

January 31, 2023 Workshop Discussion Topics

- **Will the Chevron Park Property / DMU South be included in the General Plan Amendment and rezoning that are being processed to implement the Housing Element?**

The Planning Commission spoke in support of including the land use change from Office to Mixed Use and policies as part of the current General Plan Update, and will study the land use change as an alternative to the Environmental Impact Report. The Alternative provides an option for the City to consider, but is not required to be adopted concurrently as part of the Update.

- **What are the proposed uses? Will the development include office and retail uses?**

The proposed development scenarios include residential and retail/commercial uses. The proposed scenarios do not include new office.

The scenarios envision higher-density residential development and commercial uses along Bollinger Canyon Road, transitioning to lower-density residential development to be compatible with Inverness Park. [Please see Preliminary Scenarios here.](#)

The proposed scenarios incorporate retail and services into vertical mixed-use buildings along Bollinger Canyon Road and Chevron Drive. Sunset discussed the envisioned retail as complementary to City Center and the existing neighborhood shopping centers nearby. Potential tenants include service providers such as daycares and pharmacies, artisan stores and specialty food such as a baker and butcher, and food and beverage.

- **What is the building density and height for this project?**

The maximum building height limit is 85' outside of the City Center Project Area.

The proposed development scenarios generally have the highest density and tallest buildings along Bollinger Canyon Road, and transition to lower density along the southern edge adjacent to Inverness Park. Residential density ranges from 2,030 residential units (44.5 units per net acre) and 97,000 square feet of retail in the low-density scenario, to 2,850 residential units (57.5 units per net acre) and 125,000 square feet of retail in the high-density scenario.

- **What is the site's access? Can the site have access through BR1?**

All three preliminary development scenarios include the existing Chevron Drive/Bollinger Canyon Road as the site's main access. None of the proposed scenarios included direct connections to Ascot Drive or Broadmoor Drive in Inverness Park. The Chevron campus and BR1 have an Emergency Vehicle Access Easement, which will remain in place.

As the proposed scenarios are refined, internal and external circulation will be studied and developed for vehicles, pedestrians, and bicycles.

- **What is the proposed open space and park network?**

All three proposed development scenarios include a centrally-located 2.5-acre park, and a pedestrian greenway at the perimeter of the property with an average width of 75 feet and a minimum width of 60 feet. Preservation of healthy trees and an enhanced landscape buffer adjacent to Inverness Park will be

a priority of the City. As the proposed scenarios are refined, additional detail on these elements will be provided.

- **Will there be an outreach effort as part of the Master Plan Planning Process?**

As part of the Master Plan process, there will be ongoing outreach efforts on the part of Sunset and the City to update the community and to elicit feedback, including workshops, public meetings, and an open house.

The City has a dedicated webpage for the [Chevron Park redevelopment](#), which will be updated with materials and FAQ as the plans progress. Display boards with early design ideas are available for review in the City Hall rotunda (7000 Bollinger Canyon Rd) during business hours (Mon–Fri, 8:30 a.m.–5 p.m.).

- **What is the next design iteration?**

The Planning Commission requested that Sunset prepare a development scenario that blends components of the Medium Density Scenario and the High Density Scenario. Elements of interest include the edge conditions along Interstate 680 and Inverness Park, and secondary access.