



NORTH FAIR OAKS COMMUNITY COUNCIL

County Office Building, Room 101
455 County Center, Redwood City

ITEM #7

Owner: **Alyn T. Beals Trust**
Applicant: **Dwight Ortman for Beals Martin, Inc.**
File Number: **PLN 2020-00031**
Location: **2949 Edison Way, unincorporated North Fair Oaks**
APN: **060-041-110**

Project Description:

North Fair Oaks Community Council recommendation to the Planning Commission for the consideration of a Grading Permit for earthwork involving 22,790 cubic yards (cy), associated with the construction of a new seven-story residential apartment building. The building includes 169-units (135 market rate units and 34 below market rate units) on a 57,798 sq. ft. parcel.



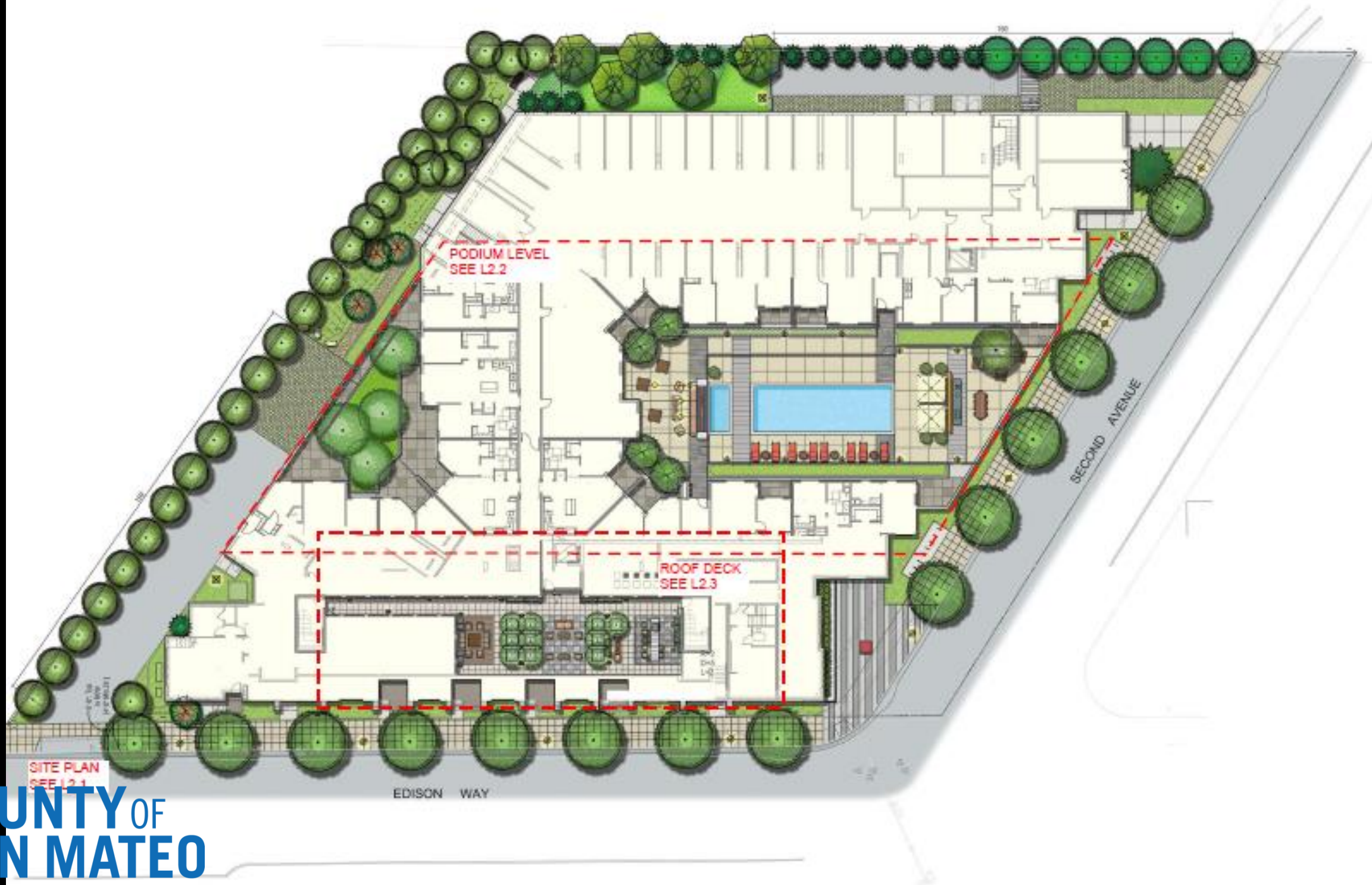
PROJECT DESCRIPTION

The proposed project includes a new seven-story residential apartment building. The building includes 169-units, 218 parking spaces, 3rd floor courtyard, and roof deck on a 57,798 sq. ft parcel.

The associated earthwork, involving 22,798 cy of cut requiring a Grading Permit, is needed to construct a 45,471 sq. ft., sub-grade, parking level and foundation for the building. In addition