

March 9, 2023

Mr. Curtis Banks
Contract Planner
City of Redwood City
1017 Middlefield Road
Redwood City, CA. 94063

RE: 505 E. Bayshore Townhome Development

Dear Curtis:

Please accept this letter to be included with our Formal Application submitted under California Density Bonus Law (Gov. Code 65915) for our proposed community at 505 E. Bayshore Road.

As you know, we have been working on this property for several years. The City Council unanimously approved our project to proceed with the planning process at the Gatekeeper Hearing in October 2020. The City Council was very supportive of our proposal for a housing solution at this property. As we pointed out and as discussed by the City Council, 505 E. Bayshore is a unique proposal for several reasons:

- We were the only proposal that offered 100% for-sale housing with affordable for-sale housing. For-sale affordable housing has not been provided in Redwood City for many years.
- We were one of the only proposals outside of the Downtown.
- We were the only proposal that had been formally submitted and reviewed by staff.

Many of the Gatekeeper proposals are large Commercial Office projects that only add to the jobs/housing imbalance. Housing is a top priority of the City Council, and our 100% housing proposal should be welcome to help offset the other proposals.

We have been through multiple rounds of plan review with all City departments. We have been approved by the Architectural Review Committee. We have also met with BCDC three times and addressed their input by providing their requested setback and boardwalk-style path along the waterfront. We have included a summary of our BCDC meetings and ACOE determination, attached hereto. We have been approved by BCDC's Design Review Committee. Finally, we met with numerous neighbors and organizations and held our open community meeting. All interactions have been positive.

We offer the following information to help the City move forward with the General Plan Amendment and Re-Zoning to MUWF:

State Density Bonus (65915):

We propose to use State Density Bonus law (“65915”) as follows, taking into consideration that we are also seeking a fully discretionary General Plan amendment and rezoning before the State Density Bonus law would apply to the Project. Based on our recent discussions, we understand the City wishes us to use the base allowable residential density under the MUWF Zoning designation of 20 DUA. Our site at 2.54 acres, therefore the base residential density under the MUWF designation is 51 units. Providing 15% Moderate for-sale affordable homes (8 homes) would qualify us for a 10% bonus or 5 bonus units, totaling 56 units. In return for these affordable for-sale homes we request, in accordance with CA 65915, the following:

- A. Waivers of all necessary development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision:

As you know, there is no limit to the number of waivers that can be requested, and waiver requests do not need to relate to density bonus units.² We are requesting four Development Standard Waivers:

- 1) Bay Trail Width of 18 feet (57.7B): The actual Bay Trail is on Bair Island. There is an existing second trail under the PG&E power lines that is along the bayfront and bay slough. The proposal for 505 E. Bayshore would include a third trail system that would connect to Syufy to the east and potentially to other properties to the east and/or back to the second trail. This is not the Bay Trail, but another trail for resiliency to sea level rise. We have met with BCDC on three occasions. They understand the constraints of our narrow site, and they have agreed in concept to the 15–20-foot setback and 8-foot boardwalk style path on our north. They felt our proposal was thoughtful and interesting. They liked the parking we were adding on Bayshore Road as well as the gathering spot to this new path. They also like the improvements to the sidewalk from this trail along Bayshore Road to the existing trail system. As anyone who has visited these trails, this area of Bayshore is extremely dangerous and unpleasant for walkers and bikers. We estimate that we would lose six (6) homes if we were required to widen this trail to 18 feet. The loss of these homes would make the project infeasible, and we would not be able to provide the affordable homes.
- 2) New Streets under 57.8. This requirement is not applicable as our site is long and narrow with garages off the streets. The Syufy proposal to the east also does not lend well to a street connection. Our all-residential proposal with alley-fed townhomes does not fit with the requirement for sidewalks on both sides of roads. We estimate that we would lose eleven (11) homes if we were required to have sidewalks on all sides of these alleys. The loss of these homes would make the project infeasible, and we would not be able to provide the affordable homes.

² See HCD Technical Advisory attached, which addressed this question.

