



CITY OF SAN MATEO

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330 W. 20th Avenue
San Mateo CA 94403
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Agenda Report

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TO: Planning Commission

FROM: Rendell Bustos, Interim Senior Planner; Lisa Costa Sanders, Contract Planner

PREPARED BY: Community Development Department

MEETING DATE: June 23 2020

SUBJECT:

Bay Meadows Phase II SPAR #1 MU2 and MU3 Modification Study Session – Design Review Focus (PA-2020-016)

RECOMMENDATION:

That the Planning Commission review the proposed design, receive public comments, and provide input to the applicant and staff on two main topics:

1. Building design
2. Preliminary requested exceptions to the Design Guidelines

BACKGROUND:

The Bay Meadows Phase II project area is an 83-acre transit-oriented development with a range of land uses, including residential, commercial, a private high school, parks, and open space uses, located adjacent to the Hillsdale Caltrain station. There are a number of past approvals that provide the framework for the redevelopment of the Bay Meadows Racetrack with a transit-oriented development project.

The Bay Meadows Phase II Specific Plan Amendment contains a development program which provides for a maximum of 1,250 residential units, 1,250,000 square-feet of office space and 150,000 square-feet of commercial space. The Phase II Site Plan and Architectural Review (SPAR) #1 planning application was approved by the City Council in April 2008 (PA-2007-054). The SPAR #1 planning application entitles commercial and residential uses spread over four Mixed-Use ("MU") blocks, from MU1 to MU4. MU4 has completed construction, and MU1 (Bridge Housing Development) is currently under construction. This Study Session focuses on the proposed modification to the designs for MU2 and MU3 approved in SPAR #1.

PROJECT DESCRIPTION:

Project Site

The project site consists of two development blocks bound by E. 28th Avenue, Kyne Street, Landing Avenue, and S. Delaware Street, with Derby Avenue bisecting the blocks. The blocks are identified as Mixed-Use Blocks 2 and 3 (MU2 and MU3) in the Bay Meadows Phase II Specific Plan Amendment. A land use diagram within the Specific Plan Amendment is included in Attachment 1 to illustrate the Bay Meadows Phase II layout and land uses. A location map showing the specific project sites in their immediate vicinity is included as Attachment 2.

Proposed Building Program

The previously approved SPAR #1 for MU2 and MU3 included 55,290 square feet of office and retail (also referred to as "active uses") and 164 residential units. The applicant is requesting a modification to the previously approved SPAR to allow 317,445 square feet of office and retail/active uses and 57 residential units. The project plans are included as Attachment 3, and a comparison of the previously approved and the requested project program is included in Attachment 4.

MU2, located on a 1.75-acre site, is proposed with a four-story office and retail building. The building is proposed with 190,575 square feet of office and retail/active uses and is within the 55-foot height limit. The building program includes 2,100 square feet for a childcare tenant that could serve 26-30 children, with outdoor space facing Landing Green Park, with the retail/active use spaces planned along S. Delaware Street. Parking is located within the first floor of the building and three levels below grade with the parking garage entrance and loading area located mid-block along Derby Avenue.

MU3, located on a 1.51-acre site, is proposed with two buildings, a four-story office and retail building, and a four-story with mezzanine residential building. The office and retail building is proposed with 126,000 square feet and is within the 55-foot height limit. Retail or active use space is proposed along S. Delaware Street. Parking is provided in two levels below grade with the garage entrance and loading area located mid-block on Landing Avenue. The residential building faces Landing Green Park and is proposed with 57 residential units including six affordable units. The buildings are designed with a pedestrian passage connecting S. Delaware to W. Kyne Street and Landing Green Park.

It should be noted that the Specific Plan Amendment provides program options, or a range of land-use maximums. See the table below, which is noted as Table IV-2 in the Specific Plan Amendment:

Program Option Land Use Maximums			
	Commercial (s.f.)	Residential (Units)	Retail (s.f.)
Base Program	1,250,000	1,250	150,000
Maximized Commercial	1,500,000	1,000	150,000
Maximized Residential	1,000,000	1,500	150,000

The Base Program identifies a maximum of 1,250 residential units, 1,250,000 square-feet of office/commercial, and 150,000 square-feet of retail floor area. In anticipation of changes in market conditions over the course of the Phase II buildout, the Specific Plan Amendment allows the developer some variation in the proportion of these uses. At buildout, the developer is required to provide a minimum of 1,000 residential units and 500,000 square-feet of office/commercial floor area. The Specific Plan Amendment does identify a minimum retail floor area; however, it does call out specific areas in which retail or active uses are to be provided on the ground floor along S. Delaware St. As proposed, the project is anticipated to conform to the land use minimums and limits outlined in the Specific Plan, which will be further analyzed in the formal planning application.

APPLICABLE CODE AND POLICY REVIEW:

General Plan & Zoning Code

The General Plan Land Use Designation for MU2 and MU3 is Transit-Oriented Development. In addition, MU2 and MU3 are zoned BMSP (Bay Meadows Specific Plan).

As a project zoned BMSP and within the Phase II area, MU2 and MU3 are subject to the Bay Meadows Phase II Specific Plan Amendment, which was approved in 2005. This Specific Plan amended the Bay Meadows Specific Plan originally approved in 1997 and serves as a guiding document for the vision, layout, and overarching design principles of the Phase II area. Applicable development standards for sites within the Phase II area are found in the Bay Meadows Phase II Design Guidelines and Development Standards document approved in 2006. Excerpts of the Design Guidelines and Development Standards are included in Attachment 5, which list the applicable design and development criteria specific to MU2 and MU3.

