



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Raul Peralez

SUBJECT: REPLACEMENT MEMO:
EMPIRE LUMBER PLANNED
DEVELOPMENT REZONING

DATE: January 10, 2022

Approved

Date: 01/10/22

REASON FOR REPLACEMENT:

Correction of Urban Village from Five Wounds Urban Village to Roosevelt Urban Village.

RECOMMENDATION

Accept planning commission recommendations and require that the applicant or any future developer fully conform to the Roosevelt Urban Village Plan, including height, design standards and its interface with the Five Wounds Trail.

DISCUSSION

Thank you to City Staff, the applicant and community for their patience and collaboration on this PD rezoning process at 1260 E. Santa Clara Street, also known as the Empire Lumber site. This council action is another step towards revitalizing this 2.77 gross acre block located in the historic Little Portugal neighborhood, adjacent to the Five Wounds Trail, and less than 600 ft from the future 28th Street/Little Portugal BART station. While this is consideration of a PD rezoning, this memorandum simply affirms that we expect the applicant and/or a future developer to continue working in good faith with the community and fully conform with the Roosevelt Urban Village plan.

This exciting prospect of bringing in 60,331 square feet of commercial and up to 408 residential units is also an opportunity to commit any future project to local labor and talent. I encourage the applicant and/or future developer to continue keeping open channels of communication with local labor organizations and work towards establishing labor peace.

In closing, I look forward to working with the applicant on their planned development permit and ultimately, breaking ground on a quality mixed-use residential project that truly integrates well into the community.