

**CITY OF BELMONT
CITY COUNCIL AND BELMONT FIRE
PROTECTION DISTRICT BOARD OF
DIRECTORS**



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CITY COUNCIL SPECIAL MEETING AGENDA

Tuesday, June 14, 2022

6:00 PM

City Council Chambers

City Hall, One Twin Pines Lane, Belmont, California

TELECONFERENCE PARTICIPANTS

Some Members may Participate Virtually
Being held under Gov. Code 54953(e) and
Belmont City Council Resolution 2022-048

The meeting will be broadcast live to Belmont residents on Comcast Cable Channel 27, streamed live via the City's website at www.Belmont.gov. The public may also attend the meeting in the City Council Chambers and address the council from the chambers. Social distancing must be practiced, and seating will be limited.

PUBLIC COMMENT:

To maximize time for live public comment, we encourage members of the public to provide comments by joining the City Council meeting via Zoom : For web, visit <https://belmont-gov.zoom.us/> select "Join" and enter Meeting ID: 95745673035. Use the Raise Hand feature to request to speak. You may rename your profile if you wish to remain anonymous.

For dial- in comments, call *67 1-(669) 900-6833 (your phone number will appear on the live broadcast if *67 is not dialed prior to the phone number), enter Meeting ID: 95745673035, and press *9 to request to speak. All public comments are subject to a 3-minute time limit unless otherwise determined by the Mayor.

If you wish to submit written public comment, you may send an email to cclerk@belmont.gov before the council considers the item. Please indicate the agenda item topic or agenda item number you wish to comment on in your email's subject line. Any public comment regarding agenda items that are received from the publication of the agenda through the meeting date will be made part of the meeting record, but will not be read during the Council meeting.

1. CLOSED SESSION

A.

Conference with Conference With Labor Negotiators (Govt Code Section 54957.6)

Agency designated representatives: Afshin Oskoui, City Manager; Employee organization:

2. STUDY SESSION

Persons wishing to orally address the Council on the items of business listed below will be given an opportunity to do so before or during the Council's consideration of the item.

A. **Consideration of an Amended Exclusive Negotiating Agreement with Linc Housing for an Affordable Housing Project located on El Camino Real at Hill Street, and Authorizing Streamlined Ministerial Review Pursuant to Senate Bill 35 (APN's 045-163-070, 045-162-070, 045-162-080, 045-162-090)**

Recommendation: Adopt a resolution approving an Amended Exclusive Negotiating Agreement with Linc Housing for the future purchase, sale, and development of an affordable housing project at Hill Street and El Camino Real, including authorization of an application for streamlined project review pursuant to Senate Bill 35

Attachment(s):

[Staff Report](#)

[Resolution](#)

[Non-Binding ENA Term Sheet](#)

[Entitlement Summary Request from Developer](#)

[Draft SB 35 Eligibility Letter](#)

[Funding Request from Developer](#)

[Revised Funding Award Letter from San Mateo County](#)

[Project Plans](#)

3. ADJOURNMENT

If you need assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413. The speech and hearing-impaired may call (650) 637-2999 for TDD services. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting information can also be accessed via the internet at: www.belmont.gov. All staff reports will be posted to the web in advance of the meeting, and any writings or documents provided to a majority of the City Council/District Board or Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's Office, One Twin Pines Lane, during normal business hours and at the Council Chambers at City Hall, Second Floor, during the meeting.



STAFF REPORT

Meeting Date: June 14, 2022

Agency: City of Belmont

Staff Contact: Jennifer Rose, Housing & Economic Development Manager

Agenda Title: Consideration of an Amended Exclusive Negotiating Agreement with Linc Housing for an Affordable Housing Project located on El Camino Real at Hill Street, and Authorizing Streamlined Ministerial Review Pursuant to Senate Bill 35 (APN's 045-163-070, 045-162-070, 045-162-080, 045-162-090)

Agenda Action: Resolution

Recommendation

Adopt a resolution approving an Amended Exclusive Negotiating Agreement with Linc Housing for the future purchase, sale, and development of an affordable housing project at Hill Street and El Camino Real, including authorization of an application for streamlined project review pursuant to Senate Bill 35.

Strategic Focus Area

Economic Development and Housing

Background

In June 2017, the City of Belmont issued a Request for Proposals (“RFP”) for development of affordable housing on City-owned project sites located on El Camino Real at Hill Street. After reviewing responses and interviewing three firms, the City selected Linc Housing Inc. (“Developer”) as the preferred developer. On February 13, 2018, the City Council approved Resolution 2017-007 authorizing the City Manager to enter into an Exclusive Negotiating Agreement (“ENA”) with Linc Housing for development of a 100% affordable rental housing project on the project sites (the “Project”). The ENA outlined the general scope, design and financing terms of the project, and directed the developer to proceed with obtaining all project entitlements and funding. The ENA was executed by both parties on August 8, 2018.

Since 2018 the City Council has approved several extensions of the ENA to provide additional time for the applicant and City to work together on completing the entitlement review. The project sites are relatively small and present unique design and engineering challenges. The project was further delayed during the pandemic closures. Following is a summary of the ENA extensions and amendments:

- On August 9, 2019, the City Manager authorized a two-month extension of the ENA to October 8, 2019.
- On October 22, 2019, the City Council adopted Resolution 2019-105, making certain amendments to the ENA related to target population to be consistent with the County Affordable Housing Fund guidelines, and extending the negotiating term to July 2020.
- On July 14, 2020 the City Council adopted Resolution 2020-067 approving an extension to the Amended Exclusive Negotiating Agreement through July 2021;



- On July 13, 2021, the City Council adopted Resolution 2021-069 approving an extension of the ENA through July 31, 2022.

The developer has also been successful in securing critical project financing awards through the San Mateo County Affordable Housing Fund (“AHF”), which is an annual competitive funding program.

- In September 2018, the Developer was awarded \$500,000 from the County AHF 6.0. These funds were targeted to support predevelopment activities such as site due diligence review and entitlement costs.
- In September 2019, the Developer was awarded \$1,400,000 from the County AHF 7.0. The project was also awarded 18 project-based housing vouchers that provide an important project revenue source.

Over the past year the Developer has made significant progress addressing outstanding design and engineering issues, working in close collaboration with City staff. Additionally, the Developer has worked with the City and staff from San Mateo County to develop an updated project financing plan and viable path forward for the Project. The County of San Mateo recently issued a revised funding award that includes several deadlines and milestones required to maintain project funding (see Attachment E). A key requirement of the County’s funding is that the Developer submit an application to the State Department of Housing and Community Development’s (HCD) Multifamily Housing Super NOFA by June 28, 2022.

The Developer is requesting approval of an Amended ENA from the City that aligns with the updated project financing plan and authorizes submittal of a revised project application that qualifies for expedited review pursuant to Senate Bill 35 (SB 35). The City Council is not taking any action on the design review entitlement at this time.

Analysis

The City’s role as property owner is to ensure that the project meets the City’s goals and objectives to develop new affordable housing and create a vibrant pedestrian friendly downtown. To ensure the development is consistent with the City’s objectives, staff and the Developer have prepared a non-binding ENA term sheet, included as attachment B, that summarizes the project details, general terms of the disposition, and other Council considerations.

The general size, scope, and design of the Project has not changed significantly since the City Council last considered the project design in 2019. A majority of the outstanding design and engineering issues that have been addressed over the past year were related to off-site improvements, provision of utilities, and vehicular access/circulation. A copy of the most recent project plans is provided as Attachment G. Below is a summary of key project terms:

- Linc proposes a thirty-seven (37) unit, high-quality affordable housing development across two project sites. Site A will contain twenty-four (24) units and Site B will contain thirteen (13) units; total proposed square footage is 43,347 square feet. Eleven tuck-under parking spaces would be provided on-site.



- The project includes 22 very low-income units, 14 low-income units, and one unrestricted managers unit. This project will help the City get closer to meeting its regional housing needs assessment (RHNA) allocation for very-low units.
- The Project is seeking a 68% State density bonus, with 15 of the 37 projects units being “density bonus units”.
- State density bonus law also allows the developer to request project incentives, waivers, and exceptions. The proposed project includes three density bonus incentives, seven zoning waivers, and two design review exceptions. A full description of the request incentives/waivers/exceptions can be found in Attachment B.
- If approved under SB 35, the Project will be required to pay California state prevailing wages.
- To comply with the County’s funding conditions, and meet the expedited review timeline required by SB 35, the term sheet includes the following development review timeline:

Action Item	Date
Linc to submit funding application to HCD Multifamily Housing Program	June 28, 2022
Develop Draft DDA	July-August 2022
Revised Entitlement Submission under SB 35	August 2022
DDA negotiations between City and Linc, City Council closed sessions	September 2022
Planning Commission Review of Design Review (90 Days from revised entitlements submission)	November 2022
City Council Review of DDA and 33433 Hearing	November 2022
Executed DDA	December 2022
Final Tax Credit Funding Application (DDA Required)	March 2023
Commence Construction	December 2023

- The Developer has requested that the revised ENA extend through July 31, 2023, to allow sufficient time for multiple rounds of funding applications to be submitted, if needed.

Request for Senate Bill 35 (SB 35) Streamlined Review

Senate Bill 35 (SB 35) was part of a package of housing bills approved by the State of California in 2017 designed to address housing shortages and high housing costs. SB 35 specifically requires that Cities offer streamlined ministerial review for projects that help make progress towards any unfulfilled RHNA allocation—in this case, the Linc Housing project is providing very-low-income units and Belmont has not yet met its RHNA allocation for very low-income housing unit production.



The revised financing plan requires the Developer to submit a funding application to the HCD Multifamily Housing Program (“MHP”) by June 28, 2022. The Developer is applying for over \$9,000,000 in funding from the MHP, and projects that are eligible to be processed under SB 35 receive a significant competitive advantage. The County has conditioned their project funding on the Developer receiving an award through the MHP (see Attachment F), so it is critical that the Project maximizes its competitiveness.

Staff has analyzed the impacts of allowing this project to proceed as an SB 35 eligible project which requires the City to implement a streamlined ministerial review process. These impacts are summarized below:

1. Projects eligible for SB 35 review are not subject to minimum parking requirements. The project was already eligible for reduced parking based on the target population, unit affordability, and proximity to the train station. The project includes eleven onsite parking spaces.
2. SB 35 requires that eligible projects receive only ministerial entitlement review. For the Linc Housing project this means that the Developer would still be subject to objective design review at the Planning Commission, but would not be required to apply for a conditional use permit. The City still has authority to levy conditions of approval on the design review entitlement, and the Disposition and Development Agreement (DDA) is still subject to City Council review at a public hearing.
3. Projects eligible for SB 35 review are not subject to CEQA review, but must still complete Native American Tribal notifications. The City sent the required Tribal notifications in May 2022 and has not received any responses. The project sites were identified for housing development in the Belmont General Plan and Belmont Village Specific Plan, and as such development of housing on these project sites was analyzed under the General Plan and BVSP environmental impact report. It is likely that this project would have been categorically exempt from CEQA, and thus exempting the Project from CEQA is not likely to have a significant impact. The Project is still subject to soil and groundwater management through San Mateo County, and they have completed extensive site assessment work as part of their due diligence efforts preparing to purchase the land.
4. Streamlined entitlement review of housing projects processed under SB 35 must be completed within 90 days. The ENA term sheet includes a project schedule showing that the Developer would submit a revised project application pursuant to SB 35 in August 2022. The City would be committed to completing design review with the Planning Commission by November 2022, after which the City Council would hold the required public hearing for disposition of property and consideration of the DDA. With this mutually agreed upon schedule, the requirement for streamlined review does not appear to have significant impacts.

As property owner, the City is not required to allow this project to proceed under SB 35. However, as detailed above, determining that the project is SB 35 eligible provides significant financing benefits and allows the project to proceed with financial support from San Mateo County. The impacts on the City’s ability to process the project entitlements appear to be minimal, and the Disposition and Development Agreement (DDA) will offer the City a tool to ensure the project meets all of the City’s project objectives and design standards. Staff recommends that the City Council make the determination that the project is eligible for SB 35 streamlined ministerial review. A draft SB 35 eligibility letter has been prepared and is included as Attachment D.



Project Financing Considerations

On May 25th, 2022, Linc submitted a project funding request to the City's Community Development Department in the amount of \$2,300,000 to assist funding the construction costs of the Project (see Attachment E). The request is structured as a residual receipts loan that would be repaid to the City over the life of the loan. Projects that receive local funding contributions from a host City or County are able to increase their competitive score when seeking Low Income Housing Tax Credit (LIHTC) funding from the State. LIHTC funding is a critical component of the proposed financing plan.

In the funding considerations section of the Non-Binding ENA Term Sheet, the Developer has identified several required off-site utility improvements that are likely to result in increased project costs. The Developer indicates that their funding request may be revised depending on final project design.

As specific in the Non-Binding ENA Term Sheet, the City intends to donate City Housing Successor property to the Developer for the project. The project sites have most recently appraised at approximately \$4,000,000, which will further increase the projects competitiveness for LIHTC funding.

Approval of the attached Resolution and execution of an Amended ENA does not commit the City to any specific financial obligation. Project financial considerations will be negotiated and detailed in the Disposition and Development Agreement.

Alternatives

1. Provide alternative feedback on the non-binding term sheet.
2. Determine that the project is not eligible for SB 35 review.
3. Take no action, allow ENA to expire.

Attachments

- A. Resolution
- B. Non-Binding ENA Term Sheet
- C. Entitlement Summary Request from Developer
- D. Draft SB 35 Eligibility Letter
- E. Funding Request from Developer
- F. Revised Funding Award Letter from San Mateo County
- G. Project Plans

Fiscal Impact

☒ No Fiscal Impact

☐ Funding Source Confirmed:

Approval of a Revised Exclusive Negotiating Agreement does not commit the City to any financial obligation. Project financing commitments and disposition of land will be detailed in the Disposition and Development Agreement (DDA) that is anticipated to go to City Council in November 2022.

Source:

Staff

Purpose:

Council Vision/Priority

Public Outreach:

Posting of Agenda

RESOLUTION NO. 2022 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT APPROVING AN AMENDED EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE CITY OF BELMONT AND LINC HOUSING, INC. FOR DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT AT HILL STREET AND EL CAMINO REAL, AND AUTHORIZATION OF (APN'S 045-163-070, 045-162-070, 045-162-080, 045-162-090)

WHEREAS, The City Council of the City of Belmont adopted the Los Costanos Community Development Plan ("Plan") for the Los Costanos Community Development Project Area ("Project Area") by Ordinance No. 692 on November 24, 1981, as amended by Ordinance No. 849 on September 10, 1991, Ordinance No. 887 on November 8, 1994, Ordinance No. 1000 on May 11, 2004, and Ordinance No. 1040 on November 12, 2008; and,

WHEREAS, The City of Belmont ("City"), as the housing successor to the former Belmont Redevelopment Agency ("Agency"), is vested with responsibility pursuant to the Community Redevelopment Law (Part 1 of Division 24 of the California Health and Safety Code) to implement the Plan in the Project Area as well as the responsibility for formulating and carrying out necessary redevelopment projects within the City of Belmont; and,

WHEREAS, In June 2017, the City issued a Request for Proposals ("RFP") seeking affordable housing project proposals from qualified developers for three City-owned project sites located on El Camino Real at Hill Street and Middle Road ("Sites"), located within the Los Costanos Redevelopment Project Area; and,

WHEREAS, the City Council established a two member Affordable Housing Subcommittee to assist staff in vetting project proposals and on January 23, 2018 the Affordable Housing Subcommittee met to review the RFP responses, revised project information, and consider the developer qualifications; and,

WHEREAS, The Affordable Housing Subcommittee concluded that Linc Housing, Inc. ("Developer"), had the requisite skill, experience, and financial capacity to redevelop the Sites with affordable housing in a timely manner, and that they are the preferred developer for the Sites; and,

WHEREAS, The Affordable Housing Subcommittee recommended that the City Council consider the Developer project proposal and authorize the City Manager to enter into an Exclusive Negotiating Agreement ("ENA") with the Developer; and,

WHEREAS, On February 13, 2018, the Council approved Resolution No. 2018-007, entering into an Exclusive Negotiating Agreement ("ENA") with Linc Housing, Inc., for a twelve (12) month term, to negotiate development of an affordable housing project on City-owned property; and,

WHEREAS, On August 9, 2019, the City Manager granted a two-month extension to the ENA negotiating term, as permitted in the ENA; and,

WHEREAS, On October 22, 2019, the City Council approved Resolution 2019-105, amending certain terms of the ENA, and extending the negotiating term to March 9, 2020; and,

WHEREAS, On July 14, 2020, the City Council approved Resolution 2020-067, amending certain terms of the ENA, and extending the negotiating term to July 31, 2021; and,

WHEREAS, On July 13, 2021, the City Council approved Resolution 2021-069 extending the negotiating term on the ENA to July 31, 2022; and,

WHEREAS, The City and Developer (“Parties”) desire to further extend the negotiating term to allow for completion of project entitlements, and to amend certain terms of the ENA; and,

WHEREAS, The Parties desire to enter into an Amended Exclusive Negotiating Agreement (“Agreement”) pursuant to the revised project terms identified in the non-binding ENA Term Sheet, incorporated herein by reference and attached as Exhibit A; and,

WHEREAS, The City of Belmont desires to authorize streamlined ministerial review of the proposed project pursuant to Senate Bill 35 (SB 35), and Government Code 65913.4, acknowledging that the project would help the City meet its outstanding need for very low income housing units.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. That the Belmont City Manager is authorized to execute an Amended Exclusive Negotiating Agreement, including a Non-Binding ENA Term Sheet, between the City of Belmont and LINC Housing, Inc., related to development of an affordable housing project on project Sites, extending the negotiating term through July 31, 2023.

