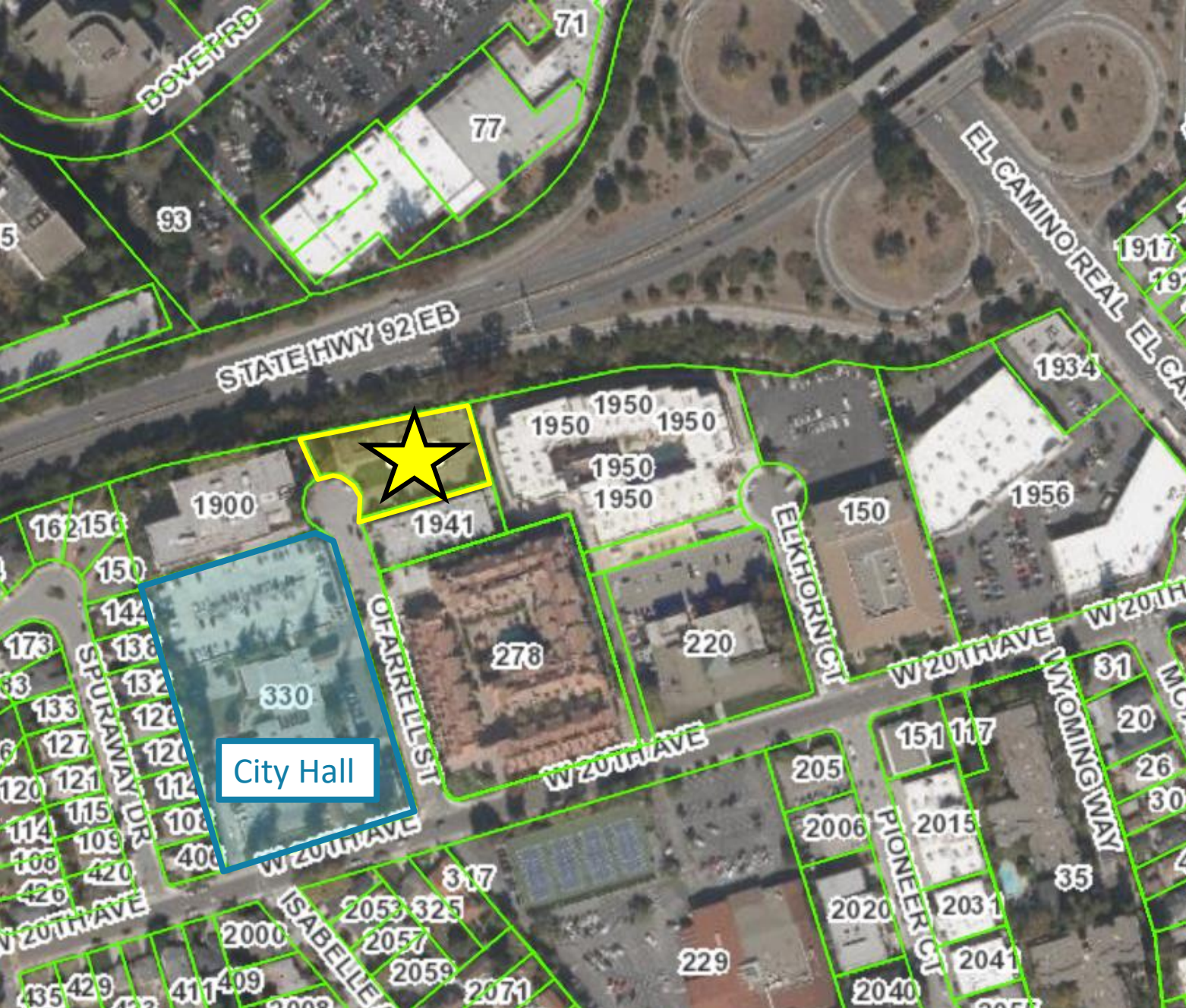




**PLANNING COMMISSION PUBLIC HEARING**  
**1919 O'Farrell St. Apartments**  
**(PA-2020-037)**

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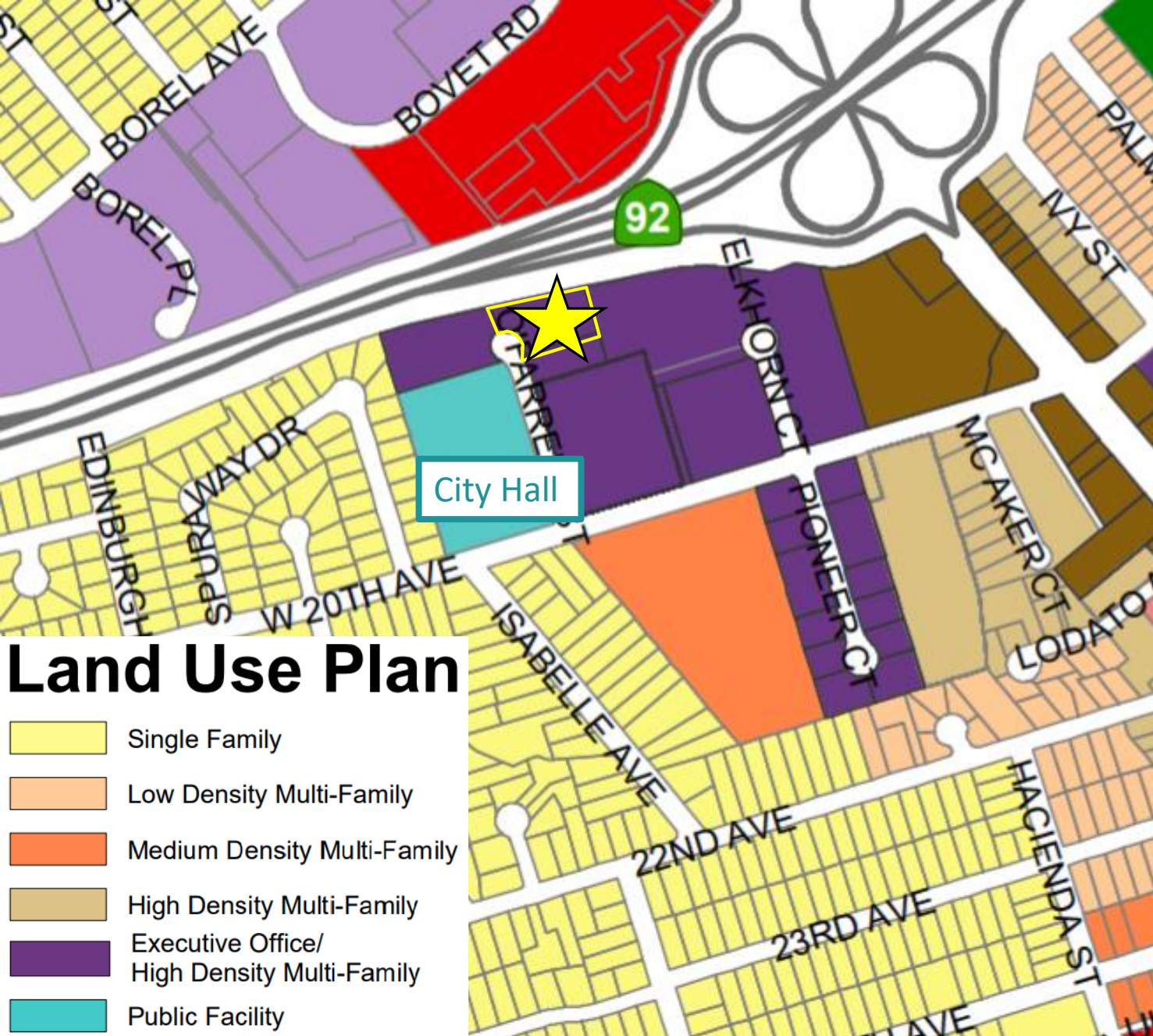
**OCTOBER 26, 2021**



# PROJECT SITE

- 1919 O'Farrell Street
- 0.71 acre
- Existing Use; 1-story Office Building
- E1-1/R4 Zoning District (Mixed Use)





# PROJECT SITE

- Adjacent Uses:
  - 1 to 4-Story offices
  - 1 to 4-Story Multi-family
    - Park 20 Apartments
    - Corte Bella Condominiums
  - City Hall
- SR 92
- Hayward Park Caltrain Station within one-half mile of project site.

