

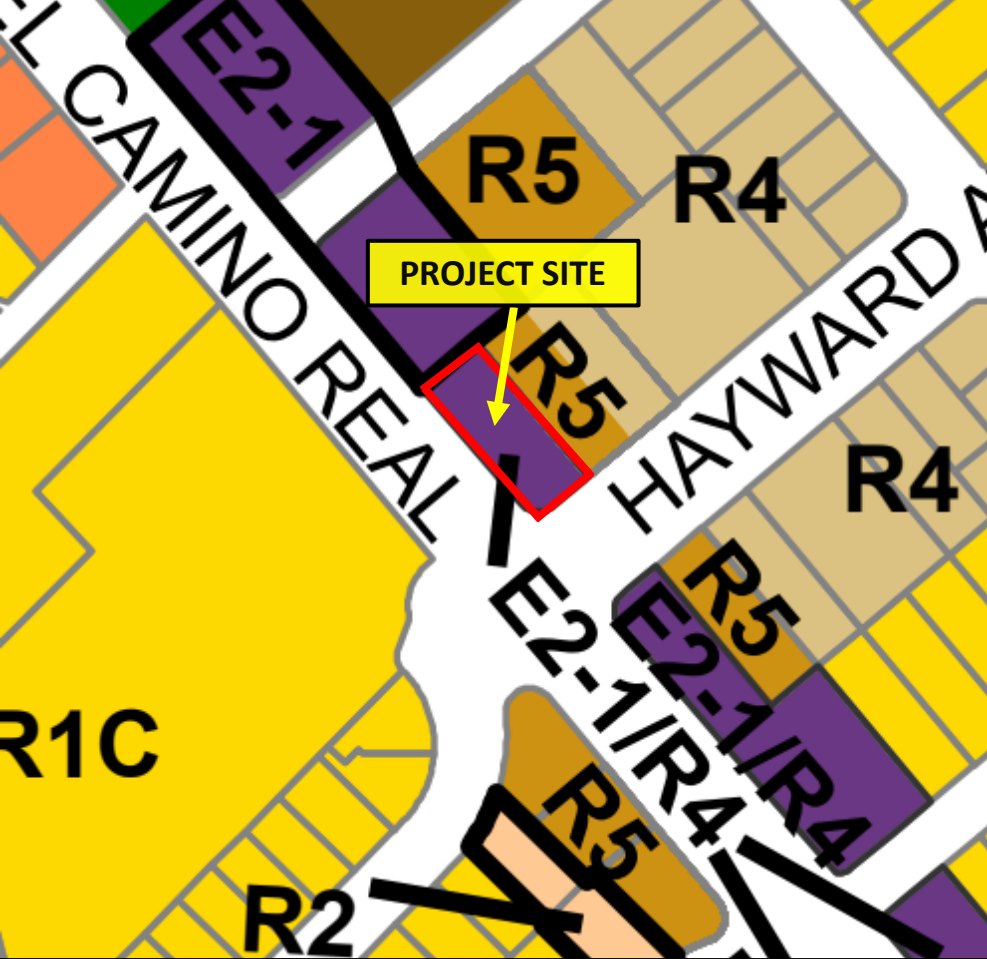


1 Hayward Ave.

Office/Residential Development
PA-2019-045

Planning Commission Public Hearing
May 10, 2022

Wendy Lao, AICP, Associate Planner
Community Development Department



PROJECT SITE

- E2-1/R4 zoning
- 12,820 sq. ft. (0.29 acre)
- 3 existing buildings
 - 5 residential units
 - 1 commercial unit (1,115 sf)

SURROUNDING USES



Project site



North



South



East



West

PROJECT DESCRIPTION

- 4-stories; 42'-8" height
- FAR: 1.98 (25,320 sq. ft.)
- Office: 4,495 sq. ft. on ground floor
- 18 apartment units on level 2-4
 - 2 affordable units – very-low-income level
 - All one bedrooms
 - 640 – 935 sq. ft.
- 22 parking spaces in underground garage
 - 9 for residents; 13 for office
- Additional street parking on El Camino Real



