



# 1885 S. Norfolk St.

Five-Story Residential Building  
(PA-2022-029)

Planning Commission Study Session  
July 26, 2022

Somer Smith, AICP, Associate Planner  
Community Development Department



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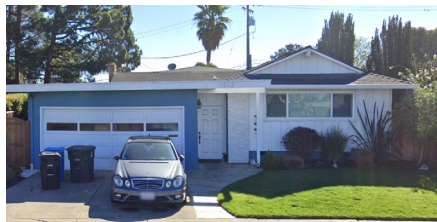
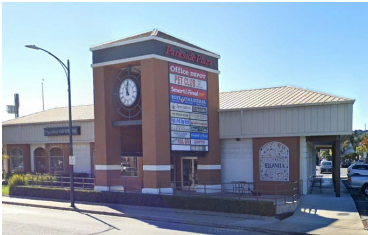


# PROJECT SITE

- 1 Parcel (3.18 acres)
  - S. Norfolk Street
  - Susan Court.
  - Fashion Island Blvd.
- General Plan Land Use – Neighborhood Commercial
- C1-1(Neighborhood Commercial)
- Shoreline Park Specific Plan
- Shoreview Planning Area

# PROJECT SITE

- 1 Parcel (3.31 acres)
  - S. Norfolk Street
  - Susan Court.
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- General Plan Land Use – Neighborhood Commercial
- C1-1(Neighborhood Commercial)
- Shoreline Park Specific Plan
- Shoreview Planning Area





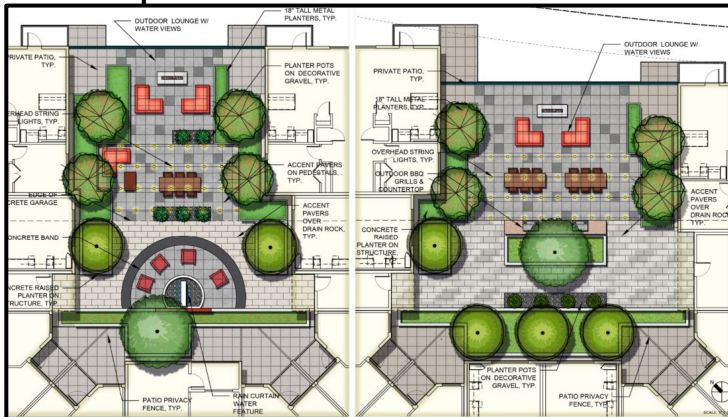


# PROJECT DESCRIPTION

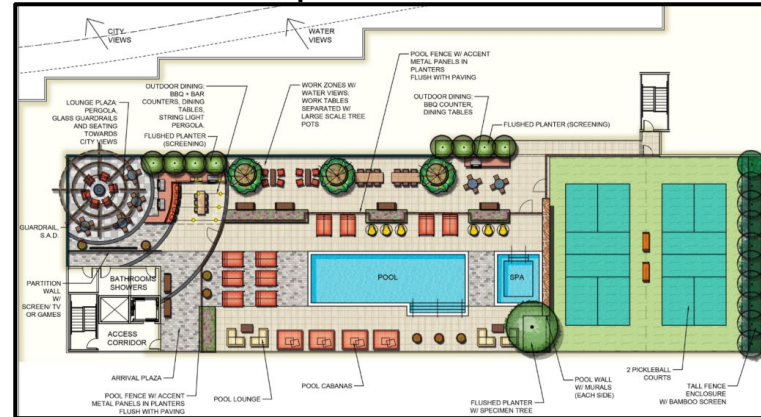
- Planned Development (PD)
  - 5-Story Residential Building
  - Approx. 483,000 sq. ft.
  - 321 Units (Rental)
    - 24 unit (15%) affordable units at very-low income level
    - 24 studio units, 188 one-bedroom units, and 109 two-bedroom units
- Central Parking Garage
  - 376 parking stalls
  - 216 long-term bicycle stalls

