

Table 1.1
PROJECT SUMMARY DATA

PROJECT NAME:	Marina Shores Village Project
SITE LOCATION:	Bair Island Road/Uccelli Boulevard, City of Redwood City
SITE AREA:	Approximately 46.45 acres, comprised of two discontiguous properties: Peninsula Marina (33.24 acres, including 19.14 acres of land and 14.10 acres of water area) and Pete's Harbor (13.21 acres, including 10.31 acres of land and 2.90 acres of water area).
EXISTING GENERAL PLAN DESIGNATION:	Peninsula Marina property: <i>Commercial/Office</i> ; Pete's Harbor property: <i>Mixed Use (Commercial and Residential)</i> .
EXISTING ZONING:	Peninsula Marina property: <i>CG--General Commercial</i> ; Pete's Harbor property: <i>CG-R--General Commercial-Residential Combining</i> .
EXISTING LAND USE:	Mix of marina, residential, and commercial uses, including an approximately 90,000-square-foot office/restaurant complex, a freestanding restaurant, a harbor master's office, a recreational vehicle repair shop, storage containers and sheds, mobile homes, surface parking, and stored motor vehicles, including inventory from off-site auto dealerships.
PROPOSED LAND USE:	Replacement of all existing improvements (except Outer Pete's Harbor marina) with a new planned development consisting of approximately 1,930 condominium residential units for sale, 300,000 square feet of office space, and 12,000 square feet of convenience retail and restaurant space, in an array of 21-, 20-, 19-, 18-, 6-, 4-, and 2-story structures, most atop 2- to 3-story above-grade parking podiums, plus support facilities, including parking, public open space, pedestrian plazas and paths, and private recreational space.
DENSITY AND HEIGHT:	Peninsula Marina property: 67.13 units/acre, max. bldg. height: 260 feet; Pete's Harbor property: 54.81 units/acre, max. bldg. height: 240 feet. Commercial FAR: 0.71; overall average residential density: 62.52 units/acre.
MARINA RECONFIGURATION:	Peninsula Marina: from approx. 14.10 acres of water area and 427 slips to approx. 3.80 acres of water area and 50 to 60 slips; Inner Pete's Harbor: from approx. 2.90 acres of water area and 116 slips to approx. 1.66 acres of water area and 30 to 40 slips. No live-aboards.
REQUIRED APPROVALS:	City: (a) certification of the final environmental impact report; (b) approval of a General Plan Amendment and a Precise Plan, in order to permit residential uses on the Peninsula Marina portion of the project site and create a new high-density (up to 65 units/acre) residential designation; (c) possible approval of a Development Agreement (in addition to the Precise Plan); (d) Design Review (Architectural) Permit approval; (e) subdivision map review and approval; (f) improvement plan review and approval; (g) grading permit approval; (h) building permit approval; and (i) various approvals for water and sewer hook-up permits. Other Anticipated Responsible or Trustee Agencies: (a) City/County Association of Governments of San Mateo County (C/CAG), (b) San Francisco Bay Conservation and Development Commission, (c) Regional Water Quality Control Board, (d) State Lands Commission, (e) State Department of Fish and Game, (f) Caltrans, (g) U.S. Army Corps of Engineers, (h) U.S. Fish and Wildlife Service, (i) U.S. Environmental Protection Agency, (j) National Marine Fisheries Service, (k) Federal Aviation Administration, and potentially (l) State Department of Boating and Waterways, (m) State Water Transportation Authority, and (n) U.S. Coast

Guard.

SOURCE: Wagstaff and Associates, 2003.