

7/24/19

Ms. Wendy Lao  
Senior Planner - Community Development Department – Planning Division  
City of San Mateo  
330 West 20<sup>th</sup> Street  
San Mateo, CA 94403

RE: Monte Diablo Townhome Development

Dear Wendy:

Enclosed is our submission of a Pre-Planning Application submitted under California Density Bonus Law (Gov. Code 65915) for our proposed community at the corner of Monte Diablo Ave and N Kingston Ave. This Pre-Planning Application is for a for-sale townhome community of 35 homes which will provide San Mateo with a range of 3 and 4-bedroom homes. We resubmit the attached Pre-Planning Application to obtain feedback from the City Staff, the Community, and the Planning Commission via department review, a Neighborhood Meeting, and a Planning Commission Study Session.

We propose 10% of the 35 homes be reserved for “Low Income” residents as required in CA 65915. This 10% “Low Income” level provides a 20% state density bonus, Waiver of Design Standards that would physically preclude the project, 1 Incentive/Concession, and use of defined Parking ratios. In return for these affordable for-sale homes we request, in accordance with CA 65915, the following:

- A. Waivers of all necessary development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision:

Setbacks - The sections of the municipal code being referenced below include: Front Yards - 27.22.070, Side Yards - 27.22.080, and Rear Yards - 27.22.090

As shown in the attached exhibit, portions of the project encroach into the required setbacks on each side, including living areas, porches, trellis, overhands, stoops and decks. Staff’s recommendation for a private roadway through the site and associated roadway widths, along with the minimum depths for bedrooms set the minimum depth that can be built. In order to accommodate the 35 three and four-bedroom units on this narrow 1.2-acre site, while also complying with design guidelines relating to stoops and decks, the project encroaches into the setback areas. Therefore, because these portions of

the project must encroach into the minimum setback, application of this standard would physically preclude the project and thus must be waived.

Plane Changes / Building Setback – The section of Multifamily Design Guides being references below can be found on page 5, A. Building Scale / Width / Design Objectives

The project conforms to a building plane change of 1 foot, rather than 2 feet required by the Multi-family Design Guidelines. The requirement of plane changes of 2 feet would serve to eliminate bedrooms on those levels at every unit. Application of this standard, in conjunction with the flood plain requirements of no living space on the ground floor, would physically preclude the project and thus must be waived.

Building Scale – The section of Multifamily Design Guides being references below can be found on page 7, A. Building Scale / Height / Design Objectives

The building scale and height is appropriate in this neighborhood, and there are a mix of one and two story homes across N Kingston St. Stepping up the Building from those one story to our three story buildings is required due to the floor plain not allowing living space on the ground floor. Thus, this 1-story transition requirement would physically preclude the project and must be waived.

B. We retain our right to one Incentive/Concessions; and

C. Use of the State Parking Standards set forth in Section 65915(p)

<b>Table 1: Parking Analysis</b>			
<i>Number of units</i>	<i>Min. parking standard per 65915</i>	<i>Total Required Parking per unit type</i>	<i>Parking Provided</i>
6ea 3-bedroom	2.0 space per home	12	16
29ea 4-bedroom	2.5 spaces per home	72.5	67
Guest Parking	NA		2
		<b>84.5 Required Total parking spaces</b>	<b>85 Total parking spaces provided</b>

We look forward to continued discussions and refinements of this plan as we proceed through the design review process. These Design Waivers are proposed initially, but the development team proposes to meet with planning to fully defined the final Waiver of Development Standards and Incentive/Concession.

We look forward to working with you and your team on the proposed project. Feel free to contact me at 650-377-5810 to discuss questions as you and your team review the Pre-Planning Application.

Best Regards,

Jeff Smith  
Senior Vice President