



PLANNING COMMISSION PUBLIC HEARING

(PA19-033)

City-Owned Downtown Affordable Housing and Parking Garage Sites
480 E. 4th Avenue & 400 E. 5th Avenue

JULY 14, 2020

AGENDA OVERVIEW

Project Introduction (Staff)

- Current Timeline
- Project Overview
- Discussion Items
- Staff Recommendation

Project Design Team Presentation (Project Design Team)

- Development Overview/Timeline
 - Design Feedback/Response
 - Questions & Discussion
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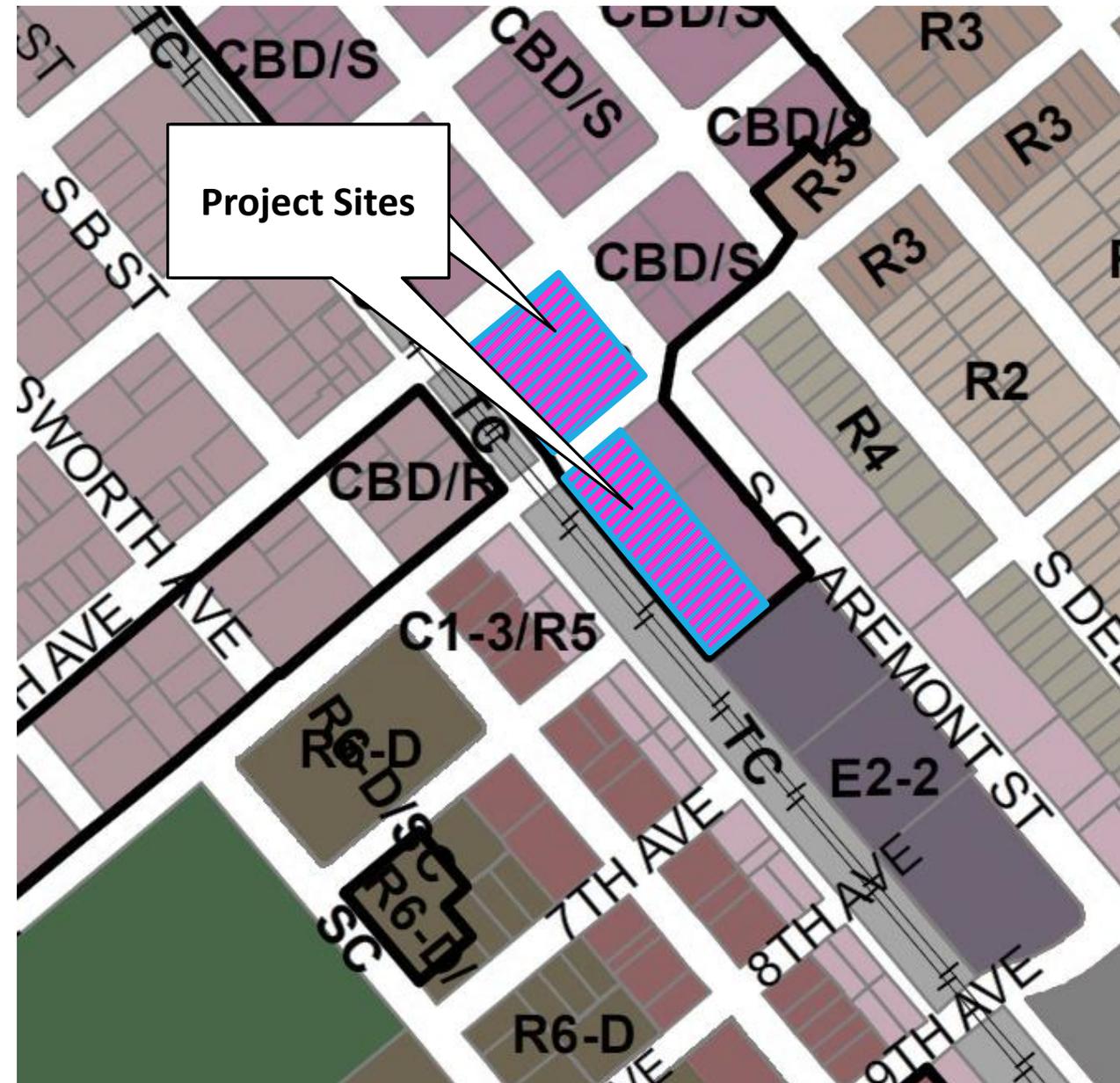
CURRENT PROJECT TIMELINE

July 14, 2020: PC Public Hearing for Recommendation to CC

Aug 17, 2020: CC Public Hearing for Entitlements

PROJECT SITE

- 2.41 acres/or 105,058 sq. ft. (combined)
- Located in the Downtown Plan Area
- Central Business District/Support (CBD/S)
- 235 space surface parking lots



PROJECT DESCRIPTION

Multi-Family Residential Building

- 7-story Apartment Building
- 225 Affordable Rental Units
- Amenities: Bike Room, Learning Center, Public Plaza, etc.

