



Rendell Bustos
Associate Planner
City of San Mateo
Planning Division
330 W. 20th Avenue
San Mateo, CA 94403

April 16, 2019

Re: 406 E. 3rd Avenue-Density Bonus Request

Dear Mr. Bustos,

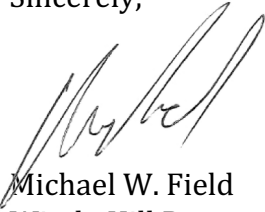
The project proposes to include 11% percent of the units affordable in the very-low income category (50% of the area median income). This would result in the provision of three units to be provided as Below Market rate (BMR) within the project. The project exceeds the requirements of the City of San Mateo's below market rate program requirements contained in the City's General Plan, Measure P, and Zoning Code (which requires 10% affordable units at the very low-income level). By providing 11% percent of the residential units at the very low-income level, the project is entitled to two incentives or concessions.

This letter is to formally request the reduced parking for the proposed residential units (0.5 spaces per bedroom) and two concessions in accordance with California Government Code Section 65915 (specifically Government Code Section 65915(p)) that requires that if a proposed project meets the required percentage of low-income or very-low income units as provided for in Section 65915, the number of parking spaces required cannot exceed 0.5 spaces per bedroom and is entitled to two potential concessions, as well as waivers. For the number/type of units proposed as part of this development (25 units-18 studio and 7 one-bedroom units) the parking required would be 13 spaces.

The project is seeking a concession/waiver for additional floor area. In total, 4,159, square feet are requested beyond the 3.0 FAR allowed under the site's zoning designation, for an FAR of 3.1. The additional floor area results in a decreased cost of construction per unit, which offsets the costs of the below-market rate units

The proposed project also incorporates one design standard concession/waiver related to parking layout for the location of 16 stalls serving the office component of the project. As currently designed, these 16 parking stalls are only counted as eight stalls due to their configuration (refer to attached letter from Arctec). Allowing these spaces to be counted individually would allow for eight fewer parking stalls to be constructed within the project, resulting in savings which are needed to provide affordable housing by helping the project absorb the cost of setting the rent at the affordable units.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael W. Field". The signature is fluid and cursive, with a large initial "M" and "W".

Michael W. Field
Windy Hill Property Ventures

April 16, 2019

Mr. Mike Field
Windy Hill Property Ventures
530 Emerson Street, Suite 150
Palo Alto, CA 94301
Phone (650) 847-1537
Email: mike@windyhillpv.com

RE: 406 E. 3rd Avenue Mixed-Use Project-State Density Bonus Request **ARC TEC # 174517**

Dear Mr. Field:

Arc Tec Inc., the architect of record for the 406 E. 3rd Avenue project, is requesting a State Density Bonus Waiver to allow tandem stalls to count towards the overall parking count. Per State Law, waivers must result in real and actual cost savings. Below is an estimate of the project savings if additional floor area can be added to the project to provide additional residential units and if the parking layout for 16 of the proposed office spaces can be modified.

1. The project proposes that 4,159, square feet be added to the building beyond the amount of square footage allowed under the designated 3.0 FAR. This square footage allows for an additional 7 units to be included in the project. This increased unit count results in a decreased cost of construction per unit. Specifically, the soft costs of the project such as land price, design and engineering fees, and financial interest and accounting fees will be spread over 25 units, instead of 18 units. Spreading the soft costs across 25 units instead of 18 units results in 0.5% saving in construction cost per unit which makes the provision of the Below Market Rate units as included in the project feasible.

2. The project also includes one design standard concession/waiver related to parking layout for the location of 16 office stalls within the project. As currently designed, these 16 parking stalls are only counted as eight stalls since they are in a "tandem" configuration. The concession/waiver requires a variation in the parking space layout from City Standard Drawing 3-1-191 (refer to attached Exhibit). This adjustment would allow these spaces to be counted individually and would allow for eight fewer parking stalls to be constructed within the project. The anticipated costs of these spaces is approximately \$250 per square foot.

Please feel free to contact our office should you have any additional questions or need any supplemental information.

Sincerely,



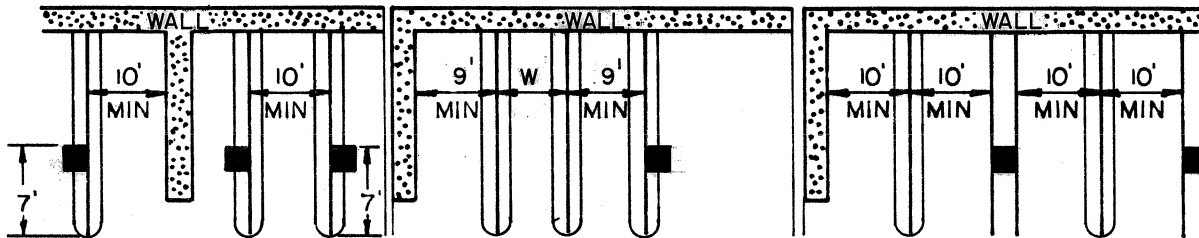
Arc Tec Inc.

Douglas Oliver, LEED AP, NCARB Principal

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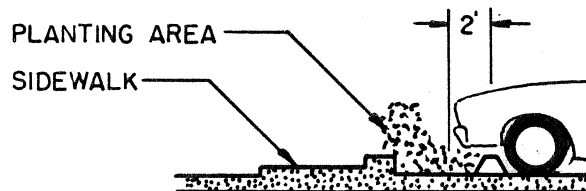


CONFINED STALLS RESTRICTED STALLS

TWO ADJACENT RESTRICTED
OR END STALLS

STANDARD STALLS

(FOR COMPACT STALLS, SUBTRACT ONE FOOT
FROM THE ABOVE DIMENSIONS)




PERMISSIBLE BUMPER OVERHANG

FOR ADDITIONAL INFO:
SEE S.M.M.C. Chapter 27.64
OFF-STREET PARKING
AND LOADING

PARKING STANDARDS

PARKING LOT LAYOUTS

SAN MATEO, CALIF.

DATE	DRAWN BY	CHK. BY	APPROVED	PLAN CASE	DRAWER	SHEET
6-86	K.K.L.			3	1	191
				CITY ENGINEER		