- **APPROVAL RECOMMENDED BY PLANNING COMMISSION**
- Sierra Point Biotech Project EIR Certification
- General Plan Text Amendment
- Zoning Text Amendment
- Combined Site & Architectural Design Guidelines Amendment
- Design Permit
- Parking Modification Use Permit
- Development Agreement

GENERAL PLAN TEXT AMENDMENT

L S A

- Add “Research and Development” as a Permitted Use in the Sierra Point General Plan Subarea

ZONING TEXT AMENDMENT

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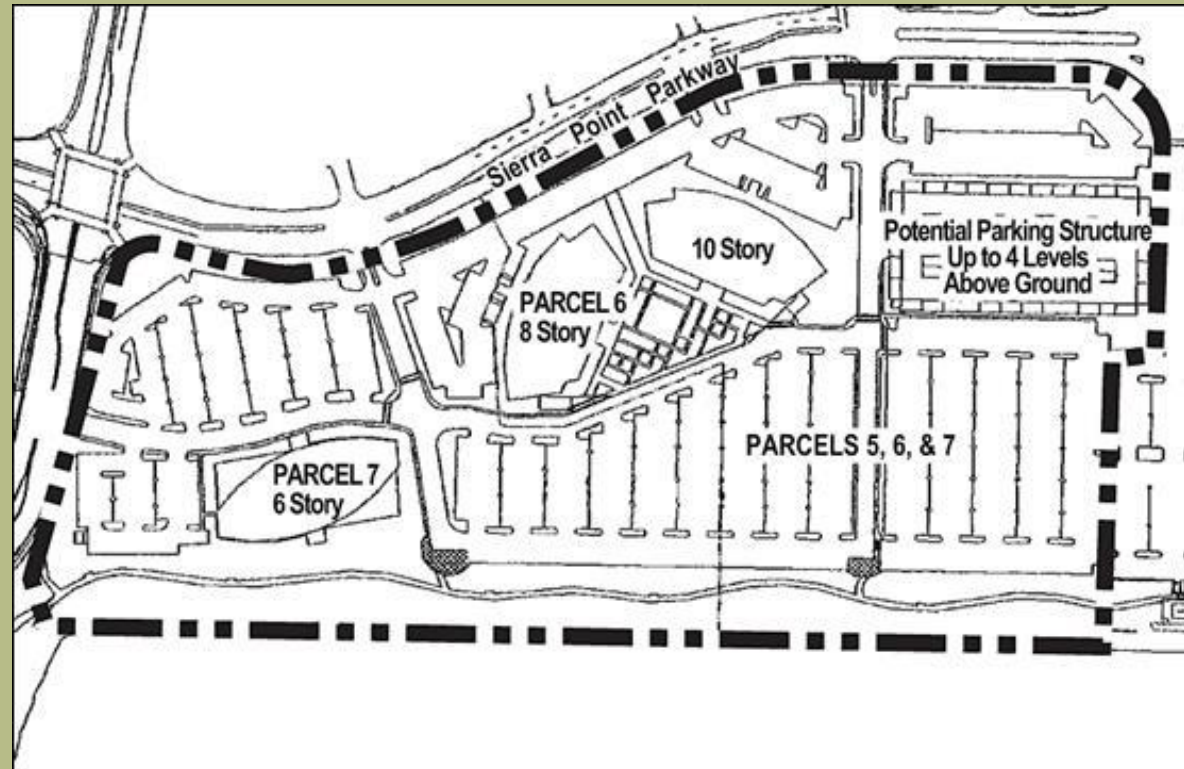
- Permit R&D subject to risk analysis
- Limited animal testing permitted
 - testing of insects, rodents, rabbits, fish, amphibians allowed by right subject to performance standards
 - Compliance with all federal, state, local requirements as well as Institute of Laboratory Animals Resources (ILAR) standards
 - testing of primates, cats, and dogs prohibited

SIERRA POINT DESIGN GUIDELINES

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Existing Master Plan

- 630,000 sq. ft. office project
- 3 buildings (6, 8 and 10 stories)
- 1 parking garage (4 above-ground levels)



