



# Hillsdale Shopping Center North Block

Site Plan and Architectural Review Modification  
(PA-2022-022)

Planning Commission Public Hearing  
May 23, 2023

Rendell Bustos, Senior Planner  
Community Development Department



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# PROJECT BACKGROUND

Location

Original Approval

Proposed Modification

Public Input

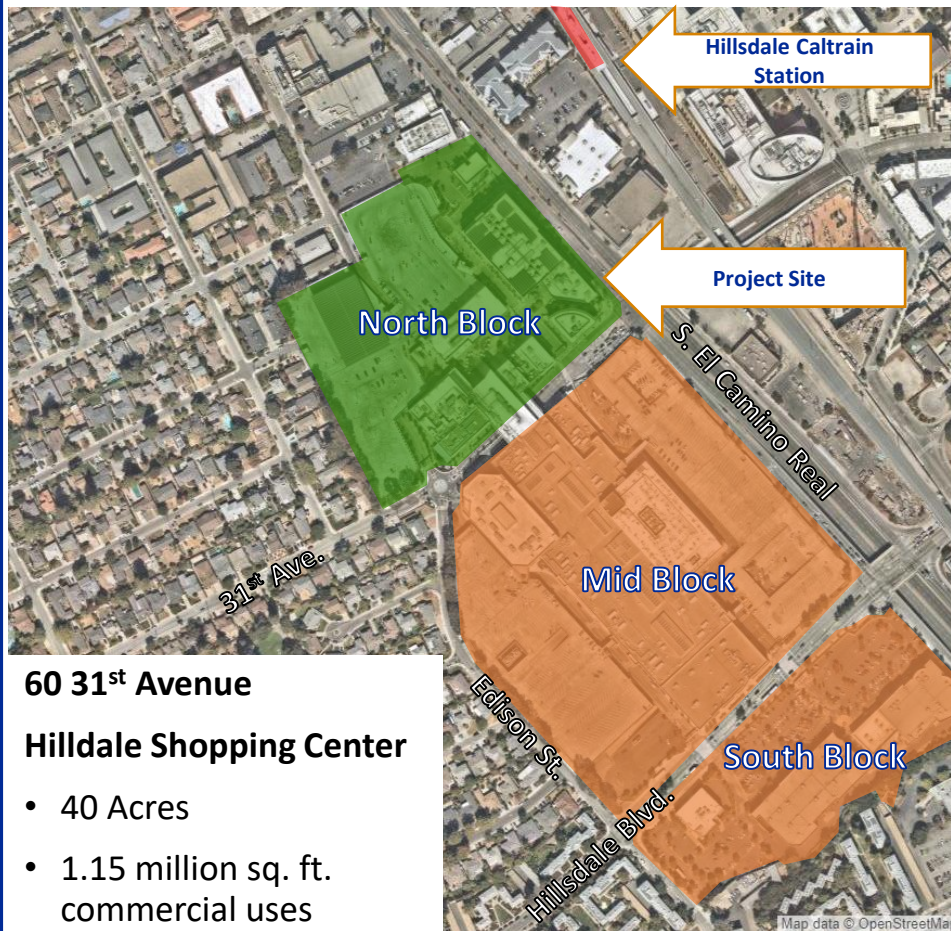
# PROJECT BACKGROUND

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## 60 31<sup>st</sup> Avenue

### Hilldale Shopping Center

- 40 Acres
- 1.15 million sq. ft. commercial uses

## North Block

- 12.2 Acres
- General Plan: Regional Community Commercial
- Zoning: C2-2/Q5

## Adjacent Uses

- Commercial (South, East, North)
- Residential (West, North)

# PROJECT BACKGROUND

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## **North Block Redevelopment (PA-2015-024)**

- Approved on March 7, 2016
- Construction completed in 2020
- Retail/Restaurant Uses: 177,675 sq. ft.
- Office Uses: 16,656 sq. ft.



# PROJECT BACKGROUND

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Original Approval

**Proposed Modification**

Public Input



## **Building L – First Floor**

- Allow up to 37,611 sq. ft. to be used for office uses
- No changes to exterior design, site plan, floor area, parking
- Site Plan and Architectural Review (SPAR) Modification