SECTION 2. That the City Manager and his designees are hereby authorized and directed to take such steps as are reasonable and necessary to performance of the City’s obligations under the ENA and carry out the terms and conditions of the ENA.

SECTION 3. That the project as proposed, and as further described in the Non-Binding ENA Term Sheet (Exhibit A), is eligible for streamlined ministerial review pursuant to Government Code 95913.4 (Senate Bill 35), and that Linc Housing, Inc. is authorized to submit a revised project application that meets the revised project terms identified in Exhibit A.

SECTION 3. Through this resolution, the City has made no commitment to approve any particular application for land use approvals for the subject project and there is no possibility that the approval of this resolution in and of itself may have a significant effect on the environment, and the activity is not subject to CEQA. (CEQA Guidelines Section 15061(b)(3).)

* * *

ADOPTED June 14, 2022 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

876 – 900 El Camino Real

Planning Application No. 2018-0074

Non-Binding ENA Term Sheet

City Council Review June 14, 2022

Linc Housing Corporation, Inc. ("Linc") proposes to acquire the real property located at 876, 884, 898, and 900 El Camino Real, Belmont, CA 94002 (the "Property") from the City of Belmont ("City") in fee for development of a 100% affordable housing development (the "Project") pursuant to a Disposition and Development Agreement ("DDA"), to be negotiated between Linc and the City.

The purpose of this term sheet is to document proposed business terms for sale of the Property and to inform the public regarding the goals and principles that have been used to define the Project and that will be considered during the public review. The City retains the absolute sole discretion to (i) determine not to proceed with the Project, or (ii) modify the project for consistency with adopted City plans.

No legal obligations will exist unless and until the parties have negotiated, executed and delivered a mutually acceptable DDA based upon information produced from the public review and hearing processes, and the Project has received all applicable governmental approvals. Any agreements resulting from negotiations will become effective only if and after each agreement has been considered and approved by the City following the conduct of all legally required procedures.

Project Information and Basic Terms and Conditions

1	Property	The proposed Project is located on two city-owned sites separated by Hill Street located along El Camino Real. "Site A" is located at 900 El Camino Real and "Site B" is located at 876-884-900 El Camino Real. The two sites include a total of four parcels with the following assessor parcel numbers: 045-162-090 045-162-080 045-162-090 045-163-070 Based on site diligence, site capacity, market analysis, and extensive discussions with the City's Planning and Public Works departments, Linc proposes a thirty-seven (37) unit, high-quality affordable housing development across the two sites. Site A will contain twenty-four (24) units and Site B will contain thirteen (13) units.
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2	Project Details	<u>Site A Proposed Project Details</u> Lot Area: 8,415 s.f. Floor Area: 27,177 s.f. FAR: 3.23 1 Bedroom Units (@600 nsf): 14 2 Bedroom Units (@792 nsf): 4 3 Bedroom Units (@ 1007 nsf): 6 Total Units: 24 Parking: 7+1EV Bike Parking: 7 <u>Site B Proposed Project Details</u> Lot Area: 5,035 s.f. Floor Area: 16,170 s.f. FAR: 3.21 1 Bedroom Units (@600 nsf): 4 2 Bedroom Units (@792 nsf): 5 3 Bedroom Units (@ 1007 nsf): 4 Total Units: 13 Parking: 3 + 1 Manager Space Bike Parking: 5
3	Buyer/Developer	Linc will purchase the property directly or through a single-purpose limited liability company or limited partnership, with Linc serving as the Managing General Partner.
4	Purchase Price; Public Subsidy for Affordable Housing	The purchase price for the sale of the Property is anticipated to be zero dollars (\$0) and will be determined in accordance with the requirements of Health & Safety Code Section 33433. The project is also anticipated to include a public subsidy for affordable housing from the City of Belmont, which may be in the form of a loan, grant or other appropriate funding mechanism to be determined with the final amount of public subsidy, which will be detailed in the Disposition and Development Agreement. Disposition will occur consistent with the site's status as an asset of the City Housing Successor Agency to the former Belmont Redevelopment Agency.

5	Project Affordability	The proposed Project will be 100% affordable exclusive of one manager’s unit. The Project as currently proposed, and if approved under SB35, will meet or exceed the affordability levels described in the table below. The Project’s affordable units will help the City meet its RHNA allocation. <table><tr><th>Number of Units</th><th>Affordability Level (TCAC)</th></tr><tr><td>22</td><td>50% AMI</td></tr><tr><td>14</td><td>80% AMI or below</td></tr><tr><td>1</td><td>Unrestricted Manager’s Unit</td></tr><tr><td>Total: 37 Units</td><td></td></tr></table>	Number of Units	Affordability Level (TCAC)	22	50% AMI	14	80% AMI or below	1	Unrestricted Manager’s Unit	Total: 37 Units											
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Total: 37 Units																						
6	Prevailing Wages	If approved under SB35, the Project will be subject to California state prevailing wages.																				
7	CEQA Compliance	If approved under SB35, the Project’s entitlement process would be exempt from CEQA review.																				
7	Project Timeline	<table><tr><th>Action Item</th><th>Date</th></tr><tr><td>Linc to submit funding application to HCD Multifamily Housing Program</td><td>June 28, 2022</td></tr><tr><td>City and Linc Develop Draft DDA</td><td>July – August 2022</td></tr><tr><td>Revised Entitlement Submission under SB35</td><td>August 2022</td></tr><tr><td>DDA negotiations between City and Linc, City Council closed sessions</td><td>September 2022</td></tr><tr><td>Planning Commission Review of Design Review (90 Days from revised entitlements submission)</td><td>November 2022</td></tr><tr><td>City Council Review of DDA and 33433 Hearing</td><td>November 2022</td></tr><tr><td>Executed DDA</td><td>December 2022</td></tr><tr><td>Final Tax Credit Funding Application (DDA Required)</td><td>March 2023</td></tr><tr><td>Commence Construction</td><td>December 2023</td></tr></table>	Action Item	Date	Linc to submit funding application to HCD Multifamily Housing Program	June 28, 2022	City and Linc Develop Draft DDA	July – August 2022	Revised Entitlement Submission under SB35	August 2022	DDA negotiations between City and Linc, City Council closed sessions	September 2022	Planning Commission Review of Design Review (90 Days from revised entitlements submission)	November 2022	City Council Review of DDA and 33433 Hearing	November 2022	Executed DDA	December 2022	Final Tax Credit Funding Application (DDA Required)	March 2023	Commence Construction	December 2023
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8	State Density Bonus Project Waivers, Exemptions, and Exceptions	As a 100% affordable housing development, the Project qualifies for various waivers, incentives and exceptions under state density bonus law. These items have been reviewed by City planning staff. - Density Bonus 1. The Project is seeking a 68% density bonus, with 15 of the 37 projects units being “density bonus units” - Height Increase 1. Height increase from 50 feet to 56.5 feet. - Incentives 1. Relief from required landscaped area 2. Relief from three floor maximum street wall height 3. Relief from the 16-foot ground floor requirement - Waivers 1. Increase in the maximum allowed floor area ratio (Site A proposed 3.23, Site B proposed 3.21) 2. Relief from the transitional height and setback from R zones 3. Relief from maximum building bulk regulations 4. Reduction in the active use percentage requirement on the ground floor of the Hill Street Frontage 5. Relief from the requirement that at least 90% of the Hill Street frontage maintains a setback of 10 feet or less 6. Relief from the 5-Foot maximum setback requirement along Hill Street - Design Review Exceptions 1. Exceptions to the Sec. 31.4.1(j) build-to lines regulation 2. Alternative to the Sec. 31.4.1(k) ground floor transparency regulation
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Other Project Considerations for City Council

1	Use of SB35	City staff recommends that the City Council authorize the use of Senate Bill 35 ("SB35") for a streamlined ministerial approval process for the proposed Project, which offer the following modifications to the review process: • SB35 would eliminate the minimum parking requirements for the Project. The Project as currently proposed includes 12 parking spaces. The final parking configuration will be detailed in the revised project submittal and DDA, which may include a reduction of parking spaces. • SB35 would eliminate the requirement for a conditional use permit; the project would still be subject to objective design review by the Planning Commission • Under SB35 the entitlement process would be exempt from CEQA. • SB35 would require the City to complete the design review of the Project within 90 days of the submission of the revised entitlements application. <u>Additional Funding Benefits:</u> 1) The County of San Mateo Department of Housing has issued a <u>commitment letter</u> in the amount of \$1,400,000 in Project funding, along with 18 Project-Based Vouchers on the condition the Project is authorized by the City Council to be processed under SB35 by the end of June 2022. 2) Linc is applying for over \$9,000,000 in funding from the State Department of Housing and Community Development's Multifamily Housing Program ("MHP") for the Project. Projects that are eligible to be processed under SB35 receive a <i>significant competitive advantage</i>. The County of San Mateo Department of Housing has also <u>conditioned</u> their award of funding on an award of state funding through MHP, so it is critical the Project maximizes its competitiveness.
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2	Funding Request	On May 25th, 2022, Linc submitted a “Funding Request” to the City’s Community Development Department in the amount of \$2,300,000 to assist funding the construction costs of the Project. The request is structured as a residual receipts loan. Linc has submitted additional funding information related to off site improvements. Depending on the final off-site improvements design, the funding request may be adjusted per the table below. Funding details will be negotiated through the DDA process. <table><tr><td>Project Funding Request – 5/25/2022</td><td>\$2,300,000</td></tr><tr><td>OPTION 1 (Public Works recommendation) Utility Undergrounding Expense</td><td>\$ 500,000</td></tr><tr><td>Revised Project Funding Request</td><td>\$2,800,000</td></tr><tr><td>OPTION 2 Relocation of utility pole within existing private alleyway</td><td>\$ 200,000</td></tr><tr><td>Revised Project Funding Request</td><td>\$2,500,000</td></tr></table>	Project Funding Request – 5/25/2022	\$2,300,000	OPTION 1 (Public Works recommendation) Utility Undergrounding Expense	\$ 500,000	Revised Project Funding Request	\$2,800,000	OPTION 2 Relocation of utility pole within existing private alleyway	\$ 200,000	Revised Project Funding Request	\$2,500,000
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OPTION 2 Relocation of utility pole within existing private alleyway	\$ 200,000											
Revised Project Funding Request	\$2,500,000											
3	ENA Extension	Currently the ENA between the City and Linc expires on July 31, 2022. City staff recommends extending the ENA through <u>July 31, 2023</u>, which should allow sufficient time to finalize a DDA with the City.										



Memorandum

To: Mr. Rob Gill, Senior Planner
City of Belmont Community Development Department
Planning Division
One Twin Pines Lane, Suite 110
Belmont, CA 94002

From: C.J. Horvath, Senior Project Manager
Sunny Lay Chang, President & COO
Linc Housing

Date: June 9, 2022

Re: 900 El Camino Real: Application No. PA2018-0074 –
Entitlement Actions Summary
Density Bonus Eligibility Statement

The project requests the application of SB-35 for ministerial streamlined approval. The act is contained within CA Gov Code Sec. 65913.4, which will be excerpted as needed below.

AFFORDABLE HOUSING STATEMENT

- a. As detailed in the affordability table below, the project is a 100% affordable project that dedicates greater than the 15% of units for low income households required by city ordinance.
- b. See the table below for precise affordability levels.
- c. All project units are affordable except for one (1) two-bedroom unit for the resident manager.
- d. Save for the one (1) two-bedroom manager's unit, the entirety of the project's eighteen (18) one-bedroom units, nine (9) two-bedroom units, and ten (10) three-bedroom units will be dedicated to affordable households. All project open space and amenities will be available for their use, and the project also includes 543 SF of supportive services office space on the ground floor. Some as-yet-undetermined portion of the 12 parking spaces will be used for supportive services staff, 1 space is for EVs only, and 1 space will be assigned to the resident manager.

SUMMARY OF REQUESTED ENTITLEMENT ACTIONS

The proposed project will utilize the following two State Laws:

1. Senate Bill-35 ("SB-35") state streamlining law, which entitles eligible projects to ministerial streamlined processing and makes the project CEQA-exempt. Elsewhere in this package is further information about the project's eligibility under SB-35. SB-35 also eliminates parking requirements near passenger rail stations, prevents the local jurisdiction from requiring a Conditional Use Permit, and sets approval timelines.
2. State Density Bonus Law

UNIT MIX AND PROJECT AFFORDABILITY

The project will meet the affordability requirements for the requested land use approvals in the following manner:

The project will exclusively serve and be affordable to residents who earn at or below 80% area median income, as per TCAC regulations (managers unit excepted).

The project will conform to the requirements of CA Gov Code Sec. 65913.4(a)(4)(B)(i) (*this is the SB-35 state streamlining law*), requiring at least 50% of the base density units within the project to be restricted to households making state HCD 80% AMI or less.

The [HCD SB-35 guidelines](#) state in Section 402(b)(3) and Section 402(c) that *"The percentage of units affordable to households making at or below 80 percent of the AMI per this section is calculated based on the total number of units in the development exclusive of additional units provided by a density bonus."*

As shown in the included Density Bonus Eligibility Statement and density calculations, the project is seeking a 68% density bonus, with 22 of the project's 37 proposed units considered the "base density" units. Therefore the use of SB-35 will restrict 11 units to households making at or below 80% AMI.

Projects requesting a CA Gov Code Sec. 65915(f)(3)(D)(i) 80% density bonus with up to 4 incentives must also conform to subsections (b)(1)(G) and (c)(1)(B)(ii).

- Per Subsection (b)(1)G), 80% of the project's units will be **restricted to lower income households** (80% AMI) or below, as defined by Section 50079.5 of the Health and Safety Code, and the other 20% of the project will be **restricted to moderate income households** (110%) or below, as defined by Section 50053 of the Health and Safety Code.
- Per Subsection (c)(1)(B)(ii), 20% of the units in the development will be **set at an affordable rent** as defined per Section 50053 of the Health and Safety Code, and the remainder will conform to maximum rent levels required at each AMI level by the California Tax Credit Allocation Committee.

In Summary, the project will meet the following land use affordability requirements:

11 units	limited to HCD 80% AMI rents (calced at 60% AMI) reserved for households having incomes at or below HCD 80% AMI
18 units	limited to TCAC 80% AMI rents reserved for households having incomes at or below HCD 80% AMI
7 units	limited to state TCAC 110% AMI rents reserved for households having incomes at or below HCD 110% AMI
1 unit	reserved for the on-site manager

Linc understands that the requested approvals will be contingent on signing affordability covenants memorializing the above facts, and Linc is prepared to bind to this effect.

Note regarding Special Needs:

The project will include somewhere between 2 and 18 units reserved for a special needs population, but the final number of units to be reserved as such is subject to ongoing DDA negotiations with the City of Belmont. Since the project will in any case meet land use law affordability requirements as detailed above, these ongoing negotiations – and the yet-to-be-determined final number of special needs units – are not directly applicable to the requested land use approval actions.

DENSITY BONUS ELIGIBILITY STATEMENT

The project utilizes CA Gov Code Sec. 65915(f)(3)(D)(i) to provide increased density up to 80%. As calculated below, the requested incentives and waivers result in a 68% density bonus, consisting of an estimated 22 units per the base zoning provisions, and 15 bonus units, for a total of 37 units. Furthermore, the use of SB-35 qualifies the project for CA Gov Code Sec. 65913.4(e)(1), which states:

(e) (1) Notwithstanding any other law, a local government, whether or not it has adopted an ordinance governing automobile parking requirements in multifamily developments, shall not impose automobile parking standards for a streamlined development that was approved pursuant to this section in any of the following instances:

(A) The development is located within one-half mile of public transit.

Though per SB-35 no parking spaces are required, the project includes 12 parking spaces, which will serve supportive services, management staff, and residents.

The project further requests the utilization of CA Gov Code Sec. 65915(d)(2)(D), which provides that for projects meeting the affordability requirements of Sec. 65915(b)(1)(G) and *"located within one-half mile of a major transit stop, the applicant shall **also** receive a height increase of up to three additional stories, or 33 feet."* The project requests a boost in height from 50 feet (BZO Sec. 31.4.1 Table 31-2) to 56.5 feet. The project additionally requests a number of Sec. 65915(d)(2) incentives and is allowed to request up to four (4) of these incentives per Sec. 65915(d)(2)(D).

All of the concessions and waivers listed below are critical to the feasibility of the project. The 22-unit density possible without them would render construction costs beyond the level of feasibility and prevent the project from attaining competitive financing that ranks projects on cost per unit as well as project size.

