

**DRAFT  
MEMORANDUM**

TO: Ms Wendy Loa  
Associate Planner – Community Development Department – Planning Division  
City of San Mateo  
330 West 20<sup>th</sup> Street  
San Mateo, CA 94403

FROM: David Yang  
Project Manager  
901 Mariners Island Boulevard, 7<sup>th</sup> Floor  
San Mateo, CA 94404

DATE: June 2, 2021

RE: Hayward Park Train Station PA-2021-033 – State Density Bonus Request

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Dear Wendy:

Enclosed is the Resubmission of our Planning Application (Pre Application/Density Bonus request submitted in March 2019) submitted under California Density Bonus Law Government Code Section 65915 for our proposed community at the Hayward Park Caltrain station on 401 Concar Drive. This Planning Application is for a rental community (no map for condominium purposes) of 191 apartment homes which will provide renters in San Mateo with a range of Studios, 1, 2, and 3-bedroom homes configured as flats.

We propose 16 homes (11% of base density) be reserved for "Very Low Income" renters as required in CA 65915. In return for these affordable rental homes we request in accordance with CA 65915, the following:

- A. A Density Bonus of approximately 50 homes (35% of base density) to allow for an increase in unit count to 191 apartment homes;<sup>1</sup>
- B. Any necessary Development Standard Waivers, including items yet to be determined;
- C. Two Incentive/Concessions of which all are reserved for items to be determined;
- D. Potential use of the State Parking Standards set forth in Section 65915(p) for projects within 1/2 mile of transit.

We believe we do not require a design waiver or concession based on this application. If the City determines that a development standard waiver is required or if this application does not comply with all development standards or we determine that an incentive or concession is required, we reserve all our rights to use any additional Development Standard Waivers and/or Incentives/Concessions if required.

Separately, we propose several additional Community Benefits above and beyond the City of San Mateo's requirements:

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<sup>1</sup> Our calculation is as follows, using the rule under the Density Bonus Law that each step is rounded up. The 2.81 acre site has a density of 50 du/acre, so the "base density" is 140.5 units, which is rounded up to 141 units. 11% of this "base density" is 15.51, which is rounded up to 16 affordable units. A 35% bonus above 141 units is 190.35, which is rounded up to 191.

- A. An additional 12 homes will be reserved for “Moderate Income” renters
- B. We will pay Prevailing Wage rates for the construction of the community

We look forward to continued discussions of this plan as we proceed through the Planning Application process. As we receive feedback, we will more clearly refine the required Development Standard Waivers or Incentives/Concessions as needed.

We look forward to working with you and your team on the proposed project. Feel free to contact David Yang at (734) 945-9966 to discuss questions as you and your team review the revised Planning Application.

Best Regards,

David Yang  
Project Manager



## DENSITY BONUS & BMR UNIT INFORMATION REQUEST FORM

For developments consisting of 11 or more residential units, or projects seeking the State Density Bonus program.