to the Grading Permit, the project also requires a Site Development Permit (PLN 2021-00090) which is being processed in a separate ministerial permit process by the County.

The property is zoned Commercial Mixed Use-3 (CMU-3) with General Plan Land Use Designations of Medium High Density Residential and Commercial Mixed Use. The subject parcel is currently undeveloped but is being utilized for parking storage. The immediate area consists of a mix of industrial and commercial uses and buildings along the project site of Edison Way and single-family residences located across the street (west).





SITE PLAN
SEE L2.1

EDISON WAY

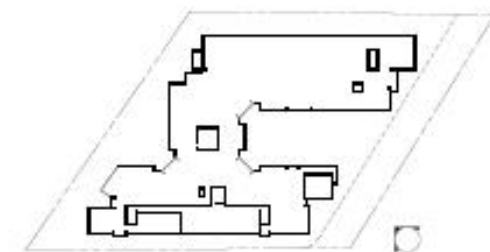
SECOND AVENUE



COUNTY OF
SAN MATEO



CORNER OF EDISON AND 2ND



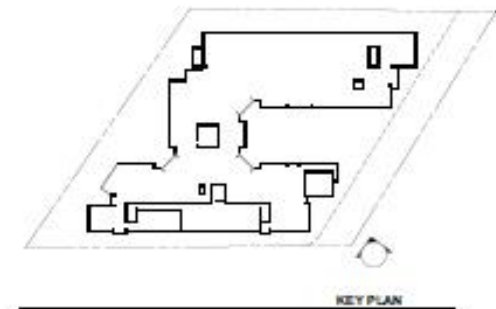
KEY PLAN



COUNTY OF
SAN MATEO



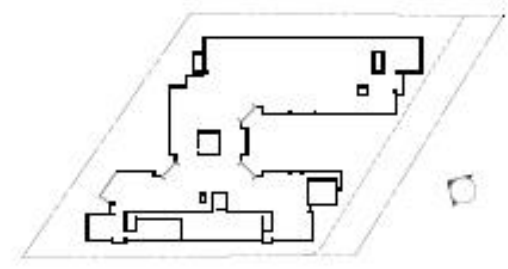
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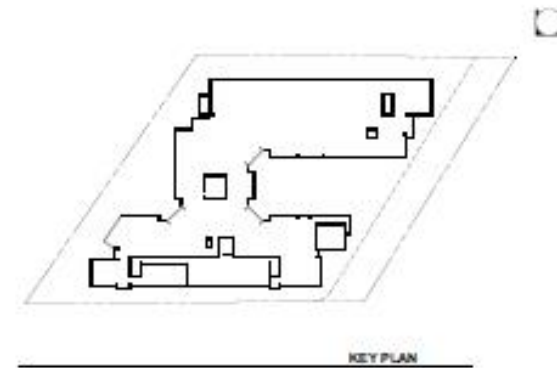
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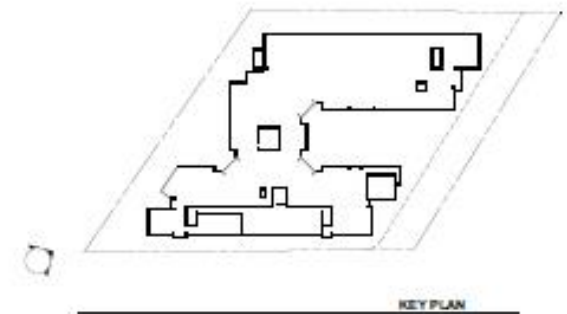
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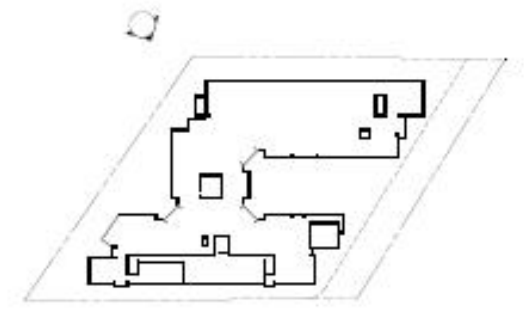
KEY PLAN