- 3) Managed Retreat of Shoreline in 57.10C: This requires the slope along the water to be setback at 20:1 grade. This is not applicable to our proposal. We are proposing a wall and boardwalk right along the water. The addition of this sloping would setback our buildings an additional 20+ feet. We estimate that we would lose twelve (12) homes if we were required to provide this managed retreat in lieu of our wall. The loss of these homes would make the project infeasible, and we would not be able to provide the affordable homes.
- 4) Creek or Waterway Setback: This requirement of 45 foot minimum and 55-foot average would not allow the project to be feasible on our long narrow site. We estimate that we would lose eighteen (18) homes if we were required to setback all development by this distance. The loss of these homes would make the project infeasible, and we would not be able to provide the affordable homes. Additionally, we have worked successfully with BCDC and City Staff to provide a reasonable setback and community benefit – the new trail along this northern property setback

We reserve our right to additional Development Standard Waivers if needed to provide this housing.

B. Per State Density Bonus, we would request one concession (we note that we believe this can also be considered a physical waiver, but considering the General Plan amendment we propose this be considered as a concession rather than a waiver but reserve the right to modify this request if necessary, prior to complete application):

- 1) Distance between buildings at 20 feet. Our plan includes two locations where the distance between the buildings is 15 feet. This requirement of MUWF zoning was established for larger mixed-use buildings. The building side setback of 15 feet is appropriate for our 3-story buildings. We are requesting this concession as without it we would lose one market rate unit. These market rate units subsidize the below market rate units.

- 5) C. Under 65915, the Project qualifies for and proposes to use the State Parking Standards set forth in Section 65915(p)(1).

Table 1: Parking Analysis			
<i>Number of units</i>	<i>Min. parking standard per 65915</i>	<i>Total Required Parking per unit type</i>	<i>Parking Provided</i>
42 2 & 3-bedroom	2.0 space per home	84	84
14 4-bedroom	2.5 spaces per home	35	35
Guest Parking	Not Required	Not Required	Not Required
		119 Required Total parking spaces	119 Total parking spaces provided.

We look forward to working with you and your team on the proposed project. Feel free to contact me at 415-412-1981 to discuss questions as you and your team review Planning Application.

Best Regards,



Jeff Smith
Director, Residential Development

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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February 28, 2020

Tamsen Plume, Partner
Holland and Knight
50 California Street, Suite 2800
San Francisco, CA 94111

Tom Williams, City Manager
City of Millbrae
621 Magnolia Avenue
Millbrae, CA 94030

Dear Tamsen Plume and Tom Williams:

RE: Housing Accountability Act and Density Bonus Law

The purpose of this letter is to assist the City of Millbrae (City) in the implementation of the Housing Accountability Act (Gov. Code, § 65589.5) and State Density Bonus Law (Gov. Code, § 65915) as they relate to the proposed Anton Millbrae project located at 1100 El Camino Real. The proposed Anton Millbrae project is a 384-unit multi-family housing development, which will provide 19 units (5 percent) for very-low income households. The project has a proposed density of approximately 69 units per acre (du/acre) and includes an application for waivers under State Density Bonus Law related to the height and allowable unit per square feet development regulations within the Zoning Code. The site is zoned R-3 and designated High Density Residential in the City's General Plan.

The California Department of Housing and Community Development (HCD) understands that both the developer and the city are seeking guidance on the following two questions:

- Is the developer required to ask for a bonus *in units* under State Density Bonus Law in order to access the "maximum allowable residential density" under the general plan and/or other State Density Bonus Law incentives?
- Under the Housing Accountability Act and Density Bonus Law can the City require the development to rezone the property to Planned Development in order to achieve the proposed residential density?

In order to provide guidance, HCD considered the following information:

- General Plan Policy LU1.2 establishes “guidelines” to provide a “starting point” for “establishing” allowable residential densities. Among other things, it notes that the “high end” of residential density is achievable with a planned development zoning designation, among other criteria. In this context, “high end” is undefined.
- General Plan Policy LU3.3 states that specific standards for development, such as height, setbacks, and lot coverage, are established by the zoning provisions of the Municipal Code. The designation for High Density Residential in General Plan Policy LU3.3(d) states that the density is usually associated with multi-family structures of 40 units per acre, but the highest density is associated with buildings up to six stories.
- Under the General Plan Policy LU3.3(d), the High Density Residential land-use designation applicable to the project site allow for residential units up to 80 du/acre.
- The property is zoned “R-3” or “Multifamily Residential,” but the Zoning Code does not explicitly establish the maximum allowable density per acre. (Millbrae Municipal Code, §10.05.0820.) The Zoning Code does contain a variety of specific development standards that effectively limit the density that can be achieved through these standards.
 - For instance, the R-3 zoning designation establishes a development regulation limiting the site to one unit per 1,000 square feet and a height limit of 40 feet, which effectively limits development to 43 du/acre. (Millbrae Municipal Code, §10.05.0820.D.)

