



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Mayor Sam Liccardo  
Vice Mayor Chappie Jones

**SUBJECT:** 700 Saratoga Avenue  
**Planned Development Rezoning,  
Vesting Tentative Subdivision Map,  
and Planned Development Permit.**

**DATE:** June 7, 2019

Approved

Date 6/7/19

## RECOMMENDATION

Approve PDC17-056, PD17-027 & PT18-049 at 700 Saratoga Avenue as recommended by City Staff, with the following conditions to be added to the Planned Development Permit that have been voluntarily offered and agreed to by the developer AvalonBay:

1. The Permittee has voluntarily agreed to the following Permit conditions:
  - a. At time of building permit, Permittee shall contribute \$300,000 to the City to fund or partially fund traffic calming and transportation improvements that are determined by the City in the immediate area of the project.
  - b. Permittee shall solicit proposals from local artists to commission artwork to be displayed in the Project's plaza on the corner of Saratoga Avenue and Blackford Avenue. Permittee shall include neighborhood leaders identified by the Council District 1 office to participate in the selection of the artwork.
  - c. Permittee has voluntarily agreed to allow the Blackford Neighborhood Association to use community room space once per month for Association meetings at no cost.
  - d. Permittee shall schedule live music in the Project's plaza at least once per month during the months of April through October.
  - e. Permittee shall coordinate with the City's Departments of Transportation and Public Works to locate a feasible and convenient space in public right-of-way adjacent to the Project to host food trucks for the neighborhood at least once per month during the months of April through October.
  - f. Permittee shall phase construction in a manner that will allow at least two existing garages to be open at all times and, when parking supply may be reduced, operate a valet system to maximize efficiency. During construction that specifically restricts parking (such as demolition of parking garages), the Permittee shall work with nearby property owners towards reaching a mutually acceptable agreement to allow valet parking offsite.

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2. Permittee shall place publicly visible notices upon the Project site facing all adjacent streets and in the common areas of the existing buildings that provide contact information including a phone number and other contact information where current residents and neighbors of the site may contact the Permittee with construction-related concerns. Permittee will respond to such inquiries within 24 hours of receipt.

## **BACKGROUND**

We appreciate the work of the City staff, community members, and applicant on this Signature Project over the years leading up to this discussion. Projects of this magnitude bring drastic change to local neighborhoods, which is why I appreciate the listed commitments from AvalonBay to provide community amenities and minimize disturbances.

The site is located within the planned growth area of the Saratoga Avenue Urban Village and presents a unique opportunity to add 302 new units of housing without converting any commercial or industrial land. This Signature Project will be creating 17,800 square feet of new neighborhood retail space to energize this residential area.

The project is designed to avoid displacement of existing residents by maintaining current residential buildings, and there will be no loss of rent-controlled units on site. Therefore, all new construction will be replacing existing tennis courts and parking garages. The development will provide a publicly accessible, privately maintained urban plaza at the corner of Saratoga Ave and Blackford.