



City Council Referral: Pacific Steel Casting/Gilman Forge Zoning and General Plan Amendments and Environmental Impact Report

Project Update



**Planning Commission
March 1, 2023**

Presentation Overview



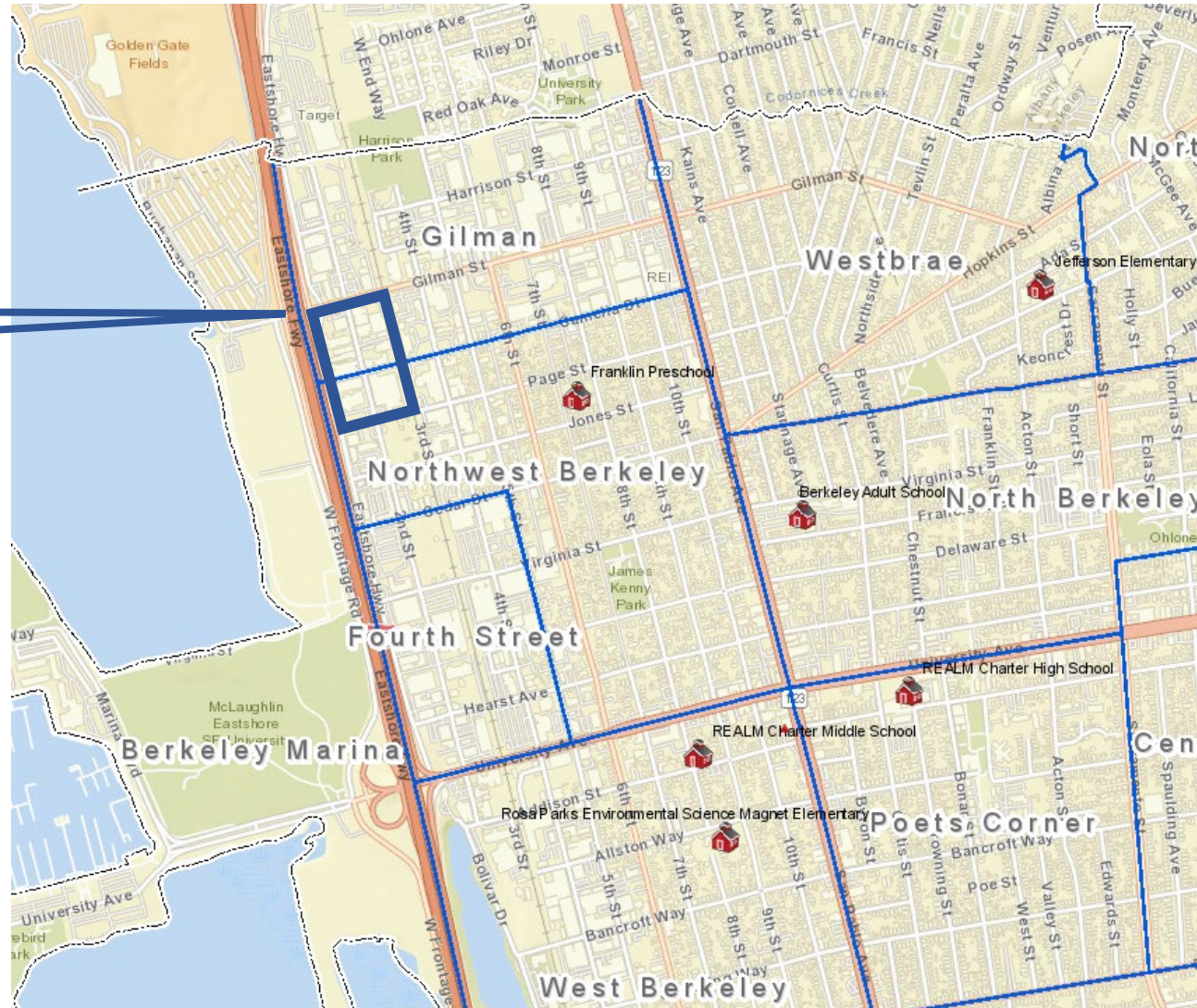
- Background
- Timeline
- Revised Zoning Regulations

Background: Pacific Steel Casting Zoning Amendments



Site Context

Project Site



Background: Pacific Steel Casting Zoning Amendments



Site Context

- 1433 Eastshore Hwy – Recycling & Contractor Yard
- 631 Camelia– Clearflow Valves
- Berkeley Forge and Tool
- 600 Gilman – Avis Rental
- 1306 Third– Live/Work



Background: Pacific Steel Casting Zoning Amendments



Council Recommendation

- *Create a zoning overlay—currently zoned Manufacturing and redesignate property as Mixed Use - Light Industrial (MULI) due to the unique issues of public concern.*
- *Enable all MULI uses and override any existing constraints in Zoning Code on MULI uses for the property.*
- *Developer interest in biotechnology, laboratories, warehouse, research & development (R&D), commercial, office at the site.*



Background: Pacific Steel Casting Zoning Amendments



Manufacturing, Research & Development (M-RD) District

Support industrial & heavy commercial uses, high quality **employment for all educational levels**, add significantly to the tax base