Question #1 Is the developer required to ask for a bonus in units under the State Density Bonus Law in order to access “maximum allowable residential density” under the general plan and/or other State Density Bonus Law incentives?

No. The State Density Bonus Law contains several incentives that are designed to aid in housing developments that include affordable housing, including a possible bonus in the number of units beyond the maximum otherwise allowed as well as concessions and waivers. A developer need not utilize all incentives. In fact, the law was specifically amended to make clear that a developer need not seek a bonus in units beyond the maximum before seeking to apply other incentives to facilitate housing development.

State Density Bonus Law defines a “density bonus” to mean “a density increase over the otherwise maximum allowable gross residential density as of the date of application by the applicant to the city, county, or city and county, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, *no increase in density*.” (Gov. Code, § 65915, subd. (f), emphasis added.) This subdivision reflects a change in the law in 2016 that clarified that a developer may proceed under the State

Density Bonus Law, accessing its benefits, even if no increase in density is sought. (Chapter 758, Statutes of 2016 (AB 2501, Bloom)).¹

For purposes of Density Bonus Law, “maximum allowable residential density” means the density allowed under the zoning ordinance and land-use element of the general plan, or, if a range of density is permitted, means the maximum allowable density for the specific zoning range and land-use element of the general plan applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land-use element of the general plan, the general plan density shall prevail. (Gov. Code, § 65915, subd. (f)).

As HCD understands it, the City believes that these provisions are irrelevant because the developer has not expressly sought an increase in units beyond the maximum allowed. That is not a requirement under the law. As noted above, since 2016, “no increase in density” is an option under State Density Bonus Law. Even if a developer has not asked for a density increase beyond the maximum allowable residential density, the developer is entitled to incentives such as concessions and waivers to facilitate the proposed development.

The general plan specifically provides for allowable densities up to 80 du/acre, while the zoning ordinance includes no similar provision and only limits density based on development standards. When development standards restrict the ability of a development to achieve the maximum allowable residential densities or a less dense development, a developer can submit a proposal for, for instance, a waiver from, or reduction of, development standards that have the effect of physically precluding those densities pursuant to Government Code section 65915, subdivision (e)(1).

Question #2 Under the Housing Accountability Act and Density Bonus Law, can the city require the development to rezone the property to Planned Development in order to achieve the proposed residential density?

No. The jurisdiction cannot require the project to be rezoned to a Planned Development Designation without risk of violation of the Housing Accountability Act and Density Bonus Law.

¹ Before this change, the law was arguably ambiguous. Some jurisdictions interpreted the law so as to allow a developer to operate under the State Density Bonus Law even without an express request to increase density beyond the maximum (See Assem. Com. on Housing and Community Development, Analysis of Assembly Bill 2501 (2015-2016 Reg. Sess), page 7); other jurisdictions, including apparently Millbrae, took the opposing view.

Housing Accountability Act

If a housing development project complies with applicable, *objective* general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, the Housing Accountability Act prohibits a jurisdiction from disapproving a housing development project or requiring a project be developed at a lower density unless it makes specific statutory findings supported by a preponderance of the evidence in the record. (Gov. Code, § 65589.5, subd. (j)(1)). The receipt of a density bonus does not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision (Gov. Code, § 65589.5, subd. (j)(3)).

AB 3194 (Chapter 243, Statutes of 2018) recently amended the Housing Accountability Act to state:

For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project (Gov. Code, § 65589.5, subd. (f)(4)).

Further SB 330 (Chapter 654, Statutes of 2019) defined the word “objective” to mean:

involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official (Gov. Code, § 65589.5, subd. (h)(8)).

Accordingly, it appears that as long as the Anton Millbrae project meets the *objective* standards of the General Plan and Zoning Code (inclusive of the requested modifications to the zoning standards authorized pursuant to Density Bonus Law), the City cannot find the development to be inconsistent with the Zoning Code or mandate it be rezoned to planned development.

