

**485 South Monroe Street General Plan Amendment  
Project Timeline:**

- January 3, 2007 Silverstone Communities, the applicant, files a General Plan Amendment request for Transit Corridor Residential (20+ DU/AC) and High Density Residential (25-50 DU/AC) on a 7.4-acre Office-designated site.
- February 26, 2007 Neighborhood residents at a community meeting express opposition to the project density but support the expansion of Santana Park.
- April 3, 2007 Applicant revises the General Plan Amendment application to Medium High Density Residential (12-25 DU/AC) and High Density Residential (25-50 DU/AC) on the 7.4-acre site.
- May 2007 City Council gives direction to strengthen the Framework with requirements for No Net Loss of Job Capacity and Extraordinary Benefit.**
- June 15, 2007 Applicant proceeds with submitting a Planned Development Rezoning application for 104 townhomes and 36 podium units.**
- July 20, 2007 Staff reminds the applicant of pending Framework changes and Council direction.**
- August 7, 2007 Applicant states that they believe the Framework is not applicable to their project given that they are in the pipeline.
- October 18, 2007 Neighborhood residents at a community meeting express support for project and the park expansion.
- October 23, 2007 Council adopts a new Framework requiring No Net Loss and Extraordinary Benefit from employment land conversions.**
- November 14, 2007 Staff outlines three scenarios the applicant may explore in order to meet the Framework requirement for no net job loss.
- December 10, 2007 Staff reviews various on-site office proposals from the applicant, but none were considered viable due to unrealistic Floor Area Ratios and insufficient parking spaces.
- January 3, 2008 Staff assists the applicant in identifying a potential reverse-conversion site.
- January 8, 2008 Applicant submits a Development Agreement request and proposes the demolition of Baywood Avenue, the construction of Hatton Street, and the sale of 0.8 acres at the developer's cost of \$121 per square foot to City as Extraordinary Benefit.**
- January 16, 2008 Staff responds to the applicant's Extraordinary Benefit proposal in writing that the proposed items for Extraordinary Benefit were standard requirements of their project, and therefore the proposal**

**was insufficient to meet the Framework and Development Agreement Ordinance Extraordinary Benefit criteria.**

- January 28, 2008 Applicant revises the General Plan Amendment application to reduce area of the employment land conversion to 5.15 acres at 485 South Monroe Street and submits a separate General Plan amendment request at 1345 Blossom Hill Rd. to provide partially offset the loss of jobs from the employment land conversion.
- February 20, 2008 **Applicant indicates in a meeting with staff that they are not interested in further negotiations on Extraordinary Benefit. Staff states that any revised proposal must be submitted during the first week of March in order to allow sufficient time to draft a Development Agreement in time for the April/May General Plan hearing cycle.**
- February 26, 2008 **Applicant cancels the meeting intended for staff and the applicant to prepare a Development Agreement.**
- February 27, 2008 Neighborhood residents at a community meeting express support for project and the park expansion.
- March 19, 2008 Public Hearing notices mailed for the General Plan amendment.
- March 20, 2008 Applicant submits a revised proposal for Extraordinary Benefit after the deadline for submitting revised proposals have passed and after public hearing notices were mailed.
- April 9, 2008 Applicant presents new Extraordinary Benefit items before the Planning Commission. Planning Commission recommends denial of the proposed employment land conversion per staff's recommendation.