




RES6 at Bay Meadows (3069 E. Kyne Street) - Project Description & SPAR Modification Matrix

Project Description:




3069 E Kyne Street (PA-07-055 Bay Meadows II SPAR 2) was originally included in a multi-Block SPAR approved by the Planning Commission on October 14, 2008. The original SPAR covered several Blocks in the Specific Plan area and set the parameters for the various buildings to function well together. The proposed modification concerns the last Block from the original SPAR. The approved building consisted of a four-story, 54-unit, multi-family residential building on a 47,425 square foot project site, approved for condo and/or rental use. The Applicant is requesting certain modifications to the approved SPAR Plans, including: (i) a reduction in overall project square footage, (ii) an adjustment to the interior courtyard in both plan and elevation to accommodate the addition of resident amenities (iii) the addition of a secure, at-grade bike parking facility, (iv) installation of solar panels, (v) adjustments to balconies, and (vi) adjustments in building height that provide mechanical pathways, screen solar equipment, and provide for OSHA fall protection.

**In June 2019, the Zoning Administrator for the City of San Mateo made a “substantial conformity” determination in accordance with the original SPAR conditions, allowing for a maximum building height to top plate of 45’ for the Project, and allowing for the other modifications listed in the matrix below (excluding solar). The Applicant proceeded in reliance on this approval to submit for permit in December 2019, spending over \$2 million dollars to develop construction drawings and advance the Project. In June of 2020, City Planning Staff received direction from the City Attorney’s Office requesting that Applicant’s proposed plans be presented to the Planning Commission for formal approval, prior to issuing permits which were imminent. A matrix summarizing modifications made to the original SPAR Plans is attached for Planning Commission ease of reference. Should the Planning Commission decide not to approve the modifications proposed in the current application, Applicant has reserved its rights, including the right to revert to the original approved SPAR.*

RES6 at Bay Meadows (3069 E. Kyne Street) - Project Description & SPAR Modification Matrix

	Proposed SPAR Modification	Applicable Requirements	Rationale	Reviewed by Zoning Administrator (ZA) June 2019
Building Floor Area	<p>Building Floor Area in Proposed Plans is reduced from 105,164 to 95,036 square feet.</p> <p>Reduction achieved by removing floor area from interior courtyard side of building, allowing public facing facades to remain largely as per SPAR approvals.</p>	No minimum Building Floor Area stipulated in original SPAR.	A reduction in average unit size and the addition of common area amenities are required to achieve an economically feasible and marketable project.	
Unit Mix	<ul style="list-style-type: none"> Proposed Plans: (5) 1-BD Units (23) 2-BD Units (26) 3-BD Units TOTAL = 54 Units 	<ul style="list-style-type: none"> SPAR Plans: (0) 1-BD Units, (21) 2-BD Units, (33) 3-BD Units. TOTAL = 54 Units 	<p>Project to be marketed as “rental” instead of “for sale”, necessitating greater diversity in unit mix.</p> <p>Several individual units were increased or decreased in size, as plans were advanced from Schematic Design to Construction Drawing phase.</p>	
Courtyard Facing Elevations	Addition of courtyard facing amenities, such as a fitness center and communal lounge, modestly impacted courtyard elevations.	N/A	Addition of amenities required to achieve a marketable project.	





RES6 at Bay Meadows (3069 E. Kyne Street) - Project Description & SPAR Modification Matrix

