

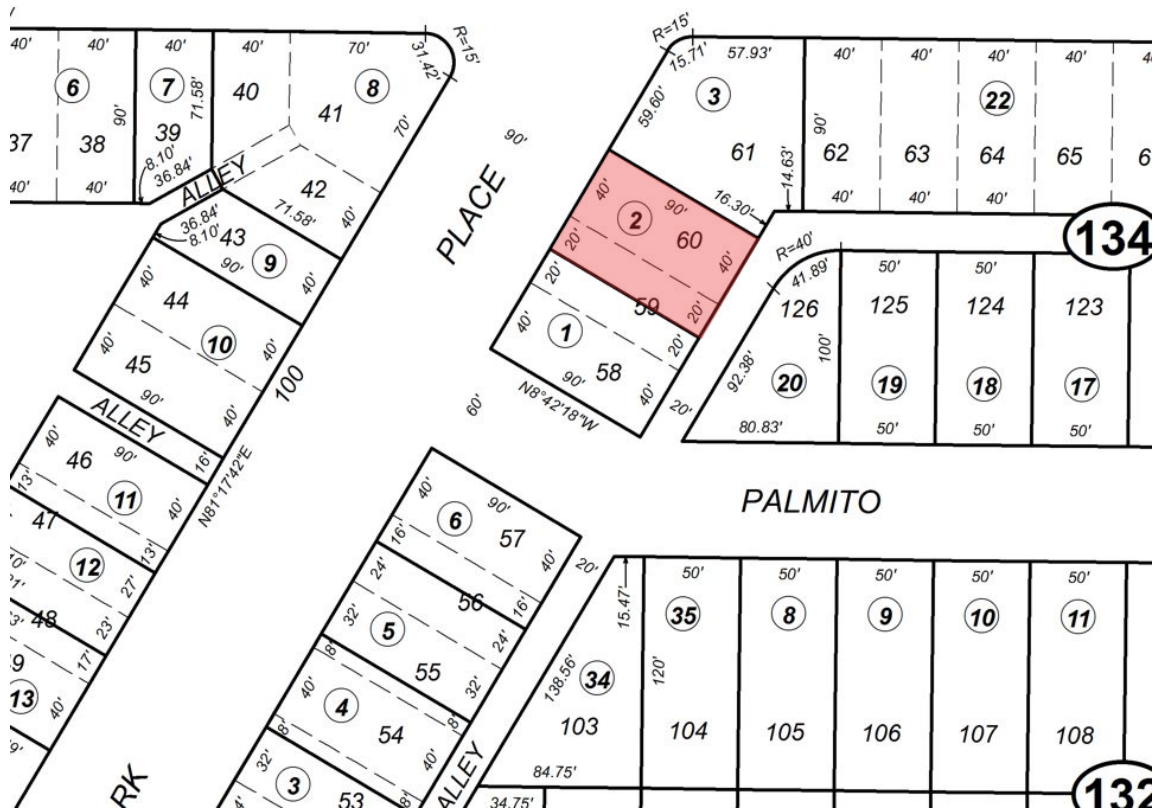
Feasibility Study

119 Park Ave, Millbrae

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HWY. NO. 82



Assessor's Map

- ❑ The parcel is at the corner of El Camino Real. & Park Ave. in the City of Millbrae.
- ❑ The parcel is incorporated and belongs to the City of Millbrae

119 PARK AVE.

APN: 021-134-020

Lot size: 5,400 sq. ft.

