CITY OF SAN MATEO
COMMUNITY DEVELOPMENT

SEP 2 6 2013

PLANNING DIVISION

Written Description of the Proposed Project

106 – 120 Tilton Avenue

Classics At San Mateo, the proposed project, will redevelop an approximately 0.75 acre site located between an R-1 zone and an E-2 zone into a high quality new community of 27 single-family condominiums. With an innovative design that is a hybrid of typical single-family and multi-family building types, Classics At San Mateo resolves the challenge of delivering significant residential density while respecting the adjacent low density residential use. The property will be developed at a density of over 35 units per acre, a level almost unprecedented for product that is primarily single-family in character. The proposed project has been reviewed informally and has been well received by residents of the home located on Tilton Terrace.

Located at 110-120 Tilton Avenue between San Mateo Drive and El Camino Real, Classics At San Mateo is situated on the northerly boundary of the Downtown Plan area. The property is situated approximately one-third of a mile from the San Mateo Caltrain station. Although not under any formal requirement to meet a minimum density threshold due to its proximity to the train station, Classics At San Mateo nonetheless exceeds the minimum density standard that has been applied to projects located in other neighborhoods that are proximate to a train station (like Bay Meadows). It is not only proximity to the Caltrain station that will reduce traffic impacts from Classics At San Mateo, it is also the fact that it is located within the Downtown Plan area, near significant office, retail and medical facilities.

The existing structures on the property include a dilapidated 20 unit, two-story apartment building and a dilapidated detached garage, both of which were originally constructed in 1928, and a deteriorating one-story duplex that has been modified multiple times over many decades. The historic significance of these structures was evaluated in August 2005 by Architectural Resources Group (under contract to the City) with respect to a previous application to redevelop the property; Architectural Resources Group determined that the structures do not possess historic significance, that they do no qualify as resources in accordance with CEQA, and that they no meet the level of significance necessary to be eligible for the California Register. In the applicant's opinion, the structures are unsafe for human habitation and, therefore, the applicant has applied for the structures to be demolished. As outlined in the Arborist's Report accompanying this application, there are a substantial number of mature trees on the property; 13 of those trees are heritage trees protected by City ordinance. As outlined below, the applicant is proposing to retain one heritage redwood tree at the easterly corner of the property.

The proposed project will feature 27 detached and semi-detached homes constructed on a podium over a fully submerged garage (S2 occupancy). Of the 27 homes proposed, 15 are three-bedroom units with an average living area of 1,367 square feet, and 12 are two-bedroom units with an average living area of 1,290 square feet. The homes are sited so as to conform with R-5 setback requirements, with additional five foot setback to the Tilton Terrace homes on the westerly boundary. The homes are three stories high, an

appropriate height to transition from the one and one-half story Tilton Terrace homes on the west to the five-story St. Matthews condominiums on the south. The fenestration pattern on the perimeter homes is carefully designed to mitigate any potential privacy impacts on neighboring homes (and businesses); internal building-to-building relationships have also been thoughtfully designed to balance privacy and natural lighting objectives.

The project presents to Tilton Avenue as a row of conventional four three-story single-family homes straddling a pedestrian mews which leads to the other homes in the community. The mews extends all the way to the rear of project, connecting a relatively deep site to the public street and creating an "urban village" character for the development. A network of walkways and courts extends from the mews to the individual home entries. Each home in Classics At San Mateo has a separate private yard or open space area; generally, the 15 homes located on the perimeter of the project have a private yard while 12 homes located on the interior have private patios.

The architectural style of the Classics At San Mateo homes is contemporary Craftsman. The massing is designed to break the vertical scale of the homes down to the pedestrian level and to add variety and visual interest to the buildings. The proposed materials, which include a mix of stucco and horizontal lap siding with large timber trellises and porches, standing seam roofs and composite trim guardrails, are designed to strike a balance between texture and simplicity. The proposed color palette seeks to strike the same balance.

The Classics At San Mateo homes are situated on a parking garage that incorporates the 57 stalls required by code. The ramp to the garage is located at the northeastern corner of the property, midway between San Mateo Drive and Tilton Terrace. The garage contains two bicycle storage rooms and 16 private storage lockers for building residents.

The "single-family condominium" homes provided at Classics At San Mateo fit nicely into the eclectic character of the surrounding neighborhood which features a wide and disparate array of housing types ranging from older single-family homes to garden apartments to very high density condominiums. Classics At San Mateo will provide another option in the range of housing choices in the neighborhood. The option to own a high density single-family home at a relatively affordable price (likely to be in the townhome price range) is a choice that has not been previously been offered in San Mateo.

Affordable Housing At Classics At San Mateo

Classic Communities has been in contact with Sandra Council, the Neighborhood Improvement and Housing Manager for the City of San Mateo, to discuss this project. We understand that there are multiple alternatives for compliance with the BMR Ordinance as applied to this project, including delivery of 3 units to low income residents or 4 units to moderate income residents. We are evaluating the available options for zoning compliance and welcome any input from the Planning Commission and other stakeholder groups.

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