Note that per density bonus law the overall project is not subject to required findings. Nevertheless, Linc wishes to note that the proposed project does advance the goals of the city's general plan since it is located in the Village Core subarea of the Historic Belmont Village Specific Plan, which is envisioned as a lively transit-oriented urban core for the city. The project's transit-adjacent density will contribute to making this a reality. The City's Housing Element identifies the site as a prime candidate for housing, and designates it as an ideal location to

meet affordable housing needs outlined in the Regional Housing Needs Assessment (“RHNA”).

The project will also not have an adverse impact upon public health and safety. The project is surrounded by light industrial/commercial uses to the Southeast and Southwest of the Southeasterly Site A, and these uses are located in the Village Core zone. Residential R-3 parcels to the Southwest of the Northwesterly Parcel B are separated from the proposed project by a 19'-7" open access easement which effectively acts as a setback between the two uses, and there are no other sensitive uses adjacent to the project. The Site B site plan also includes only one unit per floor with windows that face Southwest toward the two duplexes (4 units total face Southwest).

The project is currently requesting three (3) incentives for:

- i. RELIEF FROM THE REQUIRED LANDSCAPED AREA:
Belmont Zoning Ordinance Sec. 31.4.1(n) and Table 31-2 specify that landscaping is to cover an area equivalent to at least 10% of the lot area. This required landscaping would consume nearly 100% of the project's currently proposed outdoor open space areas, and is therefore impractical on a small site. The project requests an incentive for relief from this requirement and will provide approximately 360 SF of landscaping as shown on the zoning compliance table on Sheet A01.
- ii. RELIEF FROM SETBACK REQUIREMENTS ABOVE THE 3RD FLOOR
Belmont Zoning Ordinance Sec. 31.5.2 Table 31-3 specifies a maximum 3 story street wall on both Hill Street and El Camino Real. Complying with this requirement would change the unit mix by eliminating several 3-bedroom units (which is not permissible per financing requirements), and would have a negative effect on the project's visual cohesiveness. The project requests an incentive for relief from this requirement.
- iii. RELIEF FROM THE 16 FOOT GROUND FLOOR REQUIREMENT
Belmont Zoning Ordinance Sec. 31.4.1 Table 31-2 specifies a 16 ft minimum ground floor height within the Active Use Frontage Overlay zone. The project requests an incentive for relief from this requirement, and proposes a more standard 12 ft ground floor height.

CA Gov Code Sec. 65915(k) broadly defines the potential subjects and scope of requested 65915(d) incentives, including “A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the

California Building Standards Commission..." Both this section and CA Gov Code Sec. 65915(d) state that the incentives are for cost reductions and subject to evidence-based health and safety impact, with a **presumption of approval unless proven otherwise**:

*"The city, county, or city and county **shall grant** the concession or incentive requested by the applicant **unless the city, county, or city and county makes a written finding, based upon substantial evidence**, of any of the following:*

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs...

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment... for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law."

Noting that **these incentives carry a presumption of approval unless proven otherwise** – and therefore the city doesn't need to make a finding of no adverse impact – nevertheless the incentives are critical to project feasibility and will have no adverse impact upon public health and safety.

Findings of no *"specific, adverse impact upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate,"* however, **can** be required for the Sec. 65915(e) waivers we are requesting if the locality wishes to require such. These waivers are to be *"for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of [Sec. 65915(b)] at the densities or with the concessions or incentives permitted..."*

We are requesting six Sec. 65915(e) waivers as follows:

1. INCREASE IN THE MAXIMUM ALLOWED FLOOR AREA RATIO

Belmont Zoning Ordinance Sec. 31.4.1 Table 31-2 specifies a maximum floor area ratio of 2.0, while the project requires a 3.22 floor area ratio. Per Belmont Zoning Ordinance Sec. 26.8, "Modifications to floor area ratio in an amount equivalent to the percentage density bonus utilized

shall be allowable as a waiver. Requests for an increase in floor area ratio above that equivalent percentage shall be considered a request for an incentive." The requested FAR boost is 61% above the 2.0 base FAR, which is less than the project's 68% effective requested density bonus. The request is therefore eligible for a waiver, without which the yield is lower than the 61% FAR boost might allude to - because ground floor infrastructure does not shrink in proportion. Estimated yield without the FAR boost is 22 units, indicating that all of the 15 density bonus units require the use of the FAR waiver.

This request will not have an adverse impact upon public health and safety, as surrounding properties at the Southeasterly Parcel A are commercial uses in the Village Core zone and residential parcels to the Southwest of the Northwesterly Parcel B are separated from the proposed project by a 19'-7" open access easement which effectively acts as a setback between the two uses. Furthermore, the project is consistent with the Belmont Village Specific Plan ("BVSP"). The BVSP identifies the intersection of Hill Street and El Camino Real as a "gateway" to Belmont's downtown core, and specifies high density, signature architecture and an urban typology for what is deemed one of the three or four most important intersections in the plan. Furthermore, the site is designated in the city's Housing Element as a key site for meeting the city's affordable housing RHNA needs.

2. RELIEF FROM TRANSITIONAL HEIGHT AND SETBACK FROM R ZONES

Belmont Zoning Ordinance Sec. 31.4.1(a) specifies a 10 ft minimum setback from an interior lot line that abuts an R zone, and *Belmont Zoning Ordinance Sec. 31.4.1(b)* and *Figure 31-2* specify transitional height requirements from such an interior lot line abutting an R zone. Considering this waiver in isolation, the provisions in question, if applied per code irrespective of the existing 19'-7" access easement between the proposal and the residential improvements to the Southwest, would result in a loss of about 46% of the upper floor buildable area on Site B, or approximately 6 units. This Site B building would be 4 floors, as the 5th floor would contain about 1,000 SF if built under these transitional height requirements, and would therefore be infeasible. The remaining 7-unit Site B building would likely also be infeasible to construct, and the redesign would likely be less dense, meaning that this waiver is one of the requests strictly necessary to build somewhere between 6 and 10 of the units in the current 37-unit proposal. The proposed 37-unit density is - as calculated below - within the state-allowed density bonus.

This request will not have an adverse impact upon public health and safety, as the residential parcels to the Southwest of Parcel B are separated from the proposed project by a 19'-7" open access easement which effectively acts as a setback between the two uses. Furthermore, the project provides courtyards and side yard setbacks such that considering the 19'-7" open access, only a section of building approximately 35' wide is out of compliance with the requirement. Only one unit per floor has windows that face Southwest.

3. RELIEF FROM MAXIMUM BUILDING BULK REGULATIONS

Belmont Zoning Ordinance Sec. 31.4.1 Table 31-2 specifies building mass step backs on upper floors, defined as a percentage of the ground floor plate. To achieve the proposed density the project requests the following increases:

Lot Size, Setbacks, Density, and Lot Coverage	VC Village Core	SITE A Provided	SITE B Provided
Building Bulk	1 story- 100% 2 story- 100% 3 story- 85% 4 story- 75% 5 story- 75%	100% 109% 91.80% 91.80% 85.10%	100% 107.10% 87.50% 87.50% 79%

Counting this waiver in isolation, this approximately 8.5% floor area increase mathematically represents 4 of the proposed 37 units but more likely represents *at least* 6 of the proposed units because of the significant floor plate inefficiencies that are introduced by applying these step backs to the two separate, small parcels that comprise the proposed project. The proposed 37-unit density is – as calculated below – within the state-allowed density bonus.

This request will not have an adverse impact upon public health and safety, as surrounding properties at the Southeasterly Parcel A are commercial uses in the Village Core zone and residential parcels to the Southwest of the Northwesterly Parcel B are separated from the proposed project by a 19'-7" open access easement which effectively acts as a setback between the two uses.

4. REDUCTION IN THE ACTIVE USE PERCENTAGE REQUIREMENT ON THE GROUND FLOOR OF THE HILL STREET FRONTAGE

Belmont Zoning Ordinance Sec. 31.5.2 Table 31-3 specifies that Village Main Streets like Hill Street are to include active uses along 75% of their ground floor frontage. This is not feasible due to code-required parking ingress/egress, fire command rooms for each building, an electrical room, and a transformer, each of which must be directly accessible from the public right of way rather than through the interior of the building. The Sheet A01 zoning diagrams show the calculations for this item, and Sheet A03 shows the location of the required infrastructure facilities that prevent compliance with the zoning code as written. The project requests the removal of the 75% active uses requirement along Hill Street. This is the first of 3 requested waivers necessary for the provision of mandatory building and fire code infrastructure requirements.

5. RELIEF FROM THE REQUIREMENT THAT AT LEAST 90% OF THE
HILL STREET FRONTAGE MAINTAINS A SETBACK OF 10 FEET OR
LESS

Belmont Zoning Ordinance Sec. 31.5.2 Table 31-3 requires that at least 90% of the building façade on Village Main Streets maintains a setback of no more than 10 ft from the property line which if adhered to, would prevent the installation of a code-compliant transformer pad. The building and fire codes require that transformer pads are open to the sky, and that minimum setbacks are provided between the transformer and the building. The approximately 13'x14' transformer pad represents the code-mandated minimum for a project of this size. Because Belmont City Planning is currently indicating that this transformer pad is considered at "setback" of more than 10 feet, the project requests the removal of this requirement. This is the second of 3 requested waivers necessary for the provision of mandatory building and fire code infrastructure requirements.

6. RELIEF FROM THE 5-FOOT MAXIMUM SETBACK REQUIREMENT
ALONG HILL STREET

Belmont Zoning Ordinance Sec. 31.5.2 Table 31-3 requires that buildings along Village Main Streets like Hill Street provide no greater than a 5 ft front setback, which would prevent the installation of a code-compliant transformer pad. The building and fire codes require that transformer pads are open to the sky, and that minimum setbacks are provided between the transformer and the building. The approximately 13'x14' transformer pad represents the code-mandated minimum for a project of this size. Because Belmont City Planning is currently indicating that this transformer pad is considered at "setback" of more than 5 feet, the project requests the removal of this requirement. This is the third of 3

requested waivers necessary for the provision of mandatory building and fire code infrastructure requirements; Linc is happy to combine this waiver request with the previous one if Belmont staff would prefer.

Linc may request further waivers of additional development standards that may arise, which would have *"the effect of physically precluding the construction of a development meeting the criteria of [Sec. 65915(b)] at the densities or with the concessions or incentives permitted..."* (Sec. 65915(e)). Note that per CA Gov Code Sec. 65915, in making findings for waivers – or in trying to make negative findings against incentives - **the above-required findings are to be made for the particular requests themselves, not for the project as a whole.** Other aspects of the development for which relevant incentives are not sought – such as the parking waived through SB-35 and the Sec. 65915(d)(2)(D) height increase – are not subject to adverse impact findings at all.

What, then, is adverse impact upon health or safety? It's pretty narrow - Sec. 65915(e) refers to Gov Code Sec. 65589.5(d)(2) for a definition, which states:

"As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. The following shall not constitute a specific, adverse impact upon the public health or safety:

- (A) Inconsistency with the zoning ordinance or general plan land use designation.*
- (B) The eligibility to claim a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code."*

The project is also currently requesting two (2) design review exceptions:

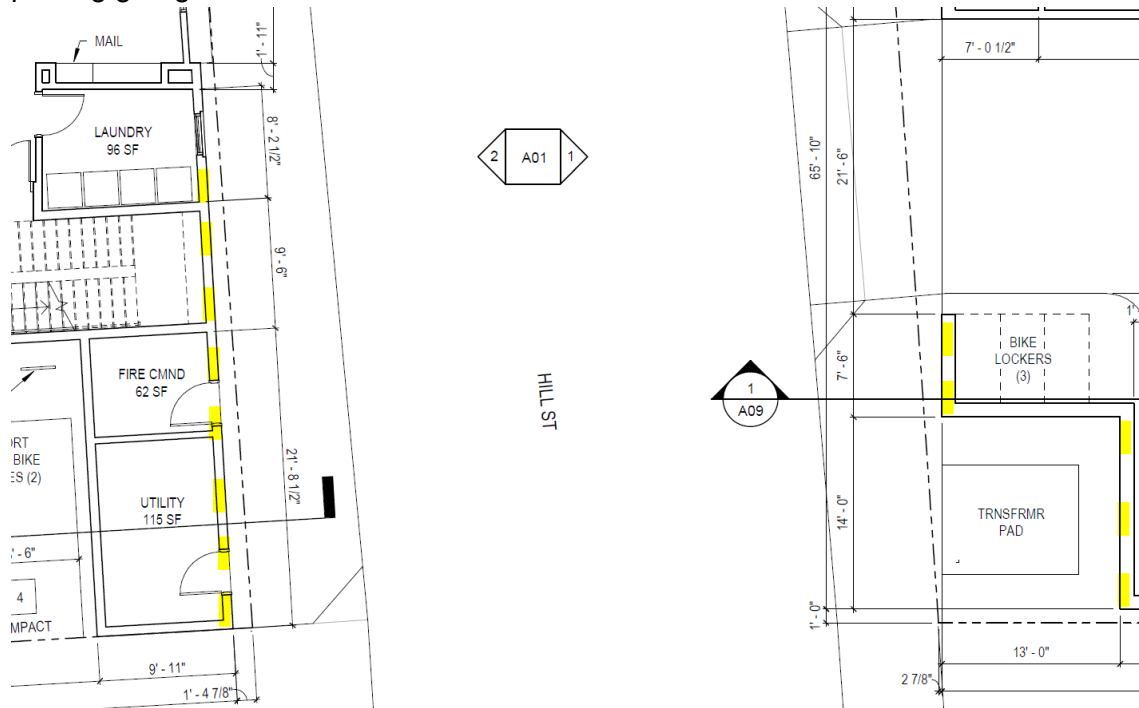
I. EXCEPTION TO THE Sec. 31.4.1(j) BUILD-TO LINES REGULATION

Belmont Zoning Ordinance Sec. 31.4.1(j) specifies that for "sites that are within the Active Use Frontage Overlay, streetwalls shall be located at (or within 10 feet of) the sidewalk for at least 90 percent of the primary street frontage... Along other street frontages, at least 70 percent of the street wall shall be located at or within 10 feet of the sidewalk."

Since there's an AUFO along El Camino Real, the 90% requirement applies on that frontage. The Site B design is only compliant for 89.4% of the frontage, however, due to the necessary pedestrian exit route from one of the two code-required exit stairs. While it would seem that the zoning code would prefer that the stair be located at the corner with no setback from ELC, the struggle on such a small, 5,035 SF site is to minimize hallway circulation and try to maintain the 3-bedroom units. Therefore the project requests an Exception for pedestrian access, approved through Design Review as allowed by Sec. 31.4.1(j).

II. ALTERNATIVE TO THE Sec. 31.4.1(k) GROUND FLOOR TRANSPARENCY REGULATION -

Belmont Zoning Ordinance Sec. 31.4.1(k) allows up to 20 ft spans without the required transparent openings. Sheet A01 shows the lengths of all façade areas without compliant transparent openings. Each side of Hill Street includes a non-compliant length necessary to accommodate building code-required infrastructure. At Site B, on the Northwest side of Hill Street, the project requires 34'-7" of non-compliant area to accommodate the exit stair, fire command room, and electrical room. At Site A, on the Southeast side of Hill Street, the project requires 21'-6" of non-compliant area to accommodate the transformer pad and the short distance of wall between the transformer pad and the drive aisle to the parking garage.





In both instances, the project proposes architectural relief and detail in these locations as part of a Sec. 31.4.1(k)(3) Alternative through Design Review. Color and façade articulation are provided along both areas.

DENSITY BONUS "BASE DENSITY" CALCULATION FOR WAIVER JUSTIFICATIONS

The following calculations show the effective density bonus attained through the requested incentives and waivers, showing the delta between the base Belmont Zoning Ordinance provisions and the post-requests proposed project.

Code-required parking:

1bedroom: 18 x1 = 18
2bedrooms: 9 x1.5 = 13.5
3bedrooms: 10 x2 = 20
51.5 spaces round up to 52
Rule of thumb 385 SF of garage per space
52*385=20,020 SF

Number of on-grade spaces possible without subterranean:

The combined site area is approximately 13,450 sf split between two sites, and 52 parking spaces cannot be fit in an area this size.

$13450/385=34.9351$

$35/52=67.31\%$

$37*67.31\%=24.9047$ units

If not for the Active Uses Overlay requiring commercial uses throughout the 50 ft of site depth nearest El Camino Real the ground floor could park a project of

about 24 units. With that requirement the estimated unit yield drops to approximately 10 units. The project cannot financially support the costs of subterranean parking while remaining competitive in competitive financing rounds.

Number of parking spaces in the "base project"

The actual "base project" parking for SB-35 housing project use is zero because zero parking is non-discretionary for SB-35 projects, which do not necessarily have to utilize the density bonus law.

SB-35 specifies in Sec. 65913.4(d)(1): ***"Notwithstanding any other law, a local government, whether or not it has adopted an ordinance governing parking requirements in multifamily developments, shall not impose parking standards for a streamlined development that was approved pursuant to this section in any of the following instances:***

(A) The development located within one-half mile of public transit"

This is not an incentive or a discretionary action, but rather reads ***"a local government... shall not impose..."***

Consider, therefore, the "base project" to be an SB-35 project which is entitled to by-right zero parking, and actually proposes 12 spaces as ours currently does.

