



435 E. 3rd Avenue

Five Story Office/Residential Mixed-Use Building
(PA-2021-081)

Planning Commission Public Hearing
February 14, 2023

Rendell Bustos, Senior Planner
Community Development Department



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PROJECT BACKGROUND

Location

Project Description

Entitlements

Project History

Public Input

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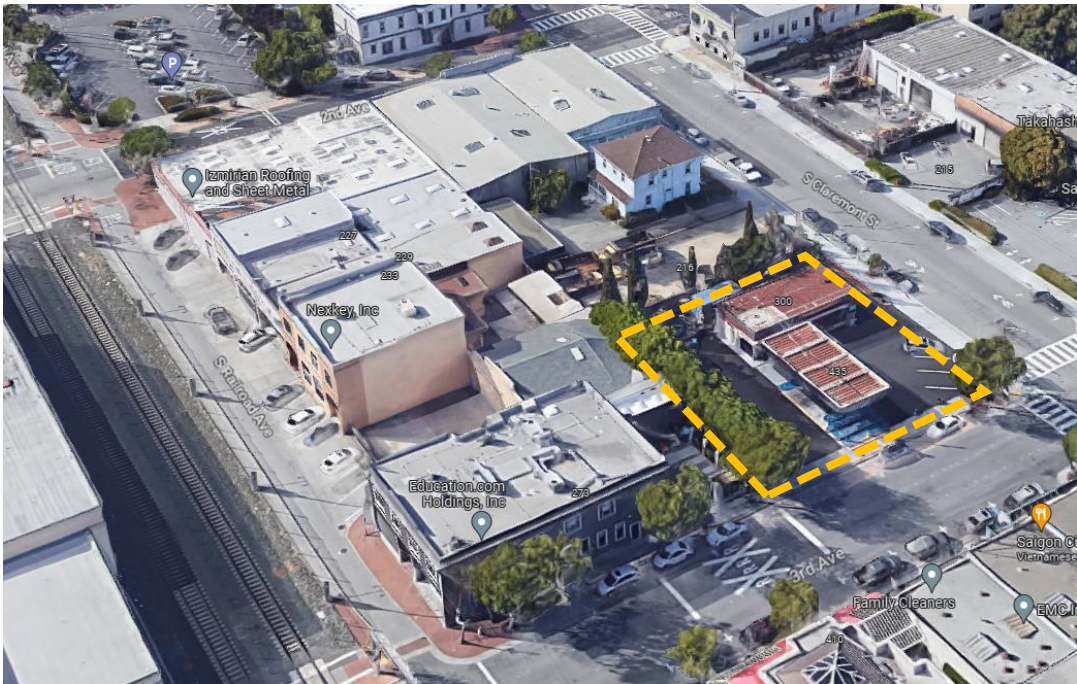
Public Input



Location

Entitlements

Public Input



- **Site Address: 435 E. 3rd Avenue**
 - (1) Parcel
 - 11,035 sq. ft. (0.25 Acre)
- General Plan: Downtown Retail Core Support
- CBD/S (Central Business District Support)
- Existing auto repair facility

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North: Commercial, Service Uses



East: Retail, Service Uses



East: Retail, Restaurant Uses (Block 21 Site)



South: Restaurant, Office, Residential



West: Commercial Uses (Historic)

PROJECT BACKGROUND

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- 33,529 sq. ft. of Office Uses
- 5 Residential Units - 20% Low-Income (1 unit)
- Five Stories
- Total Floor Area: 39,893 sq. ft.

PROJECT BACKGROUND

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Public Input

- **Site Plan and Architectural Review (SPAR)**
 - Mixed-use building with office and residential uses
- **Site Development Planning Application (SDPA)**
 - Removal of 31 trees
 - 4 Protected Trees
 - 6 Trees on adjacent lot
 - Replacement planting through 5 new street trees and landscape unit in-lieu fee
- **Special Use Permit (SUP)**
 - Off-site construction staging at 402 S. Delaware Street

PROJECT BACKGROUND

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Project History

Public Input

- **Pre-Application**
 - Neighborhood Meeting – October 7, 2021
 - Study Session – November 23, 2021
- **Formal Planning Application**
 - Filed in December of 2021
 - Refined building design
 - Revised Density Bonus incentive requests
- **Initial Study and Mitigated Negative Declaration**
 - Public Review: October 7, 2022 to October 27, 2022

PROJECT BACKGROUND

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Project Description

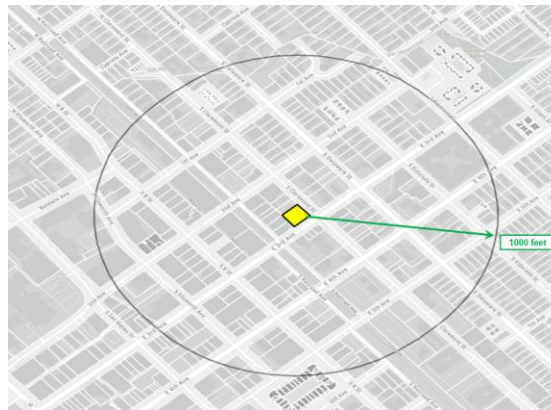
Entitlements

Project History

Public Input

- **Public Noticing**

- Mailing addresses in 1,000 ft. radius
- Placard
- Newspaper



- **Public Comments**

- Should include parking
- Should include more residential units
- Residential units should be larger
- Improve building design
- In-support