Parking Stalls - Quantity	<p>Proposed Plans require 103 parking stalls (based on ratios approved in PMP), but 106 stalls are provided.</p> <p>The Proposed Plans provide (3) parking stalls in excess of requirements.</p>	<p>SPAR Plans required 108 parking stalls (based on ratios approved in PMP), but 111 stalls were provided.</p> <p>The SPAR Plans provided (3) parking stalls in excess of requirements.</p>	<p>Change in unit mix (i.e. shifting to smaller units with fewer bedrooms) results in fewer parking stalls required.</p> <p>Proposed Plans are consistent with approved PMP.</p>	 <p>(Approved by ZA with request for formal documentation from Kimley Horn related to PMP, as subsequently provided.)</p>
Parking Stalls - Type	<p>Adjustment in mix of parking stalls.</p> <ul style="list-style-type: none"> Proposed Plans: <ul style="list-style-type: none"> (36) Standard (25) Standard Tandem (0) Compact Tandem (41) Compact (2) Accessible (2) Accessible Van SPAR Plans: <ul style="list-style-type: none"> (55) Standard (13) Standard Tandem (18) Compact Tandem (22) Compact (2) Accessible (1) Accessible Van 	<p>Parking mix in Proposed Plans meets all City of San Mateo requirements.</p>	<p>Reduction in garage footprint and shift in driveway location necessitated new parking layout.</p> <p>New layout benefits project by: (i) increasing the number of accessible stalls and (ii) decreasing the number of tandem stalls.</p> <p>The number of compact stalls (tandem and non-tandem, combined), however, is increased by 1 stall.</p>	
Encroachment into Setback	<p>Proposed Plans reduce the footprint of the below-grade parking garage, removing it from a setback along Landing Avenue.</p>	<p>SPAR Plans allowed a large encroachment into the setback.</p>	<p>With new unit mix, fewer parking stalls are required and thus the garage can be reduced in size.</p> <p>Improves project conformance to City</p>	

RES6 at Bay Meadows (3069 E. Kyne Street) - Project Description & SPAR Modification Matrix

			municipal codes and requirements and Bay Meadows Design Guidelines.	
Parking Entrance	Garage entry in Proposed Plans is moved north by the width of itself.	Proposed driveway location meets all City of San Mateo Public Works requirements.	Facilitated a better parking layout, an enlarged amenity area on ground floor, and the inclusion of a bike room at grade, all without setback encroachment.	✓
Loading Zone	Existing Baze Rd. loading zone is relocated in a southerly direction but still remains on Baze Rd on the property frontage.	New loading zone location meets City of San Mateo requirement that loading zones be at least 50' from intersection.	New location works well with new RES6 driveway location and meets Recology and City of San Mateo requirements.	✗
Bike Storage	<p>Proposed Plans (i) enlarge the secure bike parking room in the garage and (ii) add an additional secure at-grade bike parking room on the ground floor, with direct access to the PROW.</p> <p>The Proposed Plans provide 80 long-term secure bike parking spaces, whereas only 73 spaces are required per current municipal code.</p>	SPAR plans provided limited secure bike parking (22 racks) in the below grade garage, and thus the COAs indicated adding a ring or heavy cable in front of parked cars if this did not cause parking to conflict with City code.	<p>Adding an additional bike parking facility at grade is very convenient for residents who bike regularly.</p> <p>Enlarging the below grade secure bike parking room (instead of installing rings or cables in front of cars) enhances security, averts personal property damage, and helps achieve a smaller garage footprint.</p>	✓



RES6 at Bay Meadows (3069 E. Kyne Street) - Project Description & SPAR Modification Matrix

Townhome Balconies	Balconies reduced from (2) to (1) per townhome. All townhomes, in addition, retain a large patio at ground level facing the main courtyard.	Balconies not specifically addressed in SPAR conditions of approval.	Balconies in youth bedrooms are unsafe for rental use.	
Open Space	<p>PROPOSED PLANS</p> <ul style="list-style-type: none"> Private Open Space = 4,384 SF Common Open Space = 8,538 SF Total Open Space = 12,922 SF <p>SPAR PLANS</p> <ul style="list-style-type: none"> Private Open Space = 5,376 SF Common Open Space = 6,495 SF Total Open Space = 11,871 SF 	<p>Proposed Plans meet all Open Space requirements set forth in the Bay Meadows Specific Plan Amendment, Table IV-7.</p> <p>Street facing facades have been maintained, with reductions in private open space focused primarily in the courtyard.</p>	<p>Private and Common Open spaces were modified in conjunction with revisions to the unit mix, adjustment of floorplans, and shift to a rental project.</p> <p>Larger common open space provides a more meaningful outdoor experience for tenants.</p>	 (After ZA review, two smaller patios previously designated as “common open space” were instead designated as “private open space” protecting the privacy of two adjacent apartment homes.)
Landscaping	<ul style="list-style-type: none"> Trellis added at courtyard to provide shade to outdoor dining and fire feature. Plant palette modified to emphasize native / drought tolerant plantings with history of success at Bay Meadows. 	Modifications are consistent with Design Guidelines.	<p>Enhanced courtyard experience enhances project marketability and resident experience.</p> <p>Plant palette now emphasizes plantings with a demonstrated record of success at Bay Meadows, enhancing the sustainability of the project.</p>	 (Trellis, fire feature and other courtyard improvements approved by ZA.)  (Adjustments to planting palette were made subsequent to

