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MEMORANDUM

TO: Mr. Philip Brennan
Associate Planner – Community Development Department – Planning Division
City of San Mateo
330 West 20th Street
San Mateo, CA 94403

FROM: Ken Busch
Senior Vice President
SRGNC MF, LLC
901 Mariners Island Boulevard, 7th Floor
San Mateo, CA 94404

DATE: July 12, 2019

RE: Hayward Park Train Station – Density Bonus Request

Dear Philip:

Enclosed is our submission of a Pre-Planning application submitted under California Density Bonus Law CA 65915 for our proposed community at the Hayward Park Caltrain station on 401 Concar Drive. This Pre-Planning Application is for a rental community (no map for condominium purposes) of 189 apartment homes which will provide renters in San Mateo with a range of 1, 2, and 3-bedroom homes configured as flats. We submit the attached Pre-Planning Application to obtain feedback from the City Staff, the Community, and the Planning Commission via department review.

We propose 15 homes (11% of base density) be reserved for “Very Low Income” renters as required in CA 65915. In return for these affordable rental homes we request in accordance with CA 65915, the following:

- A. A Density Bonus of approximately 52 homes (35% of base density) to allow for an increase in unit count to 189 apartment homes;
- B. All necessary Development Standard Waivers
- C. Three Incentive/Concessions of which all are reserved for items to be determined;
- D. Use of the State Parking Standards set forth in Section 65915(p) for projects within 1/2 mile of transit

At this time, we believe one Development Standard Waiver may be required for the treatment of stormwater, but no Incentives and/or Concessions are required. We reserve our right to use any additional Development Standard Waivers or Incentives/Concessions if required.

Separately, we propose several additional Community Benefits above and beyond the City of San Mateo’s requirements:

- A. An additional 13 homes will be reserved for “Moderate Income” renters
- B. We will pay Prevailing Wage rates for the construction of the community

We look forward to continued discussions and refinements of this plan as we proceed through the design