Explanation of methodology:

The following calculations will start with the project as proposed and "remove" the requested incentives and waivers to find the theoretical "base" project density. In brief, consider:

- The height requirement would result in one fewer floor
- the 2.0 FAR would place a smaller cap on total building size.
- The floor plate would be reduced by
 - the 10% requirements for site landscaping,
 - an additional 6 ft required dedication on El Camino Real to reach the 18 ft sidewalk standard,
 - the 10 foot required rear setback near the R zone at the rear of Site B, which could not both accommodate the landscaping and the required parking.
- Upper floor plates would be reduced in size by
 - building bulk regulations,
 - transitional height at the rear of the Northwesterly site,
 - the requirement for a setback above a 3-story street wall height.

CALCULATIONS

Calcs are often based on floor plate widths within each new setback area. Each width number is *italicized in blue*.

Reductions in Building Footprint

6ft x width= 114width site A *62width* site B
10ft rear setback Site B - *67.5**10

Loss to Upper Floors Square Footage

Loss of 5th floor and set back above 3rd not 4th floor
Site A: removes 6,431sf of existing site plan's floor area
Site B: removes 3,459sf of existing site plan's floor area

Next, we'll need to check against 2.0 FAR and against building bulk regulations:

1st floor	100% of ground floor footprint
2nd floor	100%,
3rd floor	85%,
4th floor	75%,
5th floor	75%

SITE B

REDUCTIONS IN BLDG FOOTPRINT

Additional 6ft ECR dedication to reach 18' sidewalk:

$$-6 \times 62 = -372$$

10ft rear setback

$$67.5 \times 10 = -675$$

'Base case' footprint = current less the difference
 $4306 - 372 - 675 = 3259$

3,259 sf 1st floor footprint

UPPER FLOOR LOSSES

Loss of 5th: -3,459sf vs current proposal.

Use roof decks above trans. Ht. setbacks for landscaping

For all:

6ft ECR front dedication above 1st floor:: $-6 \times 64 = -384$

Rear 10ft setback: $35 \times 6.5 = -227.5$

Transitional Ht. - 3.5' floorplate is **0ft wide**, 22' is **35' wide**, further in it's **67' wide**

15ft setback 2nd flr, current plan 3,443sf
 $5 \times 35 = 175$

$$3443 - 384 - 228 - 175 = 2656 \text{sf 2nd Flr}$$

25ft setback 3rd flr, current plan 3,459sf
 $12 \times 35 + 3 \times 67 = 621$

$$3459 - 384 - 228 - 621 = 2226 \text{sf 3rd Flr}$$

35ft setback 4th flr, current plan 3,148sf
 $12 \times 35 + 13 \times 67 = 1,291$

$$3148 - 384 - 228 - 1291 = 1245 \text{sf 4th Flr}$$

4th floor too small to be feasible

Building bulk check

$$2\text{nd: } 2656 / 3259 = 0.815$$

$$3\text{rd: } 2226 / 3259 = 0.683$$

$$4\text{th: } 1245 / 3259 = 0.382$$

Calced 'base case' upper floor SF:

$$2656 + 2226 + 1245 = 6127$$

check vs base FAR: less than max
 $5035 \times 2 = 10070$

Current upper floor SF: 13,509

$$6127 / 13509 = 45.35\% \text{ of current proposal}$$

Current upper floor units: 12

Likely 'base case' units: $12 \times 45.35\% = 5.442$
round up to 6

Proposal is $13/6 =$

116% bonus vs base case

SITE A

REDUCTIONS IN BLDG FOOTPRINT

Additional 6ft ECR dedication to reach 18' sidewalk:

$$-6 \times 114 = -684$$

'Base case' footprint = current less the difference
 $7511 - 684 = 6827$

6,827 sf 1st floor footprint

UPPER FLOOR LOSSES

Loss of 5th: -6,431sf vs current proposal

Use a roof deck above 4th floor for landscaping

For all:

6ft ECR front dedication above 1st floor: -
 $6 \times 116 = -696$

2nd: current plan 6,032sf $6032 - 696 = 5336 \text{ sf}$

3rd: current plan 6,242sf $6242 - 696 = 5546 \text{ sf}$

4th: current plan 5,984sf $5984 - 696 = 5288 \text{ sf}$

Building bulk check

$$2\text{nd: } 5336 / 6827 = 0.7816$$

$$3\text{rd: } 5546 / 6827 = 0.8124$$

4th: $5288 / 6827 = 0.7746$ **reduce to 75% of ground floor footprint**

$$6827 \times 0.75 = 5120.25$$

Calced 'base case' upper floor SF:

$$5336 + 5546 + 5120 = 16,002$$

check vs base FAR: less than max
 $8415 \times 2 = 16830$

Current upper floor SF: 24,689 sf

$$16002 / 24689 = 64.81\% \text{ of current proposal}$$

Current upper floor units: 24

Likely 'base case' units: $24 \times 64.81\% = 15.5544$
round up to 16

Proposal is $24/16 =$

50% bonus vs base case



TOTAL PROJECT

37 current proposal units

22 calculated "base case" units

37/22=68.2% bonus vs base case.

Since the project utilizes *CA Gov Code Sec. 65915(f)(3)(D)(i)*, which provides increased density up to 80%, the proposed project is a Sec. 65915(e) *"development meeting the criteria of subdivision (b) at the densities... permitted under this section,"* and the requested waivers are necessary in order to achieve the permitted density.

Please contact Suny Lay Chang or Cody Snyder for further questions or clarification on any of these items.

Thank you very much for all your help.

Best Regards,

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Suny Lay Chang
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June 14, 2022

Ben Winter
Linc Housing Corporation
3590 Elm Avenue
Long Beach, CA 90807



RE: Confirmation of SB35 Eligibility and CEQA Exemption 876-900 El Camino Real, Belmont CA 94002

Dear Mr. Winter,

This letter confirms that the city of Belmont (“**City**”) has determined that Linc Housing Corporation’s 37-unit Hill Street project located at 876, 884, 898, 900 El Camino Real, Belmont, CA 94002 with assessor parcel numbers 045-162-070; 045-162-080; 045-162-090; 045-163-070 is eligible for streamlined ministerial approval under Senate Bill 35 (“**SB35**”).

Further, SB35 projects such as this one are exempt from the California Environmental Quality Act.

If you have any question, please contact Carlos deMelo, Community Development Director – City of Belmont, Community Development Department at cdemelo@belmont.gov or (650) 55-7440.

Sincerely,

Carlos deMelo
Community Development Director
City of Belmont

May 24, 2022

Jennifer Rose
Housing, Economic Development, and Finance Manager
City of Belmont
1 Twin Pines Lane
Belmont, CA 94002



RE: Funding Request – 876, 884, 898, 900 El Camino Real, Belmont, CA 94002 Affordable Housing (“Project”)

Dear Ms. Rose,

Linc Housing Corporation is requesting **\$2,300,000** in public funding from the City of Belmont for the 37-unit, 100% affordable housing development located at 876, 884, 898, 900 El Camino Real, Belmont, CA 94002. This funding is necessary for the project to maintain feasibility and funding competitiveness in an escalating construction cost environment, as experienced nationally, and more acutely in California. Since January 2021, construction costs in the state have increased by more than **25%**¹. Offsetting these inflationary costs is a challenge we must collectively work together to solve, as it impacts all housing production in the State.

The direct impact to the Project equates to more than \$3,500,000 in additional costs for the same development program as proposed in 2021. Furthermore, funding from the city will help the project bear additional costs borne out of the entitlement process. For example, the City Council passed the TIF fee in November 2020, several years after Linc Housing was awarded the RFP (2018) for this site and started the entitlements process. The fee amounts to \$5,500 per unit, or \$203,500.

A funding commitment of \$2,300,000 from the City of Belmont will dramatically improve the Project’s competitiveness for *Low Income Housing Tax Credit* funding as it competes against other projects in the region and state for this limited resource – these Tax Credits are key to the Project’s financial success. Please see the following page for an analysis of the project’s funding competitiveness with and without a funding commitment from the City of Belmont.

Thank you for your consideration in this matter, and for your strong partnership over the years to bring this project to reality. If you have any questions, please contact C.J. Horvath, Senior Project Manager at chorvath@linchousing.org or 978-828-6783.

Sincerely,

C.J. Horvath
Senior Project Manager
Linc Housing Corporation

Ben J. Winter
Senior Vice President
Linc Housing Corporation

¹ <https://www.dgs.ca.gov/RES/RES/Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI>

City Funding Impact on 9% Tax Credit Competitiveness

*Table 1: Winning Tiebreaker Scores in the South and West Bay Region
(Belmont's geographic region)*

9% Tax Credit Round	Winning Tiebreaker Scores
2021 First Round	36% - 46%
2021 Second Round	36%
2022 First Round	46% - 111%
2022 Second Round	TBD
2023 First Round	TBD, proposed application round

Table 2: The Project's Tiebreaker Score Under Different Funding Scenarios

Funding Scenario	Tiebreaker Score
No City or County Funding	45%
\$2,300,000 in City Funding	62%

Table 2 Scenario Assumptions:

- Loss of San Mateo County capital funding and 9 Project Based Vouchers, which are the terms of the conditional commitment letter the County provided if the project is not awarded HCD's Multifamily Housing Program funds.
- With the loss of San Mateo County's 9 project-based vouchers, the 9 units set-aside at 30% AMI are increased to 50% AMI (Very Low Income) to help the City meet its RHNA requirement to build housing for Very Low Income households.

Conclusion:

- A funding commitment of \$2,300,000 from the city of Belmont will boost the Project's 9% tax credit tiebreaker score from 45% to 62%.
- A tiebreaker of 45% would have been a winning tiebreaker score in only two of the last three 9% tax credit funding rounds.
- A tiebreaker score of 62% would have been the top tiebreaker score in two of the three last 9% tax credit funding rounds, and that score is also projected to be competitive enough to receive an award in the first round of 2022, while a 45% score would not receive an award.



Main Office - Department of Housing
264 Harbor Blvd., Building A Belmont, CA 94002-017

Housing Community Development
Tel: (650) 802-3332

Housing Authority of the County of San Mateo
Tel: (650) 802-3300

Board of Supervisors:

Dave Pine
Carole Groom
Don Horsley
Warren Slocum
David Canepa

Director: Raymond Hodges

Ben Winter, Sr. Vice President
Business Development & Strategic Initiatives
LINC Housing Corporation
3590 Elm Avenue
Long Beach, CA 90807

RE: Revised Conditional Award Letter for Belmont Affordable Housing
Approved Awards: \$1,400,000 – Affordable Housing Funds 7.0 (Measure K)
18 Project Based Vouchers (HACSM)

On April 20, 2022, representatives from LINC Housing, City of Belmont, and County of San Mateo met to discuss the overall status of the Belmont Affordable Housing project ("Project"). As a result of that meeting, the County has determined that the project may retain the \$1,400,000 Measure K award and 18 Project Based Vouchers so long as the Project meets both of the following conditions:

1. By **June 2022 SuperNOFA deadline**, the City of Belmont ("City") shall make a determination on the Project's eligibility for streamlined ministerial approval processing under Senate Bill 35 (SB-35).
 - a. LINC shall provide the County a written confirmation of the determination within five (5) business days of said determination. If the project is eligible for SB-35, the written confirmation shall also include a timeline of the new entitlements approval schedule under SB-35.
2. By **June 2022 SuperNOFA deadline**, submit an application to the Multifamily Housing Program (MHP) under the Multifamily Finance Super NOFA.
 - a. LINC shall provide a copy of the full application to County within five (5) business days of said submission.

The Measure K award of \$1.4MM and the 18 Project Based Vouchers will be immediately rescinded if the Project fails to meet conditions 1 or 2 stated above. Should the Measure K award be rescinded, LINC is encouraged to reapply to the County's Affordable Housing Fund NOFA. Any future award of Measure K funds and/or Project Based Vouchers is not guaranteed. The County also reserves the right to modify said conditions and will notify LINC and the City of any such modifications.

3. By **June 2022 SuperNOFA deadline**, if the Project is determined ineligible for SB-35, County shall rescind its award of \$1.4MM in Measure K funds and rescind nine (9) vouchers from its project-based voucher award to the Project.
4. By **approximately November 2022, and upon State's announcement of MHP awards**, if the Project does not receive an MHP award, County shall rescind its award of \$1.4MM in Measure K funds and rescind nine (9) vouchers from its project-based voucher award to the Project.

Further, County will not execute an agreement for the \$1.4MM Measure K award until the following condition is met:

5. LINC and the City of Belmont finalize a financial commitment, if any, from the City to the Project.
 - a. Once financial commitment from the City is finalized, if any, LINC to send a revised proforma, if applicable, to the County for review and approval. Should the City make a financial commitment to the Project, the County reserves the right to adjust its award of \$1.4MM after review of the additional subsidy from the City.

Please sign and return the Acknowledgement below by June 1, 2022 to Barbara Deffenderfer at bdeffenderfer@smchousing.org.

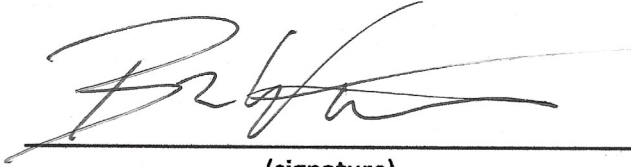
Sincerely,


Babs Deffenderfer
HCD Supervisor

Attachment: Measure K (\$1,400,000) Award Letter, issued October 8, 2019

ACKNOWLEDGEMENT

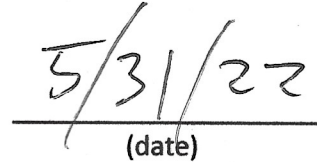
On behalf of LINC Housing Corporation, the undersigned hereby acknowledges the above revised award conditions, and certifies that each will be met to the satisfaction of the County of San Mateo Department of Housing. Where a condition requires the submission of additional materials, those materials will be supplied by the deadlines shown.



(signature)

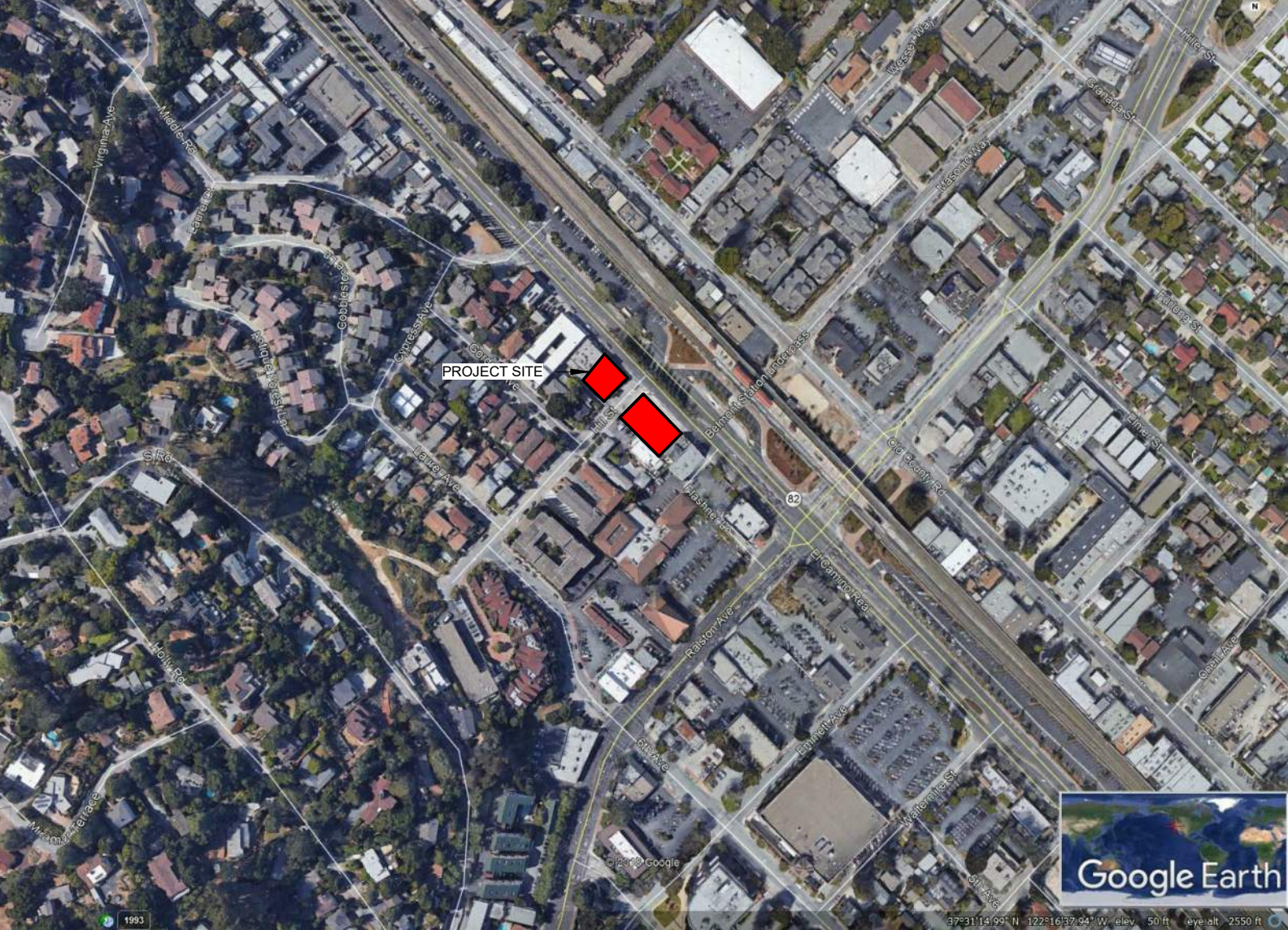
Printed Name: Ben J. Winter

Title: Sr. Vice President



(date)

CONTEXT MAP



FLOOR AREA SUMMARY

FLOOR AREA BUILDING A		FLOOR AREA BUILDING B	
LEVEL	AREA	LEVEL	AREA
LEVEL 1	2,488 SF	LEVEL 1	2,661 SF
LEVEL 2	6,032 SF	LEVEL 2	3,443 SF
LEVEL 3	6,242 SF	LEVEL 3	3,459 SF
LEVEL 4	6,431 SF	LEVEL 4	3,459 SF
LEVEL 5	5,984 SF	LEVEL 5	3,148 SF
FLOOR AREA	27,177 SF	FLOOR AREA	16,170 SF

Floor area is determined by the area taken from the outside surface of exterior walls per the Belmont Village Specific Plan page 4-22; Balconies are not include in the area per the City of Belmont Zoning Ordinance Definition of "Floor Area, Gross" 2.60; Garages are not included per the Belmont Village Specific Plan page 4-22.