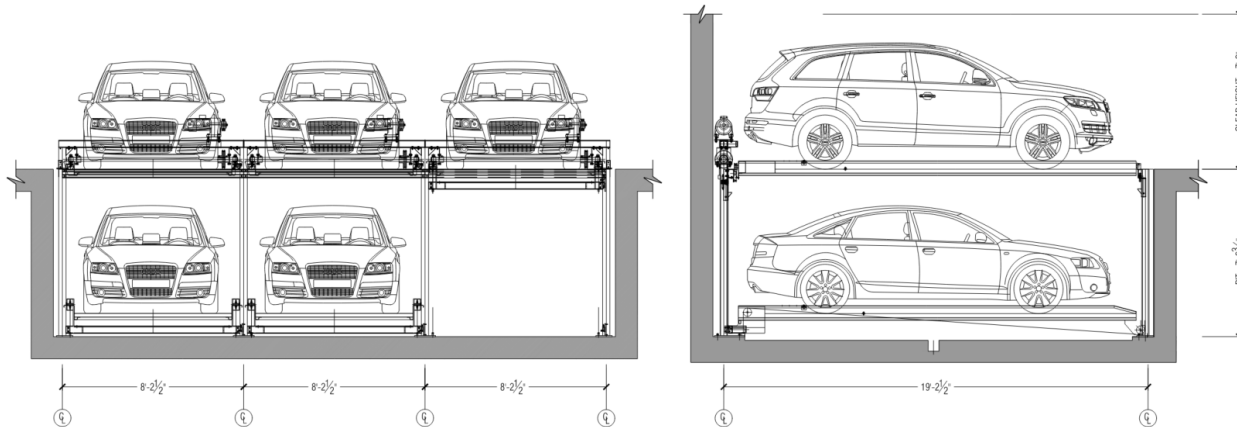
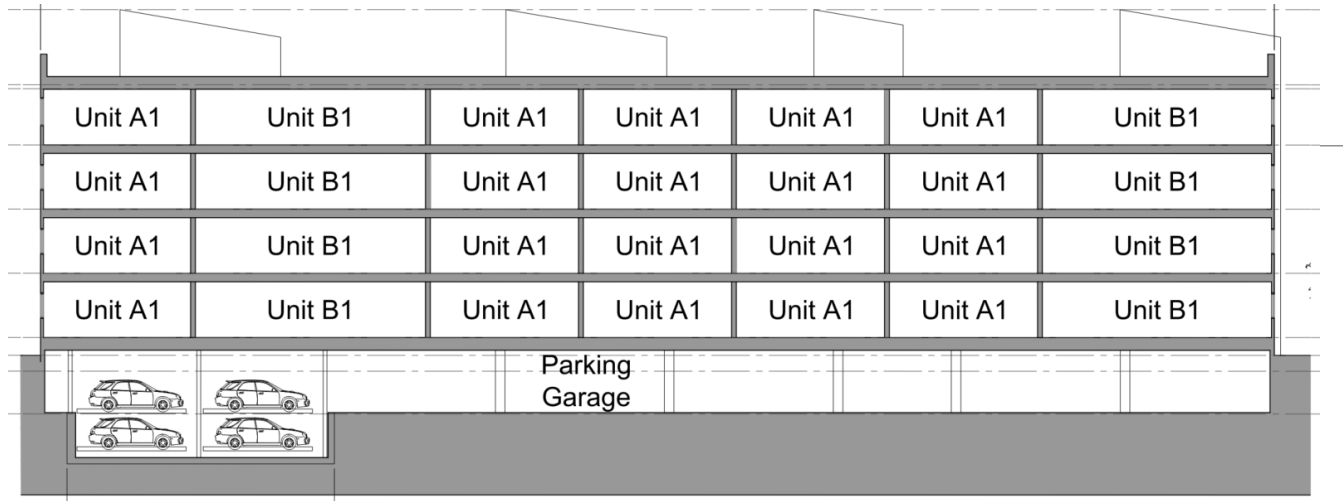


# EXISTING SITE PHOTO

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# PROJECT DESCRIPTION



- Demolish 1 office building
- New apartment building
  - 4 stories
  - 49 Residential rental units
    - Including 4 affordable units
  - A mix of 1-, 2- and 3-bedrooms
  - Max Density of 69 DU/Acre
- 64 On-site parking spaces
  - Single-level below-grade garage
  - Automatic “puzzle” lift parking system used for 39 spaces









# REQUIRED APPROVALS

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## Site Plan and Architectural Review

- 49 Residential Units
- On Site Parking
- Fence Exception

## Site Development Planning Application

- Removal of 9 trees with a diameter 6" or greater measured at 48" above natural grade

## Categorical Exemption

- To determine that the project will not have significant effect on the environment



# LOCAL CODES AND POLICIES

- General Plan
  - Executive Office/High Density Multi-Family
- Zoning Code
  - E1-1/R4

	Proposed	Maximum
Units	49	49
Height	45'-0"	45'-0"
FAR	1.79	2.0
	Proposed	Minimum
Parking	64	25
Bike Parking		
Long Term	54	54
Short Term	4	3

# LOCAL CODES AND POLICIES

- Pedestrian Master Plan
- Bicycle Master Plan
- Climate Action Plan
- Multi Family Design Guidelines

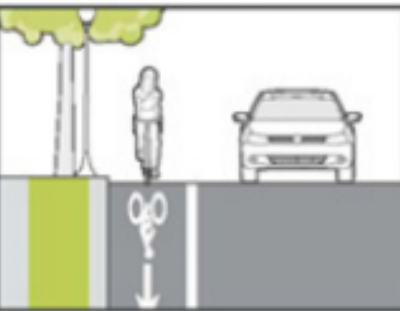
Shared Use Path



Bicycle Boulevard



Bike Lane





# STATE CODES AND POLICIES

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- Housing Accountability Act (HAA)
- Housing Crisis Act (SB330 Preliminary Application)