SIERRA POINT PLAZA CONCEPT

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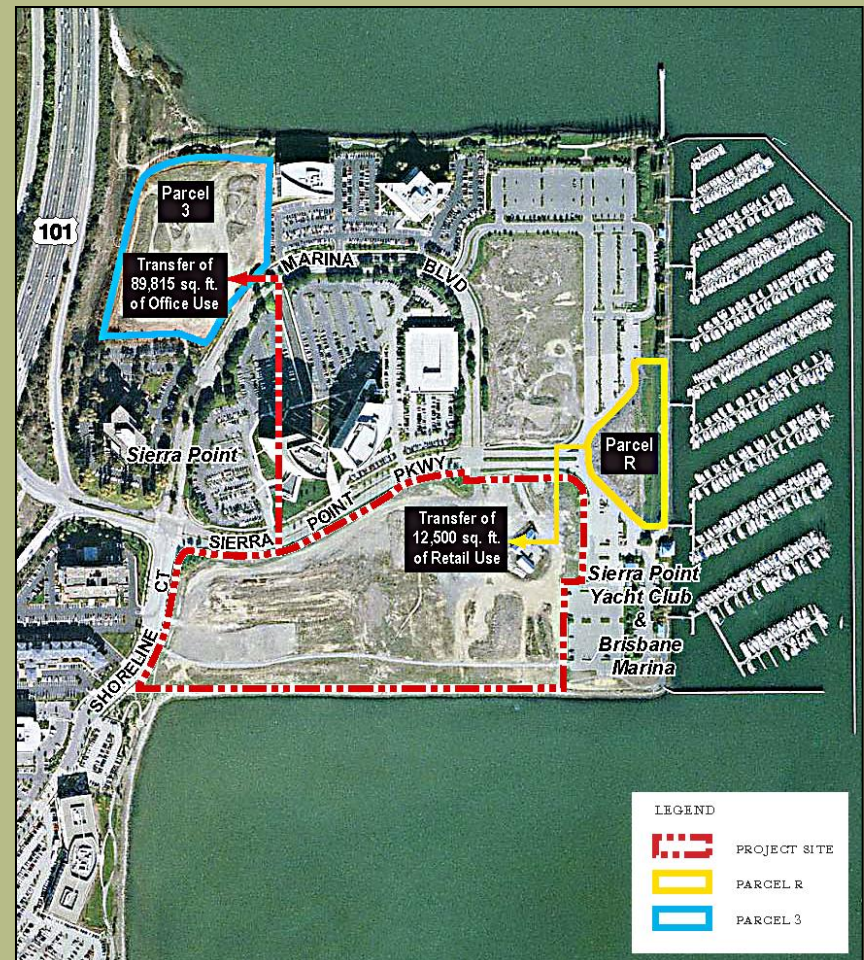


SIERRA POINT DESIGN GUIDELINES

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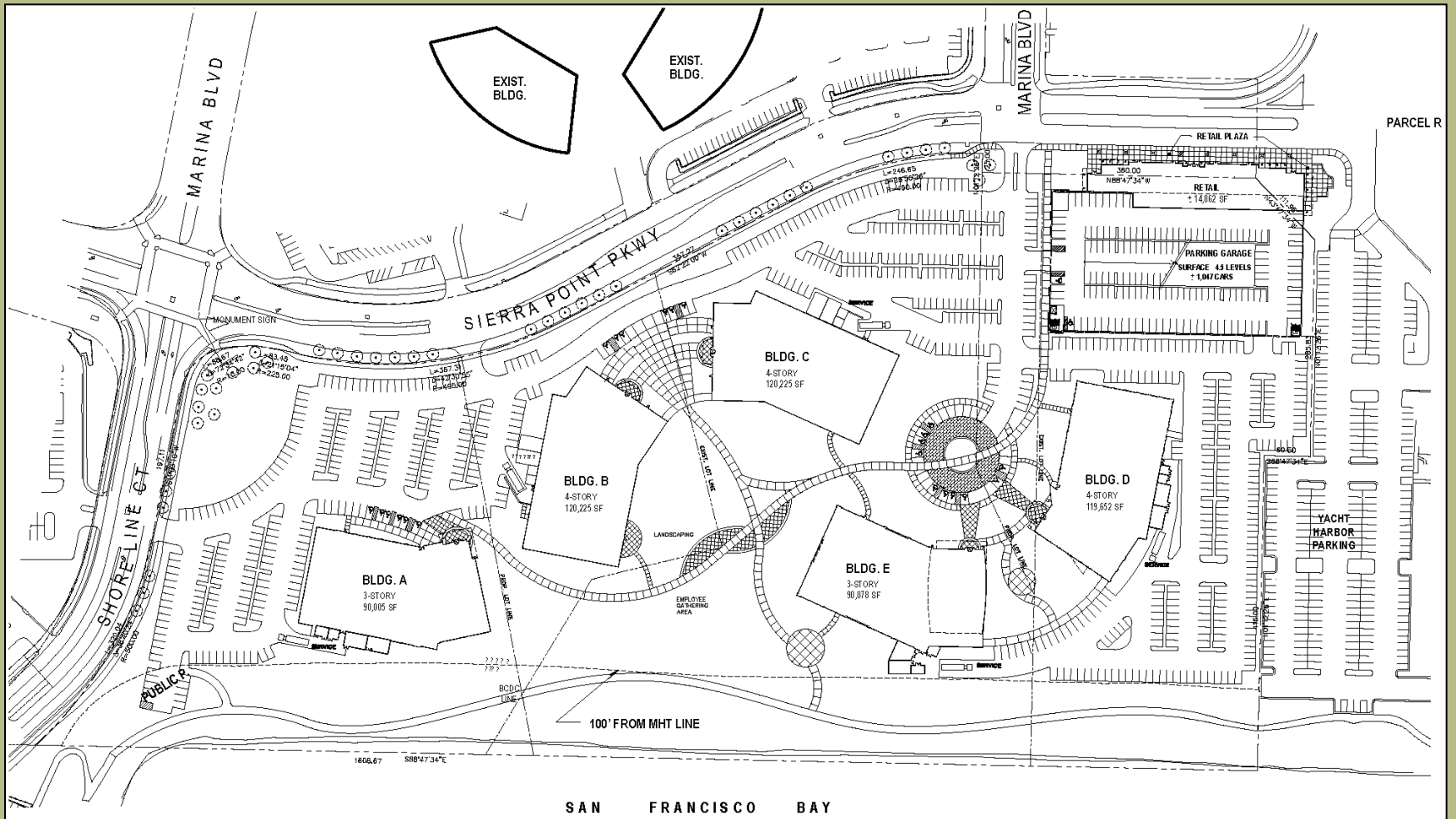
Transfer of Building Square Footage

