

Appendix A

General Plan Amendments for The Crossings Commercial Uses:

1. Land Use & Urban Design Element, Table 2.1, pg2-6: Density and Intensity Standards:

Provide for **3.0 FAR** for Crossings Commercial Uses.

2. Figure 2.1, General Plan Land Use Diagram, pg 2-7:

Remove “Visitors Services” from map legend; change Land Use Diagram land use designation of the Crossings project site from “~~Visitors Services~~” to “**Crossing Commercial Uses**”

3. Minor text changes as follows:

Introduction, Pg. 1-2 paragraph 1:

Significant land use changes have occurred during the last decade—the Bayhill Office Park has expanded to include a new GAP, Inc. headquarters, and the 20-acre former U.S. Navy facility is being developed with new multifamily and senior housing and ~~hotel~~ **commercial uses** near the city’s core. A \$100-million upgrade to The Shops at Tanforan was completed in 2005 as well.

Introduction, Pg. 1-15, paragraphs 3 and 4 under U.S. Navy Site and Its Environs Specific Plan

The specific plan area is now known as “The Crossing”. Approximately 713 multifamily rental units, including 325 units designated for low-and very-low-income residents, have been constructed and are currently being leased. This includes a 300-unit multifamily building (20 percent affordable), a 185-unit multifamily building (20 percent affordable) and a 228-unit senior apartment complex, with 100 percent of the units designated for very-low- and low-income residents. ~~A proposal to construct~~ 350 additional units on the “flexible parcels” were ~~as~~ approved by the Planning Commission in 2006. This development includes two buildings, a majority of the units in these buildings will be sold as condominiums; however, some of the units will be rented as apartments. Construction of this phase began in the summer of 2008. The final phases of The Crossing include a retail development and ~~other commercial uses the development of a hotel~~. A 12,000 square foot retail and restaurant development, located along the El Camino Real frontage, was approved by the Planning Commission in 2008. The final phase of the Crossing includes the development of **commercial uses** ~~a hotel~~ in the

southeast corner of The Crossing. ~~This hotel is expected to have 150 or more rooms; development is expected to begin as early as 2009.~~

Land Use Table 2-2: Potential General Plan Buildout, pg. 2-10, Change to table footnote 2:

² Residential development includes 185-unit apartment building, 300-unit apartment building and 228 senior units. Non-residential development includes ~~full-service 350-400 room hotel, plus ancillary~~ commercial uses.

Economic Development Element, Section 3-5, pg 3-7:

The Crossing (Former U.S. Navy Site), ~~principally~~ from addition of commercial uses, including but not limited to auto sales uses and a ~~full-service~~ hotel

Public Facilities and Services Element, Section 8-5, Police Services, pg 166:

The Police Department anticipates the need to slightly increase its staff as a result of development proposed at the former U.S. Navy Site, largely as a result of ~~the proposed~~ possible hotel and commercial development, including auto sales uses

Specific Plan Amendments for The Crossing Commercial Uses:

1. Page 3. Amend Table 1 to update development standards reflecting Crossing Commercial Uses (Including automobile sales, automobile servicing and ancillary uses or hotel)

TABLE 1: SUMMARY OF MAJOR NEW LAND USES AND DEVELOPMENT STANDARDS

(Note: Proposes deletions shown as strikethrough text and additions shown in underline text)

Standard Land Use	Maximum Density	Maximum Height	Proposed # of Rooms	Proposed # of Dwelling Units	Proposed Square Footage
Hotels, plus Restaurant and Meeting Space	N.A.	90 feet (7 stories including ground floor lobby and service areas)	Up to 500	N.A.	N.A.
<u>Crossing Commercial</u>	<u>N.A.</u>	<u>50 Feet</u>	<u>Any Number</u>	<u>N.A.</u>	<u>Up to 172,000 s.f.</u>
ECR Commercial Overlay	N/A	50 feet (3 stories)	N.A.	N.A.	Up to 20,000 s.f. (gross leasable)
Multi-Family Residential	Up to 60 du/acre	70 feet (5 stories)	N.A.	210-850 units	3,500 s.f. of ancillary uses on "flex site"
Senior Housing, plus Services	Up to 120 du/acre	75 feet (6 stories)	N.A.	190-228 units	N.A.
Professional Office Buildings	F.A.R.- 1.0	70 feet (5 Stories)	N.A.	N.A.	Up to 305,000 s.f.
Parking Garage	N.A.	35 feet (4 levels)	N.A.	N.A.	N.A.

2. Figure 11, Land Use Plan, pg 43:

Amend land use *diagram*, replacing "Visitor Services" with "Crossing Commercial Uses"

Land Use Designation, pg 45, addition of Crossing Commercial Uses:

Crossings Commercial Uses. This designation permits a variety of commercial uses which are intended to serve a regional market area, including hotels; automobile sales; automobile repair services; ancillary automobile-related uses (excluding automobile body shops and gasoline sales/service stations); and ancillary sales. Automobile body shops and gasoline sales/service stations are prohibited.

4) Amend Table 2, pg 79, Land Use Policies and Guidelines, adding Crossings Commercial.

Summary of Development Standards

Proposed Land Use/Zoning

- Use: Automotive sales and service center within new multi-story building, off-site loading, onsite parking, landscaping, lighting, and utilities.
- Zoning: P-D Planned Development
- GP designation – Crossing Commercial

Project Data

- Project Area: 1.66 acres (72,309 square feet)
- Building Square Footage: 171,610 square feet
- Streets, Walks, & Guest Parking: 9,802 square feet
- Private Driveways & Patios: 7,999 square feet
- Exterior Stairs & Porches: 1,147 square feet

Parking

- Off-street parking: 76 customer and employee, 370 storage spaces
- On-street parking: 0
- Total parking: 448