# STATE CODES AND POLICIES

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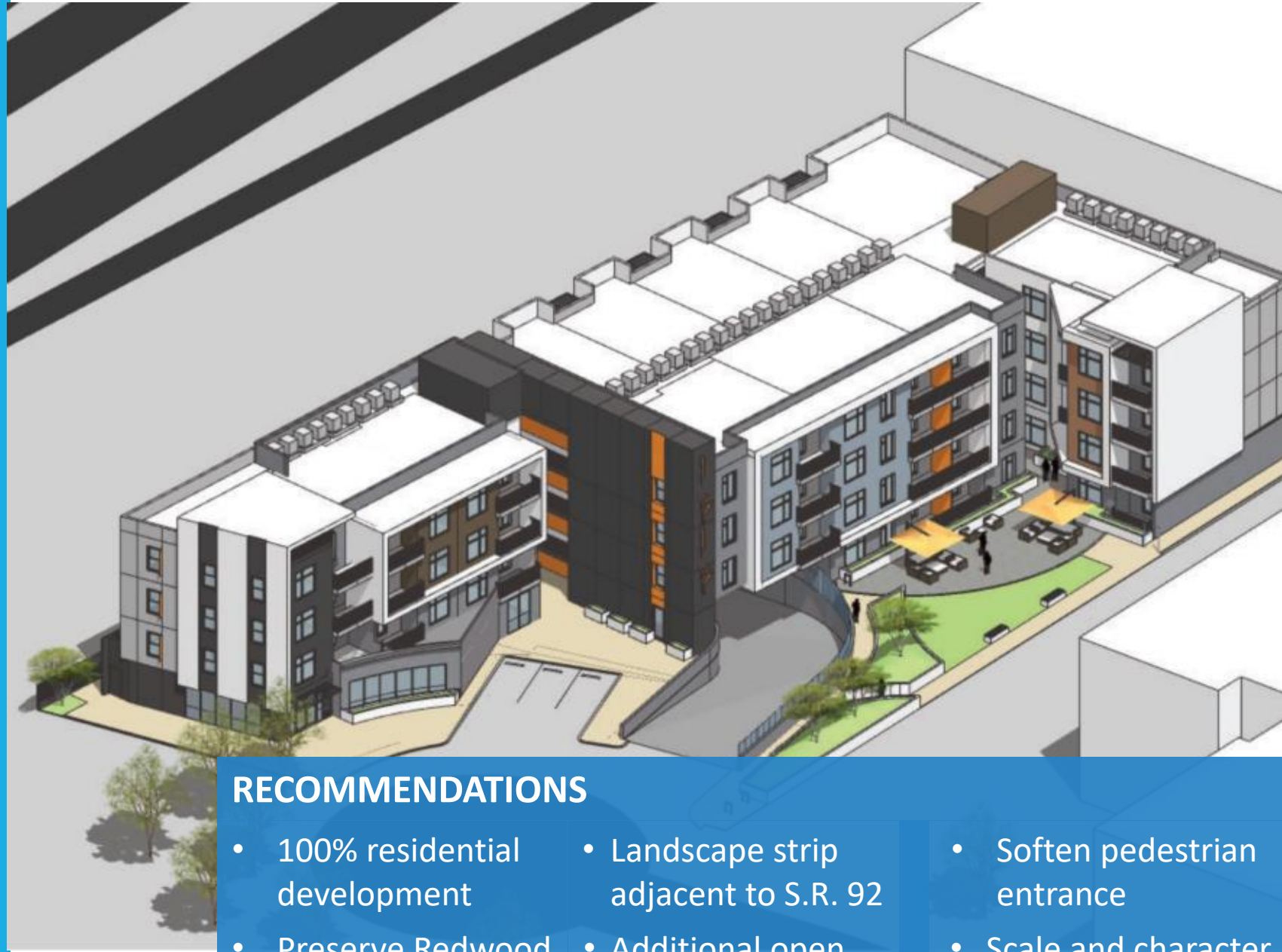
- State Density Bonus Law
  - 11% at Very Low-Income category
    - 35% density bonus
  - 1 Incentive/ Concession
    - Automated mechanical “puzzle” lift parking system
  - 3 Waivers Setbacks
    - Sidewalk width
    - Overhead clearance for puzzle lift parking system

	Proposed	Maximum
Base Density	50 DU/Acre (36 Units)	50 DU/Acre (36 Units)
Affordable Units	11% (4 Units)	10% (3.6 Units)
Density Bonus	35% (13 Units)	35% (13 Units)
Total Density	69 DU/Acre (49 Units)	69 DU/Acre (49 Units)
Incentives/ Concessions	1	1
Waivers	3	Unlimited



# PRE-APPLICATION DESIGN REVIEW

- Reviewed by Larry Cannon of Cannon Design Group during the preliminary application.
- Reviewed by the Planning Commission during the preliminary application study session.



## RECOMMENDATIONS

- 100% residential development
- Preserve Redwood trees
- Landscape strip adjacent to S.R. 92
- Additional open space
- Soften pedestrian entrance
- Scale and character of the building

# FORMAL-APPLICATION DESIGN REVIEW

- Revisions since 2020 Study Session
  - 100% residential
  - Preservation of Redwood trees
  - Open space increased
  - Building entrance and pedestrian access softened.
  - Enclosed lobby
  - Building scale and architectural compatibility
  - Screening of the above ground transformer