- Transfer 89,815 sq. ft. of office from Site to Parcel 3
- Transfer 12,500 sq. ft. of retail from Parcel R to Site
- Transfer of square footages authorized under Resolution # 97-69



DESIGN PERMIT

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DESIGN PERMIT

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DESIGN PERMIT

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DESIGN PERMIT

LSA



DESIGN PERMIT

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GARAGE ELEVATIONS, NORTH/SOUTH

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SOUTH ELEVATION (FACING THE BAY)



NORTH ELEVATION (FACING SEVINA POINT PARKING)

GARAGE ELEVATIONS, EAST/WEST

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WEST ELEVATION (FACING THE BUILDING)



EAST ELEVATION (FACING THE HARBOR)

DEVELOPMENT AGREEMENT

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- Requires compliance with City Green Building Ordinance
- Controls timing of retail construction
- Provides city discretion over retail uses
- 10-year term

CEQA PROCESS

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- Scoping of Issues (January 2006)
- Preparation of Draft EIR
- Distribution of Draft EIR (November 2006)
- Public Hearing on Draft EIR (December 14, 2006)
- End of Public Review Period (January 2, 2006)
- Response to Comments Document (April 2007)
- Modification of Project Design to Reduce Visual Impacts
- Analysis of Additional Retail Alternative (November 2007)
- Certification Hearings for EIR

TOPICS ADDRESSED IN THE DEIR

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- A. Land Use and Planning Policy
- B. Population, Employment and Housing
- C. Transportation, Circulation and Parking (SU)**
- D. Air Quality (S)
- E. Noise (S)
- F. Geology, Soils and Seismicity (S)
- G. Hydrology and Water Quality (S)
- H. Biological Resources (S)
- I. Hazards and Hazardous Materials (S)
- J. Public Services and Recreation
- K. Utilities and Infrastructure (S)
- L. Visual Resources (S)

PROJECT ALTERNATIVES

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The Draft EIR identified a range of reasonable alternatives that would feasibly attain most project objectives and avoid or lesson significant project effects.

After publication of the Draft EIR, the City and applicant identified a modified environmentally superior alternative for analysis and approval:

- **Additional Retail Alternative (Proposed Project)**

PROPOSED PROJECT

Additional Retail Alternative

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The Additional Retail Alternative is Environmentally Superior in that there would be no change in impacts and mitigations for these EIR Topics:

- Land Use and Planning Policy
- Population, Employment and Housing
- Air Quality (S)
- Geology, Soils and Seismicity (S)
- Hydrology and Water Quality (S)
- Biological Resources (S)
- Hazards and Hazardous Materials (S)
- Public Services and Recreation
- Utilities and Infrastructure (S)

PROPOSED PROJECT

Additional Retail Alternative

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The Additional Retail Alternative is Environmentally Superior in that it would reduce impacts for the following EIR Topics:

- Transportation, Circulation and Parking (2 Impacts would remain SU)
 - Public parking lot would not disrupt the Bay Trail (eliminates Impact TRANS-10)
- Noise (remains S)
 - Revised mitigation measure to address airplane noise impacts on retail uses
- Visual Resources (reduced from SU to S)
 - Significant Unavoidable impact of parking garage reduced to less-than-significant level with addition of retail liner and mitigation measure

CEQA FINDINGS

Significant Unavoidable Impacts

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Transportation and Circulation:

- Sierra Point Parkway/US 101 Northbound Ramp LOS F in Cumulative Condition for AM Peak Hour
- US 101 Freeway Segments - LOS Impacts in the Cumulative Plus Project Condition

These cumulative significant impacts are associated with regional traffic and would occur irrespective of the proposed project

CEQA FINDINGS

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Per CEQA Guidelines the City Council shall certify that:

- The Final EIR was completed in compliance with CEQA
- The Final EIR was presented to the City for review
- The Final EIR reflects the City's independent judgment and analysis

Per CEQA Guidelines the City Council shall adopt:

- CEQA Findings that have been prepared for all significant impacts
- A Statement of Overriding Considerations for Unavoidable Impacts
- A Mitigation Monitoring & Reporting Program

STAFF RECOMMENDATIONS

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- **Certify the Final EIR**
- **Approve the following:**
 - General Plan Text Amendment
 - Zoning Text Amendment
 - Design Guidelines Amendment/Transfer of Square Footage
 - Design Permit
 - Parking Modification Use Permit
 - Development Agreement