

July 17, 2020

Aaron Akin  
Acting Chief of Planning  
City of San Mateo  
330 West 20th Avenue  
San Mateo, CA 94403

**Re: Revised Request for Density Bonus Consistent with Government Code  
Section 65915 for Proposed Campus Drive Residential Project**

Dear Mr. Akin:

On behalf of 2800 Campus POP Owner, LLC, 2988 Campus POP Owner, LLC, 2755 Campus POP Owner, LLC, and 2655 Campus POP Owner, LLC (together, "Harvest"), this letter serves as a revised request for a density bonus, waivers, and concessions, and application of parking standards consistent with State Density Bonus Law (Gov't Code § 65915) for the proposed 290-unit residential development ("Project") located at 2655, 2755, 2800, and 2988 Campus Drive ("Property") in the City of San Mateo ("City").

The Project would include 29 units (10 percent of the total units) that would be restricted to lower-income households ("Affordable Units"). Under State Density Bonus Law, the Affordable Units qualify the Project for a 20 percent density bonus and one concession. (Gov't Code § 65915(d).) In addition, State Density Bonus Law provides maximum parking standards for density bonus projects, the application of which do not count as a concession. (Gov't Code § 65915(p)(1), (p)(5).)

We are requesting waivers from the following development standards that physically preclude the development of the proposed density bonus project: 26.20.060(a)-(b) which establishes lot frontage requirements which do not permit a site plan that includes the proposed number of units and because it is necessary to reduce the otherwise required 30' frontage on several lots by approximately 6"-9" to avoid the loss of housing units and to preserve ; 27.44.070 and 27.22.040 related to the minimum lot sizes in the E-1 District under a Special Use Permit which are physically incompatible with the proposed residential community; 23.40.050 (c)(2)&(3) and 26.20.110 which would preclude grading the manufactured slopes located on the property needed to provide an adequate development footprint for the project; 27.44.090(a) which would result increased setbacks due to the height of the project's stairwell penthouses that are consistent with the zoning district's height standards; and 27.44.060(d) which would otherwise preclude the proposed floor area ratio of slightly over 1.0.

Mr. Akin  
Acting Chief of Planning  
Page 2

Harvest requests that the City's standard parking ratios be applied to the project. However, Harvest requests that it be permitted to use tandem parking pursuant to Gov't Code § 65915(p)(5).

Finally, although the Project would be entitled to a density bonus of 20 percent, Harvest requests a zero percent bonus.

We look forward to working with you on the Project. Please give me a call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "PO'Connell", written in a cursive style.

Preston O'Connell