# PROJECT BACKGROUND

Location

Original Approval

Proposed Modification

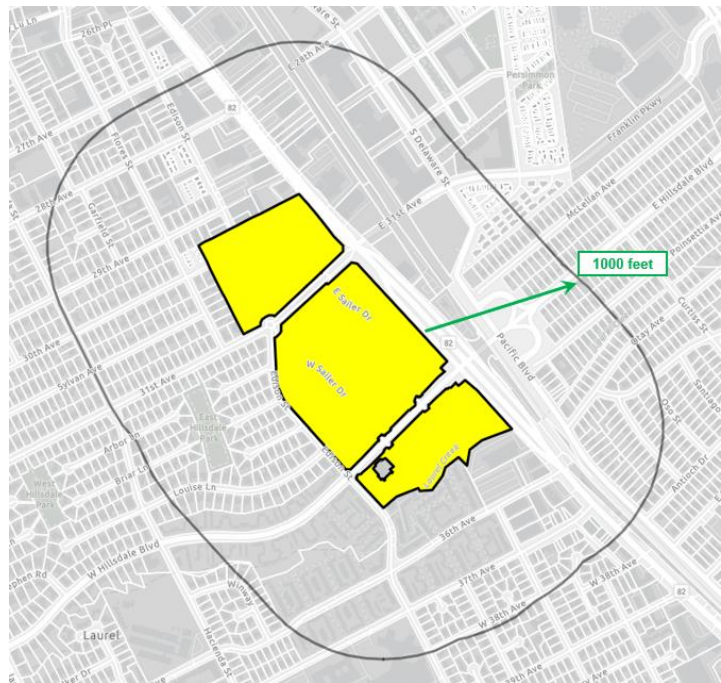
**Public Input**

## **Applicant Neighborhood Meeting**

- January 26, 2022
- Comments regarding office demand, future of shopping center

## **Public Comments**

- Public Notice – 1,000 ft. radius
- None received during project review
- Received after packet publication



# CODE AND POLICY REVIEW

General Plan and Zoning Code

Specific Plans

Environmental Review



# CODE AND POLICY REVIEW

## General Plan and Zoning Code

Specific Plans

Environmental Review

- General Plan Land Use: Regional Community Commercial
- Zoning Designation: C2-2/Q5 (Regional Community Commercial/Sub-Area A of the Qualified Overlay District 5)

	Approved	Modification
Retail/Restaurant Uses	177,675 sq. ft.	140,064 sq. ft.
Office Uses	16,656 sq. ft.	54,267 sq. ft.

- Increase of 37,611 sq. ft. for office uses
- Still permits owner to lease to retail uses

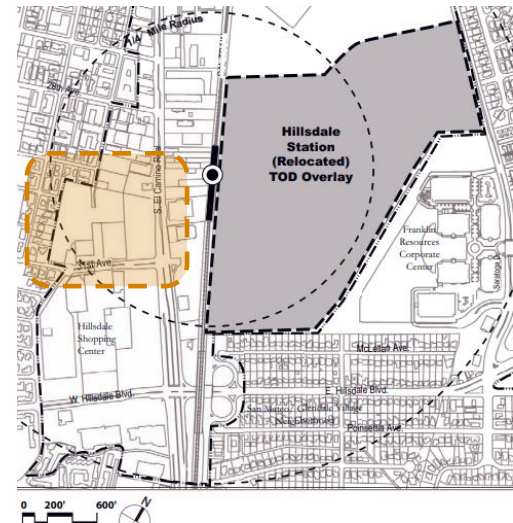
# CODE AND POLICY REVIEW

General Plan and Zoning Code

**Specific Plans**

Environmental Review

- **El Camino Real Master plan**
  - No change to exterior, site plan, or public improvements
- **Rail Corridor Plan**
  - Within plan area
  - Outside of Transit Oriented Development (TOD) zone
- **Hillsdale Station Area Plan**
  - Subject to trip reduction measures
  - Transportation Demand Management Plan for office uses



# CODE AND POLICY REVIEW

General Plan and Zoning Code

Specific Plans

## Environmental Review

### California Environmental Quality Act (CEQA)

- Addendum to Mitigated Negative Declaration
- No new significant environmental effects

### Transportation Analysis

- Level of Service (LOS)
  - Reduces daily trips
  - Reduces PM peak trips
  - Increases AM peak trips
- Vehicle Miles Traveled (VMT)
  - Reduces retail VMT
  - 13.3 VMT per office employee (below threshold)
- Transportation Demand Management (TDM) Plan
  - 15% Trip reduction
  - Transit subsidy, bicycle repair station

Trip Generation	
Daily :	- 993 Trips
AM Peak:	+ 23 Trips
PM Peak:	- 80 Trips

# CONDITIONS OF APPROVAL

- Commercial Linkage Fee (#5)
- Child Care Development Fee (#6)
- Interior Visibility (#11)
- TDM Implementation and Monitoring (#8, 14)



# RECOMMENDATION

Adopt a Resolution to approve the Site Plan and Architectural Review Modification for 60 31<sup>st</sup> Avenue to enable 37,611 square-feet of office uses at Building L, and adopt an Addendum to a Mitigated Negative Declaration to assess environmental impacts of the project, based on the Findings for Approval and subject to the Conditions of Approval.



# CONDITION OF APPROVAL #11

GROUND FLOOR INTERIOR VISIBILITY – Visibility into the ground floor of Building L shall be maintained in accordance with the El Camino Real Master Plan. Building occupants shall not cause obstructed interior views of activity through reflective or dark tinted glass. (PLANNING)