

**111 SAN BRUNO AVENUE – (PRE 23-001) – AFFORDABLE HOUSING PLAN – 06-15-23**

**(Updated in response to Letter # 2 dated 4/27/23)**

**1.0** Based on the San Bruno Municipal Code, Chapter 12 230.070 (B), we are submitting the following Affordable Housing Plan and Density Bonus Request, including plans showing location, floor area and number of bedrooms for each affordable unit in the above noted project. This Support Statement is submitted in response to Incompleteness Letter #2 received 4/27/23.

**2.0 Density Bonus Request:** The proposed project is seeking a 50% Density Bonus based on Government Code Section 65915(b)(1) Subparagraph (B) requiring 15% Affordable Units at Very Low Income level. Following a preliminary Density Bonus Study conducted by the applicant and reviewed by the Planning Department, 31 Base units are feasible in the project. A 50% Density Bonus increases the total number of units to 46 Units. (31 units X 1.5 = 46 Total Units). Although 47 units may be permitted, owner has opted to maintain 46 total units.

**3.0 Proposed Unit Mix:** See attached plans floor plans Levels 2,3,4 and 5, including locations of both Market Rate and Affordable units:

- **Studio..... 550 – 804 SF – 10 Units**
- **1-Bedroom.....728 – 1088 SF – 14 Units**
- **2-Bedroom.....1010 – 1,810 SF –21 Units**
- **3- Bedroom .....2,324 SF – 1 Unit**
- **Total.....46 Units**

**4.0 Proposed Affordable Units (15% X 46) = 7 Units as follows:**

- **Studio.....2 Units**
- **1-Bedroom .....2 Units**
- **2-Bedroom.....3 Units**
- **Total.....7 Units**

**5.0 Affordable Units Distribution (by level)**

- **2<sup>Nd</sup> Floor .....2 Units**
  - **3<sup>rd</sup> Floor .....2 Units**
  - **4<sup>th</sup> Floor .....2 Units**
  - **5<sup>th</sup> Floor .....1 Unit**
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**6.0 Income Levels and Mechanisms:** The rental levels for Very Low Income affordability are based on percentages of San Mateo County Median Income Levels for 2022 as follows:

(See attached owner's updated Rental Plan ).

- **Studio Unit .....\$ 1,631 per month**
- **One Bedroom Unit.....\$ 1,748 per month**
- **Two Bedroom Unit.....\$ 2,097 per month**

Income levels vary from year to year and will depend on date of sale or rental agreement.

The following mechanisms are used commonly in the State of California to insure compliance State, County, and local codes: City officials issue an Affordable Housing Agreement to be reviewed and signed by the project owner prior to obtaining a building permit. The number of years the units must remain affordable is stipulated in the agreement and is recorded as specified by the City Attorney's Office or any State and County jurisdictions