Currently, the City has only one zone (R-3) to implement the General Plan’s high-density land-use designation, which—while not explicitly stating a maximum allowable

density—establishes limits through development standards. According to the City, its current practice is to require a rezone to planned development zoning if a project wants to exceed 40 du/acre. This practice, however, does not appear to be uniform or of long-term standing as the City's housing element available-land inventory identifies sites zoned for R-3 that have allowed 60 du/acre. (General Plan, Housing Element, p. 81.) HCD questions whether the City's current practice is consistent with the Housing Accountability Act but need not opine on the matter as we note that Density Bonus Law mandates applicable here remove any potential inconsistencies or difficulties in this instance.

By requesting development standard waivers or reductions under Density Bonus Law to remove the one unit/1000 ft requirement and height limits, the project unlocks any impediments to the full allowable density for the site under the applicable designation and zone. As stated above, the definition of a "density bonus" includes any waivers or concessions needed to achieve the densities allowable under Density Bonus Law. Here, the applicant seeks a waiver of the standards that would impede its proposal. Therefore, to determine what the maximum allowable density would be for the development, the General Plan prevails.

The General Plan designates the site as High Density Residential, which allows up to 80 du/acre. (General Plan, p. 3-16, Policy LU3.3(d)). The City, however, considers that General Plan Policy LU1.2 modifies this designation. While HCD agrees that the policy appears to modify the designation, HCD does not find Policy LU1.2 to be objective within the meaning of the Act. Policy LU1.2 provides "guidelines" as a "starting point" to determine the allowable density on a site. (General Plan, p. 3-13). Specifically, it states the "high-end of the range" is achievable when a site has a planned development zoning designation and "excellence of design" in accordance with prevailing residential density of adjacent developed areas. The term "high-end of the range" and "excellence of design" are not defined in the General Plan and would require subjective judgement to make those determinations. Furthermore, the overall tone of the policy—it is a "starting point" and a "guideline"—is subjective. These words are not consistent with a mandatory "objective" policy. The policy is flexible and subjective. This interpretation appears to be consistent with overall City practice. (General Plan, Housing Element, p. 81 (available land inventory)). Thus, the decision to even apply this tool appears to be discretionary and subjective. Therefore, there is no objective requirement for the development to be rezoned using planned development designation.

Density Bonus Law

Under Density Bonus Law, a housing development that includes certain percentages of affordable units is entitled to certain preferences and benefits under land-use law. Specifically, a local government must, if requested, grant an increase in the allowable units to the development in excess of what would otherwise be allowed under the local government's zoning and general plan. Moreover, the local government must grant

incentives or concessions to reduce costs associated with the development and waivers or reductions of development standards so that the project can achieve the maximum densities allowed under Density Bonus Law. (Gov. Code, § 65915, subd. (b)(1)).

Because the project provides 5 percent of its units affordable to very low-income households, it qualifies for a density bonus of up to a 20 percent bonus above the maximum allowable residential density, one concession or incentive, and waivers or reductions of development standards so that the project can achieve the maximum residential densities allowed under Density Bonus Law. Therefore, the development would be allowed to achieve the densities allowed in the general plan for that site and any waiver or reductions of development standards to the development requirements in the R-3 zone to achieve those densities without having to rezone to a planned development zone.

HCD appreciates the City's consideration of this guidance and welcomes any further opportunities to provide assistance. HCD offers one further note: when conducting research to respond to this request for technical assistance request, HCD noticed that Millbrae's Density Bonus Ordinance (Millbrae Municipal Code, § 10.05.0430) is out of date and out of compliance with recent amendments to state law. (See footnote 1 above.) The City of Millbrae should update its ordinance to be consistent with State Density Bonus Law as soon as possible. Please feel free to contact Melinda Coy, of our staff, at (916) 263-7425 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West", written in a cursive, flowing style.