West Elevation

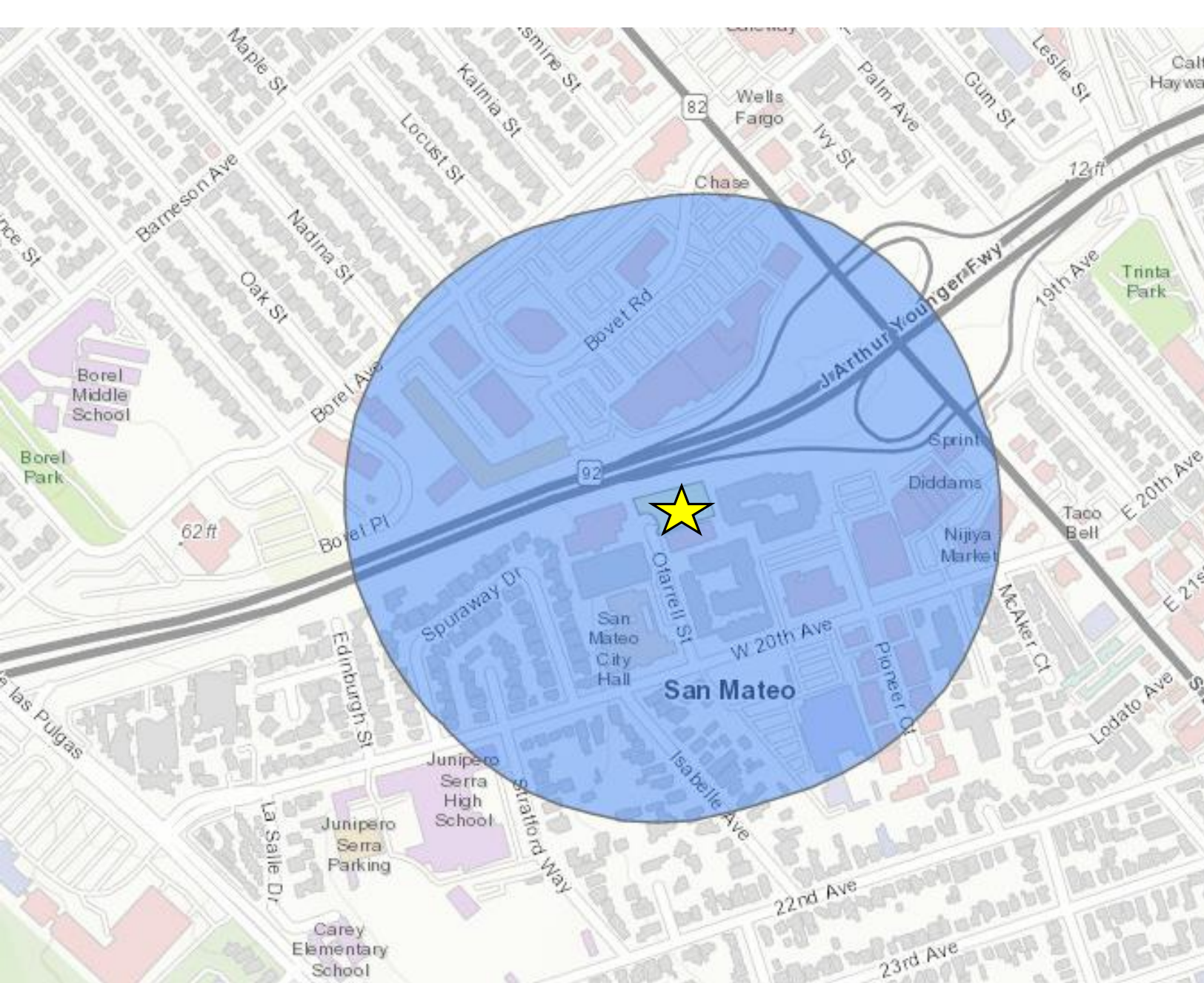


## CONTEMPORARY INSPIRED DESIGN

- Plaster
- Brick Veneer
- Painted Concrete
- Horizontal Cement Board Siding
- Vertical Standing Metal Seam Siding
- Metal Railings, Fencing, and Gates
- Metal and Wood Canopy
- Vinyl Windows and Aluminum Storefront

South Elevation





# PUBLIC INPUT

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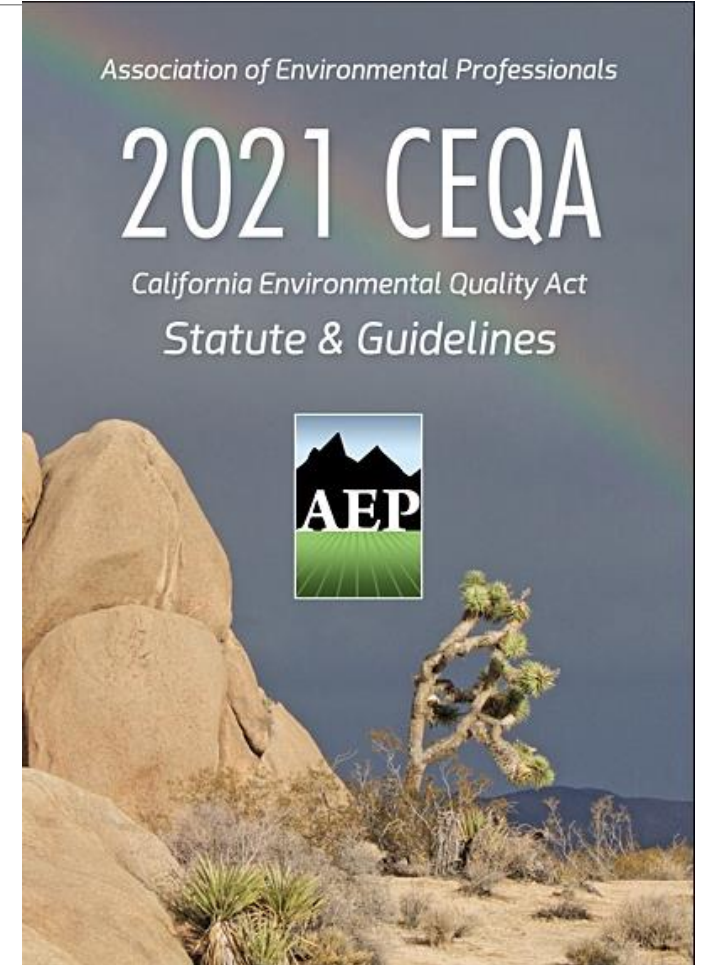
No public comments were received.