Zoning district: RFMU (Commercial Preference Overlay)

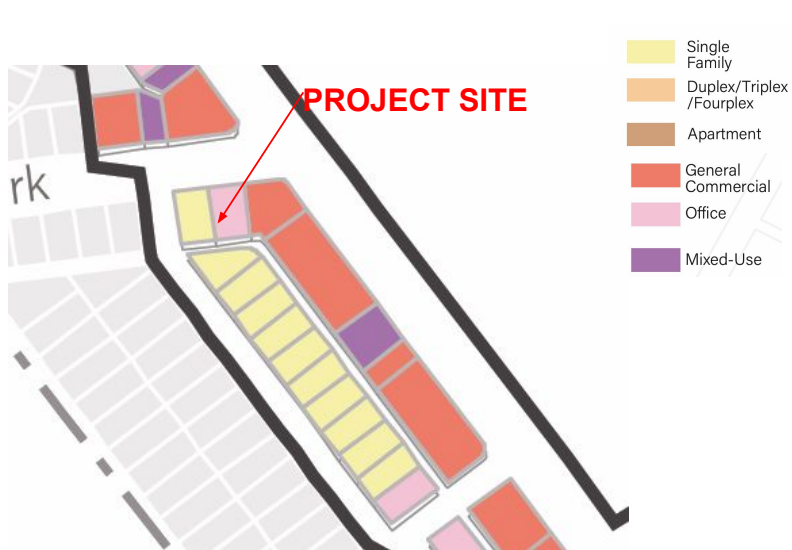


FIG 2.3 EXISTING LAND USE

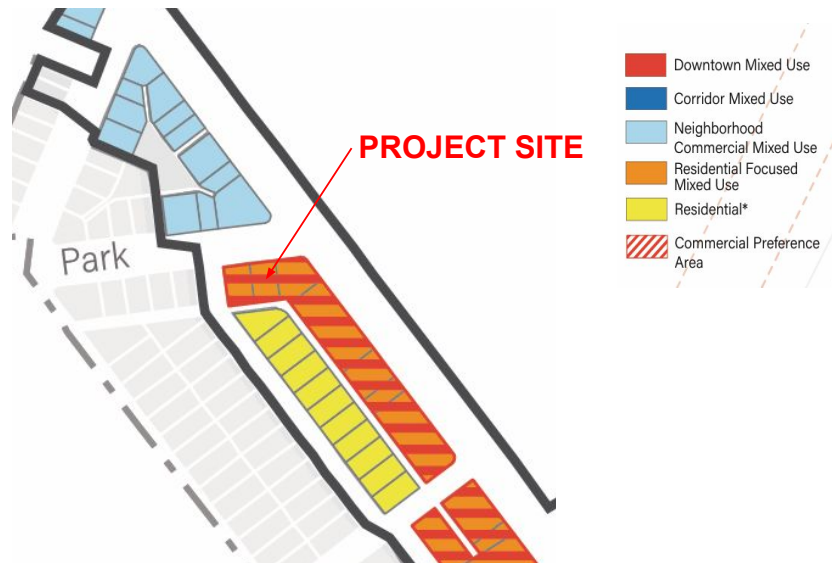


FIG 5.1 LAND USE DESIGNATIONS

TABLE 5.4 BUILDING SETBACK REQUIREMENTS BY LAND USE DESIGNATION

LAND USE DESIGNATION	STREET SETBACK	REAR SETBACK	SIDE SETBACK
Downtown Mixed Use (DMU) - Broadway frontage	0' (built to property line)	No. Min. or max requirement	- No minimum required. Max. 6'. 0' setback from side streets for corner lots.
Downtown Mixed Use (DMU) - ECR frontage	0' (built to property line)	- Min. 5' - Max. 10'	- No minimum required. 0' setback from side streets for corner lots.
Corridor Mixed Use (CMU) - Broadway frontage	- Min. 0' - Max. 10' if active frontage and public realm enhancements are provided.	Min. 10'	- No minimum required. 5' setback from side streets for corner lots
Corridor Mixed Use (CMU) - ECR frontage <i>**Parcels fronting both Broadway and ECR shall comply with front setbacks for both street frontages.</i>	- Min. 5' from front property line at ground floor for active frontage and public realm enhancements. Upper stories can be built to property line. - Max. 10'	- Min. 10' for parcels less than 150' deep. - Min 20' for parcels more than 150' deep	- Min. 5' for buildings up to 45' height - Min. 10' for buildings over 45' height 5' setback from side streets for corner lots
Residential Focused Mixed Use (RFMU) - Broadway frontage	- Min. 5' from front property line for active frontage and public realm enhancements - Max. 10'	- Min. 5' - Max. 10'	- Min. 5' for buildings up to 45' height - Min. 10' for buildings over 45' height 5' setback from side streets for corner lots
Residential Focused Mixed Use (RFMU) - ECR frontage <i>**Parcels fronting both Broadway and ECR shall comply with front setbacks for both street frontages.</i>	- Min. 5' from front property line at ground floor for active frontage and public realm enhancements. Upper stories can be built to property line. - Max. 10'	Min. 15' on parcels east of ECR	- Min. 5' for buildings up to 45' height - Min. 10' for buildings over 45' height 5' setback from side streets for corner lots
Neighborhood Commercial Mixed Use (NCMU)	0' (built to property line)	No. Min. or max requirement	- No minimum required. 0' setback from side streets for corner lots.
Residential	Unchanged. Must comply with the Zoning Code and General Plan 2040.		