FIRE DEPARTMENT NOTES

1. All buildings shall be provided with a Knox Key-Lock Box. The approved location shall also be clearly indicated on the project plans. Please contact Fire Department to determine an approved location for its installation.
2. Passive smoke control shall be provided for all buildings greater than four stories or 40 feet in height. All stair shaft doors shall be self-closing with smoke seals. All cross-corridor doors (these may be on hold-open magnets) shall be provided with smoke seals. Said doors shall be fire-rated assemblies.
3. The applicant must install infrastructure, including conduit and subpanel, for possible installation of Emergency Responder Radio Coverage (ERRC) components. This determination will be made by third party special inspection and testing, which will be required prior to occupancy to determine the need for ERRC installation.
4. If the proposed roof elevation is different by 3 feet or more, and where the slope is at or exceeds 1-inch riser over 4-inch run stationary, interconnected ladder and footpath systems to the roof top shall be provided on any plans submitted for a building permit. Please submit the design of these ladders for review and approval of the Fire Code Official.
5. All buildings shall be provided with an Automatic Fire Extinguishing System. A NFPA 13 fire sprinkler system is required.

SHEET INDEX

A00	COVER SHEET	A08	ROOF LEVEL PLAN
A01	ZONING COMPLIANCE	A09	BUILDING SECTIONS
A02	SITE PLAN	A10	BUILDING STREET ELEVATIONS
A03	LEVEL 1 FLOOR PLAN	A11	BUILDING ELEVATIONS
A04	LEVEL 2 FLOOR PLAN	A12	SAMPLE UNIT PLANS
A05	LEVEL 3 FLOOR PLAN	A13	COLORS AND MATERIALS
A06	LEVEL 4 FLOOR PLAN	A14	SITE PHOTOS
A07	LEVEL 5 FLOOR PLAN	A15	SITE PHOTOS



PROJECT INFORMATION

Site A Program Summary	
Address:	900 El Camino Real Belmont, CA 94002
Zone:	Village Core, Belmont Village Specific Plan (BVSP) C2
Land Use:	Commercial Residential
Lot Area:	8,415 sf (0.193 acre)
Floor Area Ratio:	2.0 Base 3.23 w/ 61.5% bonus via a Sec. 65915(e) waiver request = 27,180 sf

FAR proposed	3.23
Floor Area proposed:	27,177 sf

Unit Mix	Provided
1 Bedroom	14
2 Bedroom	4
3 Bedroom	6
Total	24 DU

Parking	Req	Provided
Residential	0****	7+1EV

***** Per the SB-35 state streamlining law (CA Gov Code Sec. 65913.4(e)(1)) "a local government... shall not impose automobile parking standards for a streamlined development... located within one-half mile of public transit."

Bike Parking		
Short term (class2)	2	2
Long term (class1) (1 per 5DU)	5	5

Site B Program Summary	
Address:	876, 884, 898 El Camino Real Belmont, CA 94002
Zone:	Village Core, Belmont Village Specific Plan (BVSP) C3
Land Use:	Commercial Residential
Lot Area:	5,035 sf (0.116 acre)
Floor Area Ratio:	2.0 Base 3.23 w/ 61.5% bonus via a Sec. 65915(e) waiver request= 16,263 sf

FAR proposed	3.21
Floor Area proposed:	16,170 sf

Unit Mix	Provided
1 Bedroom	4
2 Bedroom	5
3 Bedroom	4
Total	13 DU

Parking	Req	Provided
Residential	0****	3+1Manager's space

***** Per the SB-35 state streamlining law (CA Gov Code Sec. 65913.4(e)(1)) "a local government... shall not impose automobile parking standards for a streamlined development... located within one-half mile of public transit."

Bike Parking		
Short term (class2)	2	2
Long term (class1) (1 per 5DU)	3	3

Sites A & B Program Summary	
Lot Area Total:	13,450 sf
FAR allowed (with Bonus****):	3.23
Floor Area allowed:	43,443 sf

FAR proposed:	3.223
Floor Area proposed:	43,347 sf****
Site A	27,177 sf
Site B	16,170 sf

*** 61.5% bonus via a Sec. 65915(e) waiver request
**** Excluding garage (per BVSP, page 2-15)

Unit Mix	Provided
1 Bedroom (@ 600 nsf)	18 (48.6%)
2 Bedroom (@ 792 nsf)	9 (24.4%)
3 Bedroom (@ 1007 nsf)	10 (27.0%)
Total	37 DU

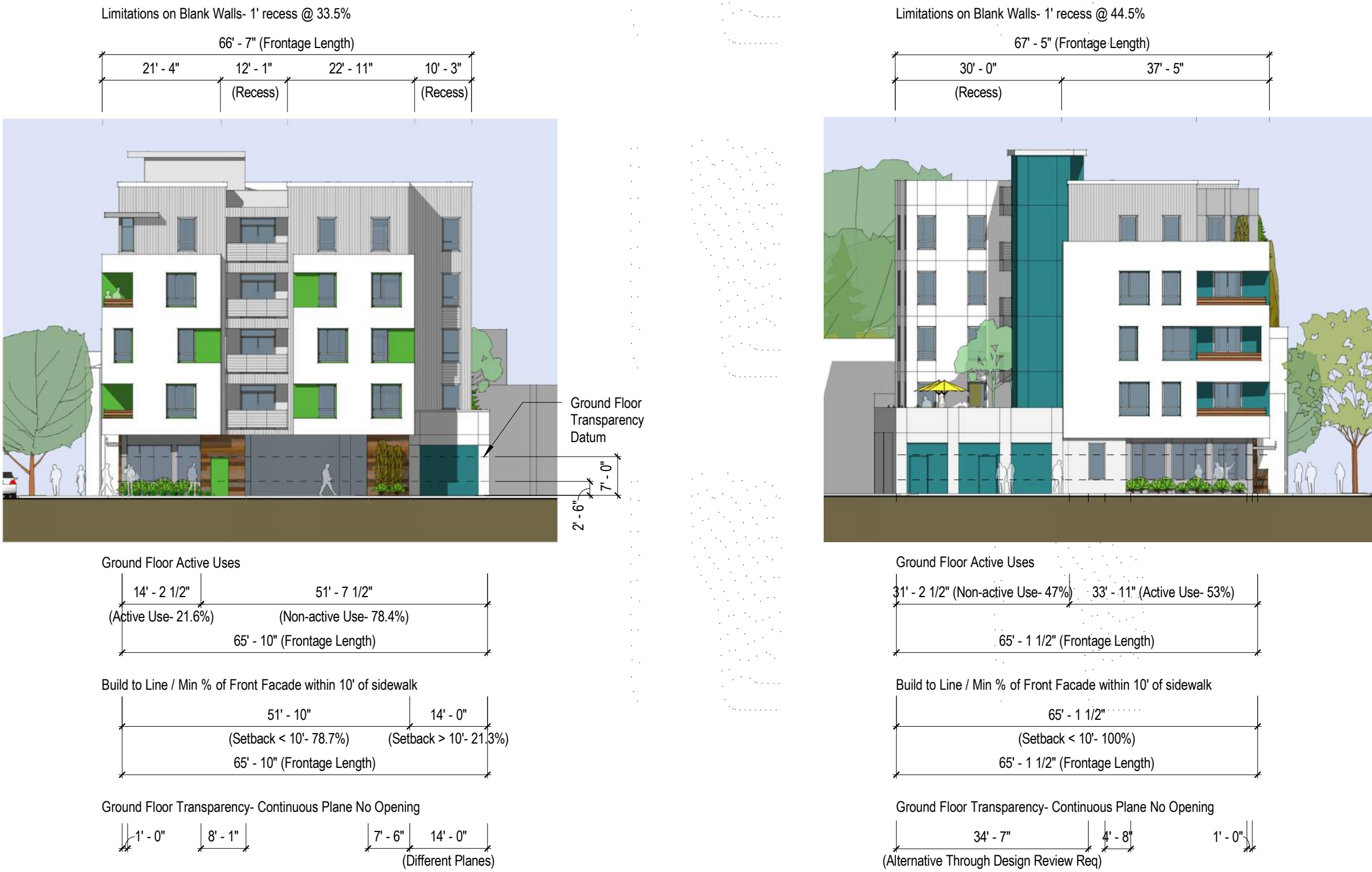
Parking	Req	Provided
Residential	0****	10+1EV+1Manager's space

***** Per the SB-35 state streamlining law (CA Gov Code Sec. 65913.4(e)(1)) "a local government... shall not impose automobile parking standards for a streamlined development... located within one-half mile of public transit."

Bike Parkings		
Short term (class2)	4	4
Long term (class1)	8	8

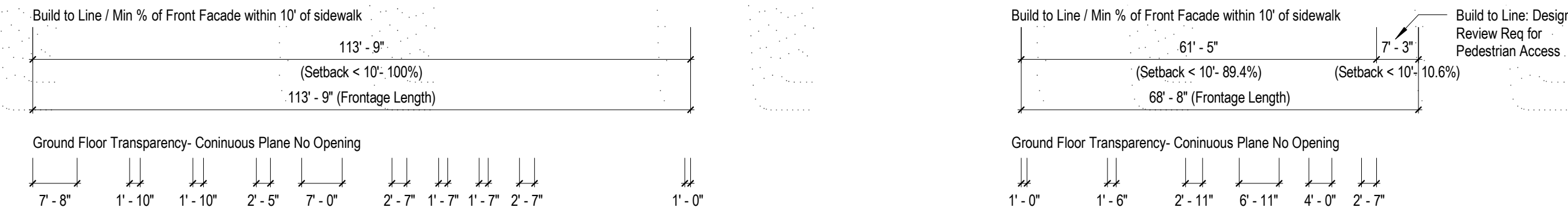
Note:
Refer to zoning compliance tables on A01 for additional information.

Zoning Diagrams



Limitations on Blank Walls- 1' recess @ 33.5%
Wall Area- 3780 sf
Openings with 1' recess x 5' width (Diagonal Lines)- 1778 sf
Percent of Openings with 1' recess x 5' width= 47.0%

Limitations on Blank Walls- 1' recess @ 44.5%
Wall Area- 2267 sf
Openings with 1' recess x 5' width (Diagonal Lines)- 604 sf
Percent of Openings with 1' recess x 5' width= 26.6%



Outdoor Living Area

Outdoor Living Area for Residential Units				
	Site A	Site B		
Required (VC)*	864	468		
Provided	2980	1435		
Total	4415			
* 36 sf per unit				
Private Open Space				
	Site A	Site B		
	Unit	Unit	Area(sf)	Area(sf)
Ground Floor				
		C3		63
Sub total				63
Second Floor				
	A3	C4	67	61
	A1	A6	67	71
	A1	B2	61	0
	C1		56	
	B1		61	
	A2		143	
Sub total			455	132
Third Floor				
	A5	C4	55	117
	A2-1	A6	57	67
	A2-1	B2	62	0
	C1		56	
	B1		63	
	A2		641	
Sub total			934	184
Fourth Floor				
	A3	C4	67	117
	A1	A6	67	71
	A1	B2	61	0
	C1		56	
	B1		63	
	C2		0	
Sub total			314	188
Fifth Floor				
	A5	B3	0	189
	A2-2	A7	0	91
	A2-2	B2	0	0
	C1		56	
	B1		63	
	C2		0	
Sub total			119	280
Total Private	Site A	1822	Site B	847
Common Open Space				
	Site A	Site B		
	Space	Space	Area(sf)	Area(sf)
Second Floor				
	Court	Court	957	588
Third Floor				
	Deck		201	
Total Common	Site A	1158	Site B	588
Total Private and Common Open Space	Site A	2980	Site B	1435

Zoning Compliance

Village Zoning District Development Standards (Table 31-2)				
The Belmont Village Zoning Ordinance Section 31.3.1 Table 31-1 stipulates projects in the Village Core with Active Use Floor Area overlay require a Conditional Use Permit to place residential uses on the ground floor. The SB-35 State Streamlining law prevents a local jurisdiction from requiring a Conditional Use Permit, stating in CA Gov Code Sec. 65913.4(a) that "A development proponent may submit an application for a development that is subject to the streamlined, ministerial approval process provided by subdivision (c) and is not subject to a conditional use permit..."				
	VC Village Core	SITE A Provided	SITE B Provided	
Lot Size, Setbacks, Density, and Lot Coverage				
Min lot area	5,000 sf	8,415 sf	5,035 sf	
Min lot width	50 ft	70 ft	70 ft	
Min setbacks	None*	See * below	See * below	
Min; Max res density	N/A			
Max site coverage (% of lot)	90%	89.25% (Building footprint- 7,511 sf)	85.5% (Building footprint- 4,306 sf)	
*Transitional Height & Additional setback adjacent to R District	10' (with 45 degree above 12')	N/A	0' at ground level; 3'-6" above second level	
Building Form and Street Frontage Standards				
Min; Max FAR	0.5; 2.0 (w/density bonus 3.23)	3.23 (27,177 sf / 8,415 sf)	3.21 (16,170 sf / 5,034 sf)	
Min; Max building height	20; 50 (up to 83'')	53' to top of roof 56.5' to top of parapet 63' to top of stair overrun	53' to top of roof 56.5' to top of parapet 63' to top of stair overrun	
Min ground floor height	16 active use 16 non-res 10 res	12 ft N/A 12 ft	12 ft N/A 12 ft	
Building Bulk	1 story- 100% 2 story- 100% 3 story- 85% 4 story- 75% 5 story- 75%	100% 109% 91.80% 91.80% 85.10%	100% 107.10% 87.50% 87.50% 79%	
Limitations on blank walls	25% recess- 1ft depth, 5ft width	ECR- 20.4% HS- 33.5% See A01	ECR- 0% HS- 44.5% See A01	
Build-to lines	90% (Active-use frontage- El Camino Real)	89.4%; See zoning diagrams on A01; Design review req for pedestrian access.	100%; See zoning diagrams on A01; Design review req for pedestrian access.	
	70% (Hill Street)	78.7%; See zoning diagrams on A01.	100%; See zoning diagrams on A01.	
Ground floor transparency	Openings between 2.5' and 7'	See zoning diagrams on A01.	See zoning diagrams on A01; Design review req for ±34' wall along garage- providing architectural relief and detail (see: 2 Site B Hill Street Elevation / A10)	
Building Entrances	Clearly marked	See sheet A10	See sheet A10	
Street frontage standards	See Streetscape and street frontage development standards below			
**CA Gov Code 65915(d)(2)(D) allows a bonus of 3 floors or 33 ft above base height limits without the use of an incentive/waiver.				
Open Space and Outdoor Living Area for Residential Units				
Min publicly accessible open space area	N/A	N/A	N/A	
Lots < 12,000 sf	N/A			
Min outdoor living area per unit	Site A 36sf x 24 = 864 sf Site B 36sf x 13 = 468 sf	2,980 sf Total 1,822 sf Private*** 588 sf Common See outdoor living area table on A01.	1,435 sf Total 847 sf Private*** 588 sf Common See outdoor living area table on A01.	
Min landscaping- 10%	Site A- 841.5 sf Site B- 503.5 sf	80 sf	280 sf	
***not every unit has 36sf of private outdoor living area				
Streetscape and street frontage development standards (Table 31-3)				
	El Camino Real (ECR) Required Village Boulevard	Hill Street (HS) Required Village Main Street	Site A Provided	Site B Provided
Street Frontages				
Ground floor active uses	Not Required	75%	ECR- N/A; HS- 21.6%; See zoning diagrams on A01.	ECR- N/A; HS- 47%; See zoning diagrams on A01.
Min ground level window transparency	25	75	ECR- 25; HS- 75%; See note 1 on sheet A10	ECR- 25; HS- 75%; See note 1 on sheet A10
Street wall height	1 story min; 3 story max 25' min	2 story min; 3 story max 50' min	4 story	4 story
Retail depth			None provided	None provided