# PROJECT DESCRIPTION

- Open Space
- Residential Courtyards & Rooftop Deck



2<sup>nd</sup> Floor Courtyards

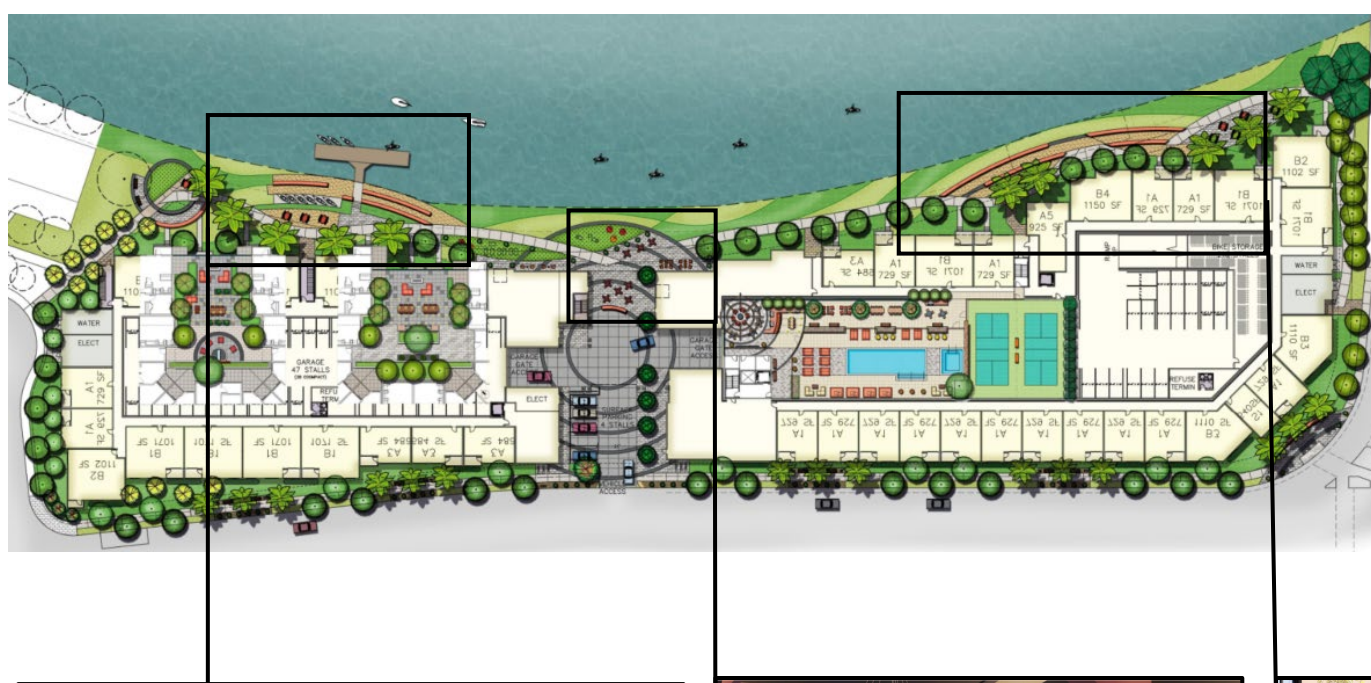


Rooftop Deck w/ Pool & Pickleball Courts



# PROJECT DESCRIPTION

- Open Space
- Residential Courtyards & Rooftop Deck
- Public Open Space along Seal Slough





# CODE AND POLICY REVIEW

- GENERAL PLAN AND ZONING  
CODE
- LOCAL PLANS
- STATE LAW

# CODE AND POLICY REVIEW

- GENERAL PLAN AND ZONING CODE
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- **General Plan Land Use** – Neighborhood Commercial
- **Zoning District** – C1-1 (Neighborhood Commercial)

	Proposed	Maximum
Floor Area Ratio	3.49 *	1.0
Density	101 du/acre*	75 du/acre**
Building Height	53'-8"*	35'-0"
Setbacks	7'-0" on all frontages**	20'- 0" along Susan Ct. (No other req. setbacks)
	Proposed	Minimum
Parking	376*	376*
Long Term Bike Parking	438	136
Common Open Space	To be verified in the formal planning application	6 acres/ 1,000 residents