CODE AND POLICY REVIEW

General Plan and Zoning Code

Local Plans

State Law

Design Review

Environmental Review

CODE AND POLICY REVIEW

General Plan and Zoning Code

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- General Plan Land Use – Downtown Retail Core Support
- CBD/S (Central Business District Support)

	Proposed	Maximum
Floor Area Ratio	3.61 *	3.0
Density	5 Units	18 Units *
Building Height	55'-0"	55'-0"
Setbacks	0'-10" to 3'-4"	10'-0"
	Proposed	Minimum
Short Term Bike Parking	4	2
Long Term Bike Parking	9	9
Open Space Commercial Residential (Private)	600 sq. ft. 128-415 sq. ft./unit	335 sq. ft. 80 sq. ft./unit

*Modified Via State Density Bonus Law

CODE AND POLICY REVIEW

General Plan and Zoning Code

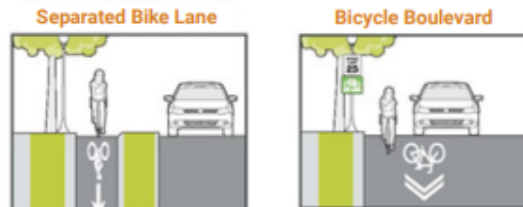
Local Plans

State Law

Design Review

Environmental Review

- **Downtown Area Plan**
 - Central Claremont Sub-Area
- **Pedestrian Master Plan**
 - Overall Sidewalk Widths:
 - 14'-7" along E. 3rd Ave. (less than 16 ft. min.)
 - 16'-1" along S. Claremont St.
 - Superseded by Zoning Code
 - Benches, planters, pedestrian lighting
- **Bicycle Master Plan**
 - E. 3rd Ave. – Class IV Separated Bike Lane
 - S. Claremont St. – Class III Bicycle Boulevard



CODE AND POLICY REVIEW

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- **Housing Accountability Act**
 - Not Applicable – Less than 2/3 Housing
- **State Density Bonus Law**
 - Provides 5 units
 - 1 BMR unit (20% Very Low-Income)
 - No Waiver requests
 - Incentive Request: Increase FAR to 3.61
- **Assembly Bill (AB) 2097**
 - Effective January 2023
 - Removes parking requirements for projects within one-half mile from major public transit
 - No longer requires payment of in-lieu fee or incentive request

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Exterior Materials

Brick veneer

Low tint glazing

Stucco

Wood Cladding

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California Environmental Quality Act (CEQA)

- Initial Study and Mitigated Negative Declaration
- Mitigation Monitoring & Reporting Program (MMRP)

Mitigation Measures

- Air Quality: Reduce toxic air contaminants
- Biological Resources: Protect nesting birds
- Cultural Resources: Protect tribal resources and human remains
- Hydrology: Address contaminated soil
- Noise: Reduce construction noise and vibration

Public Review: October 7 to October 27

- No comment resulted in re-analysis, new or worsened impacts
- Response Memo issued on February 2, 2023
- Text Edit posted February 2, 2023

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Transportation Impact Analysis (TIA)

- Vehicle Miles Traveled (VMT): No Impact
 - Meets Screening Criteria for projects in a High-Quality Transit Area (HQTa)
- Level of Service (LOS): No adverse effects

AM Peak Trips	PM Peak Trips	Average Daily Trips
+ 49 Trips	+ 51 Trips	+ 309 Trips

- Does not cause significant impacts in Opening Year traffic volumes, including projects approved at the time of analysis

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Transportation Demand Management (TDM) Plan

- Required based on City/County Association of Governments (C/CAG) policy
- Minimum 25% reduction

Proposed TDM Measures – 26.5% Trip Reduction

- TDM Coordinator
- Bike showers and lockers
- Sustainable transportation incentive (\$100 voucher)

CONDITION OF APPROVAL #18 (REVISED)

DOWNTOWN CPID PARKING – The applicant shall demonstrate that the parking required by the San Mateo Municipal Code has been fulfilled in accordance with Municipal Code Chapter 27.64.100(a)(9) through provision of replacement stalls available for use by the public, through payment of a prorated CPID parking fee in lieu ~~for the loss of (3) street parking spaces on S. Claremont Street between the hours of 8:00 A.M. to 10:00 A.M. Mondays through Saturdays~~ hour(s) and day(s) specified by Recology San Mateo County, or a combination of both subject to the satisfaction of the Public Works Director, or his/her designee.
(PUBLIC WORKS)

RECOMMENDATION

Adopt a Resolution to approve the Site Plan and Architectural Review and Site Development Planning Application, for a mixed-use project located at 435 E. 3rd Avenue; and a Special Use Permit for construction staging located at 402 S. Delaware Street based on the Findings for Approval and subject to the modified Conditions of Approval; and,

Adopt a Mitigated Negative Declaration assessing the environmental impacts of the project.

Thank You

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