Shannan West
Land Use and Planning Manager

General Plan & Zoning Comparison
505 E. Bayshore

Standard	General Plan:		Zoning: BASE	
	Mixed-Use Waterfront (GP MUWN)		Mixed-Use Waterfront Zone (MUW)	
		Our Proposal		Our Proposal
Use	The mix of allowed uses includes housing and supporting commercial businesses, hospitality and restaurant uses that attract visitors, and businesses that support marina functions. Housing options can also include floating homes, houseboats, and live-aboard boats, in addition to residential buildings. Public access and open space amenities are required along the waterfront, and internal pedestrian circulation of the neighborhoods should link to waterfront amenities. The emphasis is on residential development, with commercial uses providing a clear supporting use.	Meets Requirement.	Residential: Multifamily Dwelling permitted by right (ZC 57.2)	Meets Requirement.
Air Quality	None specified	NA	Application must include air screening analysis to indicate if new receptors exposed to TAC (Toxic Air Contaminant) and ensure consistency with BAAQMD (ZC 57.3.1)	Applicant to perform screening analysis. Mitigation measures if required.
Noise Impact	None specified	NA	If greater than 60 dB CNEL, noise mitigation needed (ZC 57.3.2)	Applicant to perform acoustic analysis. Mitigation measures if required.
Lot Area	None specified	NA	No Minimum (ZC 57.4)	NA
Lot Width	None specified	NA	No Minimum (ZC 57.4)	NA
Max Lot Coverage	None specified	NA	60% (ZC 57.4) ** Lot Coverage does not include uncovered recreational facilities	Meets Requirement.
FAR	Combined Use: 0.4 FAR for commercial uses Single Use (Commercial): 0.4 FAR for commercial uses	NA	Applicable to Commercial Uses Only: -- 40% {w/o Community Benefit} -- 60% {w/Community Benefit} (ZC 57.4)	NA
Residential Density	Combined Use: 40 du/ac Single Use (Residential): 40 du/ac	Meets Requirement.	Applicable to Residnetial Uses Only: -- 20 du/acre max. {w/o Community Benefit} -- 40 du/acre max. {w/Community Benefit} (ZC 57.4)	Using State Density Bonus
Height	None specified. However, heights for each project will be evaluated through site plan review and must: --Relate to property size and terrain --Relate to surrounding uses and character --Orient toward the water, tiering heights farther away from the water’s edge	See zoning.	40' ft max. w/o Community Benefit / 55 ft. max. w/Community Benefit (ZC 57.4). Parapet walls are permitted exceptions (ZC 32.7)	Meets height requirement of 40' max. No CB required.
Setbacks (Front / Side/Rear)	None specified	NA	No Minimum (ZC 57.4)	NA
Distance between buildings	None specified	NA	20 feet (ZC 57.4)	Request Use of State Density Concession
Creek or Waterway Setback	None specified	NA	Without Community Benefit: -- Min.: 45 feet -- Min. Avg.: 55 feet With Community Benefit: -- Min.: 35 feet -- Min. Avg.: 40 feet	Request Use of State Density Concession

