MAJOR PROJECTS
CITY OF SOUTH SAN FRANCISCO

(February 2005)

For Current Updates Contact the Planning Division

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OFFICE/R&D PROJECTS

Case Number	Project Name	Address/Location	Proposed Use (Gross Sq Ft)	Developer	Current Status
UP-00-23	Zymed Laboratories	561-571 Eccles Avenue	Conversion from Manufacturing/Warehouse to R&D 36,090 SF 2.1 Acre Site	Zymed Laboratories 458 Carlton Ct, SSF 94080 (650) 871-4494	Phase I Complete 10/01 Phase II Nearing Completion Time Extended
UP-04-0035 VAR04-0002 DR04-0074 TDM04-0002	Stuhlmuller Property Co.	180 Oyster Point Boulevard (Downtown/Central Redevelopment Area)	Office 3-Stories 20,000 SF Garage - At Grade 2.35 Acre Site	Roger C. Stuhlmuller Stuhlmuller Property 4055 Bohannon Dr., Menlo Park, CA 94025 (650) 321-5900	Approved - Jan 05
P04-0131 UP04-0031 PM04-0003 TDM04-0004	Kaiser Medical Facility	230 Oyster Pt Blvd / (Downtown/Central Redevelopment Area)	Medical Treatment Facility, 19,200 sf / 1.64 site area	Hunter Properties, LLC, Mike Walsh, (408) 255-4100	Approved - Jan 05
UP-00-076, ND-00-9976	Canal Street, LTD	401 & 425 So. Canal St	Office 25,000 SF (Two 12,483 SF Bldgs 1.51 Acre Site	Wall Street Properties Victor Catanzaro, 2477 Flores St, San Mateo, 94403 (650) 574-1000	Building Permit expires April, 05

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PUD-01-006 UP-01-006 EIR-01-006	Britannia East Grand	Easterly Term. Of E.Grand Ave / (Downtown/Central Redevelopment Area)	Office/R&D 785,000 SF, Childcare 8,000 SF, Fitness Center 5,000 SF, Residential/Retail 8,000 SF / 2 - 5/7 Level Garages	Slough Estates, John Bergschneider, 400 Osyster Pt Blvd, Ste 409, SSF, 94080 (650) 875-1002	Site Demo complete Parking Garage under construction
P04-0094	333-351 Allerton R&D	333-351 Allerton	Conversion of Warehouse to 64,103 sf / Multi-Tenant Office/R&D	Bayside Area Development, John Bergschneider, 400 Oyster Point Blvd, Suite 409, SSF, 94080, (650) 875-1002	Approved - 9/04 Under Construction
P04-0135	285 East Grand Office/R&D	285 E. Grand Avenue	61,770 sf Multi-Tenant Office/R&D on 2.89 acres	Slough Estates, John Bergschneider, 400 Osyster Pt Blvd, Ste 409, SSF, 94080 (650) 875-1002	Approved 11/04
P02-0042 / UP & ND	Alexandria Real Estate Equities	East Jamie Court / Haskins Way - (Downtown/Central Redevelopment Area)	2 R&D Bldgs, 133,000 SF, 6.13 Acres **Bldg 1** / 2 stories over parking level, 57,700 SF **Bldg 2** / 3 stories, 75,300 SF	James Richardson, 2929 Campus Drive, Ste 400 A, San Mateo, 94403 (650) 286-1200	Approved 11/02 Time Extension to 12/05
P03-0138	Slough Estates	333 Oyster Point Blvd	Office/R&D, 3 Bldgs, totalling 315,444 SF, Bldg A four stories, 113, 222 SF; Bldg B - four stories, 121,593 SF; Bldg C - three stories, 80,629 SF / Parking is provided at a ratio of 2.8 spaces per 1,000 SF	Slough Estates, John Bergschneider, 400 Oyster Pt Blvd, Ste 409, SSF, 94080 (650) 875-1002	Planning Commission approved project - 2/05

