



CITY OF SAN MATEO

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Agenda Report

Agenda Number: 3

Section Name: {{section.name}}

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TO: Planning Commission
FROM: Christina Horrisberger, Interim Director
PREPARED BY: Community Development Department
MEETING DATE: October 27, 2020

SUBJECT:
1, 2, 3 Waters Park Drive (PA-2020-043) – Modification to PA-2018-013

RECOMMENDATION:

Approve the modifications to PA-2018-013 for 1, 2, 3 Waters Park Drive approving the Site Plan and Architectural Review Modification for a revised building design and site plan.

BACKGROUND:

On February 19, 2019, the City Council approved Planning Application PA 2018-013 to allow for the demolition of the existing office buildings and development of 190 new residential units at 1, 2, and 3 Waters Park Drive. This included approval of a Site Plan and Architectural Review, Vesting Tentative Parcel Map, as well as other planning entitlements. The approved project included 28 two-story single-family residences, ten 6-unit townhome buildings, six 9-unit townhome buildings, and four 12-unit townhome buildings. The project proposed a total of 425 parking spaces and 285 bicycle parking spaces. The project also proposed private and public common open space, including a publicly accessible, privately-owned trail along Borel Creek, which would lead to a dog park. The administrative report reviewed by the City Council at the February 19, 2019 Public Hearing is included as Attachment 1.

The adopted Conditions of Approval for PA 2018-013 require that any proposed modifications to the project substantially conform to the approved application. Any proposed project modifications deemed by staff to not be in substantial conformance require a Planning Application (PA) modification approved by the Planning Commission. In December 2019 the applicant submitted building permit plans which included substantial design changes necessitating a modification to the approved PA, and the applicant was directed to file the subject application to modify the approved PA. Some permits have already been issued, such as the demolition, grading, shoring and excavation, and fence permits. Work is proceeding on site in accordance with those permits. If the PA modifications are approved, the applicant would be allowed to resume the building permit application process with the modified design.

Proposed Modification

The applicant proposes several modifications to the originally approved project, and the key changes are summarized below. The project data sheet, included as Attachment 2, contains more information.

Elevations

Nearly all building facades would be modified predominantly to meet requirements such as the California Building Code or the adopted Conditions of Approval, or to attain revised design objectives. The proposed changes modify the building exterior materials; massing; window and door size and configuration; and eaves and awnings, including:

6-unit Townhome Buildings

- The overhangs at the rear elevation have been removed to avoid conflicts with the ladder pad as required

per the California Building Code.

- There are also minor window alterations, as well as changes in window and sliding door color from white to tan.
- Utility closets have also been added to the building.

9-unit Townhome Buildings

- The exterior finish now predominantly consist of stucco, vertical siding, tile, and adhered stone veneer.
- A change in massing configuration was required due to code requirements for exit stairs.
- Some awnings were removed due to conflicts with fire ladder locations.
- The bottom transom windows were removed due to floor assembly thickness and acoustic standards.

12-unit Townhome Buildings

- The buildings previously included standing seam metal roofs, and now consist of asphalt shingles to match the main building roof.
- The approved exterior finish consisted mainly of stucco, wood grain porcelain tiles, limestone tile veneer, and smooth cementitious panels; the project has removed the cementitious panels and now includes stucco and tile cladding instead.
- The common stairs were revised to have wall openings without any windows or doors to meet the open stair requirements of the California Building Code.
- The awnings from the second and third floor windows were removed to avoid conflicts with ladder pad location and requirements.
- The approved metal trellis are now replaced with a wood composite trellis. The bottom transom windows from all floors have been removed.

Single-Family Residence

- For the second-story windows facing the rear yard, the lower portion of the windows now include obscured glass to help maintain privacy amongst the neighbors, as required in the condition of approval of PA 18-013.

The elevation drawings included in [Attachment 8](#) contain details and illustrations.

Building Height

All buildings would remain under the maximum allowable height limit of 45 feet, with some minor reductions in building heights as follows:

- The 6-unit townhomes were approved at 31'-9", and the 5- and 6-unit townhomes are now proposed at 30'-7".
- The 9-unit townhomes were approved at 44 feet, and are now proposed at 43'-5".
- The 12-unit townhomes were approved at 44 feet as well, and are now proposed at 42'-3 ¼".
- The single-family residences were approved at 21'-4", and would remain at the same height.