General Plan & Zoning Comparison
505 E. Bayshore

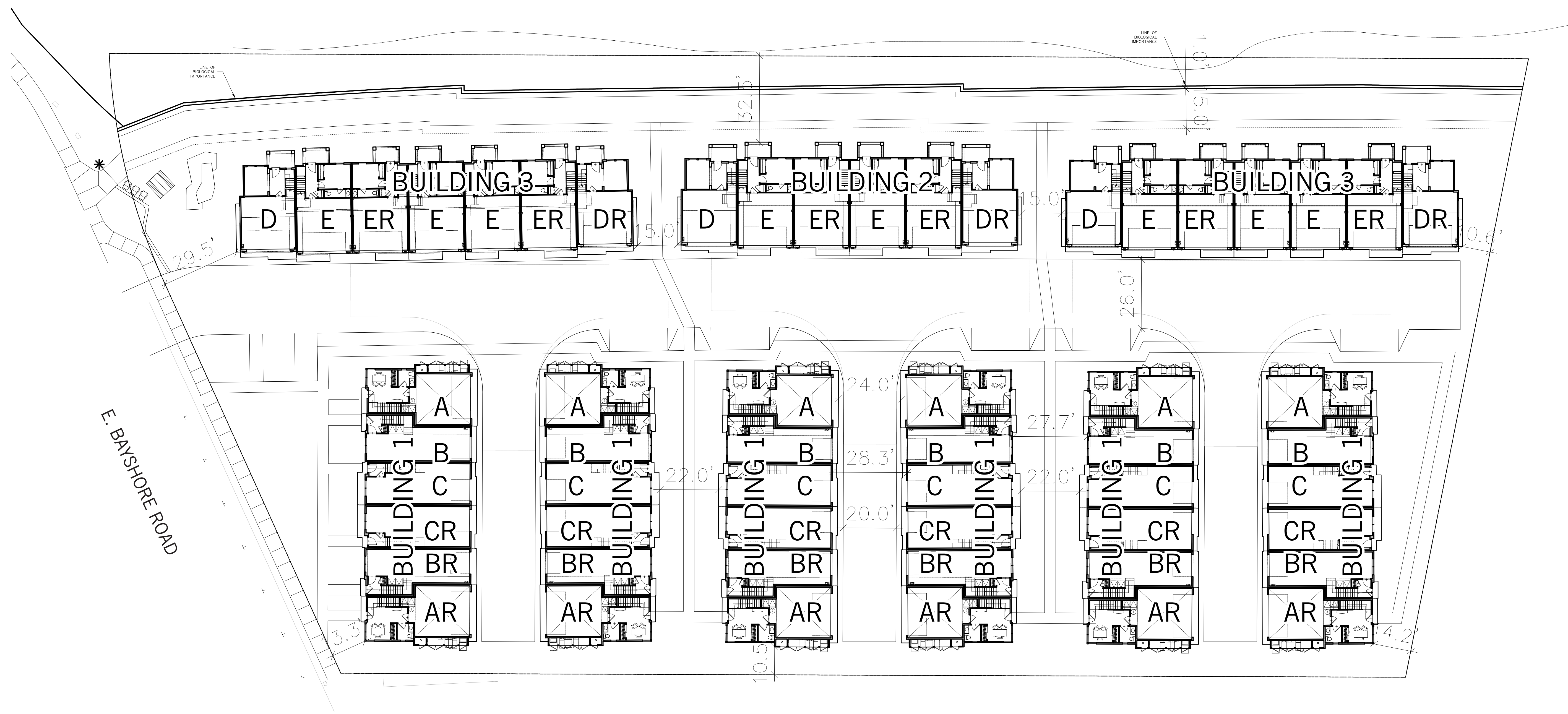
Standard	General Plan:		Zoning: BASE	
	Mixed-Use Waterfront (GP MUWN)		Mixed-Use Waterfront Zone (MUW)	
		Our Proposal		Our Proposal
Ground Floor Entrances along waterfront	None specified	NA	Ground floor entrances along waterfront at least once every 150' (ZC 57.5 B). Note: "Ground Floor Entrances" include "entrances to ground floor uses, residential units, clusters of residential units, lobbies, or private courtyards."	Meets Requirement.
Bldg. Length facing waterfront	None specified	NA	Max.: 200 feet (ZC 57.4)	Meets Requirement.
Min. Pervious Area	None specified	NA	30% (ZC 57.4)	Meets Requirement at 30%. Request State Density Waiver of Development Standard if it falls below level.J23
Min. Usable Open Space	None specified	NA	Residential must meet open space requirements of Sec. 32.9 with the modification that public access easements count in open space calculations (ZC 57.7.A)	Meets requirement of 300sf open space per first bedroom plus 100sf open space per bedroom after = 31,800 SF.
Visual Relationship	None specified	NA	Buildings shall be designed to create a strong visual relationship amongst the buildings & water, including architectural style & variety among buildings. (ZC 57.5A)	Meets Requirement.
Vehicle Parking	None specified	NA	Residential per SDBL: -- 0-1 bedroom: 1 space -- 2-3 bedrooms: 2 space -- 4 bedrooms: 2.5 spaces Required Clean Air Vehicles Residential: 8%	Using State Densit Bonus to meet parking requirement per 65915(p) (1) "...upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios: (A) Zero to one bedroom: one onsite parking space. (B) Two to three bedrooms: two onsite parking spaces. (C) Four and more bedrooms: two and one-half parking spaces.
Public Parking	None specified	NA	Guest & unassigned spaces along waterfront available for public parking (ZC 57.6B) [NOTE: No min. ratio is specified for public parking]	Meets Requirement with new parking along Bayshore Rd.
Bike Parking	None specified	NA	Residential: 1 secure space/3 du (ZC 57.6.C.1) VS: Secure bike spaces equal to 5% of total parking spaces (ZC 57.6.C.2) **Secured means: -- Covered, lockable enclosures -- Lockable bike rooms -- Lockable bike lockers (ZC 57.6.C.3)	Meets Requirement.
Bay Trail	None specified	NA	In accordance with ABAG, pathway must have at least 18' width (incl. shoulders) & provide public access easement; review authority shall have final say in terms of trail design (ZC 57.7B and C1)	Request State Density Bonus Waiver of Development Standard.