# CEQA

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- Categorical Exemption, Class 32 Section 15332, In-Fill Development Projects
- No significant effects with implementation of recommended Conditions of Approval
  - Air Quality
  - Noise





# TRANSPORTATION ANALYSIS

---

- Project is **EXEMPT** from Vehicle Miles Traveled (VMT)
  - Located within a half mile of high-quality transit services
  - Has a floor area ratio greater than 0.75, and
  - Provides no more than the minimum parking required by the City

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---

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- Level of Service (LOS)
  - Studied intersection would not exceed LOS Standard in General Plan
  - No intersection modifications required
  - Net increase during weekday AM and PM peak hours

# TRANSPORTATION ANALYSIS

---

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  - Located within a half mile of high-quality transit services
  - Has a floor area ratio greater than 0.75, and
  - Provides no more than the minimum parking required by the City
- Level of Service (LOS)
  - Studied intersection would not exceed LOS Standard in General Plan
  - No intersection modifications required
  - Net increase during weekday AM and PM peak hours
- Transportation Demand Management (TDM) Plan includes:
  - TDM Coordinator, TDM Program institutional in apartment lease, New Resident Packets, TDM Communications, Multimodal Wayfinding Signage, and Bike Education/ Workshops





# RECOMMENDATION

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- Recommend a determination of **Categorical Exemption** for the project based on the Findings for Approval; and,
- Recommend approval of **Site Plan and Architectural Review** and **Site Development Planning Application** to allow the development of a new multi-family residential building with 49 units located at 1919 O'Farrell Street



