



Concar Passage Mixed-Use Project

Vesting Tentative Map and Development Agreement Extensions (PA-2023-033)

City Council Public Hearing
July 17, 2023

Carol Johnson, Contract Planner
Rendell Bustos, Senior Planner
Community Development Department

PROJECT BACKGROUND

Location

Approved Project

Development Agreement

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Site Addresses:

640, 666, 678, 690 Concar Drive; 1820, 1850 S. Grant Street; and 1855 S. Delaware Street

Parcel Area:

Approximately 14.5 acres (Eight Parcels)

General Plan Land Use and Zoning Designation:

Transit Oriented Development (TOD)

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Project Description

- Remove existing shopping center to construct five main buildings
- 961 residential units (73 affordable to very low-income)
- 40,000 square-feet of commercial uses, including retail, restaurant, and performing arts theater
- 6 acres of open space
- Grade-level and below-grade parking

Planning Entitlements (PA-2018-052)

- Site Plan and Architectural Review (SPAR)
- Development Agreement
- Vesting Tentative Map
- Site Development Planning Application (SDPA)

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Applicant's DA Benefits

- 12-year term, allowing phased construction
- Not subjected to changes in City regulations

City's DA Benefits

- \$7.5 million toward traffic improvements
- On-site daycare facility, performing arts theater, public transportation hub
- Two publicly accessible parks

- DA is not executed

- Must be executed by September 30, 2023

EXTENSION REQUESTS

Project Expirations

Extension Requests

PC Recommendation

EXTENSION REQUESTS

Project Expirations

Extension Requests

PC Recommendation

August 17, 2020: City Council approval of Concar Passage Mixed Use Project and associated Vesting Tentative Map [Resolution 94 (2020) and Ordinance 2020-13]

Vesting Tentative Map Expiration:

August 17, 2022

DA Expiration:

September 30, 2023 (12-Year Term)



July 26, 2022: Zoning Administrator approval of a one-year extension to the Vesting Tentative Map.

Vesting Tentative Map Expiration:

August 17, 2023

DA Expiration:

No Change

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Project Expirations

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August 17, 2020: City Council approval of Concar Passage Mixed Use Project and associated Vesting Tentative Map [Resolution 94 (2020) and Ordinance 2020-13]

Vesting Tentative Map Expiration:

August 17, 2022

DA Expiration:

September 30, 2023 (12-Year Term)



July 26, 2022: Zoning Administrator approval of a one-year extension to the Vesting Tentative Map.

Vesting Tentative Map Expiration:

August 17, 2023

DA Expiration:

No Change



Current Extension Requests: Request for two-year extension of Vesting Tentative Map. Two-year extension of Development Agreement expiration and modified term.

Vesting Tentative Map Expiration:

August 17, 2025

DA Expiration:

September 30, 2025 (10-Year Term)



Revise Condition of Approval # 61

- Extend to five years
- Include cost escalator starting from August 2023

EXTENSION REQUESTS

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PC Recommendation

Planning Commission - June 27, 2023

- No public comments during meeting
- Recommended (5-0) City Council approval

Next Steps

- Staff recommendation for Resolution (to extend Vesting Tentative Map) and Ordinance (to extend DA execution)
- If approved, second reading of Ordinance at next City Council meeting
- Ordinance effective 30 days after second reading

RECOMMENDATION

Adopt a Resolution to approve a two-year extension of an approved Vesting Tentative Map and associated Planning Application approvals and a modification to Condition of Approval #61; and Introduce an Ordinance for a two-year extension to execute the Development Agreement for the Concar Passage Mixed-Use Project.