TABLE 5.3 LAND USE DESIGNATION SUMMARY WITH ALLOWED HEIGHT AND INTENSITY

LAND USE DESIGNATION	PURPOSE	MAXIMUM F.A.R.	PERMITTED DENSITY RANGE
Downtown Mixed Use (DMU)	Maintain the existing economic base of the downtown while enhancing vibrancy of the downtown district by encouraging diversity of businesses and longer hours of activity.	3.5	25 to 50 Du/Ac on parcels fronting Broadway Ave. 70 to 110 Du/Ac on parcels fronting ECR
Corridor Mixed Use (CMU)	- Create opportunity for higher intensity development along El Camino Real corridor on parcels of varying sizes. - Take advantage of proximity to the inter-modal stations and multi-modal complete street that El Camino Real is envisioned to be by allowing a mix of uses along the corridor.	3.5	70 to 130 Du/Ac
Residential Focused Mixed Use (RFMU)	- Focuses on medium to high-density multi-family residential use to allow of a variety of multi-family residential typology such as apartments, stacked flats, senior housing, live-work units, co-living, etc. with high quality shared amenities - Allows commercial uses on the ground floor to create opportunity for neighborhood scale and local businesses, and to provide space for community serving uses.	2.5	60 to 80 Du/Ac
Neighborhood Commercial Mixed Use (NCMU)	Allows small offices for service-oriented businesses, along with retail, to strengthen its neighborhood serving function, within the Neighborhood Anchor district with residential use on upper floors.	2.5	80 Du/Ac
Residential	Unchanged. Defined in General Plan 2040	Refer to General Plan and Zoning Code	Refer to General Plan and Zoning Code

Note: Maximum FAR not required in the Commercial Preference Area Overlay

Camino Real and 125' on larger parcels such as 900 to 1100 El Camino Real.

- Minimum ground floor height of 14' from finished floor to finished ceiling.

RESIDENTIAL FOCUSED MIXED USE (RFMU)

Purpose

The Residential Focused Mixed-use designation focuses on medium to high-density multi-family residential use to allow a variety of multi-family residential typology such as town homes, stacked flats, senior housing, live-work units, co-living, etc. with high quality shared amenities. This designation allows commercial uses on the ground floor to create opportunity for neighborhood scale and local businesses, and to provide space for community-serving uses.

Key characteristics of the Residential Mixed-use designation are described below:

- Vertical mixed-use development is encouraged with residential on upper floors while allowing for non-residential uses on the ground floor.
- The Commercial Preference Overlay in the Residential Focused Mixed Use (RFMU) designation

indicates parcels where residential mixed-use with ground floor commercial facing El Camino Real is required. If currently developed with commercial space, the same square footage must be retained if redeveloped. Residential mixed-use development in the overlay area is granted additional building height up to 100'. Development in the overlay is not subject to the maximum 2.5 floor area ratio requirement.