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SAN MATEO**



CORNER OF EDISON AND 2ND



KEY PLAN



COUNTY OF
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REGULATIONS CONFORMANCE

North Fair Oaks Community Plan

Chapter 2-Land Use Designation

Policy 2C: Allow residential infill development on vacant and underutilized residential parcels and within areas identified as appropriate for additional mixed use residential, commercial, and other development. Encourage multi-family residential and mixed-use residential development in these areas, and revise subdivision regulations to remove barriers to the development of multi-family attached for-sale housing in all appropriate areas in North Fair Oaks.

Chapter 6- Housing

Policy 5A: Encourage and/or require large housing units in multifamily residential development.



REGULATIONS CONFORMANCE

Zoning Regulations

Development Standards	Required in CMU-3	Proposed
Building Site Area	5,000 sq. ft.	57,798 sq. ft.
Minimum Average Parcel Width	100 feet	247.13 feet
Maximum Building Floor Area	None	281,012 sq. ft.
Maximum	159 units	169 units***
Minimum Front Setback	None*	Ranges from 2 feet 10 inches to 24 feet 4 inches
Minimum Front Stepback	5 feet	5 feet
Minimum Rear Setback	10 feet	26 feet
Minimum Right Side Setback	None	20 feet 2 inches (1 st floor)
Minimum Left Side Setback	1 inch**	Ranges between 2 feet 4 inches and 7 feet
Maximum Building Height	70 feet	78 feet 8 inches (top of parapet) ***
Minimum Parking Spaces	203 stalls	218

* A minimum setback sufficient in combination with the existing sidewalk to create an 8-foot sidewalk measured from back of curb. Proposed sidewalk along front property line ranges from 10'-3" to 10'-6".

** A minimum setback sufficient in combination with the existing sidewalk to create an 8-foot sidewalk measured from back of curb. Proposed sidewalk along front property line ranges from 9'11" to 10'-2".

*** Non-Conforming but allowed as incentive/concession under the Density Bonus Program.

- VISITOR PARKING
- ADA PARKING
- EV STATION PARKING
- FUTURE EV READY PARKING
- TANDEM PARKING

- RESIDENTIAL BIKE PARKING
- PUBLIC BIKE PARKING

PARKING ANALYSIS			
REQUIRED (SMC SECTION 6567.2)	Units	Ratio	Total
Site/Market Rate	9	1	9
1 Bedroom/Market Rate	70	1	70
2 Bedroom/Market Rate	52	1	52
3 Bedroom/Market Rate	4	2	8
Site/MSMR	2	0.75	1.5
1 Bedroom/MSMR	18	0.75	13.5
2 Bedroom/MSMR	12	1	12
3 Bedroom/MSMR	2	1.5	3
Total	169		169.5
Required Residental Parking			169.5
Required ADA Parking		2%	4
Required EV Parking		1.0%	17
Required Visitor Parking		2 per DU	34
Required Visitor ADA Parking		2%	1
Required Visitor EV Parking		1.0%	4
Required Total Parking			209.5
PROVIDED			
Provided Residential Parking			164
Provided ADA Parking			5
Provided EV Parking			19
Provided Visitor Parking			34
Provided Visitor ADA Parking			1
Provided Visitor EV Parking			4
Provided Total Parking			217

