



Parkline revised masterplan

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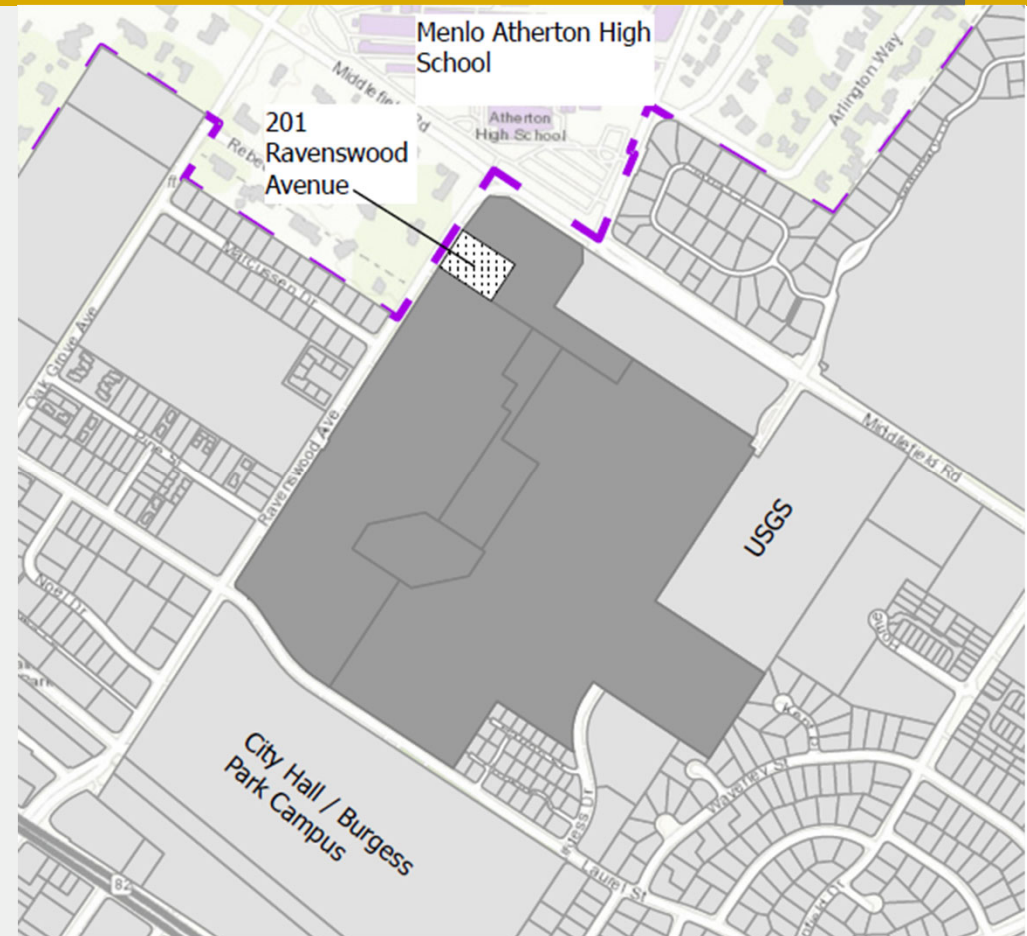
Purpose

- Receive a presentation from the applicant team (Lane Partners)
- Solicit public comments
- Request clarifying information from the applicant
- Consider Planning Commission's feedback
- Provide feedback on the revised project to comprehensively redevelop the project site with a residential, office, and neighborhood-serving commercial mixed-use project



Project site and vicinity

- SRI campus and 201 Ravenswood Ave.
- Zoned C-1-S (X)



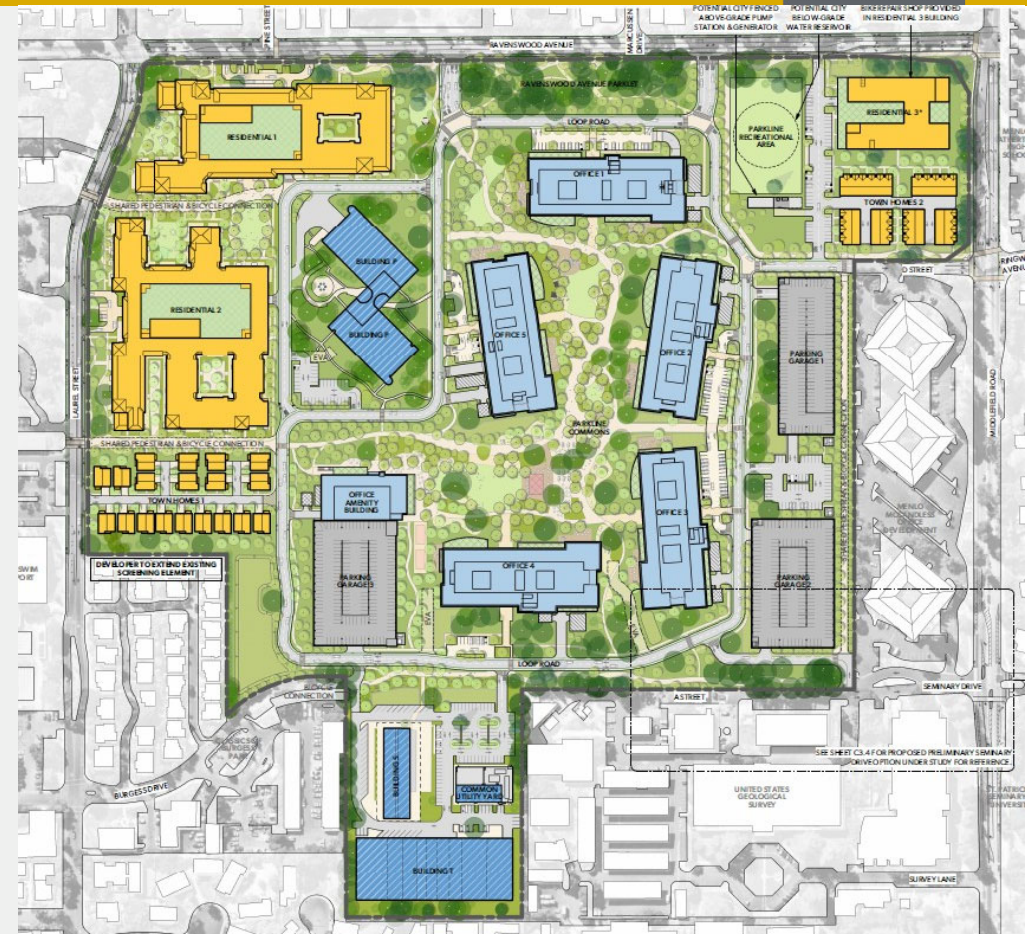
City Council approval of Parkline project

