

January 29, 2015

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PLANNING

Central Park South – 9th & El Camino, San Mateo

Project Description

General

The project proposes the redevelopment of 1.84 acres adjacent to Central Park in downtown San Mateo. The new development will extend from El Camino Real, to the east down 9th Avenue over 4 existing parcels.

885 South El Camino Real is the corner parcel developed with a 2-story building housing a bank tenant on the first floor and office space on the second floor. 15, 25 and 31 9th Avenue are residential parcels with single story structures.

All existing structures will be demolished to make way for a new 4-story office building and 4-story residential building.

Office Building Development

The proposed office building will be 33,541 SF in 4 levels with 1 level of parking below grade. In total there are 88 proposed parking spaces on-site. The below grade parking will be gated for use by the office tenants only. The building is pulled close to the corner of El Camino & 9th Avenue with at-grade parking to the north and east. The placement of the building is in response to the City's desire to create an urban edge defining the gateway to downtown San Mateo but also to minimize the buildings shade impacts on Central Park. A grove of large Redwood Trees will remain as a feature on 9th Avenue adjacent to the projects entry drive.

Three driveways exist on 9th Avenue, the project will utilize the eastern most driveway furthest from the El Camino intersection, the remaining 2 driveways will be eliminated.

The building is set up for maximum flexibility to allow for multi-tenant or single tenant occupancy. The main entry is on El Camino Real and is defined by 2-story glass and brick façade. The through-lobby design allows for a secondary entry on the parking lot side of the building.

Residential Building

The proposed residential building will be 77,800 SF in 4 levels over 2 levels of below grade parking. We are proposing a mix of 1 and 2 bedroom rental apartments ranging in size for 880 SF to 1,300 SF. The site plan features a ceremonial drop-off leading to the buildings main entry which is defined by a 4-story tower element. The T shaped building allows us to maintain, and integrate, a number of existing mature trees located on the north east corner of the site. It is our intention that the open space feel like an extension of Central Park beyond.

The project will provide 112 parking spaces for use by tenants and guests. Below grade parking for tenants will be secured. Visitor parking is provided primarily on-grade as part of the ceremonial drop-off. This area also provides space for delivery and moving trucks to pull in without blocking traffic in 9th Avenue. The required loading bay is provided as part of the drop off area. We envision this area to have decorative paving and enhanced plantings for a pedestrian friendly feel and plaza like quality.

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Three driveways exist on-site; we proposed to consolidate them down to 2 creating the loop through drop-off and access to the parking below.

Architectural Design

We have taken a traditional and timeless approach to the project design creating a family of buildings to unify the development. Each building has a strong base and building cap utilizing brick and cement plaster. Both buildings have a 2-story expression of brick, glass defining the main entries. The residential building has mansard roofs adding to the residential feel in contrast to the flat roof of the office building.



TRANS WORLD ASSURANCE COMPANY

885 SOUTH EL CAMINO REAL / SAN MATEO, CALIFORNIA 94402 / TEL: (650) 348-2300 / FAX: (650) 348-7318

VIA EMAIL AND U.S. MAIL

April 6, 2015

Ms. Darcy Forsell
Ms. Lorraine Weiss
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

RE: Revised and Updated Central Park South Project/Density Bonus Request

Dear Ms. Forsell and Ms. Weiss:

This letter is a revised and updated formal request by Trans World Assurance Company for a density bonus for the Central Park South development project located at 885 South El Camino Real and 15, 25 and 31 9th Avenue, San Mateo, California, pursuant to Section 65915(b)(1)(A) of the State Density Bonus and Other Incentives Law ("State Density Bonus Law"), which is found at California Government Code Section 65915 et seq., and the Density Bonus ordinance for the City of San Mateo found at San Mateo Municipal Code Section 27.16.060 ("City Density Bonus Law"). This letter is being submitted as part of the formal application for approval of this project.

The Central Park South development proposes demolition of (i) an existing approximately 12,000 square foot office building located at 885 El Camino Real, (ii) a transitional treatment center operated by Project 90 at 15 9th Avenue, (iii) a small 10 unit apartment building located at 25 9th Avenue, and (iv) a single family home located at 31 9th Avenue. These buildings will be replaced by a new approximately 33,400 square foot office building to replace the existing office building at 885 El Camino Real, and a single 60 unit apartment building. Of these new apartments, 10% of the units (prior to taking into account the density bonus units) will be made available to very low income households as defined in Section 27.16.060(c)(2) of the San Mateo Municipal Code and Health and Safety Code Section 50079.5 (a household whose income is equal to or less than fifty percent (50%) of the area median income). This equates to 5.4 units, as the number of units excluding the 6 density bonus units is 54. Accordingly, per the City's BMR Ordinance, we will provide 5 very low income units and pay the applicable in lieu fee for the .4 fractional unit at the time of pulling the building permit.

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Ms. Lorraine Weiss
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Pursuant to Section 65915(b)(1)(B) of the State Density Bonus Law, "A city, county, or city and county *shall* grant one density bonus, the amount of which shall be as specified in subdivision (f), and incentives or concessions, as described in subdivision (d), when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following: (B) Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code." Also, the City Density Bonus Law in Section 27.16.060(b)(2) states that the provisions of the City Density Bonus Law apply to construction of five or more housing units that provide at least ten percent (10%) of the total units for low income households.

The applicant will ensure that the very low income units will continue to be affordable at the applicable very low income rates for the life of the project as is the City's policy, but in any event for not less than the 30 years required under In Section 65915(c)(1) of the State Density Bonus Law.

Current San Mateo zoning permits 50 dwelling units to the acre on the apartment site for a total maximum of 54 units for this project. Pursuant to Section 65915(f)(2) of the State Density Bonus Law, the applicant is entitled to a percentage density bonus of up to 32.5%, which equates to 17.55 (rounded to 18) total additional possible bonus units. The applicant requests that the City grant 6 additional units beyond the number permitted under the zoning code (for only an 11.54% density bonus) for the proposed apartment project, which is one third of the additional units permitted under the applicable laws. Also, pursuant to California Government Code Section 65915 and City Code Section 27.16.060(d)(2)(A), the applicant requests one concession for reduced setbacks on the apartment building parcel to accommodate the uncovered parking spaces as shown on the final approved plans. At this time the applicant does not believe any additional incentives or concessions are required for the project as submitted. Section 27.16.060(d)(1) of the City's Density Bonus Law and Section 65915(d)(1) of the State Density Bonus Law require the City to grant this one density concession, so long as the City does not make the other findings set forth in Section 27.16.060(d)(1)(A) or (B) of the City Density Bonus Law (which mirrors the State Density Bonus Law).

The Central Park South project replaces existing built out commercial and residential structures in an urban environment. The proposed project also not only complies with the City's General Plan and zoning requirements in all respects (subject to the one reduced setbacks concession), but is below the maximum permitted height, and does not pose any specific adverse impact to public health or safety. The project provides affordable rental units that increase the stock of affordable housing in the City, with useable common open space and sustainability elements incorporated, all in furtherance of the City's housing goals as stated in the City's Housing Element of the General Plan, and complies with the Multi-Family Design Guidelines of the Urban Design Element of the General Plan, or conforms to the exceptions provided in those guidelines (with respect to stoops at street level). We anticipate that, as shown on the City's environmental checklist, that the project will not create any unmitigated significant impacts on the environment.

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Accordingly, we respectfully request that the 6 density bonus units be granted by the City as required under the City Density Bonus Law and the State Density Bonus Law.

Sincerely,

Trans World Assurance Company

By: Charles B Royals
Charles Royals, President

Cc: Julia M. Baigent
Kevin Cullinane