\*Modified by State Density Bonus Law

\*\* Modified by Residential Planned Development



# CODE AND POLICY REVIEW

- GENERAL PLAN AND ZONING CODE
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- **Shoreline Park Specific Area Plan**

- Area 4- Marina Lagoon
  - Linear park/public access along Marina
  - Bikeways and trails along the Lagoon

- **Pedestrian Master Plan**

- Overall Sidewalk Widths
  - 15'-0" along S. Norfolk St.
  - No sidewalks along Susan Ct. and Fashion Island Blvd.

- **Bicycle Master Plan**

- S. Norfolk St – Class II Buffered Bike Lane & Designated Bicycle Lane (Existing)
- Fashion Island Bld. – Class IV Separated Bike Lane



# CODE AND POLICY REVIEW

- GENERAL PLAN AND ZONING CODE
- LOCAL PLANS
- STATE LAW

- **Housing Accountability Act**
- **State Density Bonus Law**

Base Density	Density Bonus	Combined Density
159 Units (50 du/acre)	162 units (50% Bonus of 80 units + 82 units as concession request)	321 Units (101 du/acre)
<b><i>Proposed Density:</i></b>	<b><i>321 Units (101 du/acre)</i></b>	
% Affordable:	24 Units (15%) Very Low Income	

- Reduced Parking Standards
  - 1 space/ studio and 1-bedroom units
  - 1.5 spaces/two-bedroom units
  - Tandem Spaces
- Waiver:
  - Reduce Parking Ramp Width



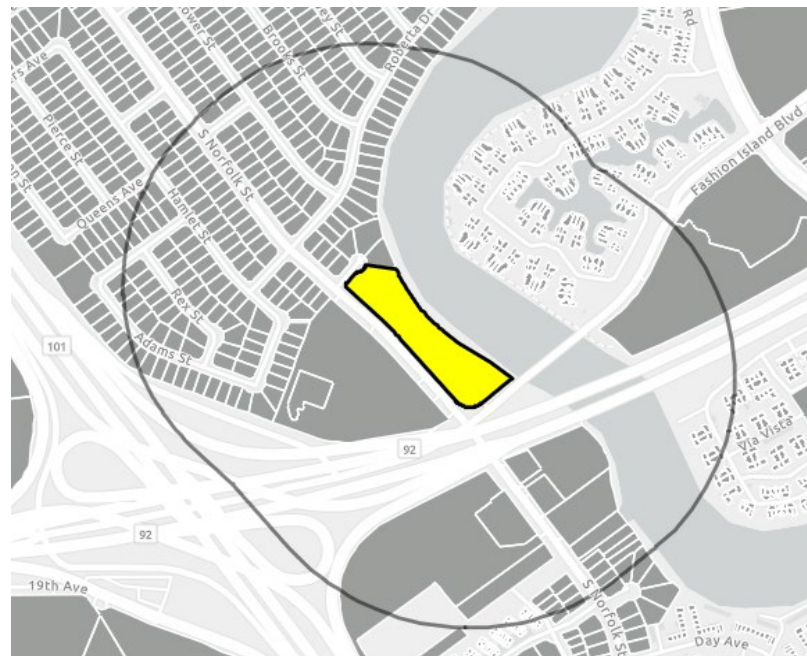
# CODE AND POLICY REVIEW

- GENERAL PLAN AND ZONING CODE
- LOCAL PLANS
- STATE LAW

- **State Density Bonus Law**
- Concessions
  1. Exceed maximum density by 82 units
  2. Exceed maximum building height by 18'-8"
  3. Reduce covered parking by four stalls
- Requirements
  - Must result in cost reductions
  - Must not have a specific adverse impact to public health and safety
  - Must not be contrary to state or federal law
- Concession 1 may need revisions as City does not have enabling ordinance for increased density