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P05-0019 UP05-0005 EIR05-0001 TDM05-0001	249 E. Grand Avenue, Office/R&D Project	249 E. Grand	4 Office/R&D buildings totaling approximately 500,000 sf, 4-level Parking Garage on a 15.75 acre site	Alexandria, Steve Richardson, 2929 Campus Drive, Suite 400 A, San Mateo, 94403	Preliminary Review
BRITANNIA POINTE GRAND BUSINESS PARK					
PUD-98-053/MOD1 & ND	Britannia Pointe Grand Business Park	East Grand Ave / Harbor Way (Downtown/Central Redevelopment Area)	Office/R&D, 3 Bldgs, 167,000 SF, 8.3 Acre Site, Expansion of an Existing 20.3 Acre Business Park as follows:	Slough Estates, John Bergschneider, 400 Oyster Pt Blvd, Ste 409, SSF, 94080 (650) 875-1002	
			2-story Headquarters 49,000 SF		Complete
			2-story Headquarters 48,391 SF		Complete 7/02
	Exelixis I		R&D, 70,000 SF		Complete
UP-99-053/MOD2	Exelixis II		R&D, 49,000 SF		Complete
GATEWAY SPECIFIC PLAN DISTRICT					
PP-00-020	611 & 681 Gateway	611 & 681 Gateway Blvd (Gateway Redevelopment Area)	Office: 611 Gateway - 11 story (265,081 SF) R&D: 681 Gateway - 4 story (121,098 SF), 6 level parking garage, 8.2 Acre Site	Boston Properties, Bob Pester, 4 Embarcadero Ctr, L1-#1, SF CA 94111 (415) 772-0704	611 Gateway - complete Garage - complete 681 - Conversion from office to R&D / Building plans under review
P02-0059	Gateway Childcare Center	599 Gateway Blvd	8,300 Sq Ft Childcare Center on approximately 0.7 acre site	SSF Redevelopment Agency	Completed 2004
GENENTECH					
UP-99-080 ND-99-080	Genentech Building 6	700 Forbes Blvd	Office/Manufacturing, 120,000 SF, 1.10 Acre Site	Genentech, 1 DNA Way, SSF 94080 (650) 225-3926	Completed 2002

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UP-00-064 MND-00-064	Genentech Founders Research Center II	390 DNA Way	R&D, Office & Lab Space in 3 - 4 Story Bldgs (Bldgs #13, 14 & 15) totaling 287,444 SF - 17.0 Acre Site	Genentech, 1 DNA Way, SSF, 94080 (650) 255-3926	Completed, Sept 03, BCDC Improvements Under Review
UP-02-06 MND-02-06	Genentech Bldg 32	1541 Grandview Drive	Office / 5 story bldg (bldg 32) 125,000 SF	Genentech, 1 DNA Way, SSF, 94080 (650) 255-3926	Completed in December 2003
P03-0148	Genentech Bldg 33	1633 Grandview Drive	Office / 5 story bldg / 127,000 SF	Genentech, 1 DNA Way, SSF, 94080 (650) 255-3926	Approved February 2004 Under Construction
P03-0113 / UP03-0021 & ND03-0113	Genentech Bldg 37 - Garage	353 Point San Bruno	Demolition of an existing 16,361 sq ft Industrial buildig & construction of a 7-level parking garage for 617 vehicles.	Genentech, 1 DNA Way, SSF, 94080 (650) 255-3926	Approved February 2004 Under Construction
P05-0005	Genentech Bldg 31	1631 Grandview Drive	Office / 5 story bldg / 152,000 SF	Genentech, 1 DNA Way, SSF, 94080 (650) 255-3926	Under Review
COMMERCIAL PROJECTS					
UP, GP, ZA-99 027, ND/PM-99-027	Aegis Assisted Living	2280 Gellert Blvd	71-Room Elderly Residential Care, 1.15 Acre Site	Aegis, Steve McCullough, 220 Concourse Blvd, Santa Rosa, CA 95403 (707) 535-3200	Completed 2002
BAY WEST COVE SPECIFIC PLAN DISTRICT					
SP-97-027/MOD1	Bay West Cove (Overall Specific Plan Buildout)	Oyster Point Blvd / East of U.S. 101 (Shearwater Redevelopment Area)	**Planning Area 1:** 600,000 SF Office/R&D, 20,000 SF Restaurant/Retail, 350 Hotel Rooms or 200,000 SF additional office	**Planning Area 1:** Hines - Lisa Lewis, 101 California St, #1000, SF, CA 94111 (415) 982-6200	Specific Plan Amendments Approved 11/00