PROJECT DESCRIPTION (con't)

- Removal of 6 trees
 - 5 Protected Trees
- Tree replacement:
 - 2 new Japanese Maple trees
 - Payment of in-lieu fees
- 3,260 of open space
 - 2,550 sf of usable open space (includes balconies and outdoor common areas)
- 23 bicycle parking spaces



DENSITY BONUS

	Allowable density w/ concession & w/o DB:	Allowable density w/ concession & w/ 50% DB:	Proposed density:
DU/AC	44	66	62
DUs on project site (0.29 acre)	12	19	18

- 2 BMR units (VLI – 50% AMI)
- State DB parking standard: 0.5 spaces/DU (9 spaces/18 DU)

DENSITY BONUS – CONCESSION



- 1) Reduce landscape buffer from $\frac{1}{2}$ building height to 8' to 10'
- 2) n/a
- 3) n/a

DENSITY BONUS – WAIVERS

- 1) Reduce min. parcel width requirement from 70' to 80'
- 2) Increase in building height from 40' to 42'-8"
- 3) Reduce min. ground floor office height from 15' to 14'
- 4) Increase the allowable percentage of compact parking stalls from 30% to 59%
- 5) Increase the max. slope of driveway ramp from 18% to 20%
- 6) Reduce office parking requirements from 1 space/335 sf to 1 space/360 sf

DENSITY BONUS – WAIVERS

- 1) **Reduce min. parcel width requirement from 80' to 70'**
- 2) Increase in building height from 40' to 42'-8"
- 3) Reduce min. ground floor office height from 15' to 14'
- 4) Increase the allowable percentage of compact parking stalls from 30% to 59%
- 5) Increase the max. slope of driveway ramp from 18% to 20%
- 6) Reduce office parking requirements from 1 space/335 sf to 1 space/360 sf

DENSITY BONUS – WAIVERS

- 1) Reduce min. parcel width requirement from 70' to 80'
- 2) Increase in building height from 40' to 42'-8"**
- 3) Reduce min. ground floor office height from 15' to 14'
- 4) Increase the allowable percentage of compact parking stalls from 30% to 59%
- 5) Increase the max. slope of driveway ramp from 18% to 20%
- 6) Reduce office parking requirements from 1 space/335 sf to 1 space/360 sf

DENSITY BONUS – WAIVERS

- 1) Reduce min. parcel width requirement from 70' to 80'
- 2) Increase in building height from 40' to 42'-8"
- 3) Reduce min. ground floor office height from 15' to 14'**
- 4) Increase the allowable percentage of compact parking stalls from 30% to 59%
- 5) Increase the max. slope of driveway ramp from 18% to 20%
- 6) Reduce office parking requirements from 1 space/335 sf to 1 space/360 sf

DENSITY BONUS – WAIVERS

- 1) Reduce min. parcel width requirement from 70' to 80'
- 2) Increase in building height from 40' to 42'-8"
- 3) Reduce min. ground floor office height from 15' to 14'
- 4) Increase the allowable percentage of compact parking stalls from 30% to 59%**
- 5) Increase the max. slope of driveway ramp from 18% to 20%
- 6) Reduce office parking requirements from 1 space/335 sf to 1 space/360 sf

DENSITY BONUS – WAIVERS

- 1) Reduce min. parcel width requirement from 70' to 80'
- 2) Increase in building height from 40' to 42'-8"
- 3) Reduce min. ground floor office height from 15' to 14'
- 4) Increase the allowable percentage of compact parking stalls from 30% to 59%
- 5) **Increase the max. slope of driveway ramp from 18% to 20%**
- 6) Reduce office parking requirements from 1 space/335 sf to 1 space/360 sf