General Plan & Zoning Comparison
505 E. Bayshore

Standard	General Plan:		Zoning: BASE	
	Mixed-Use Waterfront (GP MUWN)		Mixed-Use Waterfront Zone (MUW)	
		Our Proposal		Our Proposal
Public Access Easements	Provide public access to the water line. Provide public space along and/or adjacent to the waterline.	Meets Requirement.	ZC 57.7.C.2: Project must provide at least one primary public easement of 15' width leading from public street to water	Meets Requirement.
Street Frontage	None specified	NA	None specified	NA
New Streets	None specified	NA	Block and Street patterns consistent with adjacent properties and surrounding environment. For new streets, block face <= 400' length exceptions can be made (ZC 57.8 A)	Request State Density Bonus Waiver of Development Standard.
Pedestrian Walkways	None specified	NA	Internal walkway shall be >=6' in width & connections between pedestrian walkway and primary streets shall be provided. (ZC 57.8B)	Meets Requirement.
Elevation of Lowest Floor	None specified	NA	At or above 100 year base flood plus 3' of sea level rise (ZC 57.10 A)	Meets Requirement.
Managed Retreat	None specified	NA	When the outboard edge of the fill approaches shoreline, it shall be graded at a slope of 20:1 and be restored to tidal action with marsh and uplands on outboard slope (ZC 57.10.C)	Request State Density Bonus Waiver of Development Standard
Levees & Sea Walls	None specified	NA	Consistent with FEMA and existing 100-year base floor plus 3' for sea wall & levee construction; new portion above existing grade sloped at least 10:1 (ZC 5.7.10.D)	Meets Requirement. No slope with sheet pile wall.
Trash/Recycling Facilities	None specified	NA	None specified	NA

505 E. Bayshore MUW Zoning Bonus Benefits Analysis

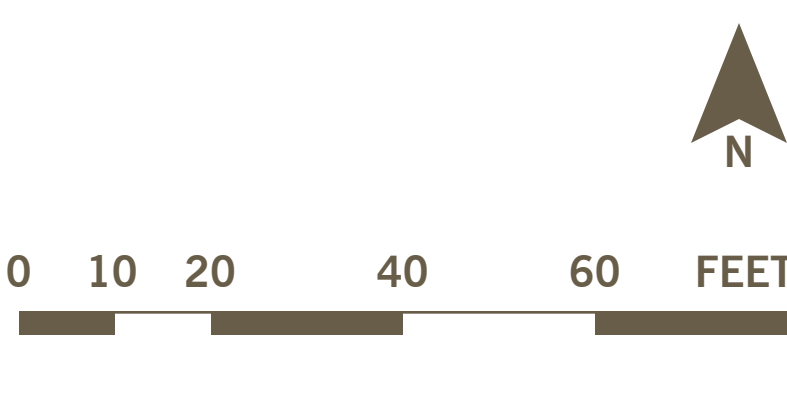
	<u>Benefit</u>	<u>Minimum Requirement</u>	<u>Current Spec</u>	<u>Points Earned</u>	<u>Notes</u>
TIER 1 Benefit (4 Points Each)	<i>Habit Restoration</i>	2% of project valuation	None	0	
	<i>Active Rec. Areas</i>	>= .5 acre rece site		4	Total common area greater than 1/2 acre, but public access easement under the 1/2 acre
	<i>Enhanced Bike & Ped.</i>	See ZC 57.9.3		4	Enhanced bike & ped on access easement and Bayshore Rd.
TIER 2 Benefit (2 Points Each)	<i>Public Art</i>	1% of project valuation	None		
	<i>Affordable Housing</i>	depends on scope or 1% of PV		2	Providing 8 Moderate units (15% of of total) & 1% Building Valuation as Fee
	<i>Child Care Site</i>	to serve >= 30 people	None		