# PUBLIC COMMENTS

- Neighborhood meeting on June 22, 2022, attended by 59 community members
- Public comment letters:
  - Support
  - Building height and scale
  - Traffic Impacts
  - Lack of parking; overflow into neighborhoods
  - Waterfront/ground level dining
  - View Impacts
  - Noise amplification across the Slough





# DISCUSSION ITEMS

- PROPOSED USE
- BUILDING DESIGN AND SITE PLAN
- OTHER PROJECT ASPECTS

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## High Density Multi-Family Residential Use

- Project Site - C1 Parcel
  - Special Use subject to the R3 Density (35 du/acre)
  - General Plan Policy PA 4.5 encourages public-serving commercial uses
- Option 1 (Proposed) – Special Use Permit (SUP) for Residential Planned Development (PD)
  - Use subject to R5 Density (50 du/acre)
  - Max Height of C1 district (35'-0")
  - Potential Conflicts with General Plan Land Use Designation
- Option 2 - General Plan Amendment & Zoning Reclassification to R5 District (High Density Multi-Family Dwellings)
  - By-Right Use subject to Density of 50 du/acre
  - Max Height of 55'-0"
  - Consistency with General Plan Land Use Designation

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# DISCUSSION ITEMS

- PROPOSED USE
  - BUILDING DESIGN AND SITE PLAN
  - OTHER PROJECT ASPECTS
- Other project aspects that should be considered during the formal planning application
  - Entitlements
    - Special Use Permit (SUP)
    - Site Plan and Architectural Review (SPAR)
    - Site Development Planning Application (SDPA)
  - Next Steps
    - Revise plans and file formal planning application
    - Staff Review
    - Environmental Review
    - Public Hearing and Decision

# DISCUSSION ITEMS

## 1. PROPOSED USE

- A. Residential PD or General Plan and zoning reclassification?
- B. Ground floor commercial uses or exclusively residential uses?

## 2. BUILDING DESIGN AND SITE PLAN

- A. Design revisions to improve the use of the two architectural styles?
- B. Modifications to improve the overall building mass, scale, and its relationship to the lower scale surrounding context?
- C. Do the arched opening and site plan address the pedestrian realm and access to the open space appropriately?

## 3. OTHER CONCERNS

- A. Revisions if a reduction of density is necessary? For example, revisions to unit size, open space, and/or building height.

