



Date: October 03, 2019

To: San Mateo Planning Department

From: John Matthews Architects
335 A East Fourth Avenue, San Mateo 94401

Re: Pre-Application Planning Submittal-Mixed Use Development Proposal
1600 S. El Camino Real, APN 034-413-080
1602 S. El Camino Real, APN 034-413-150
1604-1606 S. El Camino Real, APN 034-413-090
1610-1612 S. El Camino Real, APN 034-413-100
1614 S. El Camino Real, APN 034-413-100
1616, 1618, 1620 S. El Camino Real, APN 034-413-110
1541-1543 Jasmine Street, APN 034-413-130
1535-1537 Jasmine Street, APN 034-413-140

Request to Utilize California State Density Bonus to Modify Development Standards:

The project residential component includes (12) one-bedroom units, (24) two-bedroom units and (8) two-bedroom townhouse units for a total of 44 units. At this time, it is the intention of the project developer that the units shall be offered as rental units.

The project proposes to provide a minimum of 11% of the base zoning district allowable unit count of 43 units as "very low income" below market rate units.

By utilizing the State of California density bonus provision based on this BMR offering, the base unit count of 43 may be increased 35% to an allowable maximum of 58 units. Please note that the current project proposal actually contains only 44 units due to site constraints and parking provided which equates to a density bonus of just 2.3%.

Based on this offer of affordable housing units, the project requests a modification of the City's parking standards.

The project is within 1/2 mile of both the CalTrain Hayward Park Station and the SamTrans ECR bus route qualifying the project to utilize the State of California designated parking standard of .50 (1/2) parking spaces per bedroom.

The application of this parking standard requires a minimum resident parking count of 38 parking spaces. The project as currently designed provides 52 resident parking spaces secured below grade.

Additional visitor / guest parking based on a ratio of .20 spaces per dwelling unit is provided along with required commercial office space parking spaces in adjacent non-secured below-grade parking.

Per California Government Code Section 65915(f)(5) "Density Calculations" resulting in fractional units shall be rounded up to the next whole number.

The number of affordable units shall be calculated in accordance with the City of San Mateo's BMR (Inclusionary) Program Policy Resolution Section III (b) & (c).

As currently proposed and designed, the project is not requesting or requiring any other exceptions or exclusions from City zoning standards or requirements.