**7.0 Requested Concessions and Waivers (See updated Applicant's Statement p.5,6)**

**7.1** Concession for FAR increase from 2.0 to 3.0.

**7.2** Concession for Front Setback 5'-0" and 10'-0" average.

**7.3** Concession for 15ft. Stepbacks above 3<sup>rd</sup> Floor at Front and Side.

**7.4** Waiver for Bicycle Parking reduction from 46 to 30 spaces long term.

**7.5** Waiver for automobile parking reduction to 50 spaces based on State Density Bonus Law.

**7.6** Waiver for parking backup reduction from 24' to 20'-2" for spaces #37 & #38.

**7.7** Waiver requested for commercial parking.

**7.8** Waiver requested for garage door less than 18ft. from Property Line.

**7.9** Waiver requested for NW Stair encroaching on 5' setback along Huntington Ave.

**7.10** Waiver requested for stair encroaching partially on 5' setback at Lev.5.

**7.11** Waiver requested for reduction in 15% landscaped area due to site limitations.

**7.12**

**7.13**

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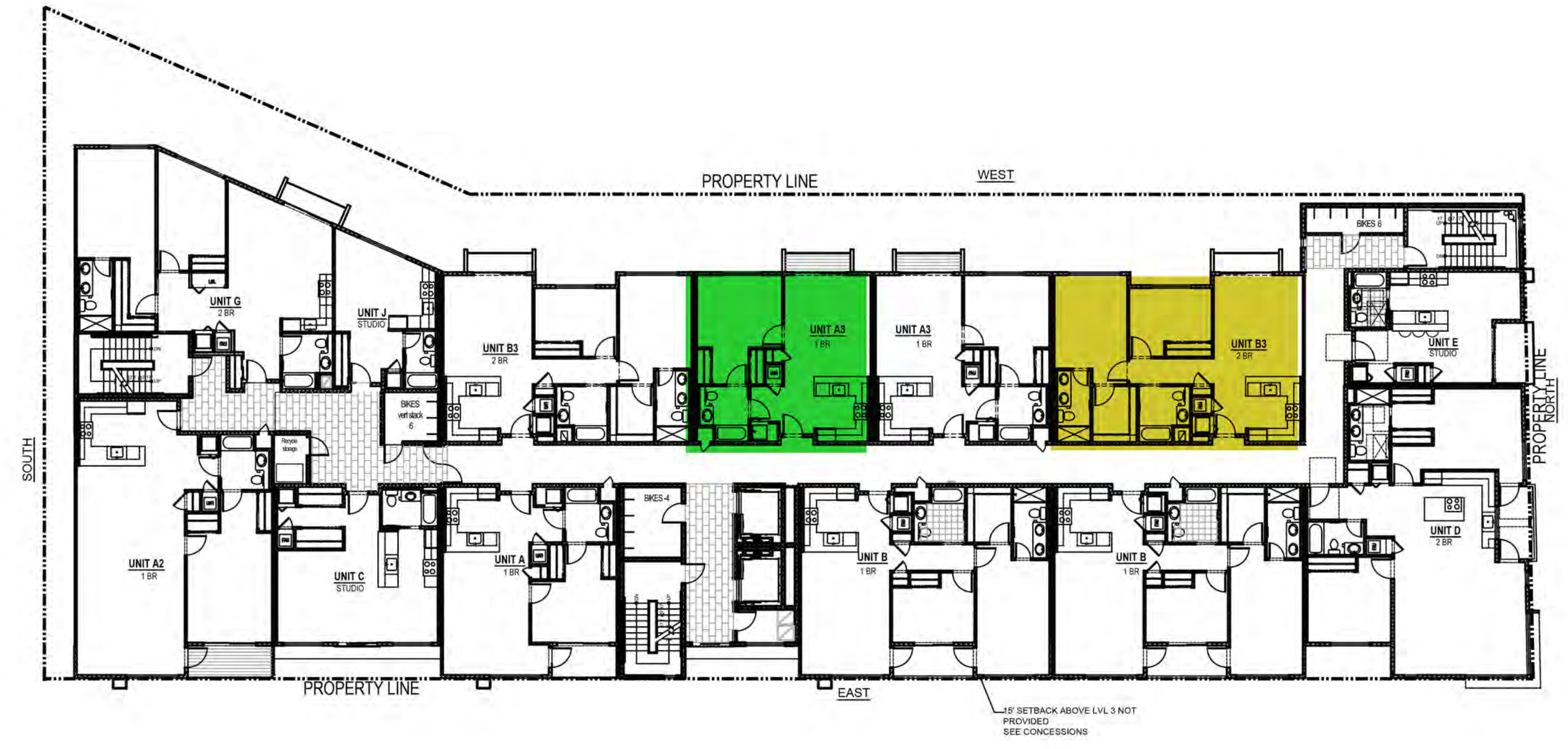
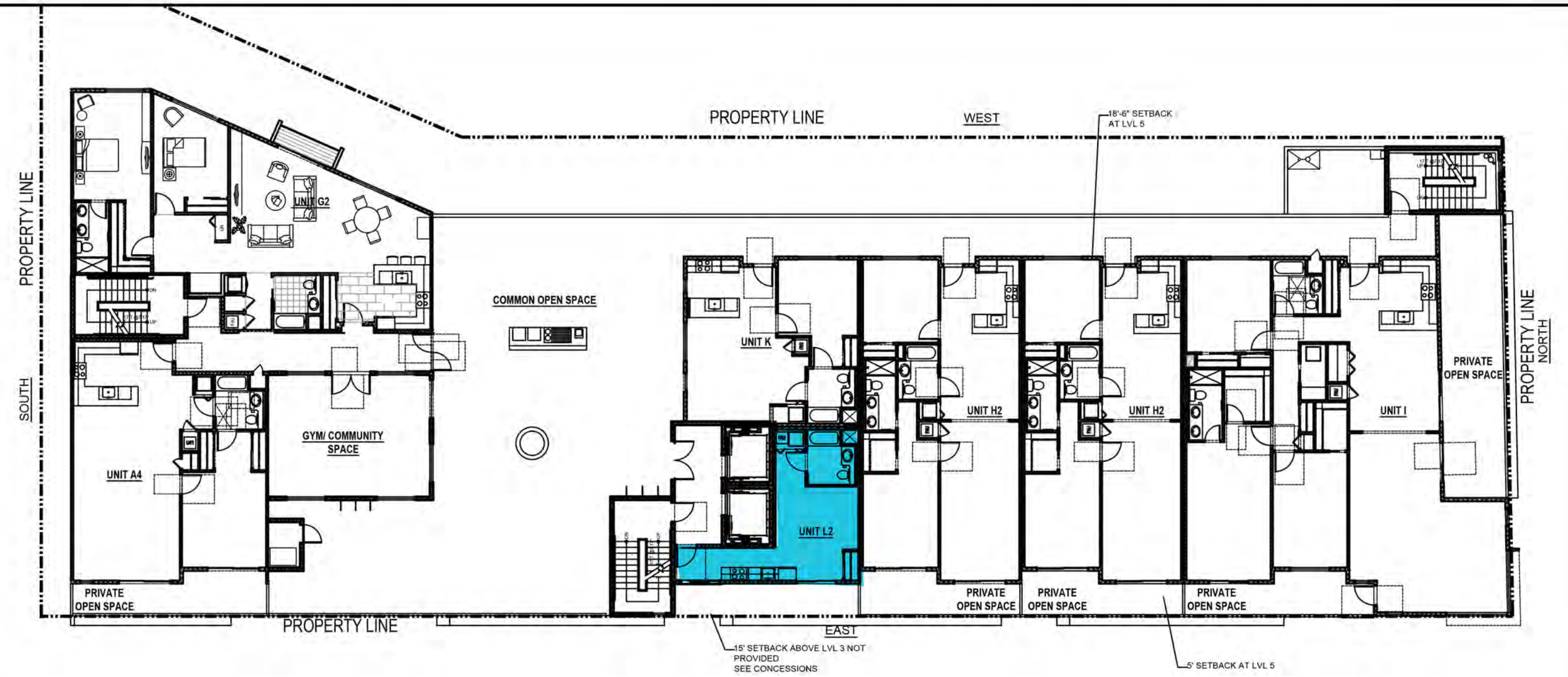
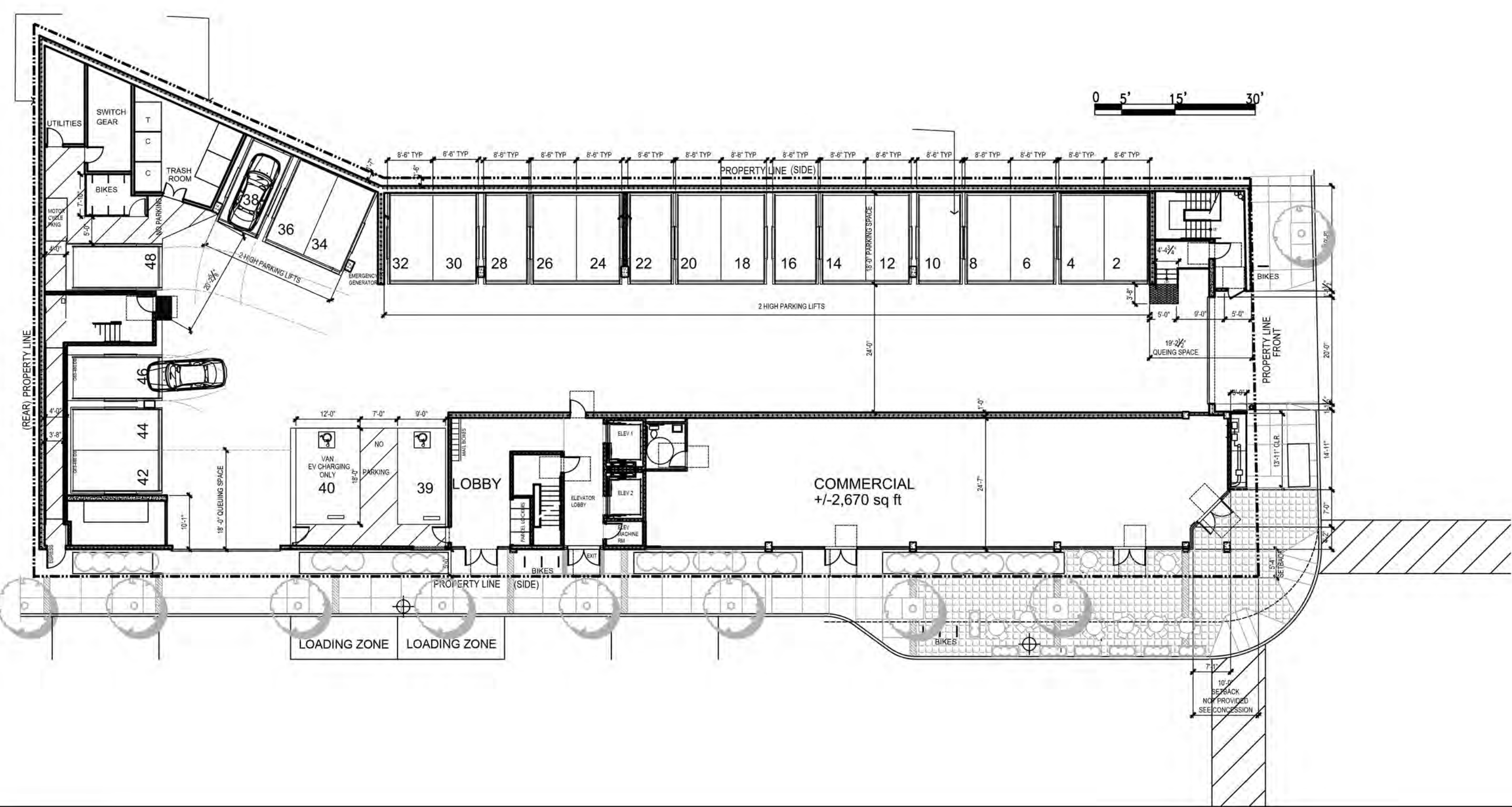
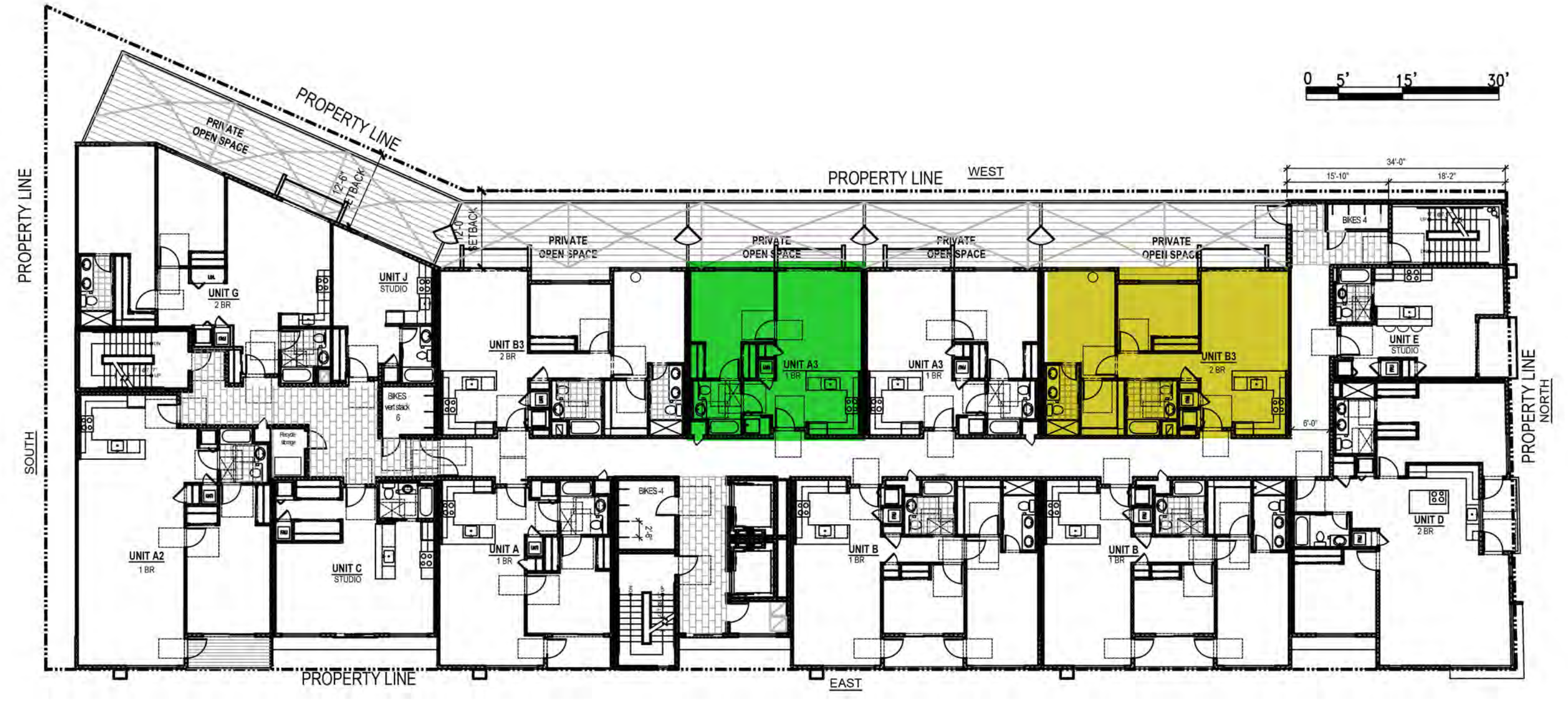
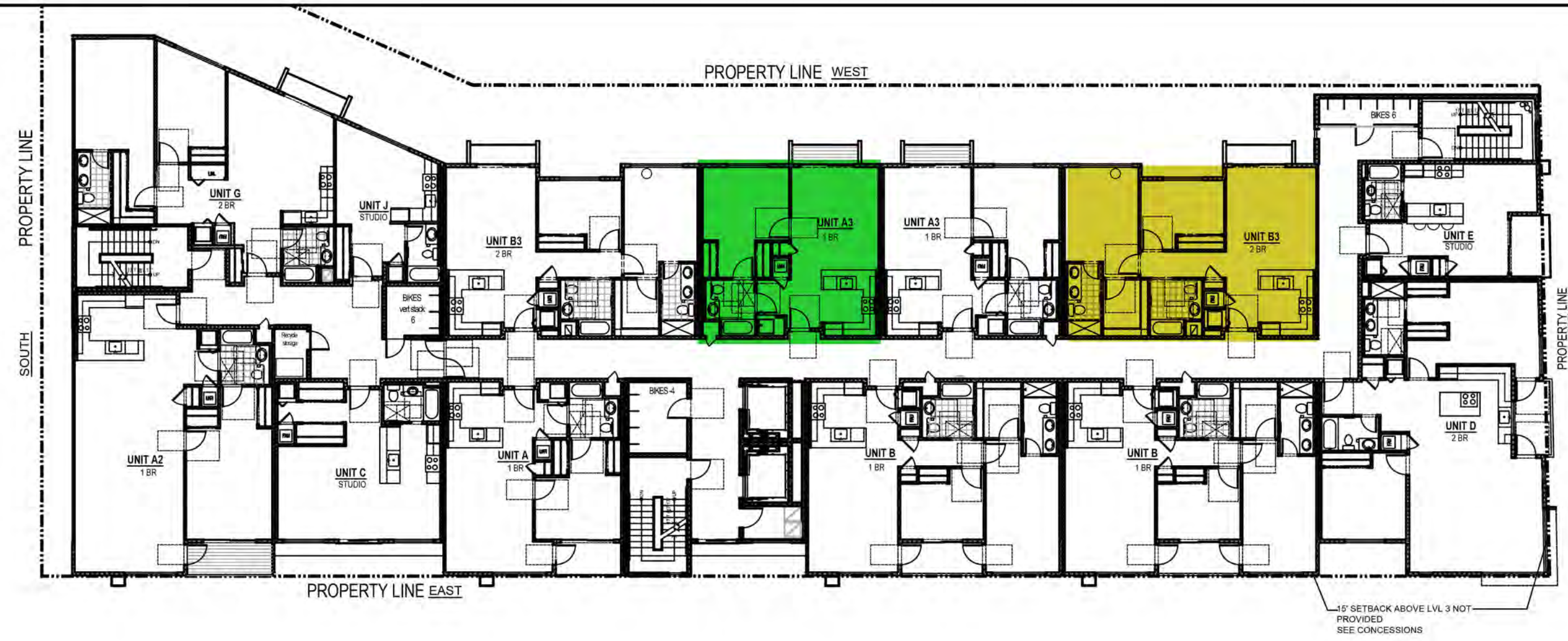
Affordable Housing Plan by Moshe Dinar, AIA,

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PO Box 70601, Oakland, CA 94612.





AFFORDABLE UNITS CALCULATIONS TOTAL - 46 UNITS 15% AFFORDABLE - 6.9 UNITS TOTAL REQUIRED & PROVIDED - 7 UNITS

- STUDIO
- 1 BEDROOM
- 2 BEDROOM

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ARCHITECT'S STAMP

CONSULTANT

CONSULTANT'S STAMP

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San Bruno, CA

**VARIANCE/  
CONCESSIONS**



DATE	ISSUE	REV.
07/03/23	Planning	Revised
10/03/23	Planning	Revised

DRAWN BY: CD/AS CHECKED BY: MD