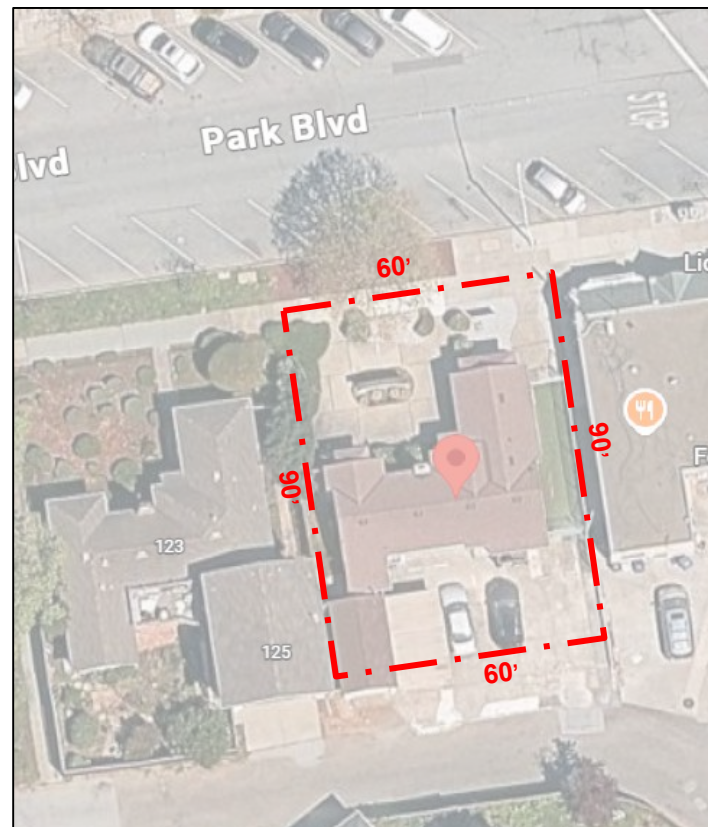
- Ground floor may include uses such as cafes, neighborhood serving retail, community gathering space, galleries, professional offices, co-working spaces, small meeting rooms, community kitchens, maker spaces, service-oriented businesses, and residential stoops that contribute to a lively street environment.
- Building Heights: Maximum building heights allowed, range from 55' on parcels adjacent to existing single-family neighborhoods to 85' along El Camino Real.
- Minimum ground floor height of 15' from finished floor to finished ceiling for non-residential uses.

TABLE C.1: DOWNTOWN AND EL CAMINO REAL OFF-STREET PARKING REQUIREMENTS

USE CATEGORY	LAND USES	NUMBER OF REQUIRED PARKING SPACES
RESIDENTIAL	Multi-Family Dwellings, Flats, or Live/Work (Rental or Condominiums)	1 space per unit Plus: Guest parking: 1 space per 10 units
	Single-Family Dwellings	Refer to Zoning Code
	Duplexes and Triplexes	1 covered space per dwelling unit
	Rooming and Boardinghouses	1 space for each guest room
GENERAL RETAIL	Retail Sales, Take-Out Only Restaurants, Food and Beverage Sales, Liquor Stores, Pawn Shops, Gun Shop, Smoke Shop, Sexually Oriented Business, Convenience Store	1 space per 300 square feet of floor area
	Supermarkets	1 Space for each 200 square feet of floor area
VEHICLE RELATED	Auto Sales or Rentals (New and Used)	1 space per 600 square feet of show room floor area
	Vehicle Repair and Maintenance	1 space per 750 square feet of floor area
	Carwash	As specified by conditional use permit
	Fuel and Service Stations	1 parking space for each 2 service bays