Encroachments into public right of way			Building A does not encroach into the public right of way; see sheet A09	Building B does not encroach into the public right of way; see sheet A09
Setbacks	Min % of front facade located at or within 10' of the sidewalk	50%	90%	ECR- 100% HS- 78.7%; See zoning diagrams on A01.
Front Setback		0-12'	0-5'	ECR- 3-3.5' HS- 1.4-5.5', 13'****; See sheet A03.
****13' from sidewalk to accommodate potential electrical transformer				
Belmont Village Specific Plan- 4.2 Urban Design Sidewalks	12 ft min, 15' rec ECR- 18' min per Grand Boulevard Corridor Plan	6 ft min, 12' rec	ECR- 12.5' HS- 7.5'	ECR- 12' HS- 9'
Parking Standards (Table 31-4)				
	Required	SITE A Provided	SITE B Provided	
Retail	2 per 1000 sf	N/A	N/A	
Office	3 per 1000 sf	N/A	N/A	
Hotels	0.5 per room	N/A	N/A	
Residential studios- 0.5 per unit 1 br- 1 per unit 2 br- 1.5 per unit 3 br- 2 per unit	SITE A- 0 spaces***** SITE B- 0 spaces*****	7 spaces	3 spaces	
Location	Parking structures or areas are to be wrapped with active ground floor uses	Wrapped on El Camino Real	Wrapped on El Camino Real	
Access	Clear, well-lit, safe pedestrian walkways between parking areas and structures and the main sidewalks and building entrances	Direct access into the building lobby is provided within the parking garage area	Direct access into the building lobby is provided within the parking garage area	
Parking structure driveway width	Maximum 24 ft	20 ft		Parking is provided directly off of non-excludes ingress, egress and utility easement
Ground floor design	Where a parking structure faces onto a street, the ground floor must be treated with elements of interest and made as active as possible.	See sheet A10, note 2	See sheet A10, note 2	
****Per the SB-35 state streamlining law (CA Gov Code Sec. 65913.4(e)(1)) "a local government... shall not impose automobile parking standards for a streamlined development... located within one-half mile of public transit."				
Bicycle Parking				
Short term	2 spaces	2 spaces	2 spaces	
Long term	SITE A- 5 space SITE B- 3 space	5 spaces	3 spaces	
Multi-family- 1 long term per 5 units				

Hatch indicates sections of the Zoning Ordinance where the project does not meet requirements and a Waiver is requested.

Hatch indicates sections of the Zoning Ordinance where the project does not meet requirements and a Design Review exception is requested.

Hatch indicates a request for an incentive.

TO BELMONT STATION UNDERPASS

A01
3

PROPERTY LINE

PROPERTY LINE

EXISTING
BUILDING
1 STORY

EXISTING
BUILDING
2 STORY

2 A11

BUILDING
OUTLINE

SCAPED
SPACE

HILL STREET

GORDON AVE



GRAPHIC SCALE 1/16" = 1'-0"

A.02



**TORTI
GALLAS +
PARTNERS**

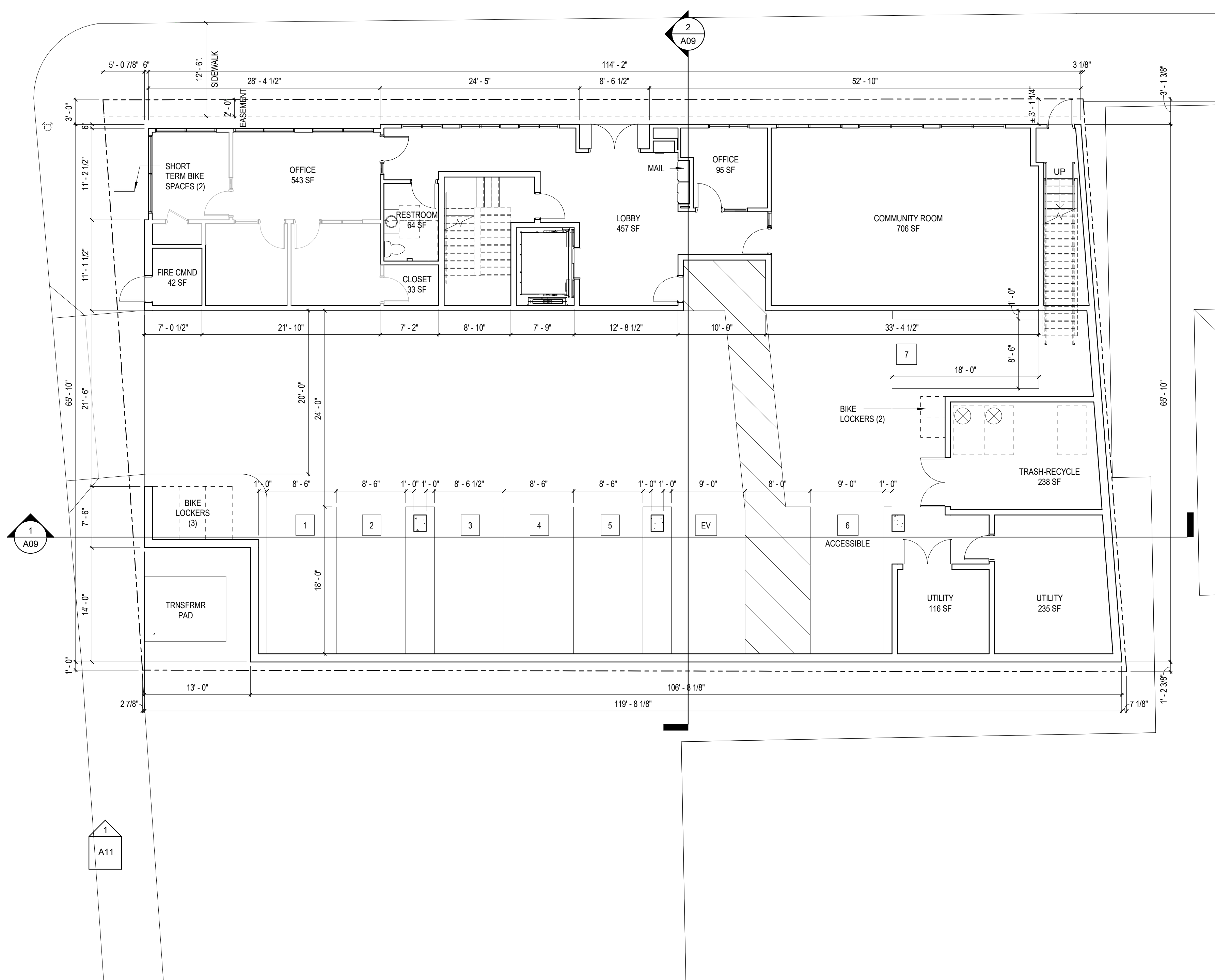
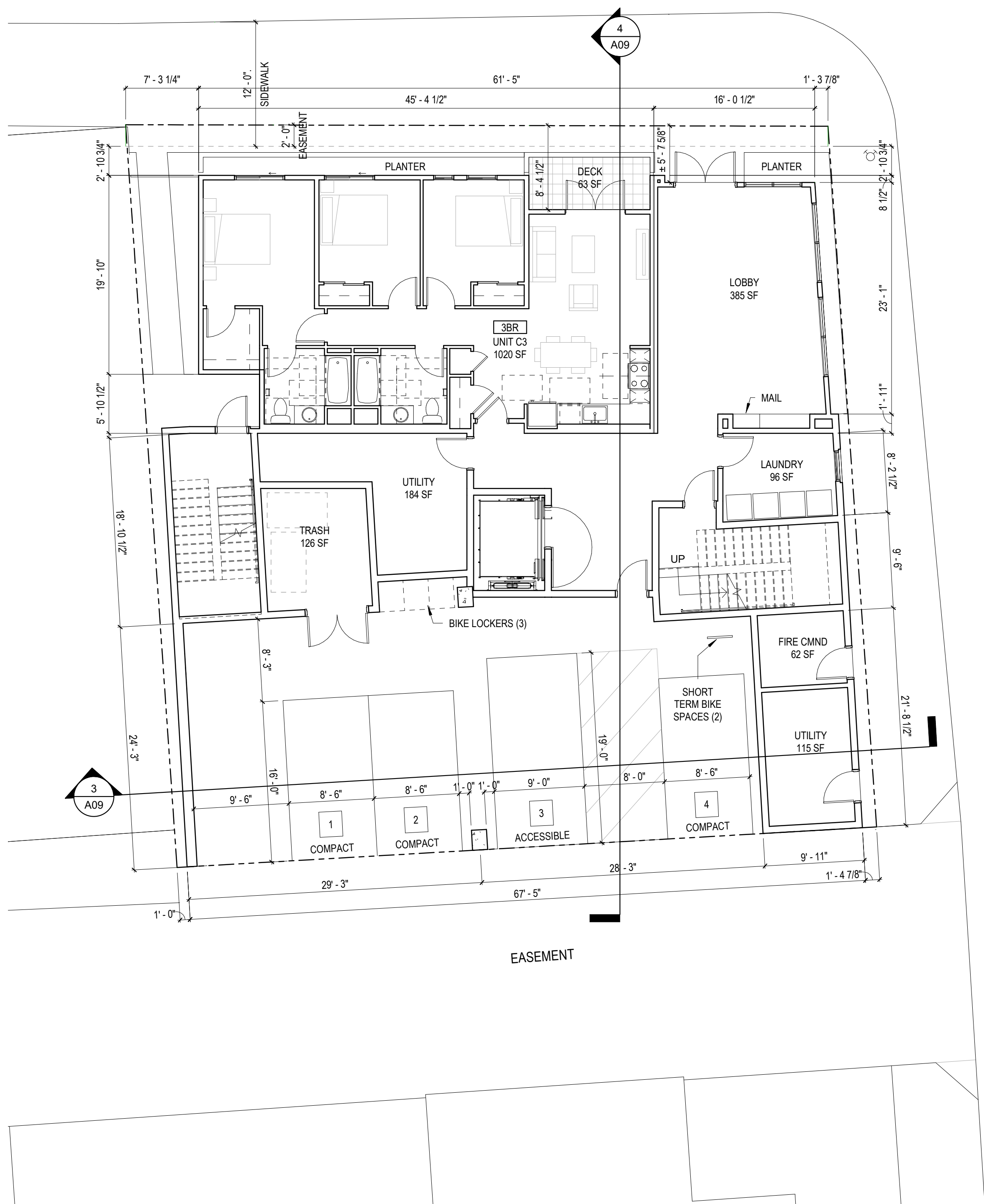


LINC Housing
CORPORATION

BELMONT AFFORDABLE HOUSING

EL CAMINO REAL

A01
3



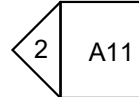
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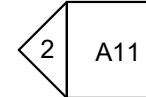


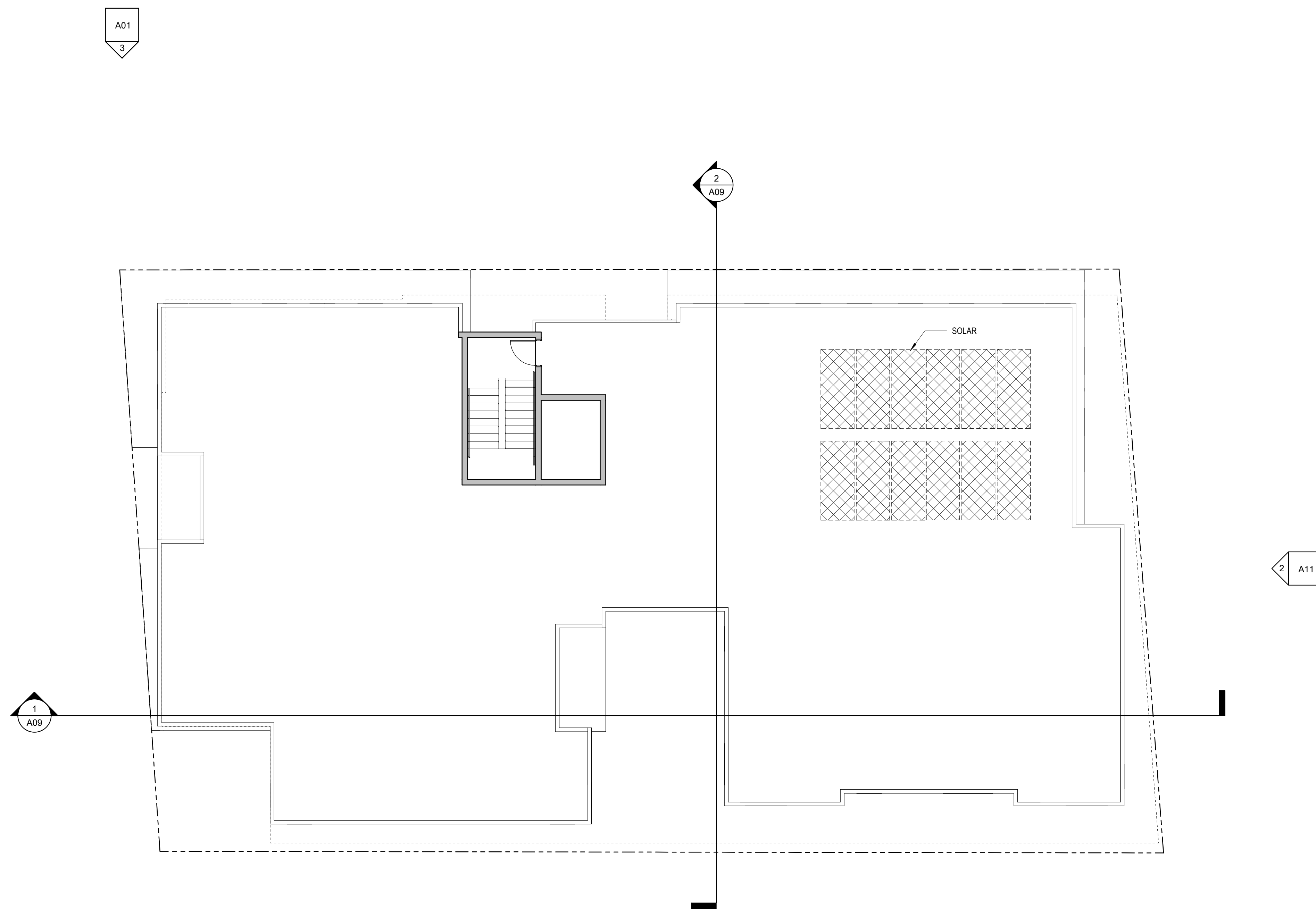
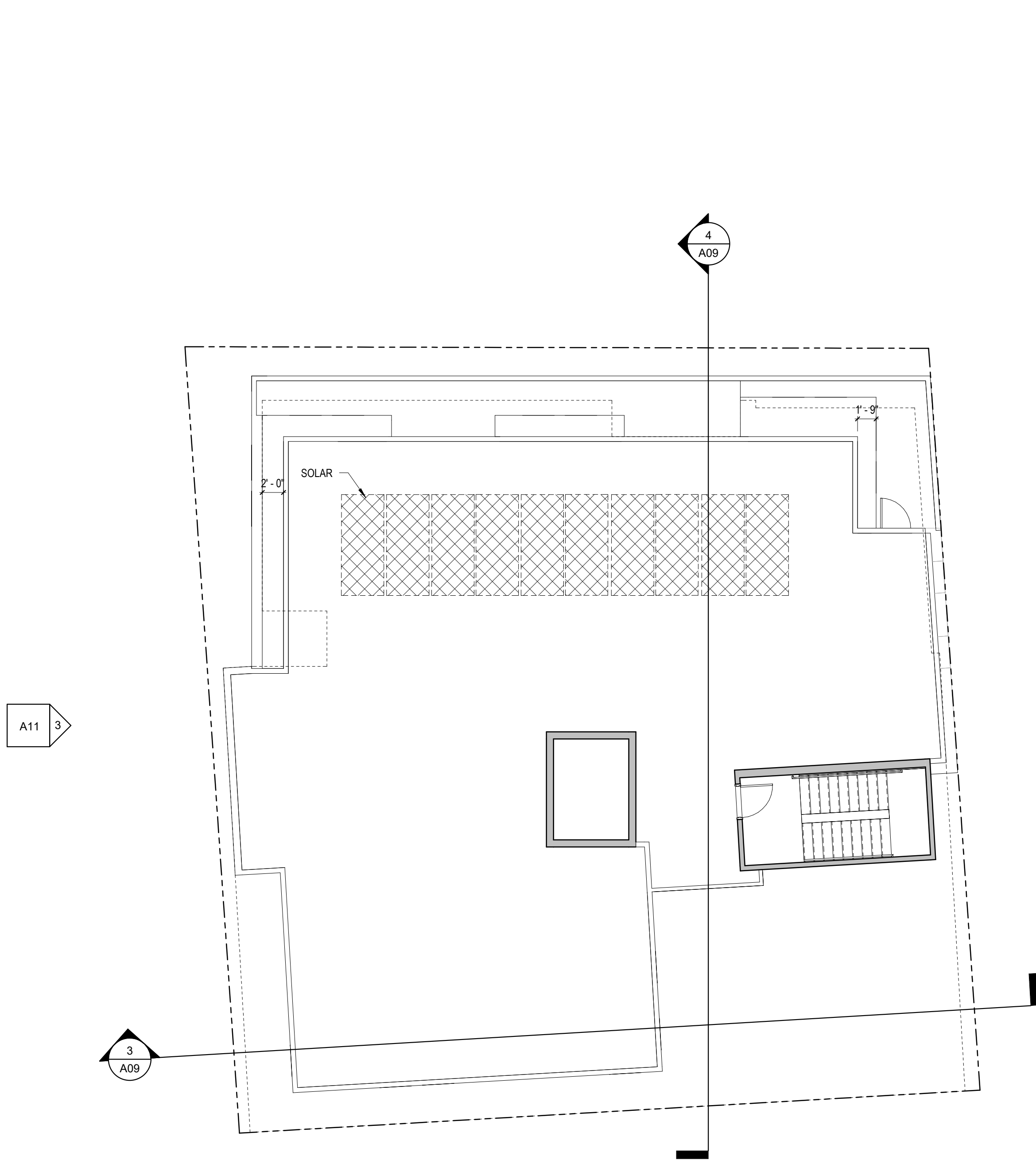
A03