**PLANNING COMMISSION PUBLIC HEARING**  
**1919 O'Farrell St. Apartment Building**  
**(PA-2020-037)**

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**OCTOBER 26, 2021**





Pre-App Rendering

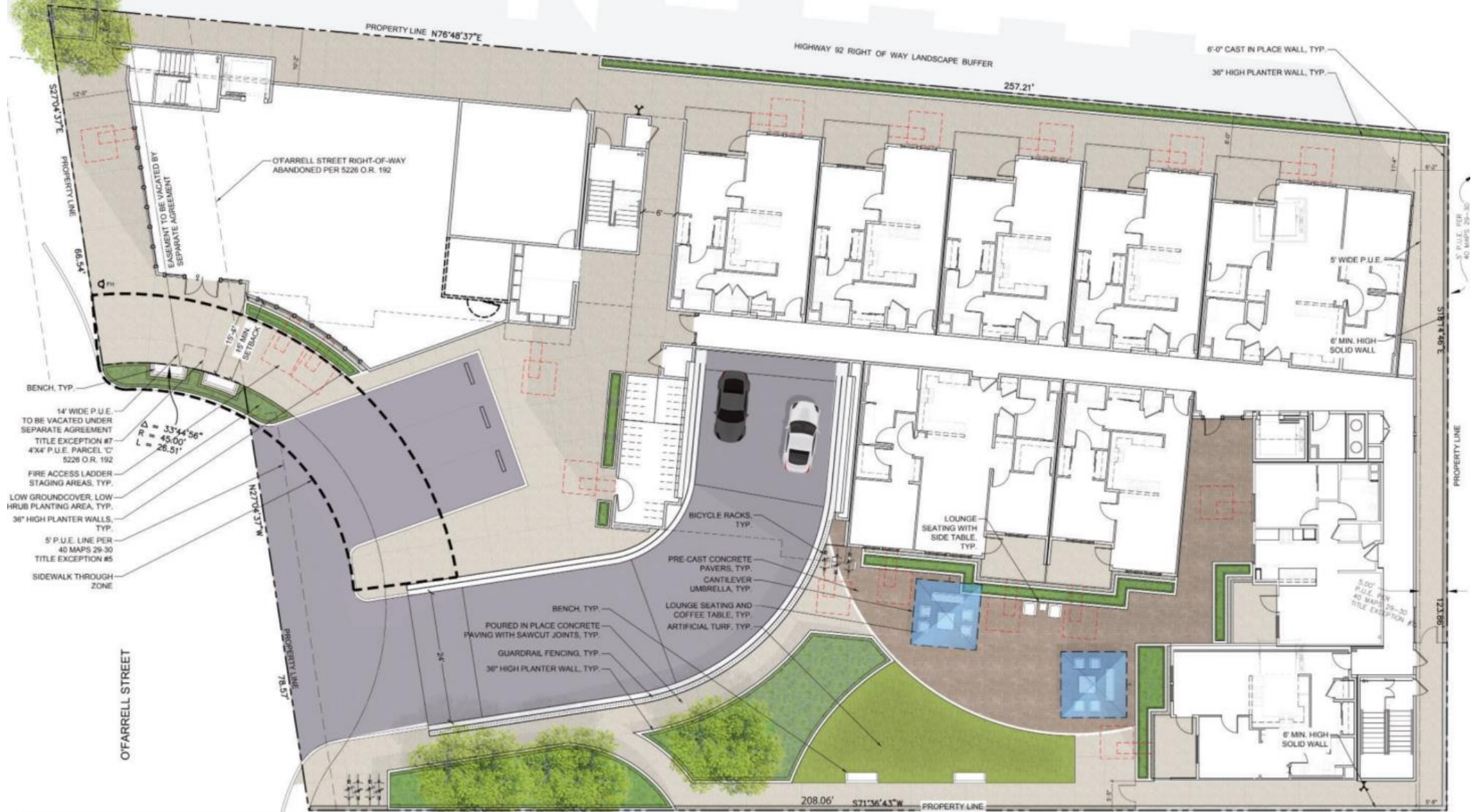


## 02 West Elevation









ALL DIMENSIONS ARE APPROXIMATE  
AND SHOULD BE USED AS A GUIDE ONLY.  
FOR THE PURPOSES OF THIS PLAN, THE  
PROPERTY LINE IS ASSUMED TO BE THE  
CENTERLINE OF THE ADJACENT STREET.