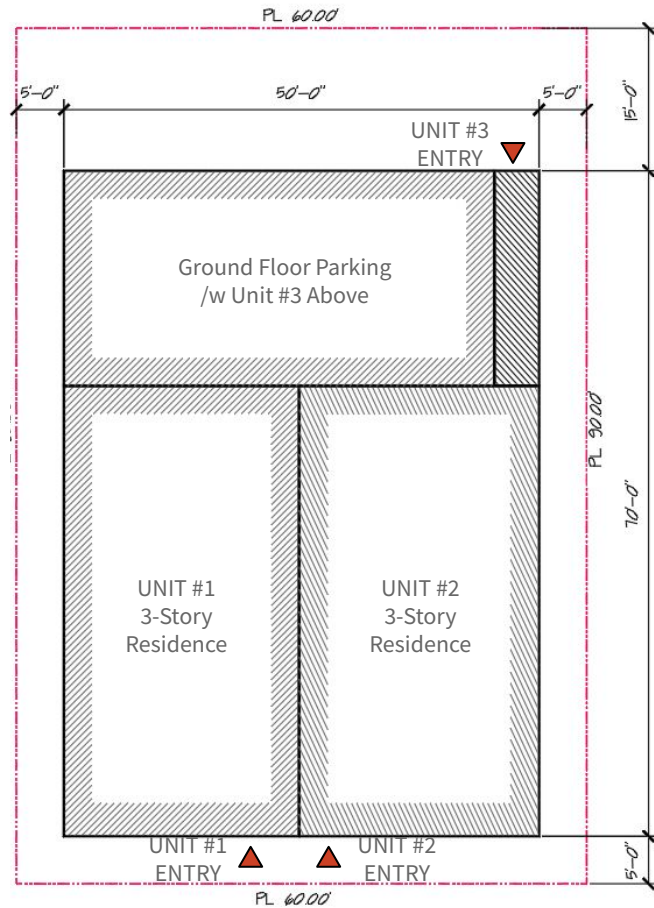
RFMU DEVELOPMENT STANDARD

FAR	2.5 (Commercial Preference Area Exempted)
Permit Density	60-80 dwelling per acre (du/ac)
Min. front setback	Mini 5 feet / Max 10 feet at the ground floor to ensure a wide pedestrian realm. (Upper stories can project out to the property line).
Min. rear setback	Min.15'
Min. side setback	Min 5' for building up to 45' height Min. 10' for building up over 45' height
Max height	55' Adjacent to single family (Up to 100' for Commercial Preference Area)
Parking	1 Parking space per unit; plus 1 guest parking per 10 units. (Can Be Wavied)
Non-Residential ground floor ceiling height	15' measured from finish floor to ceiling