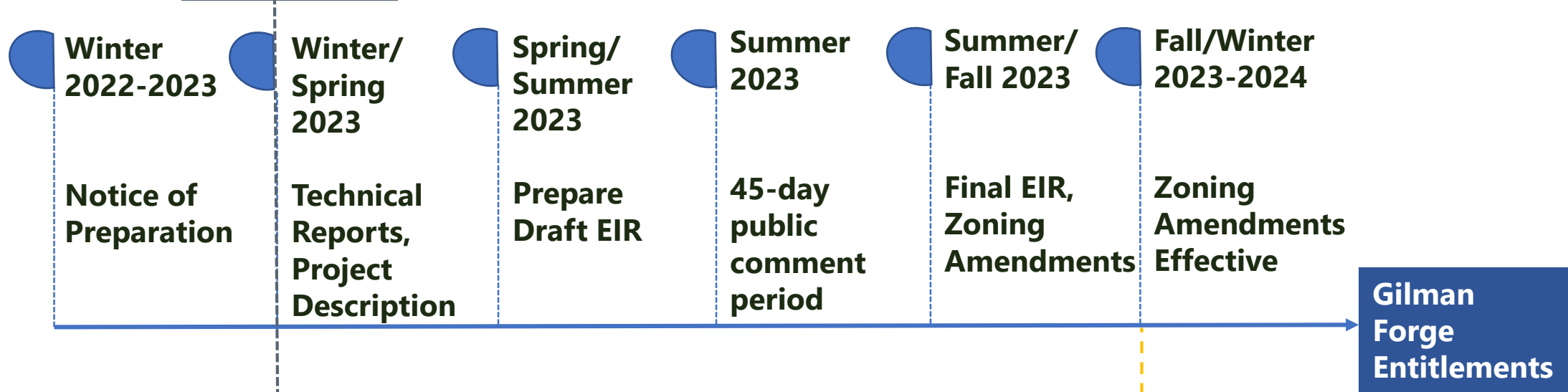
Allow **office, laboratory uses** that support high employment density **light industrial, research & development uses**



Project Timeline: Pacific Steel Casting Zoning Amendments



We Are Here



Planning Commission



Landmarks Preservation Commission



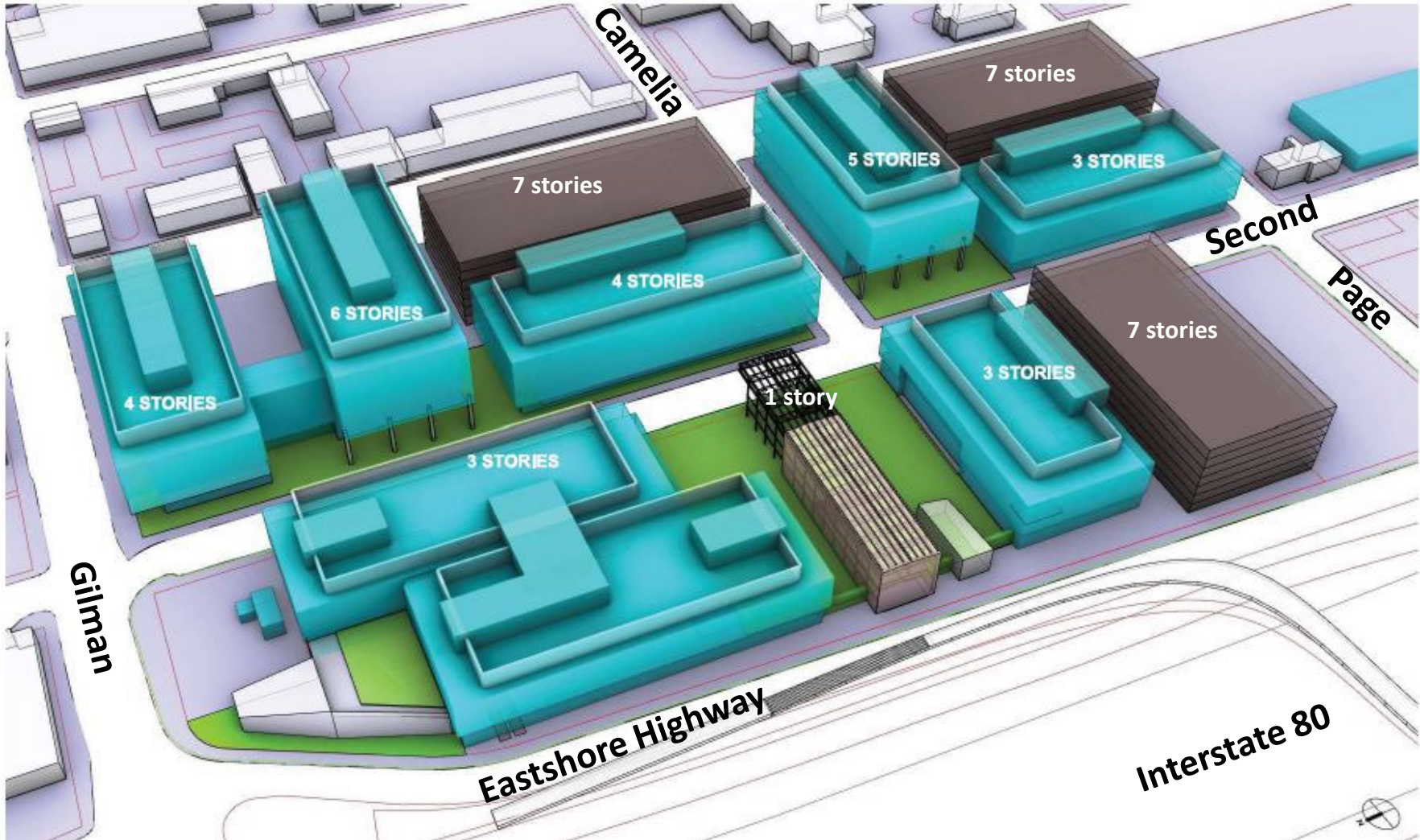
City Council



Zoning Amendments: Manufacturing, R&D District



Revised Proposal



Zoning Amendments: **Manufacturing, R&D District**



Revised Proposal

