

MEMORANDUM

To: Ms. Brandy Bridges
Wilson Meany

From: Ben Huie, P.E.
Kimley-Horn and Associates, Inc.

Date: August 26, 2020

Subject: Updated Bay Meadows RES 6 Parking Requirements

Wilson Meany has submitted a revised project for RES 6 that modifies the unit mix of the site, as well as the proposed number of parking spaces. Kimley-Horn has been asked to confirm that these changes are still consistent with the Parking Management Plan (PMP) for the Bay Meadows II project. This memorandum evaluates and summarizes the consistency of the revised RES 6 project to the parking requirements in the PMP.

RES 6 Project Description

RES 6 is located on the southeast corner of the intersection of Landing Avenue and Baze Road. This latest project proposal describes the project as having the following number of units based on bedroom count:

- 1-Bedroom Unit: 5 dwelling units
- 2-Bedroom Unit (less than 1,400 square feet): 23 dwelling units
- 2-Bedroom Unit (greater than 1,400 square feet): 0 dwelling units
- 3-Bedroom Unit: 26 dwelling units

The prior RES 6 project description as approved in the Site Plan and Architectural Review (SPAR) had the same total number of units, but with a different unit mix:

- 1-Bedroom Unit: 0 dwelling units
- 2-Bedroom Unit (less than 1,400 square feet): 11 dwelling units
- 2-Bedroom Unit (greater than 1,400 square feet): 10 dwelling units
- 3-Bedroom Unit: 33 dwelling units

Parking Management Plan

The PMP is a document that addresses parking for the buildout of the Bay Meadows Phase II project. The purpose of the PMP is to identify the planned parking supply for each development block and show its conformance to the parking standards in the Bay Meadows Phase II Specific Plan Amendment (SPA) and the standards approved in the SPAR for individual buildings. The PMP also estimates weekday parking demand and identifies parking demand strategies.

RESIDENTIAL BLOCK PARKING REQUIREMENTS

The latest PMP, submitted to the City and dated August 24, 2018, defined the parking requirements for residential uses in Table 4 – Off-street Parking Requirements. For apartments, condos, lofts, and townhouses/rowhouses, the following parking spaces are required based on the number of bedrooms in each unit:

- 1-Bedroom Unit: 1.45 – 1.55 spaces per dwelling unit
- 2-Bedroom Unit: 1.80 – 2.05 spaces per dwelling unit
- 3-Bedroom Unit: 2.0 – 2.05 spaces per dwelling unit
- 4-Bedroom Unit: 2.0 – 2.05 spaces per dwelling unit

Guest parking spaces for each unit are not dependent on the bedroom count and should be provided at 0.05 – 0.20 spaces per dwelling unit, with on-street parking being allowed.

However, the PMP, which is based on the *Bay Meadows Phase II Specific Plan Amendment*, does not mention the allowed number of tandem parking spaces or compact parking spaces. The only reference to the number of compact spaces allowed is in the San Mateo City Charter and Municipal Code. Section 27.64.265 of the City Code states:

Compact car stalls meeting all standards set forth in this chapter and in the Standard Drawings and Specifications may be permitted as follows:

- (1) *Where the number of required spaces is from 10 to 100, 30% of such spaces may be provided pursuant to compact car standards.*
- (2) *Where the number of required spaces is more than 100, 40% of such spaces may be provided pursuant to compact car standards.*

When computations under this section result in a fractional allowance of more than 0.75 compact spaces, one (1) additional such space may be provided.

Since the proposed project required to provide more than 100 parking spaces, then 40 percent of them are allowed to be compact car spaces.

PREVIOUS RES 6 REQUIRED AND PROPOSED PARKING

RES 6 Block

Table 8 – Parking Requirements for Residential Blocks in the latest PMP showed the parking required for the previous RES 6 project. Using the upper limits for each of the bedroom counts, except for the 2-Bedroom (less than 1,400 square feet) units which used the lower limit of the range, the previous RES 6 project required 108 parking spaces for residents and 11 parking spaces for guests.

The previous RES 6 project proposed 111 parking spaces for residents and 11 on-street parking spaces for guests. Therefore, when reviewing the parking for RES 6 only, the previous RES 6 project was compliant with the required parking. The previous project provided an excess of 3 resident

parking spaces. It should be noted that of the 111 proposed on-site parking spaces, 22 of the parking spaces were compact spaces and 18 of the parking spaces were compact – tandem spaces.