Site Reconfiguration: Single-Family Residence, Townhome, and Trash Enclosure

The project also proposes a change to the approved site plan and unit mix. The approved Planning Application consisted of 28 single-family residences along the eastern and southern perimeters of the project site. A trash enclosure was originally located at the southwest corner of the property, adjacent to existing neighbors. During the Planning Commission Public Hearing there was discussion regarding relocating the trash enclosure to the northwest corner of the site, away from the neighboring residences, as presently shown on the plans. The Commission recommended City Council approval of the relocated enclosure and the Council approved the relocation, which has caused the applicant's request to remove one townhome unit on the northwest corner of the site in order to make room for the enclosure. In exchange for the omitted townhome, the applicant is proposing one additional detached residence on an enlarged Lot 28 where the trash enclosure was formerly located. This would allow the trash enclosure to be relocated to the northwest corner of the site, farther

away from the existing residences. The change would result in a 5-unit townhome building instead of 6-unit building and 29 single-family residences instead of 28 single-family residences, of which two units would be on Lot 28. The overall number of residential units would remain the same at 190 total units. The total number of lots would remain the same at 38 lots, as approved in the Vesting Tentative Map. The rear yard setback for the single-family residences would remain the same at a minimum of 15 feet.

Building Floor Area

The maximum allowable floor area ratio for this site is 0.85, and the original approval permitted a floor area ratio of 0.896 as allowed by a waiver through the State Density Bonus Law. The project now proposes a floor area ratio of 0.899, which would still qualify for the waiver and be allowed as the project would still maintain the same number and income level of below-market rate units. As a result, the total floor area would be modified from 434,466 square feet to 435,725 square feet, which is a 0.002% increase. The floor plans included within Attachment 8 contain more information.

Parking

The proposed project would maintain the same number of residential and visitor vehicle parking spaces as the approved project. As the application is eligible for State Density Bonus Law parking requirements of 0.5 parking spaces per bedroom, the project is required to provide a minimum of 269 off-street parking spaces. The approved Planning Application provided 425 parking spaces, of which 380 were dedicated to residents and 45 were dedicated to visitors. This exceeded the State Density Bonus Law parking requirements.

ENVIRONMENTAL DETERMINATION:

The City prepared an Initial Study/Mitigated Negative Declaration (IS/MND), certified by the City Council in 2019. The proposed modifications to the site design do not change any of the conclusions in the IS/MND or implicate any of the factors in CEQA Guidelines Section 15162, Subsequent EIRs and Negative Declarations. Therefore, no additional CEQA review is required.

STAFF RECOMMENDATION ANALYSIS:

Staff recommends that the Planning Commission approve PA-2020-043 to allow the modifications to PA-2018-013 for a revised building design and site plan. Staff recommends approval since many of the design changes appear to be necessary to meet the California Building Code requirements. In addition, the site plan changes appear to be necessary to accommodate the relocation of the trash enclosure, which was requested from neighbors, the Planning Commission, and City Council in 2019. The proposed project would still meet the Multi-Family Design Guidelines, General Plan, and municipal code requirements. The findings in Attachment 4 contain additional details.

NOTICE PROVIDED

In accordance with Government Code section 65091 and the City's Municipal Code noticing requirements, this item was noticed to the following parties ten days in advance of the Planning Commission meeting:

- Property owners, residential tenants and business tenants within 1,000 feet of the project site;
- The City's "900 List" which contains nearly 100 Homeowner Associations, Neighborhood Associations, local utilities, media, and other organizations interested in citywide planning projects;
- The interested parties list which includes interested individuals who contacted the City and requested to be added to the project notification list.

ATTACHMENTS

Att 1 – Administrative Report - PA 18-013 (February 19, 2019)

Att 2 – Project Data Sheet

Att 3 – Density Bonus Letter

Att 4 – Findings

Att 5 – Conditions of Approval – PA 20-043

Att 6 – Conditions of Approval – PA 18-013 (February 19, 2019)

Att 7 – Public Comments

Att 8 – Project Plans

STAFF CONTACT

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