**State Density Bonus.** Are you applying for the State Density Bonus?

☒ yes

☐ no

### PROJECT DETAILS

1.	<b>Tenure.</b> Are the residential units for rent or ownership?	<input checked="" type="checkbox"/> Rent <input type="checkbox"/> Ownership								
2.	<b>Lot Description.</b> What is the total lot size? What is the lot width? Is the site located within ½ mile to a major public transit stop?	<u>122,875</u> sf. <u>Varies 243' to 91'</u> ft. <input checked="" type="checkbox"/> yes <input type="checkbox"/> no								
3.	<b>Base Density - Maximum.</b> Maximum number of residential units allowed by the General Plan/Zoning Code. <i>Note: If State Density Bonus Program, any calculations resulting in fractional units shall be rounded up to the next whole number.</i>	<u>141 @ 50u/ac</u>								
4.	<b>Base Density - Proposed.</b> Number of residential units proposed, excluding density bonus units.	<u>141 @ 50u/ac</u>								
5.	<b>Density Bonus units.</b> Number of units proposed over Base Density - Maximum, if any:  Percentage of units proposed over Base Density - Maximum, if any: <i>Note: Percentage is based on what is permitted by State Density Bonus.</i>	<u>50</u>  <u>35.00</u> % <i>Round to the nearest hundredth: XX.XX</i>								
6.	<b>Total Number of Residential Units in the Proposed Project:</b> <i>Calculation: Base Density Proposed (Line 4) + Density Bonus units (Line 5)</i>	<u>191</u>								
7.	<b>BMR units - Required.</b> Total number of below-market-rate (BMR) units required in the proposed project. <i>Note: If State Density Bonus Program, any calculations resulting in fractional units shall be rounded up to the next whole number. If City BMR Program only, a fractional fee may be charged for 0.1 to 0.4 BMR units; see Line 10 below.</i> <i>Note: 15% of ownership units must be affordable to moderate income households, and 15% of rental units must be affordable to lower income households.</i>	<u>16 VLI units</u> <i>Round to the nearest hundredth: XX.XX</i> <b>Per 35% State Density Bonus (11% VLI units)</b> <i>Note, we are grand fathered into previous requirement of 10% VLI BMR rental units</i>								
8.	<b>BMR units - Proposed.</b> Total number of BMR units proposed.	<u>28</u>								
9.	<b>Income Level.</b> Proposed amount of BMR units in each income category.  Very Low income (50% AMI) households:  Low income (80% AMI) households:  Moderate income (120% AMI) households:  <i>Calculation for percentage: Number of BMR units for each income level (Line 9) ÷ Proposed Base Density (Line 4).</i> <i>Note: Projects proposing ownership units are typically limited to low or moderate income levels.</i>	<table><tr><td>Number:</td><td>Percentage:</td></tr><tr><td><u>16</u></td><td><u>11.3</u> %</td></tr><tr><td><u>0</u></td><td><u>0</u> %</td></tr><tr><td><u>12</u></td><td><u>8.51</u> %</td></tr></table> <i>Round percentage to the nearest hundredth.</i>	Number:	Percentage:	<u>16</u>	<u>11.3</u> %	<u>0</u>	<u>0</u> %	<u>12</u>	<u>8.51</u> %
Number:	Percentage:									
<u>16</u>	<u>11.3</u> %									
<u>0</u>	<u>0</u> %									
<u>12</u>	<u>8.51</u> %									
10.	<b>In-lieu Fees.</b> For City BMR program, the proposed amount of <u>in-lieu fees</u> for BMR units, including for fractional units, if any: <i>Note: This is an estimate; the actual fee may vary depending on timing of building permit issuance.</i>	\$ <u>0</u>								

11.	<b>Parking.</b>  Minimum number of required off-street residential parking spaces. <i>Note: For State Density Bonus projects, minimum number of required off-street parking is established per State Density Bonus Section 65915(p). If the total number of parking spaces is a fractional number, the number shall be rounded up to the next whole number.</i>	<u>96</u>	
	Number of proposed off-street residential parking spaces:	<u>192</u>	
	Parking ratio used:	Check one: <input type="checkbox"/> San Mateo Municipal code <input type="checkbox"/> State Density Bonus Section 65915(p)(1) <input checked="" type="checkbox"/> State Density Bonus Section 65915(p)(2)	(345) (219) (96)

### CONCESSIONS AND INCENTIVES

Number of concessions requested, if any: 0

Number of incentives requested, if any: 0

For each requested concession or incentive, provide information explaining how it would result in a cost reduction to provide affordable housing. The City may request additional documentation to verify that the requested concessions and incentives result in a cost reduction to provide affordable housing.

### WAIVERS

Number of waivers requested, if any: 0

Please list the waivers the project is seeking, pursuant to State Density Bonus Law Section 65915(e), and describe how each development standard for which a waiver is sought would preclude construction of the project at the densities or with the concessions or incentives permitted in accordance with Government Code Section 65915.

*The written justification for all requested concessions/incentives and waivers, along with any other information necessary to support the project's Density Bonus Request, shall be included as a separate document that is attached to this form.*