# Thank You

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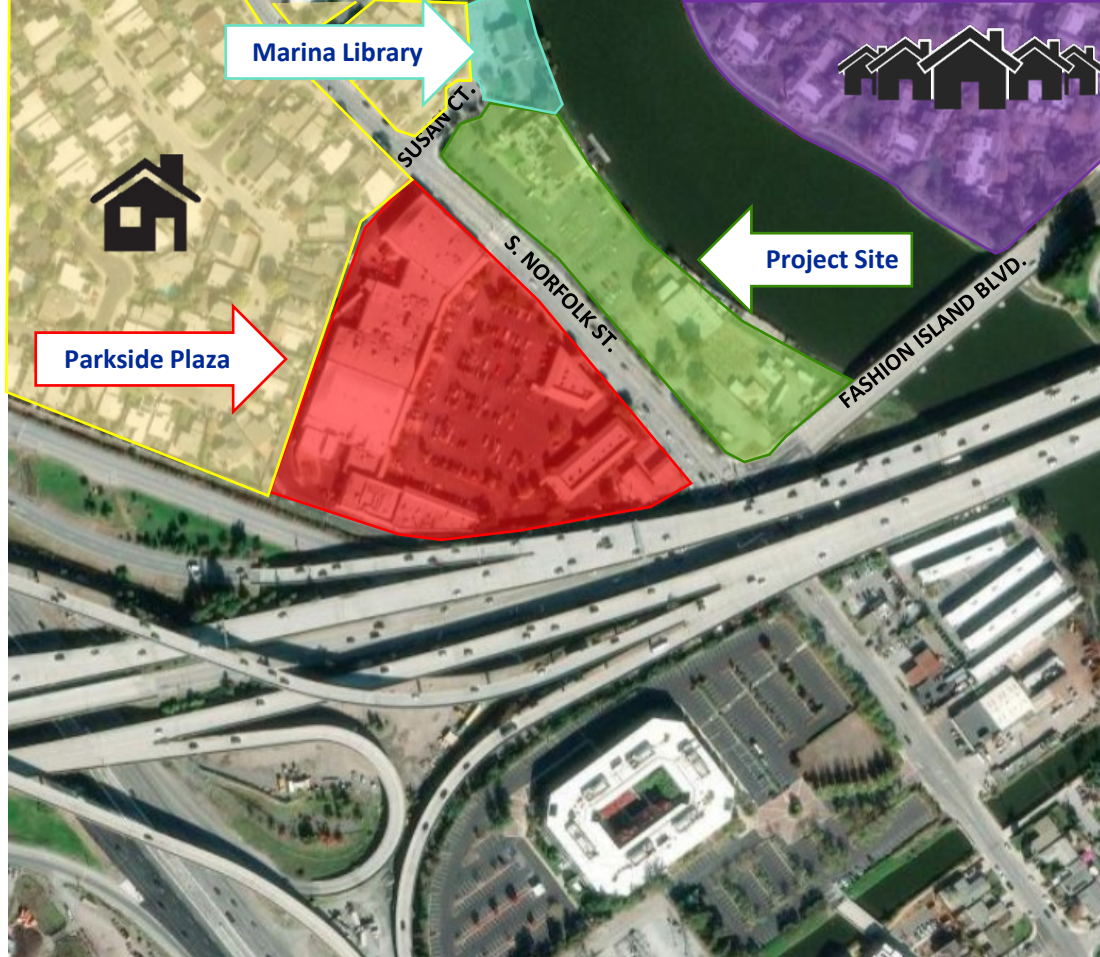
## 1. PROPOSED USE

- Are there any concerns regarding the findings for the proposed Residential PD, including compatibility with the existing neighborhood? Or, is a General Plan and zoning reclassification a more appropriate path than a Special Use Permit for a Residential PD?
- Should ground floor commercial uses be incorporated into the project to be consistent with Policy PA 4.5? Or, is there justification to support development of the site exclusively for residential uses?
- Are there any recommended project revisions if a reduction of density is necessary? Revisions to consider could include larger units, additional or reduced open space, parking and circulation patterns such as increased sidewalk widths, and/or reduced building height.

## 2. BUILDING DESIGN AND SITE PLAN

- Are there any design revisions that the applicant should consider to improve the building's application of the two architectural styles when compared to the existing buildings in the surrounding context?
- Are there any treatments and/or modifications that the applicant should consider to improve the overall building mass, scale, and its relationship to the lower scale surrounding context?
- Do the arched opening and site plan address the pedestrian realm and access to the open space appropriately?

## 3. OTHER CONCERNS



# CODE AND POLICY REVIEW

- **General Plan and Zoning Code**
- Local Plans
- State Law

	Proposed	Existing
General Plan Land Use	Neighborhood Commercial	Neighborhood Commercial
Land Use on Site	High Density Residential	No Change
Zoning	C1-1 + Residential PD	C1-1
	Proposed	Maximum
Floor Area Ratio	3.49 *	1.0
Density	101 du/acre*	75 du/acre**/**
Building Height	53'-8"*	35'-0"
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# DISCUSSION ITEMS

## 1. PROPOSED USE

- Residential PD or General Plan and zoning reclassification?
- Ground floor commercial uses or exclusively residential uses?

## 2. BUILDING DESIGN AND SITE PLAN

- Design revisions to improve the building's application of the two architectural style compared to surrounding buildings?
- Modifications to improve the overall building mass, scale, and its relationship to the lower scale surrounding context?
- Do the arched opening and site plan address the pedestrian realm and access to the open space appropriately?

## 3. OTHER CONCERNS

- Revisions if a reduction of density is necessary?
- Ex: larger units, additional or reduced open space, parking and circulation patterns such as increased sidewalk widths, and/or reduced building height?

# DISCUSSION ITEMS

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