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			Planning Area 2/3: 564,000 SF - Office/R&D, 10,000 SF - Restaurant/Retail, Childcare (80-100 children) **Planning Area 4**: 350 Rms	**Planning Area 2/3:** Slough Estates, John Bergschneider, 400 Oyster Pt Blvd, Ste 409, SSF, 94080 (650) 875-1002	
PP-00-060/MOD1	Hines - Bay West Cove	105-185 Oyster Pt Blvd	9-story 233,354 SF - Office, Three 4-story R&D Bldgs totaling 388,622 SF, 20,000 SF - Restaurant & Retail 5 level parking garage - 16 acre site	Hines - Lisa Lewis, 101 California Street, #1000, SF, CA 94111 (415) 982-6200	Approved 10/01
PP-00-063	Britannia Oyster Pt - Bay West Cove	NE Corner/Oyster Pt & Veterans Blvd	6 Office/R&D bldgs, 563,500 SF & 6 level parking garage - approx 23 acre site	Slough Estates, John Bergschneider, 400 Osyster Pt Blvd, Ste 409, SSF, 94080 (650) 875-1002	Approved 11/00
			1100 Veterans (Amgen) - 98,184 SF		Complete 4/03
			1120 Veterans (Amgen) - 80,000 SF,		Complete 4/03
			Parking Garage		Complete
			1170-1180 Veterans (Rigel) - 142,000		Complete 2/03
			1140 Veterans (Raven) 67,000 SF		Complete 3/03
PP-01-013	Oyster Point Marriott	195 Oyster Point Blvd (Shearwater/Redevelopment Area)	350 room, 20 story, full service hotel / 4.0 Acre site	Western International, Michael Mahoney, 12850 Sparling Rd, #114, Dallas, TX, 75230 (972) 934-8699	Approved 3/01

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RESIDENTIAL PROJECTS					
UP-85-723/MOD1 SA-85-89	Carter Park I	3721-3741 Carter Drive	50 Units Planned Residential Condos - 2.0 Acre Site	Westborough Court Partners - Duke Wall (650) 344-3149	Under Construction Nearing Completion
GPA / RZ / SA / PUD -98-054	Oakmont Vistas	Oakmont Drive & Westborough Blvd	33 SFR Dwellings / 5.0 Acre Site	Standard Pacific, Bo Crane, 42 W.Campbell Ave, Ste 300, Campbell, CA 95008 (408) 871-4400	Complete, 2004
GP / PUD / SA - 00-053	Marbella	West Side Gellert Blvd / No of Westborough Blvd	280 Multi-family units on 14.9 acre site	DUC Housing Partners, 14107 Winchester Blvd, Ste H, Los Gatos, CA 95032 (408) 866-5511	Approved 12/01 Construction plans under review
RZ / DR / ND - 02-0020	111 Chestnut Ave (SFR's)	111 Chestnut Avenue	8 Condominiums / 0.45 Acre site	Maoe Tjoe, 111 Chestnut Ave, SSF, CA 94080 (650) 558-6647	Under review
RZ / DR / ND - 01-054	Oak Avenue Apartments	90 Oak Avenue	15 Apartments / 0.45 Acre site	Spiros Kakaonikitis, 870 Clearfield Dr, Millbrae, CA 94030 (650) 692-4909	Approved 6/02 Construction Plans Approved
PUD / SA / ND - 01/02	Hillside Homes	Hillside Blvd & Stonegate Drive	16 units	Paul E. Davis, AIA Architect, 286 El Dorado St, Ste A, Monterey, CA 93940	Approved 04