- On Sept. 30 and Oct. 7, 2025, the City Council:
 - Certified the Final EIR
 - Amended the General Plan Land Use Element and Land Use Map
 - Amended the Zoning Ordinance and the Zoning Map
 - Adopted a conditional development permit (CDP) to develop the project through a masterplan
 - Approved a below market rate (BMR) housing agreement
 - Approved a vesting tentative map
 - Entered into a development agreement (DA) between the City and the project applicant

Approved project



- 800 dwelling units
 - 251 BMR units
- Up to 1 million square feet of nonresidential development
 - Up to 925,000 sf office/R&D
 - An office amenity building
- Publicly-accessible open space
- Bike/pedestrian connections



Revised project (Phase 2) overview

- Increase number of housing units
- Consolidate office/R&D footprint
- Add community-serving retail and restaurant space
- Increase office building heights
- Modify various project development regulations
- Revise approved CDP, BMR housing agreement, heritage tree removal permits, and vesting tentative map
- Architectural control review for building design and site improvements

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- The site plan illustrates a comprehensive development layout. Residential zones are primarily located along the western and southern edges, featuring a mix of housing types from detached townhomes to larger multi-family structures. Commercial and office spaces are concentrated in the central and northern portions of the site. Ample parking facilities and designated pedestrian/bicycle routes are integrated throughout the plan to support a walkable community. The inclusion of a significant recreational area adds a park-like quality to the urban environment.

Proposed CDP amendments

- Approved CDP modified the development regulations in the C-1-S zoning district
- The applicant is proposing CDP modifications to:
 - Increase number of dwelling units
 - Reduce setbacks
 - Decrease minimum lot sizes
 - Increase height
 - Increase maximum parking rates
 - Modify modulation requirements
 - Modify definition of gross floor area (GFA) applicable to the project to exempt balconies with columns larger than 12 inches

Modification of BMR Guidelines

- Two concessions under State Density Bonus Law
 - Types and location of BMR units
 - Allow required 15% BMR units for the for-sale portion of the project to all be located in the attached townhomes
 - Flexibility on construction of the single-family units before construction of BMR units
- Request to modify requirements in BMR Guidelines
 - Bedroom count proportionality
 - Unit size
 - Parking (townhome type)



Planning Commission feedback

- Majority of Commissioners supported
 - Solar-ready balconies
 - No artificial turf for public open spaces
 - Buffer between Parkline and Burgess Classics
 - Protected bike lane along Ravenswood Avenue
 - Flexibility on construction of the single-family units before construction of BMR units
 - Proposed modifications to BMR Guidelines
 - Plan to move away from the use of diesel back-up generators
 - Comprehensive traffic management plan for Middlefield Road corridor

Planning Commission feedback (continued)

- Majority of Commissioners did not support
 - 28-foot height limit for single-family homes abutting Burgess Classics
- No Commissioners supported
 - Requirement to enable a virtual power plant





Suggested topics for City Council

- Planning Commission feedback
- Land uses and site density and intensity, including increased office/R&D building heights
- Application of GFA definition related to covered balconies
- Site layout
- Site access, including vehicular, pedestrian and bicycle
- Linkages to other sites and within the project site, including bicycle/pedestrian access
- Conceptual architectural styles
- Design, layout, and modifications to open space
- Treatment of property edge between this project site and the 345 Middlefield Rd. project (former USGS site)
- Parking locations and ratios
- Sustainability measures



Next steps

- Applicant preparing resubmittal
 - Staff will review for completeness
 - Consistency review once application is deemed complete
- CEQA review
- Future meetings
 - Housing Commission
 - Planning Commission
 - City Council





Thank you