ITEMS FOR PLANNING COMMISSION INPUT:

Building Design

The applicant has proposed to modify the approved, exterior designs of the SPAR #1 application. The proposed office buildings at both MU2 and MU3 are designed in a contemporary architectural style with use of glass curtain walls with glazed metal paneling on the office floors and glass and architectural concrete elements on the ground floor. The buildings will

incorporate wood-like paneling on some of the overhang elements, creating a warm approach to the building. The building will be surrounded with landscaped plazas and open spaces.

As noted above, the proposed MU2 office building includes space for retail/active uses along S. Delaware Street and indoor and outdoor space suitable for a childcare tenant along W. Kyne Street. The building is designed with mid-block step backs that serve as a large landscaped courtyard and provides visual relief along the façade. The building also includes step backs at the fourth floor for outdoor terrace space with large eave overhangs. The proposed MU3 office building is designed with similar architectural details as MU2. Both office buildings are oriented toward S. Delaware Street, with massing and entries designed to reinforce the rhythm of the buildings on the other side of the street.

The residential building at MU3 has regularly spaced projecting bays, in between which the building steps back to create space for private balconies. The exterior is proposed with smooth finish white stucco and gray-toned siding panels. Metal awnings and shading devices are included at the building entrance and above the windows. A roof deck is proposed with a central roof deck pavilion included as an architectural feature. A required mid-block passage runs east-west through the center of MU3, creating a street-level pedestrian connection from S. Delaware Street to W. Kyne Street. In addition, there is a mid-block passage running north-south between the office and residential buildings on MU3.

When the formal application is submitted, the City's design review consultant will review the proposed design for consistency with the Specific Plan Amendment and Design Guidelines, and will address any concerns expressed by the Planning Commission. Changes to the design as a result of the design review consultant and the Planning Commission will be reviewed again by the Planning Commission in a public hearing at a later date.

Exceptions to Design Guidelines

The Bay Meadows Phase II Design Guidelines and Development Standards document allows for requests to deviate from the Design Guidelines. The Design Guidelines state that each applicant shall demonstrate how the design is consistent with the overall intent of the Design Guidelines and Specific Plan Amendment. The Design Guidelines also states that projects may be approved even if specific design or development standards are not met. It goes on to clarify that certain standards are mandatory and certain are preferred but not mandatory. In the past, all original Bay Meadows Phase II SPAR applications were approved with some exceptions to both "mandatory" and "preferred" design standards.

The original exceptions approved for the MU2 and MU2 buildings are included in [Attachment 6](#). At this time the applicant has provided a list of anticipated exceptions to the Design Guidelines, which is included in [Attachment 7](#). Some of the anticipated exceptions are carried over from the SPAR #1 application. The requested exceptions include deviations to building placement, curb cuts, and massing. These exceptions will be further evaluated by staff in the formal planning application.

PUBLIC COMMENTS:

The applicant conducted a virtual neighborhood outreach meeting to review the revised design on June 2, 2020. The meeting was attended by 21 members of the public. Public comments included questions relating to the shift to larger office space and less residential units, and request for additional and higher quality retail uses to serve the nearby residents. A summary of the neighborhood meeting submitted by the applicant are included as [Attachment 8](#). Written public comments that have been submitted to staff are included as [Attachment 9](#).

NEXT STEPS:

Following this Study Session, the applicant and project architect will have the opportunity to revise the design based on feedback given by the public and the Planning Commission. As proposed, the project is anticipated to require a Site Plan and Architectural Review (SPAR) Modification planning application, which is reviewed and decided by the Planning Commission.

ENVIRONMENTAL DETERMINATION:

In accordance with Public Resources Code Section 21065, the Study Session is not a project subject to the California Environmental Quality Act (CEQA) because no action is being taken. An environmental document will be prepared as part of the formal planning application in pursuant to CEQA.

NOTICE PROVIDED:

In accordance with Government Code section 65091 and the City's Municipal Code noticing requirements, this hearing was noticed to the following parties at least ten days in advance of the Planning Commission meeting:

- Property owners, residential tenants and business tenants within 1,000 feet of the project site;
- The City's "900 List" which contains nearly 100 Homeowner Associations, Neighborhood Associations, local utilities, media, and other organizations interested in citywide planning projects;
- The City's Planning "Notify Me" email list; and,
- The interested parties list which includes interested individuals who contacted the City and requested to be added to the project notification list.

ATTACHMENTS

Att 1 – Specific Plan Land Use Diagram

Att 2 – Location Map

Att 3 – Project Plans

Att 4 – Project Data

Att 5 – Bay Meadows Phase II Design Guidelines and Development Standards Excerpts

Att 6 – SPAR #1 Design Guidelines Exceptions List

Att 7 – Design Guidelines Exceptions List

Att 8 – Neighborhood Meeting Summary

Att 9 – Public Comments

STAFF CONTACT

Rendell Bustos, Interim Senior Planner rbustos@cityofsanmateo.org (650) 522-7211

Lisa Costa Sanders, Contract Planner lcostasanders@cityofsanmateo.org (650) 333-0248