1919 O'Farrell Street

Pre Application Set

DATE: 11.08.2019  
PROJECT NO: 19-101

Pre-App Landscape Plan





**Revised Rendering**



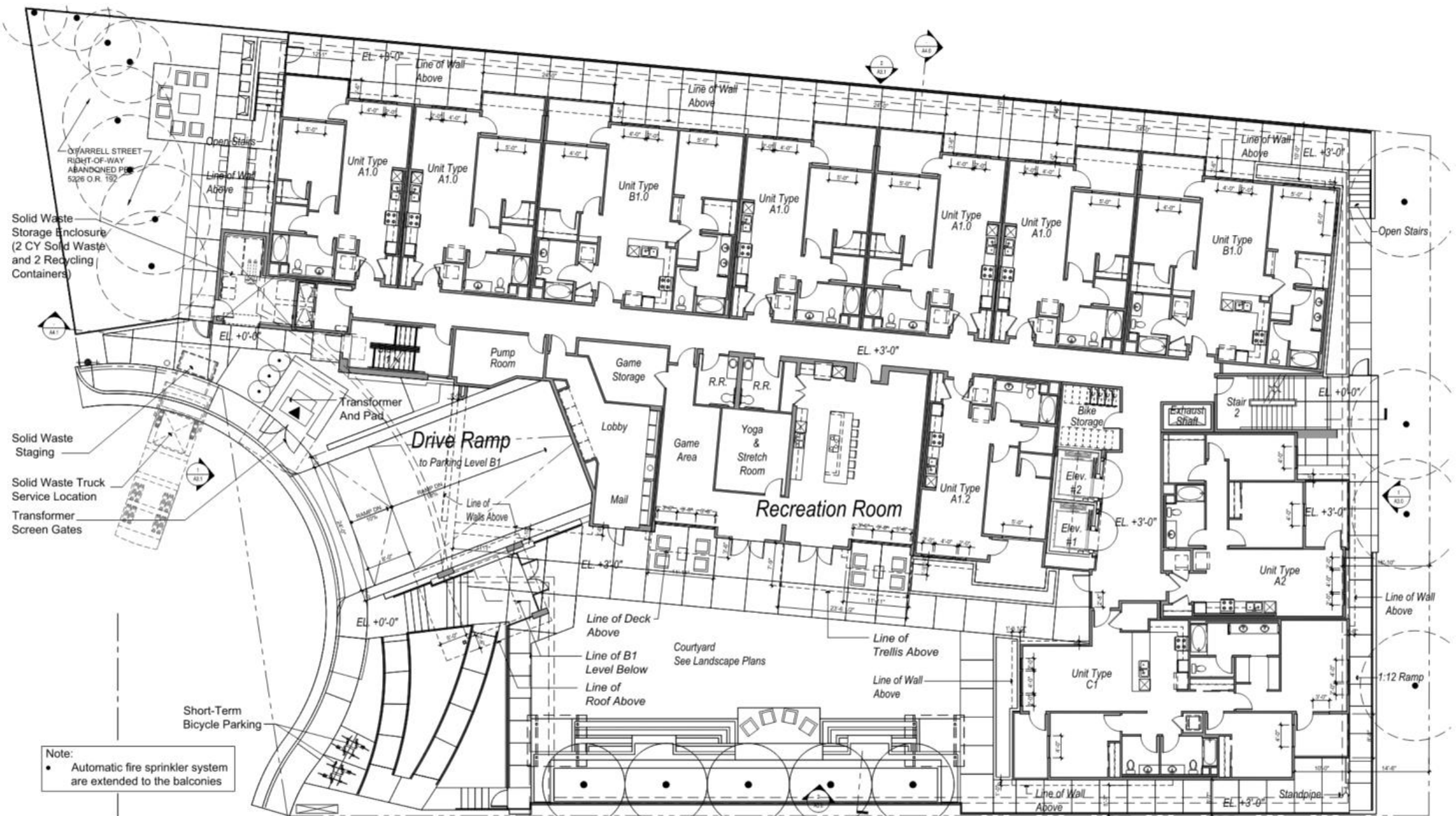


Revised West Elevation



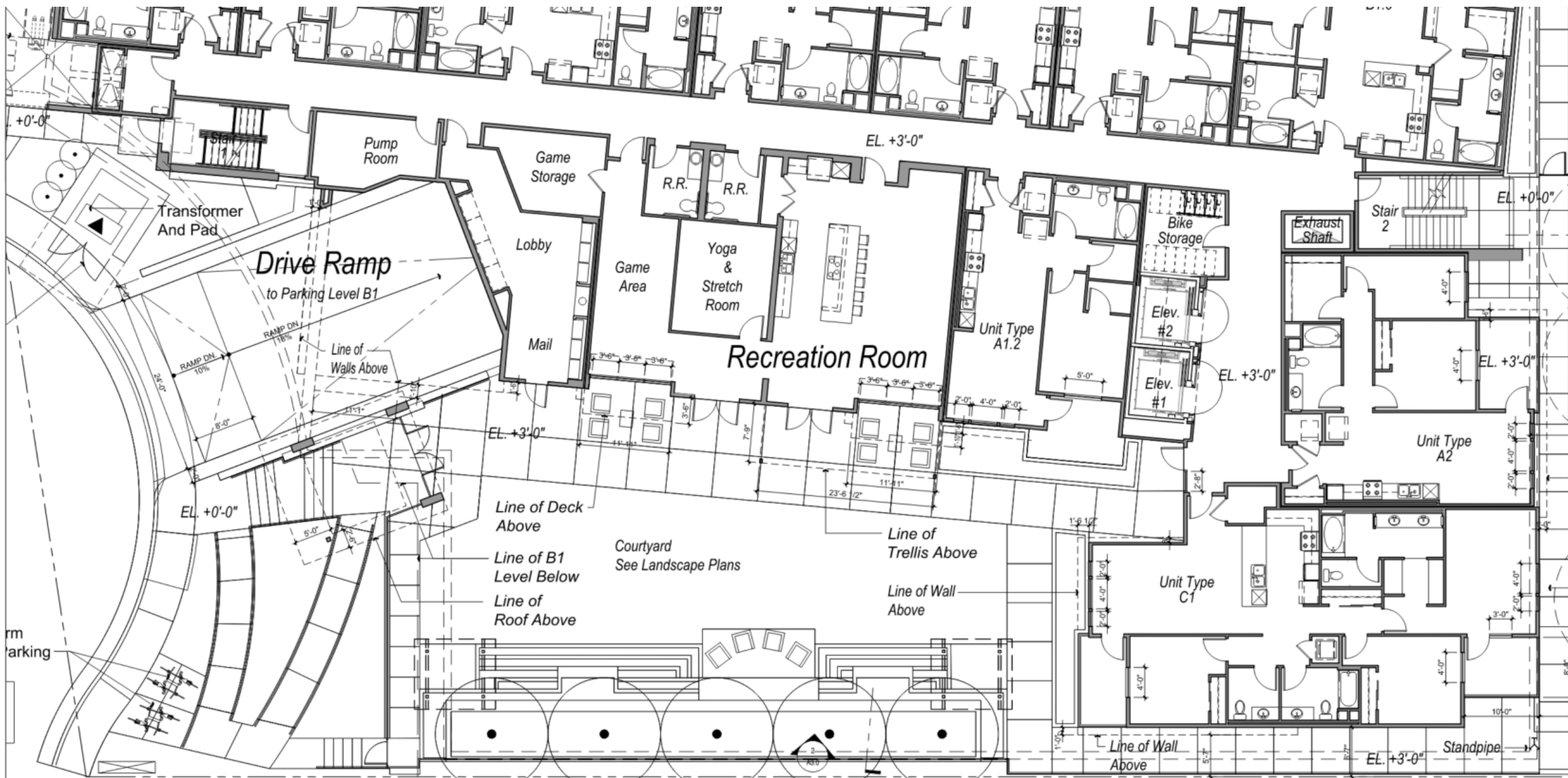
Revised South Elevation





Revised 1<sup>st</sup> Floor Plan





Zoomed In Revised 1<sup>st</sup> Floor Plan



