



## **CITY COUNCIL AGENDA REPORT**

**Meeting Date:** January 18, 2024

**From:** Interim City Manager

**Subject:** Development Projects Status Report – Quarter 1 of 2024

### **Background**

There are several significant development projects that have been applied for and are under review. The purpose of this report is to outline the status of each of these as well as a projected timeline for draft environmental review documents to be issued.

Currently, we have had preliminary discussions with Quarry Development as well as Baylands Development regarding a Development Agreement for their projects. It is anticipated that the other projects at Sierra Point will also apply for Development Agreements.

### **Recommendation**

The attached status report is for information only purposes. City staff are available to answer questions.

## Development Projects Status Report

### Quarter 1 of 2024

**Sierra Point Hotel and Biotech Building:** Proposal to develop the vacant site with an 11-story hotel with over 600 rooms, 20,000 square feet of event space, and 11,600 square feet of meeting rooms and an 11-story, approximately 657,620 square foot office/life science tower with about 3,700 square feet of retail over a parking podium containing approximately 1,200 parking spaces. **Project Status** EIR under preparation, expected to be published early 2025.

**Guadalupe Quarry Redevelopment** The proposed closure and reclamation of the Guadalupe Quarry and annexation of approximately 59 acres of the 146-acre site into the City's limits and to accommodate a proposed 1,319,000 square-foot warehouse. Required approvals include a General Plan Amendment, Pre-zoning, and a Design Permit. **Project Status:** EIR under preparation, expected to be published early 2024.

**Baylands Specific Plan** Proposed Specific Plan to develop the approximately 660 acre Baylands site with 2,200 residential units, 6.5 million square feet of commercial development and 500,000 square feet of hotel consistent with Measure JJ. **Project Status:** EIR under preparation, expected to be published Spring 2024.

**Sierra Point Towers** Proposed redevelopment of 2000 Sierra Pt Parkway and 8000 Marina Blvd to demolish the existing parking garage and surface parking lots on the project site and construct three new buildings and a new parking garage. The two existing office buildings on the project site would be retained and incorporated into the site design to create a life science campus.

The project would include a 14-story, 494,000 square foot office/life science building, a 9-story 317,000 square foot office/life science building, a 2-story 40,000 square foot amenity building, and a 12-story parking structure with approximately 3,770 parking spaces. **Project Status:** EIR under preparation, expected to be published late 2024.