DENSITY BONUS – WAIVERS

- 1) Reduce min. parcel width requirement from 70' to 80'
- 2) Increase in building height from 40' to 42'-8"
- 3) Reduce min. ground floor office height from 15' to 14'
- 4) Increase the allowable percentage of compact parking stalls from 30% to 59%
- 5) Increase the max. slope of driveway ramp from 18% to 20%
- 6) **Reduce office parking requirements from 1 space/335 sf to 1 space/360 sf**

INCLUSIONARY HOUSING & COMMERCIAL LINKAGE FEE

- 1) Project proposes 16% VLI units, which exceeds the City's requirement to either:
 - a) Provide 15% low-income units, or
 - b) Provide 10% very-low-income units
- 2) 2 or 3 VLI replacement rental units may be required
- 3) Project will not provide Affordable Housing Commercial Linkage Fee; not > 5,000 SF

TRANSPORTATION ANALYSIS

Trip Generation	AM Peak Hour	PM Peak Hour
Net New Trips	12	15

Vehicle Miles Traveled (VMT)	Proposed Project	City's Standard
VMT/Capita	14.8	13.1
VMT/Employee	22.2	15.3

Impacts will be reduced to a less than significant level through COAs

TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN

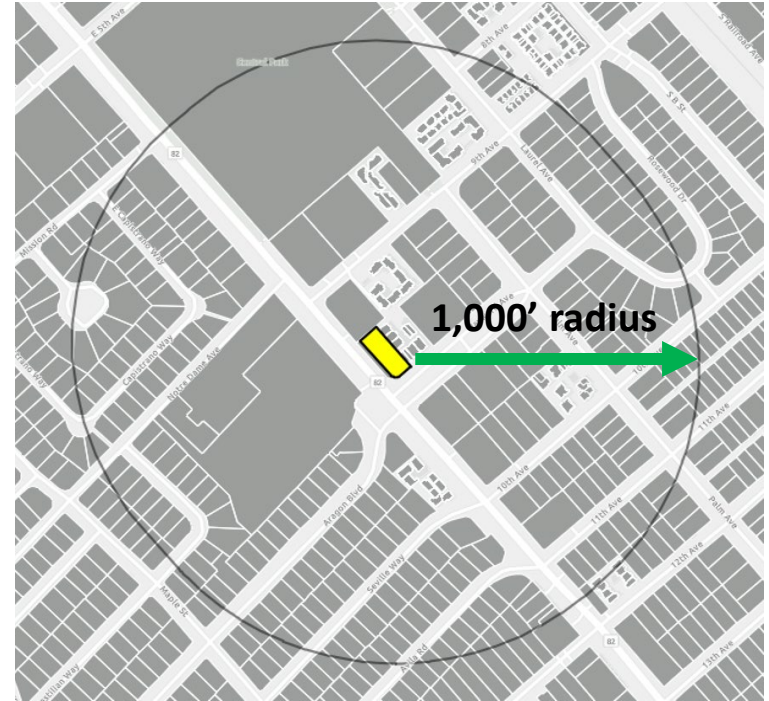
Strategies include:

- Unbundled parking
- New resident & employee packets
- Bike share
- TDM coordinator
- TDM communications
- and more.



PUBLIC NOTICING

- Neighbors within 1,000' of project site
- Interested Parties List
- 2 public comments received. Concerns include:
 - Proposed use
 - Removal of trees
 - Potential Study Session



RECOMMENDATION

- Determine the project qualifies for a Categorical Exemption from further environmental review under the California Environmental Quality Act (CEQA) based on the Findings for Approval and as conditioned in Attachment 1; and,
- Adopt a Resolution approving the Site Plan and Architectural Review (SPAR) and Site Development Planning Application (SDPA) for the construction of a new mixed-use building with ground floor office uses and 18 multi-family residential apartment units located at 1 Hayward Avenue.

Thank You

Wendy Lao, AICP, Associate Planner
Community Development Department

wlao@cityofsanmateo.org

(650) 522-7219

SECTION HEADER