LEVEL 1 FLOOR PLAN

BELMONT AFFORDABLE HOUSING







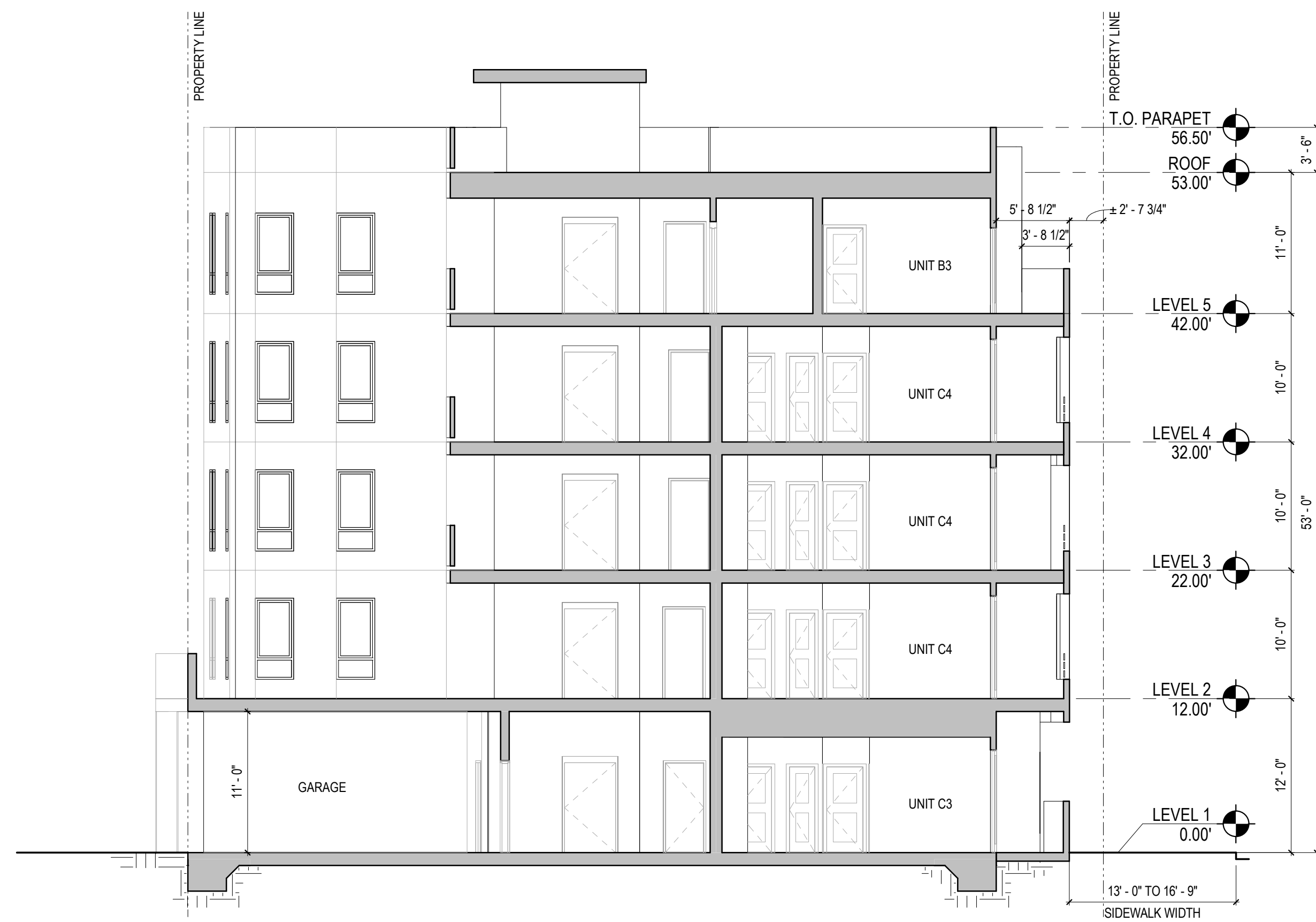
GRAPHIC SCALE 1/8" = 1'-0"



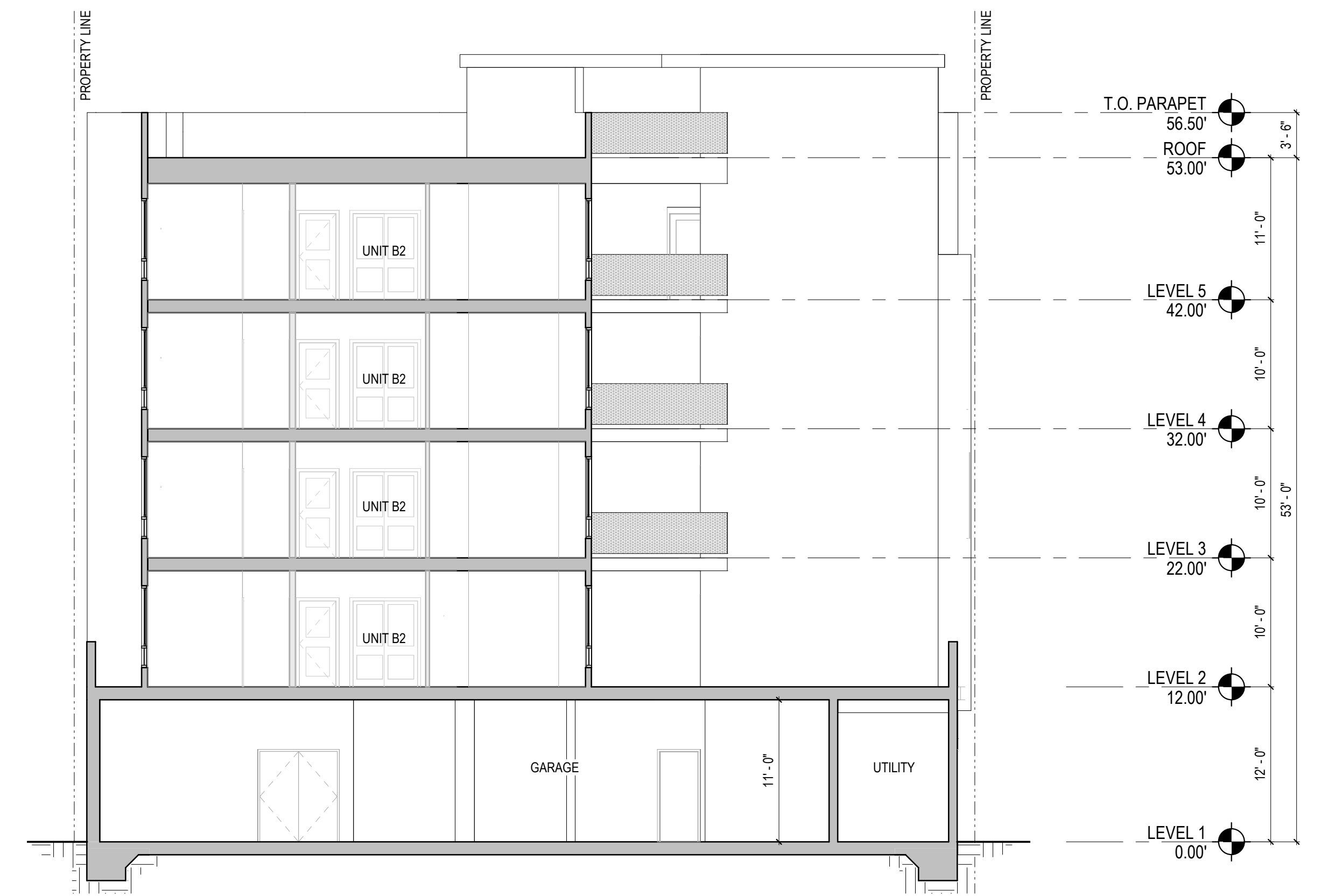
A08

ROOF LEVEL PLAN

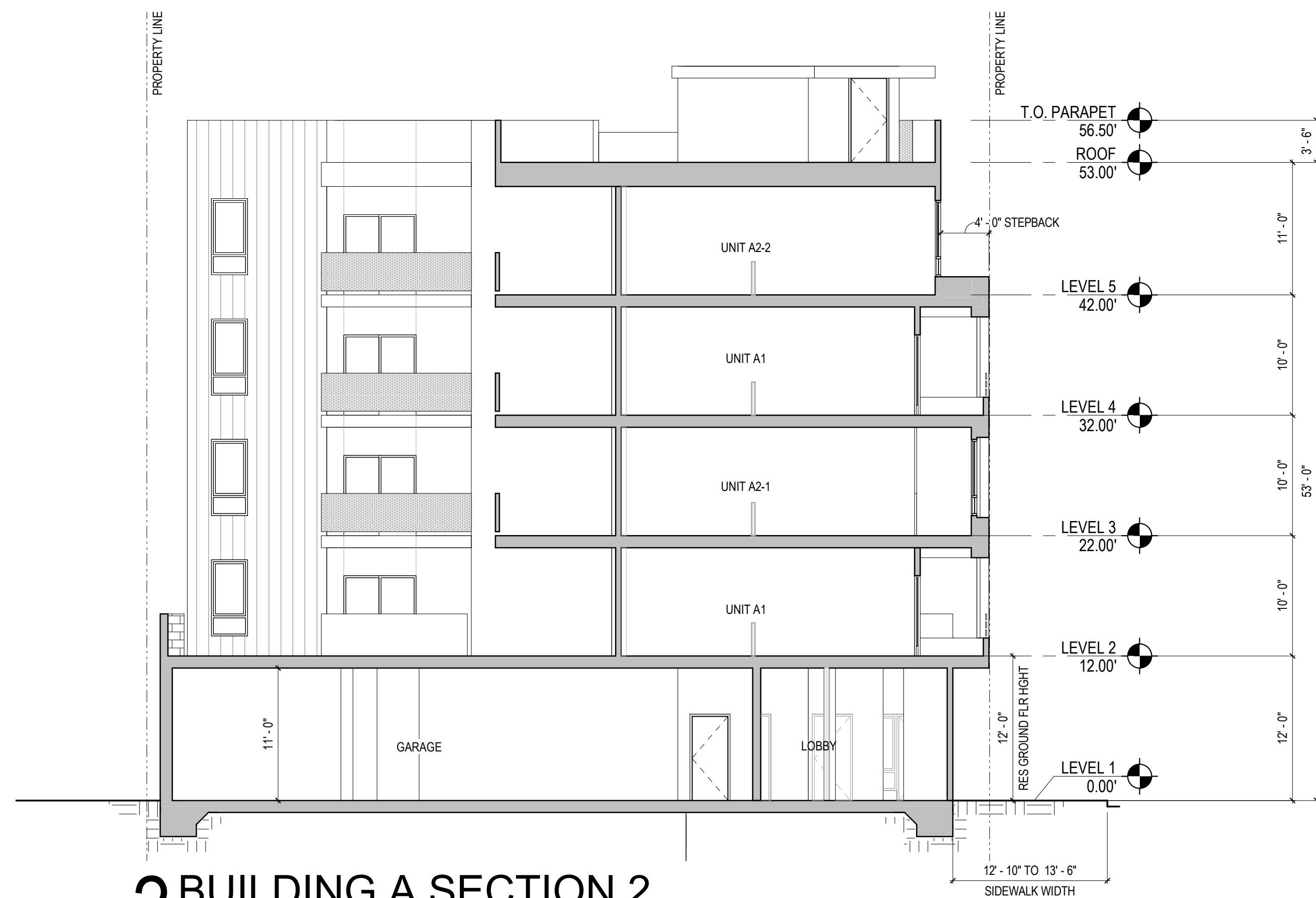
BELMONT AFFORDABLE HOUSING



4 BUILDING B SECTION 2
1/8" = 1'-0"



3 BUILDING B SECTION 1
1/8" = 1'-0"



2 BUILDING A SECTION 2
1/8" = 1'-0"



1 BUILDING A SECTION 1
1/8" = 1'-0"



3 Site A Hill Street Elevation
1/8" = 1'-0"



2 Site B Hill Street Elevation
1/8" = 1'-0"

LEGEND:

1. Corrugated Metal Siding
2. Metal Panel System
- 3a. Stucco Color 1
- 3b. Stucco Color 2
- 3c. Stucco Color 3
- 3d. Stucco Color 4
4. Synthetic Wood Gaurdrail
- 5a. 3'-0" x 6'-0" Window
- 5b. 5'-0" x 6'-0" Window
- 5c. 2'-0" x 6'-0" Window
- 5d. 3'-0" x 4'-4" Window
6. Storefront Window
7. Wood look Aluminum Cladding
8. Metal Canopy
9. Concrete

NOTES:

1. Ground level windows along El Camino Real are to have a min window transparency of 25%; Ground level windows along Hill Street are to have a min window transparency of 75%.
2. Provide a pattern and/or recess on the concrete garage walls facing Hill Street.



1 El Camino Real Elevation
1/8" = 1'-0"





2 Site A South-East Elevation
1/8" = 1'-0"



3 Site B North-West Elevation
1/8" = 1'-0"

LEGEND:

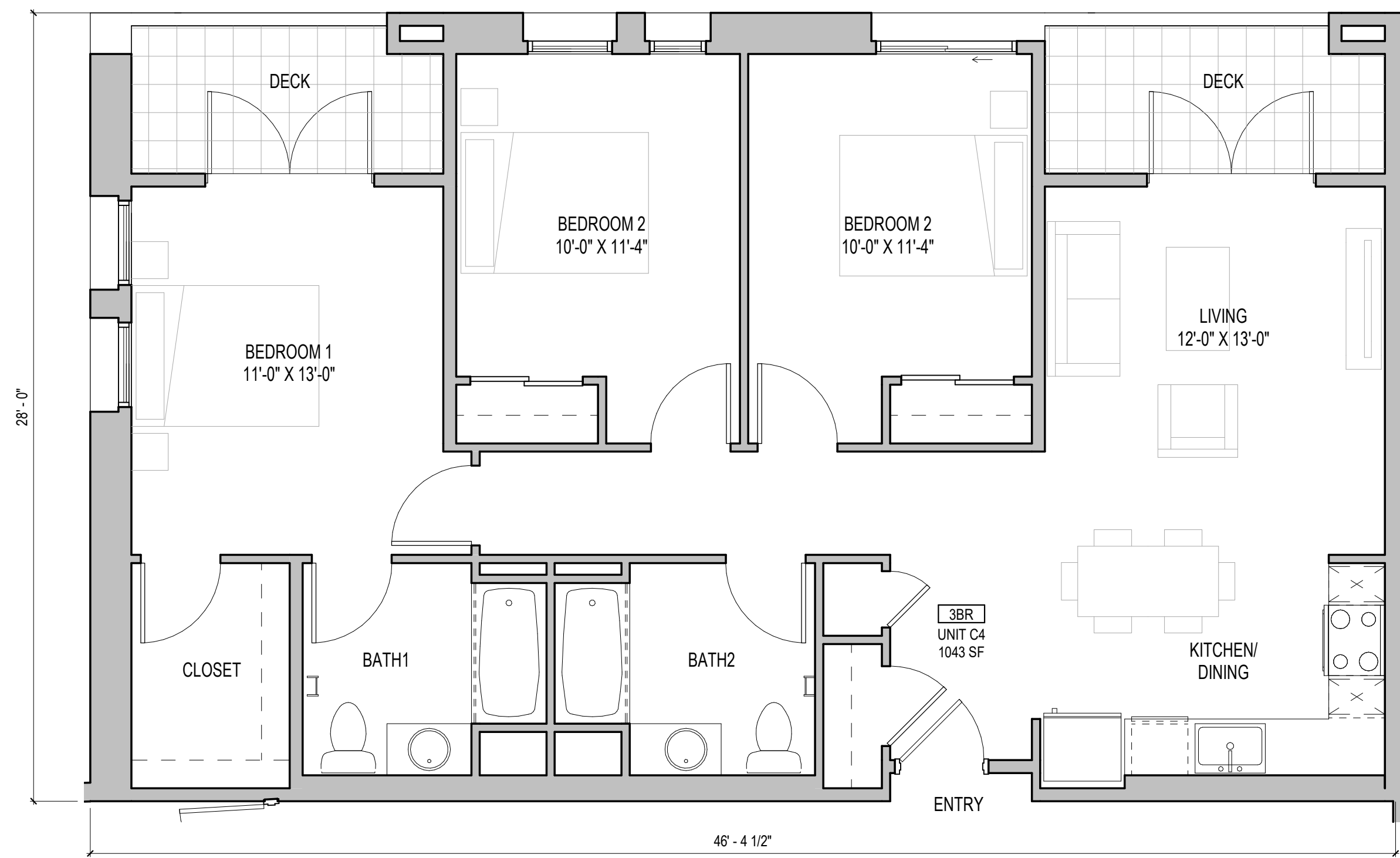
1. Corrugated Metal Siding
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- 3b. Stucco Color 2
- 3c. Stucco Color 3
- 3d. Stucco Color 4
4. Synthetic Wood Gaurdail
- 5a. 3'-0" x 6'-0" Window
- 5b. 5'-0" x 6'-0" Window
- 5c. 2'-0" x 6'-0" Window
- 5d. 3'-0" x 4'-4" Window
6. Storefront Window
7. Wood look Aluminum Cladding
8. Metal Canopy
9. Concrete