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TRANSIT VILLAGE PLAN					
P02-0088	Fairfield	1600 El Camino Real	Mixed-Use Commercial / Residential Project adjacent to Bart Station and in the El Camino Real Corridor / RDA - 361 Apartment units, up to 50,000 SF of Commercial space, including a grocery store, pedestrian improvements on McLellan Drive	Fairfield Development Shon Finch, 5510 Morehouse Dr #200, San Diego, CA 92121 (858) 626-8337	Approved - Trader Joe's to be opened in Spring, 2005 - Resident units under construction, due to be completed in 2006
P03-0092 UP03-0016 ND03-0001 RZ03-0001 GPA03-0001	Park Station Lofts	1410 El Camino Real	High Density, Residential Project with 99 units	Urban Housing Group, Dan Deibel400 South El Camino, Suite 650, San Mateo, CA, (650) 340-4340	Under Review
TERRABAY SPECIFIC PLAN (Phases I)					
PP-88-18	Terrabay Village (Phase I)	North side of Hillside Blvd	161 Townhomes		Complete
PP-88-18	Terrabay Park (Phase I)	North side of Hillside Blvd	125 unit SFR		Complete
TERRABAY SPECIFIC PLAN (PHASE II/III)					
SP-01-018	Terrabay Specific Plan Phase II/III	West side of US 101, No of Hillside Blvd	Final Terrabay Specific Plan approved Feb 01	Myers Development Co Shep Heery, 101 2nd Str, #555, SF, CA 94105 (415) 644-8335	N/A
SP-01-018	Terrabay Woods (Phase II) - AKA Mandalay Woods	North Side of Sister Cities Blvd	135 units SFR	Western Pacific Housing Bill Bush 6668 Owens Drive, Pleasanton, CA 94588 (925) 584-8228	100 units completed and occupied - 9/4/03

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SP-01-018	Terrabay Specific Plan Phase II/III	West side of US 101, No of Hillside Blvd	Open Space / Recreation, 8.22 Acre Parcel - to be conveyed to the City of South San Francisco	Myers Development Co Shep Heery, 101 2nd Str, #555, SF, CA 94105 (415) 644-8335	In progress
SP-01-018	Terrabay Specific Plan Phase II/III	West side of US 101, No of Hillside Blvd	Residential -14 Acre Parcel (Medium Density), 70 units paired housing in 35 structures	Western Pacific Housing, Bill Bush, 6668 Owens Drive, Pleasanton, CA 94588 (925) 584-8228	Under construction
SP-01-018	Terrabay Specific Plan Phase II/III	West side of US 101, No of Hillside Blvd	Residential (Medium Density), 1 Acre parcel, 112 Condo units. Terrabay Precise Plan modified June 02 to change bedroom count & height (lower) of Condo tower	Myers Development Co Shep Heery, 101 2nd Str, #555, SF, CA 94105 (415) 644-8335	Complete
SP-01-018 P04-0117	Terrabay Specific Plan Phase II/III (Mandalay Terraces)	West side of US 101, No of Hillside Blvd	An application for 275,000 sq ft Office, 235,000 sq ft Commercial, a Multiplex Cinema, 37,000 sq ft of Restaurant and 336 Residential Units in a Highrise Condo (180 units), Townhouse (68 units) and Flat (88 units) configuration. A history walk, indoor/outdoor Performing Arts Center, a supervised playarea for children and plazas and open spaces	Myers Development Co Shep Heery, 101 2nd Str, #555, SF, CA 94105 (415) 644-8335	Under review

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SP-01-018	Terrabay Specific Plan Phase II/III	West side of US 101, No of Hillside Blvd	Buffer Parcel, 2.69 Acre Parcel - Zoned Business Commercial to permit ONLY limited parking	Myers Development Co Shep Heery, 101 2nd Str, #555, SF, CA 94105 (415) 644-8335	On hold by Developer
SP-01-018	Terrabay Specific Plan Phase II/III	West side of US 101, No of Hillside Blvd	Open Space - 25.73 Acre Parcel for Open Space, butterfly habitat, wetlands mitigation & possible hiking trail. Property to be conveyed to the County for inclusion in San Bruno Mountain County/State Park	Myers Development Co Shep Heery, 101 2nd Str, #555, SF, CA 94105 (415) 644-8335	Trust for Public Lands (TPL) purchased the property to convey to the County. Contact: Tim Wirth, (415) 495-5660