

435 E. 3rd AVENUE PROJECT

PROJECT: 435 Project
MEETING: Neighborhood Meeting
LOCATION: Zoom Virtual Neighborhood Meeting
DATE: Thursday, October 7, 2021 at 7 pm
ATTENDING: 6 people

Meeting Attendance

Due to shelter-in-place requirements, the neighborhood meeting for the Block 21 Project application was conducted virtually, via Zoom. Below is the list of attendees.

First Name	Last Name	Email Addresss
Dino		--
Laurie	Watanukie	-
George	Derby	-
Lorenzo	Freschet	-
Sandy		-
Jennifer	Wilcox	-
Maria	Aviles	-
Mike	Field*	mike@windyhillpv.com
Austin	O'Such*	austin@windyhillpv.com
Evan	Sockalosky*	evans@arctecinc.com
Lisa	Ring*	lisa@ringcal.com

*Member of project applicant's design team

Meeting Notes

Q1: This project looks very similar to the other projects Windy Hill has developed in the area.

A1: The project are all different in their architectural style, although they may have a similar form (setbacks, etc.) due to City zoning regulations. Windy Hill is working on a graphic that shows all the buildings that have been developed, are under construction and are in the entitlement process. This graphic can show how the buildings work together, but are architecturally different.

Q2: I am very against this project not including on-site parking. This is not the right direction for downtown San Mateo. The in-lieu parking fees included as part of this project could be used for something else other than providing parking in the downtown.

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A2: The project does propose to include parking through the payment of in-lieu fees. This is a standard way of providing for parking in the downtown, since it has been determined that it can be efficient to provide parking through the use of the downtown parking that is made available to all in downtown. So, even though the project does not provide parking on-site, it contributes to the provision of parking within the downtown. It is Windy Hill's thought that the parking in-lieu fees paid as part of the previously developed projects, as well as this project would be used to build new parking facilities, like the garage that will be built between 4th/5th Avenues and Railroad and Claremont St.

It is further Windy Hill's understanding that all parking in-lieu fees paid, are required to be spent in the provision/improvement of parking within the downtown.

Q3: I really like the classic look of the of the building since it includes brick, it blends in really well. It would be a nice addition to downtown

A3: The project is just at the beginning of the process, as the Neighborhood Meeting is the first meeting of several public meetings that take place during the review of the project.

Q4: Is the project all office uses? Would like to see a breakfast restaurant at this location?

A4: The project includes office uses and 5 multi-family rental units. An additional breakfast restaurant would be great in downtown, however, it is not proposed at this location.

Q5: Would like to see the "family" of buildings.

A5: Windy Hill is working on a graphic that shows all the buildings that have been developed, are under construction and are in the entitlement process. This graphic can show how the buildings work together, but are architecturally different.

Q6: What size are the units?

A6: The units will range between 700 to 800+ square feet. These units are proposed to be larger than the studio and 1 bedroom units included as part of the previous Windy Hill developments in the project area.

Q7: Is it possible to provide parking on the ground floor of the building?

A7: Unfortunately, it is very difficult to provide parking on the ground floor of this building. Due to the small size of the site, very parking spaces can actually be built, especially when you account for ingress and egress, drive aisles, turn around areas, etc. In addition, the City is looking for pedestrian oriented space at the ground level and parking would not fulfill this preference.

Q8: Would the parking in the other Windy Hill projects be used to support parking for this building and the project area?

A8: The parking provided in the previous Windy Hill developments in the project area provide for the included parking to be used by the public during evening and weekends. As such, these

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spaces can be used by people in the project area, subject to the hours of availability and criteria set by the City.

Q9: What concessions are being requested as part of the project under State Density Bonus law?

A9: The project includes two (2) concessions. The first concession is a request to provide all the parking off-site, through the payment of parking in-lieu fees. The second concession is a request for increased floor area (compared to the maximum allowed by the zoning district) to allow for the development of the multi-family units. Both of these concessions results in actual cost savings, making the construction of the Below Market Rate (BMR) units feasible.