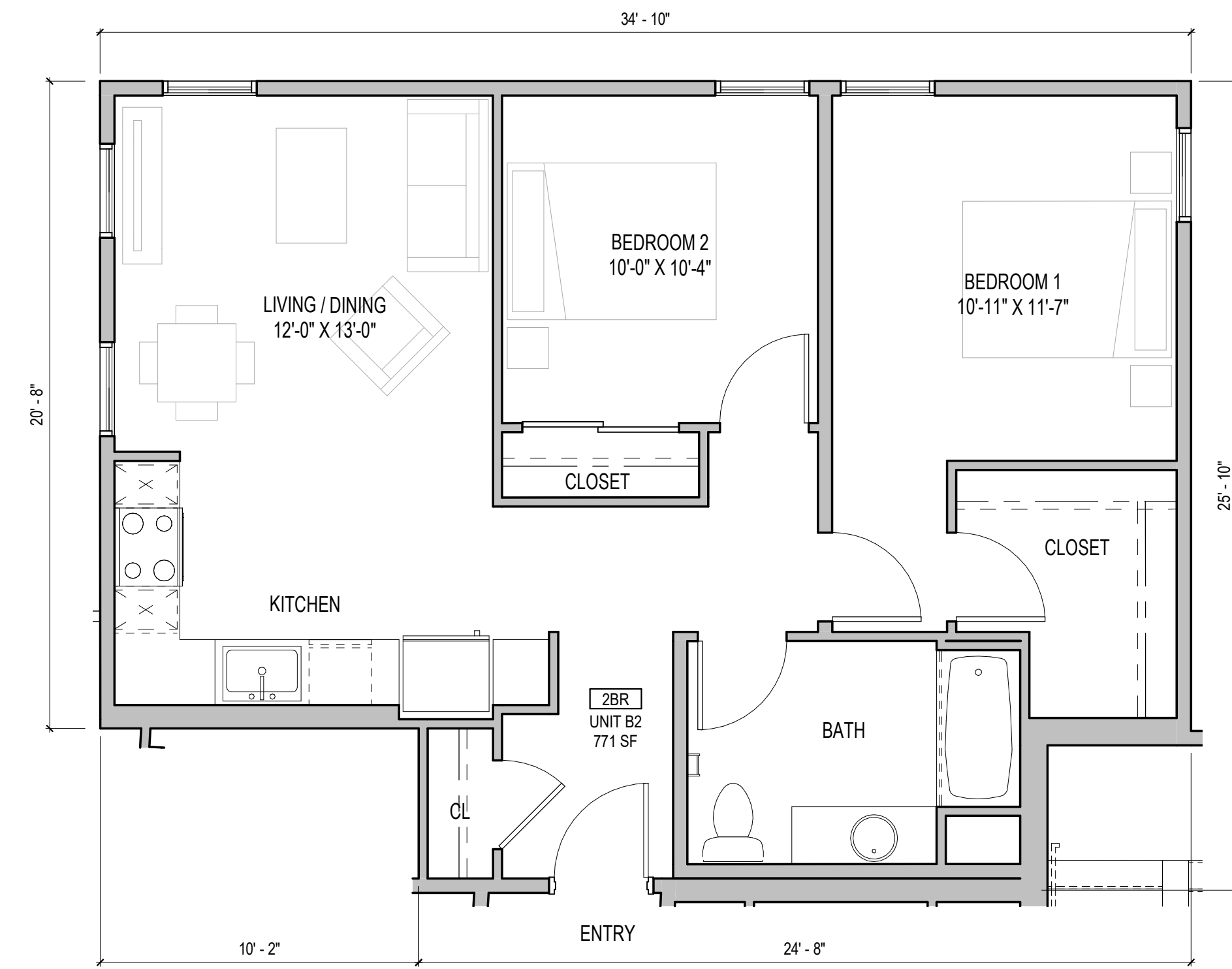
1 South-West Elevation (Back)
1/8" = 1'-0"

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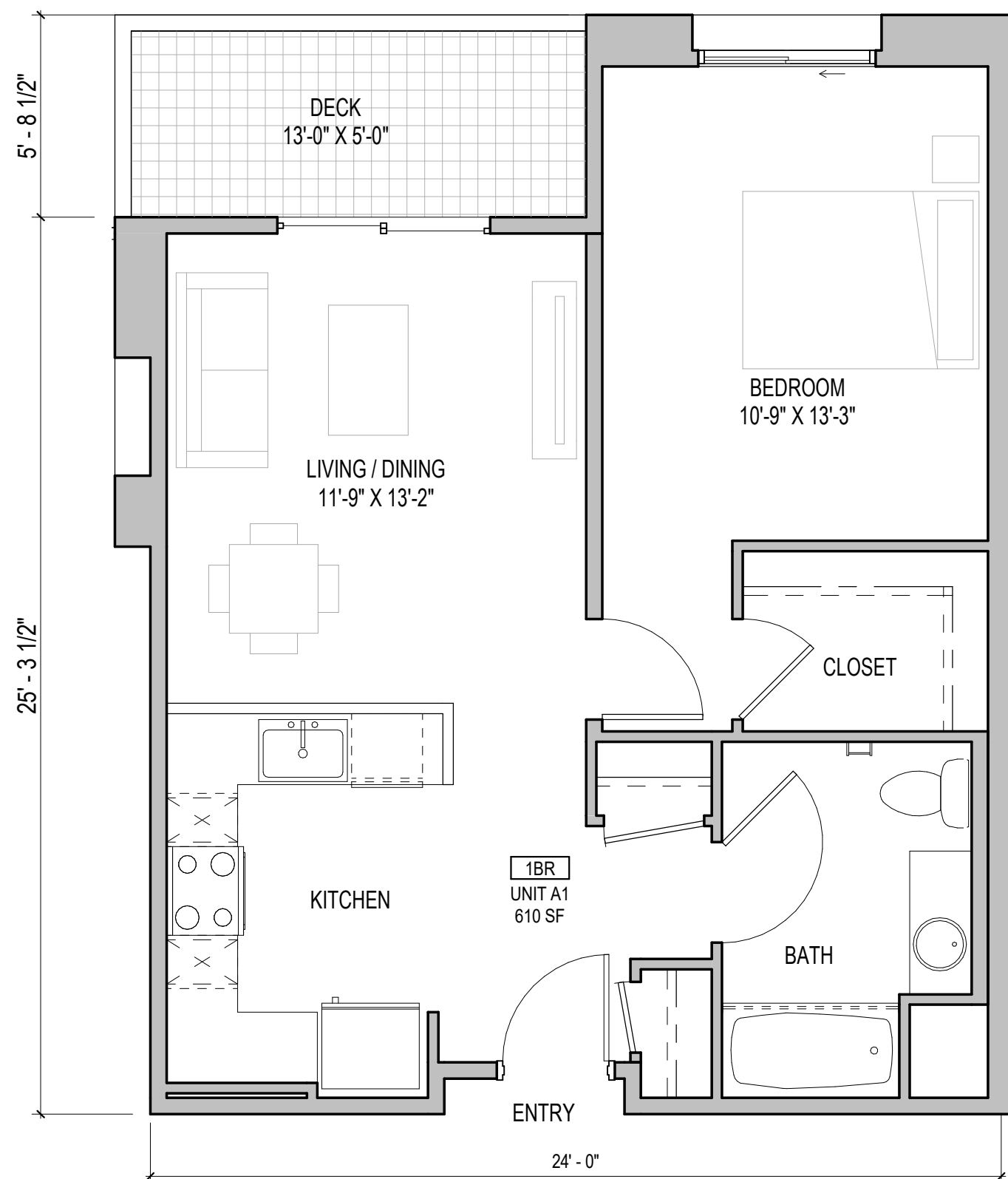




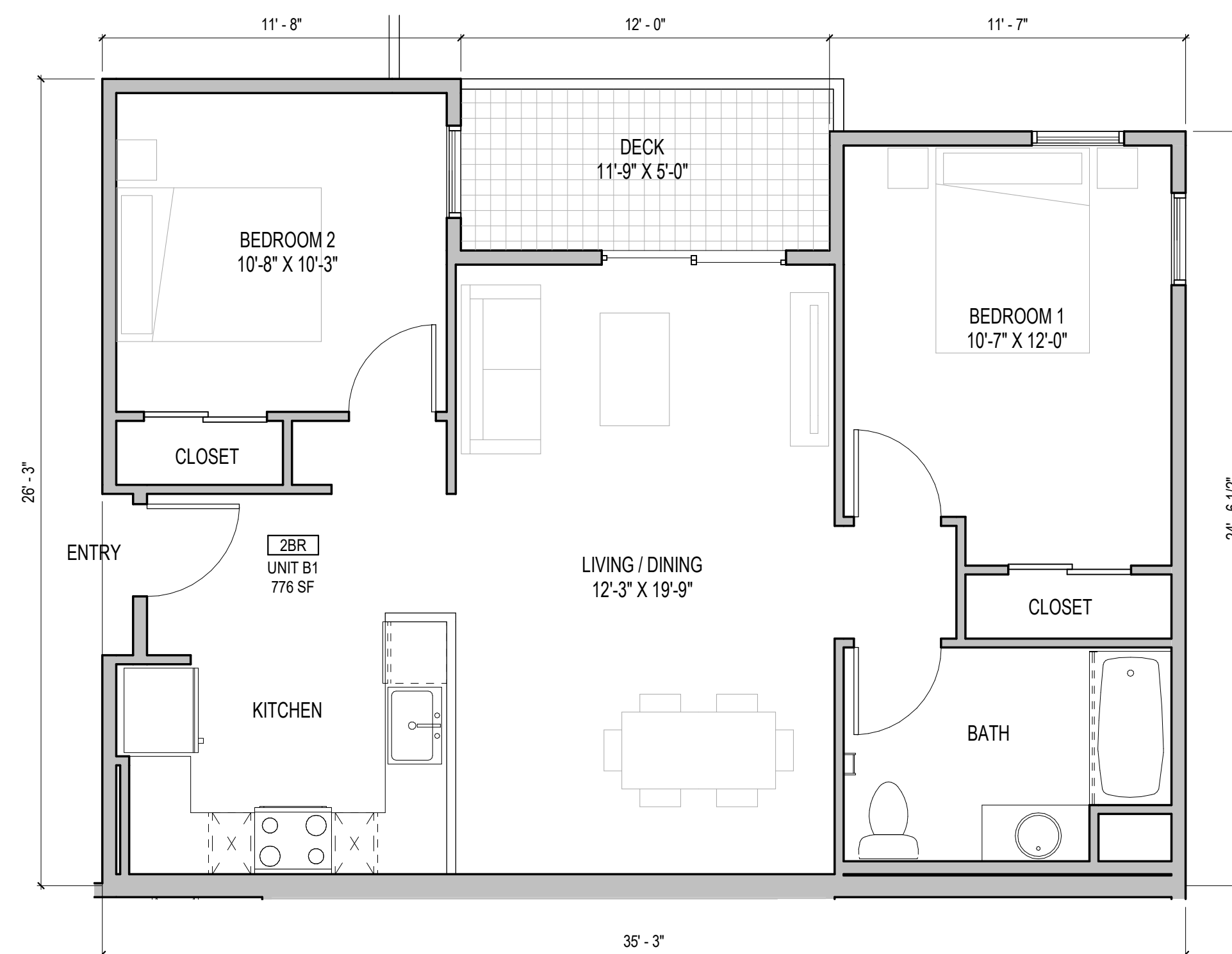
2 UNIT C4
1/4" = 1'-0"



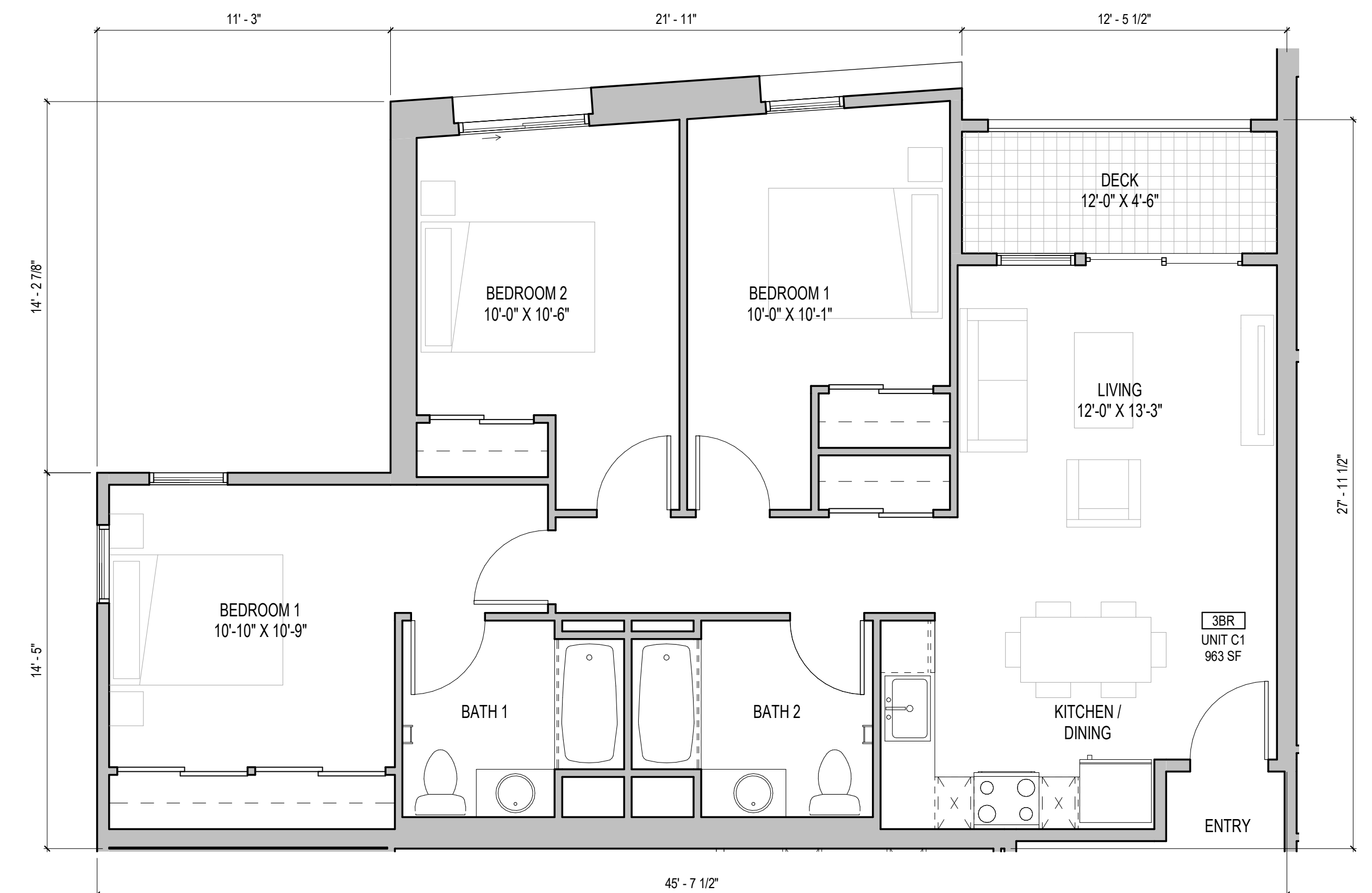
4 UNIT B2
1/4" = 1'-0"



1 UNIT A1
1/4" = 1'-0"



3 UNIT B1
1/4" = 1'-0"



5 UNIT C1
1/4" = 1'-0"