BIKE PARKING ANALYSIS		
REQUIRED (SMC SECTION 6567.2)	Ratio	Total
Required Residential Bike Parking	25 per DU	43
Required Public Bike Parking	2 per 35 feet of street frontage	30
Total Required		73
PROVIDED		
Provided Residential Bike Parking		50
Provided Public Bike Parking		33
Total Provided		83

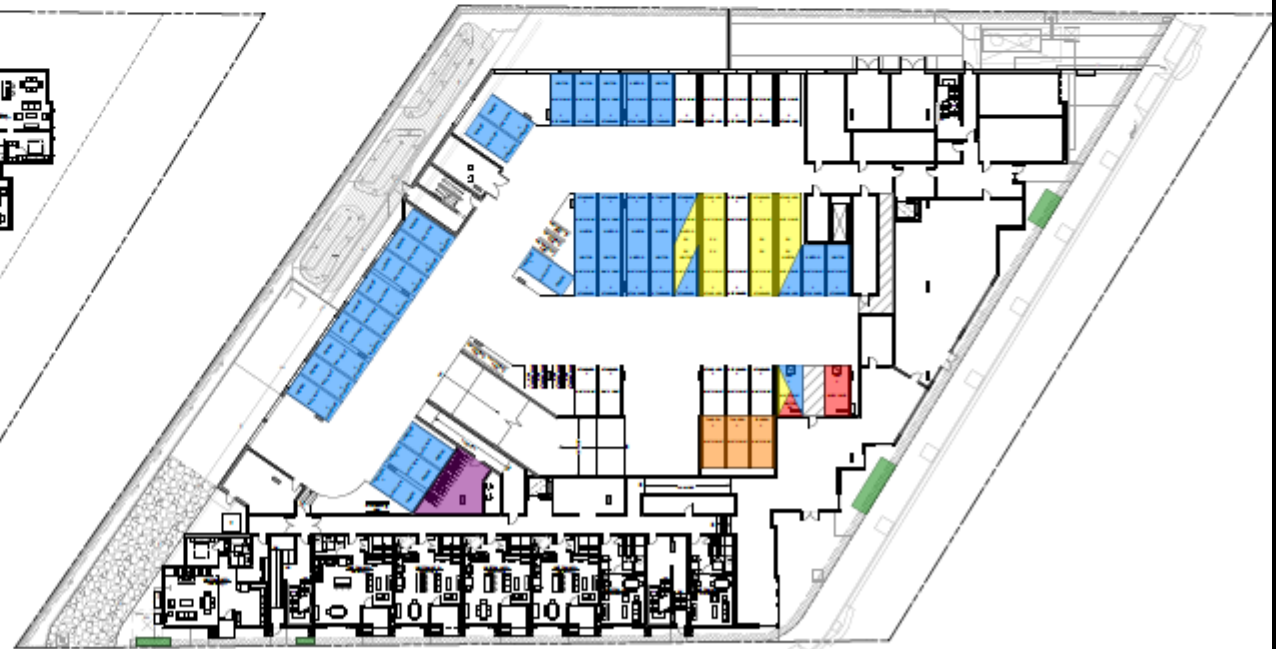
NOTE: SEE L1.0 FOR PUBLIC BIKE PARKING LOCATIONS AND NUMBERS PROVIDED VIA THE USE OF STACKER BIKE STORAGE SUCH AS SPOR WORKS OR SIMILAR



PARKING - BASEMENT 2



PARKING - FLOOR 2 3



PARKING - FLOOR 1 1



COUNTY OF SAN MATEO



REGULATIONS CONFORMANCE

Grading Regulations

1. That the granting of the permit will not have a significant adverse effect on the environment.
2. That the project conforms to the criteria of the San Mateo County Grading Ordinance.
3. That the project is consistent with the General Plan.3.



RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Planning Commission on the proposed Grading Permit (PLN2020-00031).



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