Residential Blocks

Overall, the residential blocks were providing a total of 1,634 on-site resident parking spaces compared to a required 1,591 resident parking spaces, for an excess of 43 resident parking spaces. The Plan also showed that 73 on-site guest parking spaces were being provided and 96 on-street guest parking spaces were being provided for a total of 169 guest parking spaces. Compared to the required 169 guest parking spaces, the project was compliant with the guest parking space requirement.

Bay Meadows II

The entirety of the Bay Meadows II project was providing a total of 5,322 parking spaces compared to a required 5,060 parking spaces, for an excess of 262 parking spaces. This is shown in Table 10 – Comparison of Required Parking with Total Provided Parking by Block District of the latest PMP.

PROPOSED RES 6 REQUIRED AND PROPOSED PARKING

RES 6 Block

Using the same parking requirements as shown in Table 8 – Parking Requirements for Residential Blocks in the latest PMP, the proposed RES 6 project would require 103 resident parking spaces and 11 guest parking spaces, as shown in **Table 1** below.

Table 1 – Proposed RES 6 Parking Required

Bedroom Count	Total Units by Bedroom Count	Resident Spaces		Guest Spaces	
		Parking Ratio	Parking Spaces Required	Parking Ratio	Parking Spaces Required
1-Bedroom Unit	5	1.55 spaces per unit	8	0.20 spaces per unit	1
2-Bedroom Unit (Less than 1,400 sf)	23	1.80 spaces per unit	42	0.20 spaces per unit	5
2-Bedroom Unit (More than 1,400 sf)	0	2.05 spaces per unit	0	0.20 spaces per unit	0
3-Bedroom Unit	26	2.05 spaces per unit	53	0.20 spaces per unit	5
Total	54		103		11

The proposed RES 6 project is planning on providing 106 parking spaces for residents and 11 on-street parking spaces for guests. Therefore, when reviewing the parking for RES 6 only, the proposed RES 6 project is compliant with the required parking. The project is providing an excess of

3 resident parking spaces. It should be noted that of the 106 proposed on-site parking spaces, 41 of the parking spaces would be compact spaces and 0 of the parking spaces would be compact – tandem spaces. The 41 proposed compact spaces meets the allowed 40 percent compact spaces (40 percent x 103 required on-site parking spaces = 41 compact spaces allowed).

Residential Blocks

Overall, the residential blocks are now providing a total of 1,629 on-site resident parking spaces compared to a required 1,586 resident parking spaces, for an excess of 43 resident parking spaces. The Plan also showed that 73 on-site guest parking spaces were being provided and 96 on-street guest parking spaces were being provided for a total of 169 guest parking spaces. Compared to the required 169 guest parking spaces, the project was compliant with the guest parking space requirement.

Bay Meadows II

The entirety of the Bay Meadows II project is now providing a total of 5,317 parking spaces compared to a required 5,055 parking spaces, for an excess of 262 parking spaces.

CONCLUSIONS

The proposed RES 6 project is updating its unit mix compared to the previous submittal in the PMP. This has resulted in a lower number of parking spaces required for RES 6 (103 parking spaces required compared to the 108 parking spaces required previously). This updated plan for RES 6 is also proposing 5 fewer resident parking spaces (106 resident parking spaces provided compared to the 111 resident parking spaces provided previously). The project is proposing the same number of guest parking spaces on-street. Based on the required number of parking spaces and the proposed number of parking spaces, the updated RES 6 project is still providing an excess of 3 resident parking spaces and complies with the guest parking spaces, as shown in **Table 2**. In addition, when evaluating the parking for all residential blocks and for the entirety of the Bay Meadows II plan, each shows ample parking provided compared to the amount of required parking. Therefore, the updated RES 6 project is still compliant with the PMP.

Table 2 – RES 6 Required Parking vs. Proposed Parking

Project Version	Resident Spaces			Guest Spaces		
	Required	Proposed	Difference	Required	Proposed	Difference
Previous RES 6	108	111	+3	11	11	0
Proposed RES 6	103	106	+3	11	11	0