ARCHITECTURAL SUMMARY							
unit name	bedroom count	bathroom count	unit count	living area / unit	total living area	floor area / unit	total floor area
				(gross sf)	(gross sf)	(gross sf)	(gross sf)
A	3 + Den	2+2 half baths	12	1,911	22,932	2,503	30,036
B	2	2.5	12	1,349	16,188	1,950	23,400
C	3	3	12	1,329	15,948	1,960	23,520
D	3 + Den	3	6	1,573	9,438	2,008	12,048
E	4	2 + 2 half baths	14	1,691	23,674	2,126	29,764
Total			56		88,180		118,768

505 E. BAYSHORE ROAD - SITE STUDY

IN REDWOOD CITY, CA

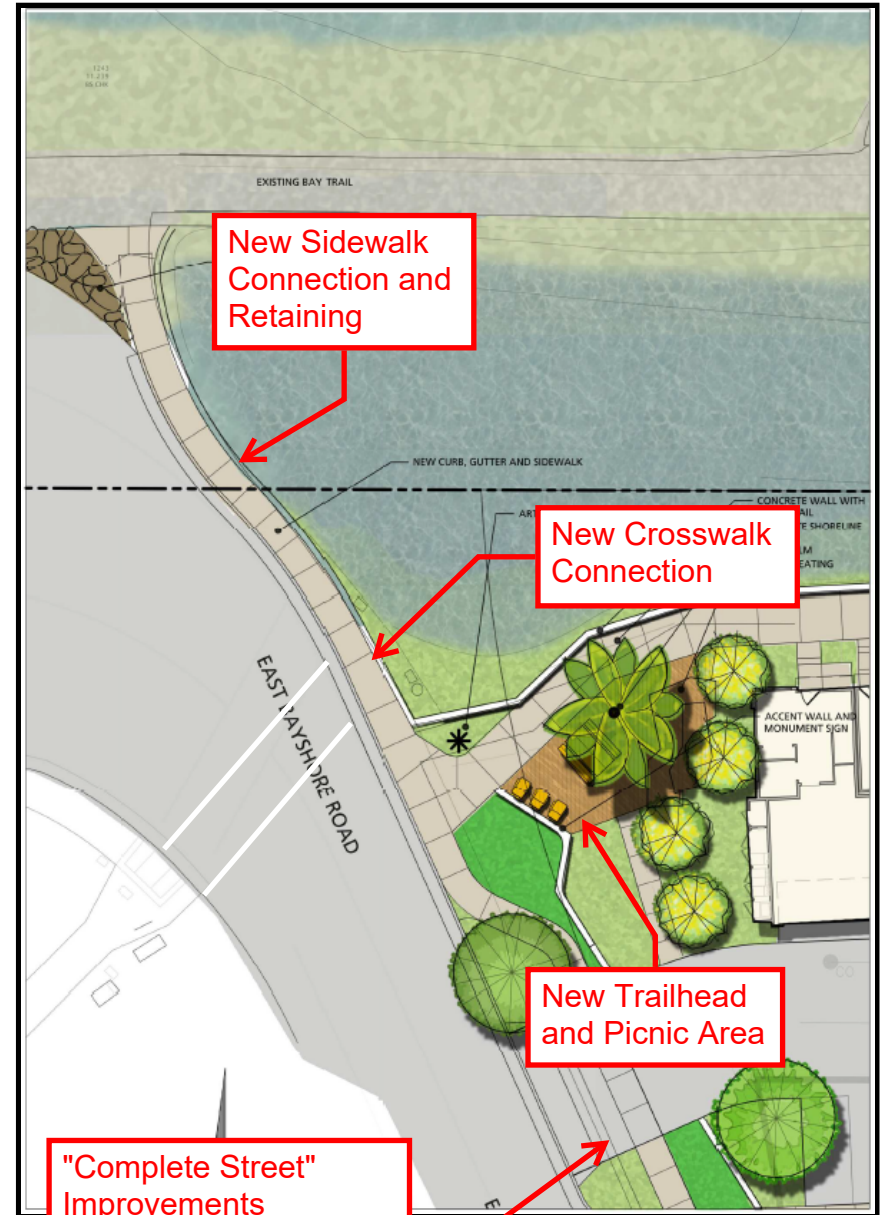


Enhanced Bicycle and Pedestrian Amenities

Existing Condition



Proposed Improvements Worth \$1M+



Active Recreation Area - New Public Access Boardwalk

New Bayfront Boardwalk and Sea Wall - Increases Site Elevation 5+ Feet for Sea Level Rise