Parking Garage

- 5-Level Private/Public Parking Garage
- 696 Total Spaces
- Public Art on S. Railroad Façade

On-/Off-Site Improvements

- 67 trees removed (30 replacement trees + 13 street trees)
- Class II bike lanes along 5th Ave. (both directions)
- Two eastbound through-lanes along 5th Ave. (between S. Railroad and Delaware Street)



RESIDENTIAL BUILDING



PRIVATE/PUBLIC PARKING GARAGE

PROJECT OVERVIEW

Building	Proposed
Multi-Family Bldg. (FAR)	234,350 sq. ft. (4.63 FAR)
Parking Garage (FAR)	210,509 sq. ft. (3.86 FAR)
Multi-Family Bldg. Height	74'-5" (7-stories)
Parking Garage Height	46'-0" (5-levels)
Units	225 units
Density	93.36 units/per acre
Parking Spaces	696 total (164 residential/~532 public)

CONCESSIONS

- FLOOR AREA RATIO
- RESIDENTIAL PARKING ON SEPARATE SITE
- COMPACT PARKING SPACES
- OPEN SPACE REQUIREMENT

REQUESTED WAIVERS

- BUILDING BULK
- STREET WALL AREA

DESIGN REVIEW

- April 28th PC Study-Session
- Design Review Letter (June 15th)
- “No recommendation for changes”



INITIAL STUDY/MITIGATED NEG. DECLARATION

- Public review/comment period May 26th to June 24th
- Formal response letter provided (Attachment 18)
- No significant or unavoidable environmental impacts with implementation of mitigation measures

TRANSPORTATION ANALYSIS

CEQA Transportation Analysis

- Evaluation metric: Vehicle Miles Traveled (VMT)
 - Governor's Office of Planning & Research (OPR) thresholds
 - 13.03 VMT/per resident vs. 16.02 VMT for County of San Mateo (18.66% difference)
 - Both residential component and parking garage expected to generate *less-than-significant* VMT
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TRANSPORTATION ANALYSIS

General Plan Conformance Transportation Analysis

- Evaluation metric: Level of Service (LOS)
 - 26 intersections evaluated under five different traffic condition scenarios
 - Under certain conditions the project would generate substantial increases in delays at six (6) intersections
 - Physical improvements to be implemented would eliminate the substantial intersection deficiencies
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STAFF RECOMMENDATION

- A. Recommend Adoption of the Initial Study/Mitigated Negative Declaration as adequate to assess the environmental impacts of the project based on Findings of Approval in Attachment 1; and
- B. Recommend Approval of two Site Plan and Architectural Review (SPAR) entitlements for (1) the demolition and construction of a new residential building and parking garage including a waiver of building bulk and street wall plane development standards contingent upon the City's adoption of the proposed ordinance providing for development standard waivers for AB 1763 projects and (2) for an on-street loading zone based on the Findings for Approval in Attachment 1 and subject to the Conditions of Approval in Attachment 2; and
- C. Recommend Approval of the Site Development and Planning Application (SDPA) for removal of major vegetation including heritage trees based on the Findings for Approval in Attachment 1 and subject to the Conditions of Approval in Attachment 2; and
- D. Recommend Approval of a Special Use Permit (SUP) to allow for the parking garage use in the Central Business District (CBD/S) zoning district based on the Findings of Approval in Attachment 1.

PROPOSED CONDITION OF APPROVAL

The following conditions shall be addressed on the construction plans submitted for any DEMOLITION PERMIT, BUILDING PERMIT, or SITE DEVELOPMENT PERMIT, and shall be satisfied prior to issuance of whichever permit is issued first, or if another deadline is specified in a condition, at that time.

24. PARKING GARAGE LAYOUT - To accommodate the final parking garage layout, the total number of parking spaces may be reduced by up to 15%, so long as the number of accessible parking spaces required by the California Building Code is maintained. The final parking layout shall not increase the percentage of compact parking spaces; however, the final layout may decrease the percentage of compact parking spaces without limitation. The final parking layout shall not change the total amount of residential designated parking spaces. The final parking layout will be subject to review and approval by the City Manager. (PLANNING)

PROPOSED CONDITION OF APPROVAL

The following conditions shall be addressed on the construction plans submitted for A BUILDING PERMIT FOR THE SUPERSTRUCTURE and shall be satisfied prior to issuance of this permit, or if another deadline is specified in a condition, at that time.

79 TRANSPORTATION IMPACT ANALYSIS [...]

CROSSWALKS: Install **high visibility** crosswalks at the intersection of Claremont Street and 5th Avenue on all approaches to complete the pedestrian network within the immediate project vicinity.

REQUIRED FINDINGS FOR WAIVERS*

- (1) The requested deviations will not conflict with the General Plan;
- (2) The development is of an excellent design quality and is consistent with applicable Design Guidelines;
- (3) The development is in the best interests of the public health, safety, or welfare;
- (4) The development will not impair the desirability of investment or occupation in the vicinity; and
- (5) The project has demonstrated use of all allowable incentives consistent with Government Code Section 65915.

**Required findings for waiver requests under the proposed “Affordable Housing Projects Near Transit” ordinance*