

COLLEGE TERRACE CENTRE – PC ZONE APPLICATION
 2100 El Camino Real, Palo Alto, CA

DEVELOPMENT SCHEDULE

October 22, 2009

Discretionary Approvals

City Council initiation of PC Zone Process	7/27/2009
Submit documents to Staff for Environmental Analysis and Departmental reviews	8/11/09
Submit P&TC package to Staff	10/01/09
Planning & Transportation Commission hearing	10/14/09
Submit documents to Staff for ARB Formal review	10/22/09
ARB hearing (Formal)	11/05/09
ARB second hearing (Formal) if needed	11/19/09
City Council hearing and first reading of PC Zone Ordinance	12/07/09
City Council second reading of PC Zone Ordinance	12/14/2009

City Departmental Approvals and Construction of the Project

Prepare and complete design development documents	7/1/2010
Obtain approval from City for lot merger	12/01/2010
Prepare and complete construction documents	6/01/2011
Obtain required encroachment permit from Caltrans	6/01/2011
Submit for Plan Check	8/01/2011
Secure construction financing	6/01/2012
Obtain Building Permits, pay fees and start construction	12/01/2012
Complete construction of Project shell and City improvements	12/01/2014
Lease spaces, construct Tenant Improvements and obtain Certificates Of Occupancy	12/01/2015