RES6 at Bay Meadows (3069 E. Kyne Street) - Project Description & SPAR Modification Matrix

				prior ZA approval, triggered by permit process which required water conservation forms.)
Wooden Landscape Gates	Landing Ave. side gates moved from deep within the courtyard, closer towards the courtyard perimeter, to allow more secure, common open space.	Gates were present in SPAR floorplans but were not shown in SPAR elevations.	Courtyard gates enhance resident security.	✓
Materials	<p>Proposed materials and colors are consistent with SPAR Plans. However, there has been additional design development since the SPAR document. Whereas the SPAR Plans showed generic colors based on paint color codes, the current proposal shows actual materials/product colors.</p> <p>Proposed plans include VPI/Vinyl/Black as spec for both windows and doors.</p>	<p>SPAR conditions of approval stipulate Zoning Administrator shall approve any window manufacturers/styles other than Milgard.</p> <p>VPI has been approved by the Zoning Administrator for RES6 (Dec 2019), as well as for past projects at Bay Meadows including RES1 (completed 2015) and RES4 (currently under construction).</p>	VPI window and door systems enable larger window sizes, and superior performance.	✓
Solar Panels	<p>Proposed Plans include solar.</p> <ul style="list-style-type: none"> Townhome roof would receive a standing seam 	SPAR Plans did not include solar.	Solar installation is economically advantageous to the proposed project over the long term, is	✗ (Plans approved by prior ZA assumed a code minimum solar

RES6 at Bay Meadows (3069 E. Kyne Street) - Project Description & SPAR Modification Matrix

	<p>installation. Due to roof pitch (towards the courtyard), the panels would be seen only by project residents from the courtyard.</p> <ul style="list-style-type: none"> Other project roofs would receive a ballasted or pipe installation, hidden from street and resident view by parapet walls. 		<p>“earth friendly”, and is a code requirement.</p>	<p>installation of ~3kwh behind parapet walls.</p> <p>Current proposed plans incorporate a much larger solar array and include installation on a roof without parapet.)</p>
Building Height to Top Plate	<p>Building height to top plate is increased by approximately two feet, but project remains far below the maximum height allowed for the Project Area.</p> <ul style="list-style-type: none"> SPAR = 41'-3 5/8" Proposed = 43'-3 5/8" 	<p>Bay Meadows maximum height to top plate is 55'.</p>	<p>Changes in height were made to accommodate mechanical, electrical, plumbing, roof drainage, and fall protection considerations.</p>	<p align="center"></p> <p>(Prior ZA approved max building height to top plate of 45'.)</p>
Maximum Parapet Height	<p>Proposed Plans increase the general Maximum Parapet Height from 46'-3 5/8" to 47'-7 5/8", with occasional architectural features extending to 50'-7 5/8" to match the skyline</p>	<p>Proposed heights are well within limits allowed by City of San Mateo and the Bay Meadows Specific Plan.</p>	<p>Parapet height increased to provide fall protection for workers on roof in accordance with OSHA guidelines.</p> <p>Increased parapet height helps mask solar</p>	<p align="center"></p> <p>(Prior ZA approved max building height to top plate of 45', with parapet above.)</p>

RES6 at Bay Meadows (3069 E. Kyne Street) - Project Description & SPAR Modification Matrix

	articulation shown in original SPAR Plans.		installation and rooftop mechanical from street view.	
--	--	--	---	--