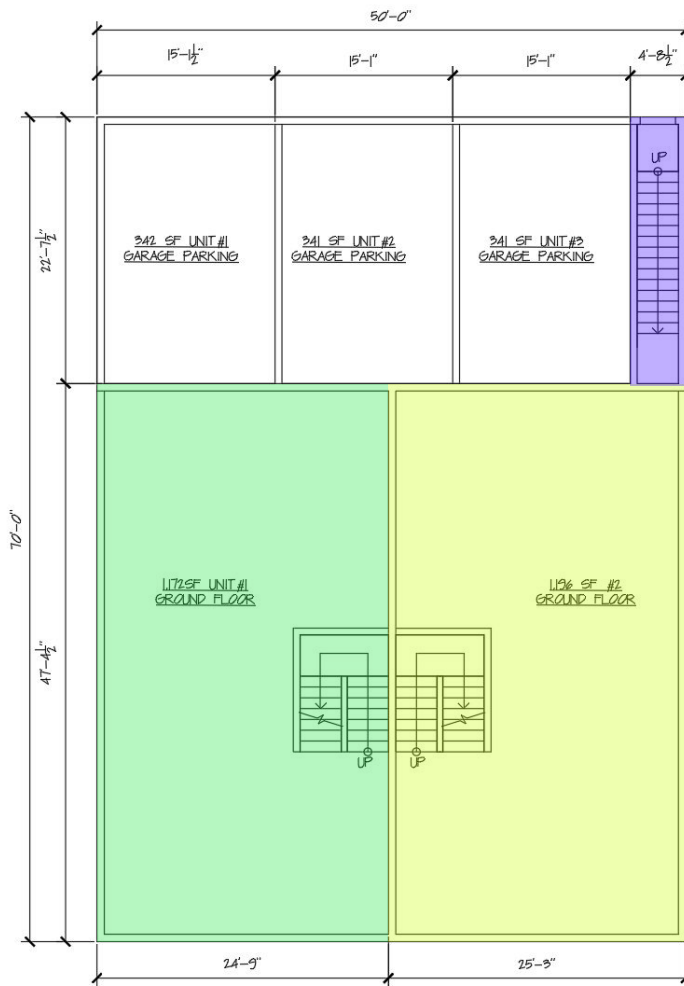
PROPOSED TRIPLEX DEVELOPMENT

TRIPLEX MAJOR STANDARDS	ALLOWABLE	PROPOSED
LOT SIZE (SF)	5,000	
UNIT #1		
1 CAR-PARKING		342 SF
1ST FLOOR		1,172 SF
2ND FLOOR		1,172 SF
3RD FLOOR		1,172 SF
4TH FLOOR		925 SF
TOTAL		4,783 SF
UNIT #2		
1 CAR-PARKING		341 SF
1ST FLOOR		1,196 SF
2ND FLOOR		1,196 SF
3RD FLOOR		1,196 SF
4TH FLOOR		944 SF
TOTAL		4,873 SF
UNIT #3		
1 CAR-PARKING		341 SF
GROUND FLOOR STAIR ACCESS		107 SF
2ND FLOOR		1,131 SF
3RD FLOOR		1,131 SF
4TH FLOOR		1,131 SF
TOTAL		3,841 SF
FAR (%) PER RFMU REQ	2.5 5,000 SF X 2.5 = 12,500	1,3497 SF
TOTAL COVERAGE (%)	N/A	
MAX HEIGHT	55	33'-3 1/2"
SETBACK REQUIREMENT PER ZONING CODE		
FRONT SETBACK	5'-0" (MIN.)	5'-0"
LEFT SETBACK	5'-0" (MIN.)	5'-0"
RIGHT SETBACK	5'-0" (MIN.)	5'-0"
REAR SETBACK	15'-0" (MIN.)	15'-0"

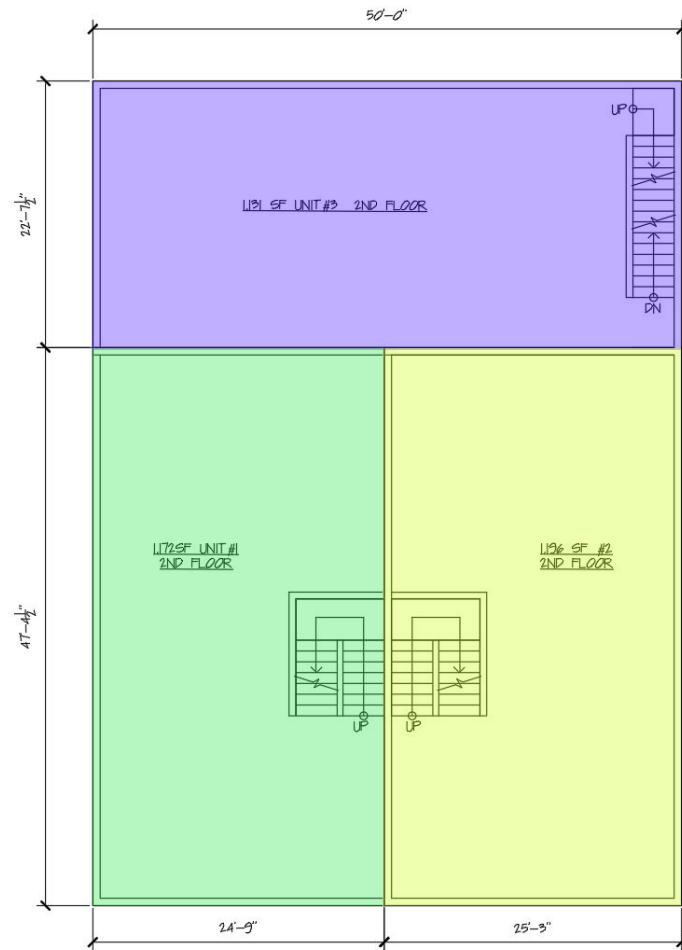


PARK BLVD

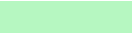
UNIT #1
 UNIT #2
 UNIT #3

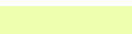


FIRST FLOOR

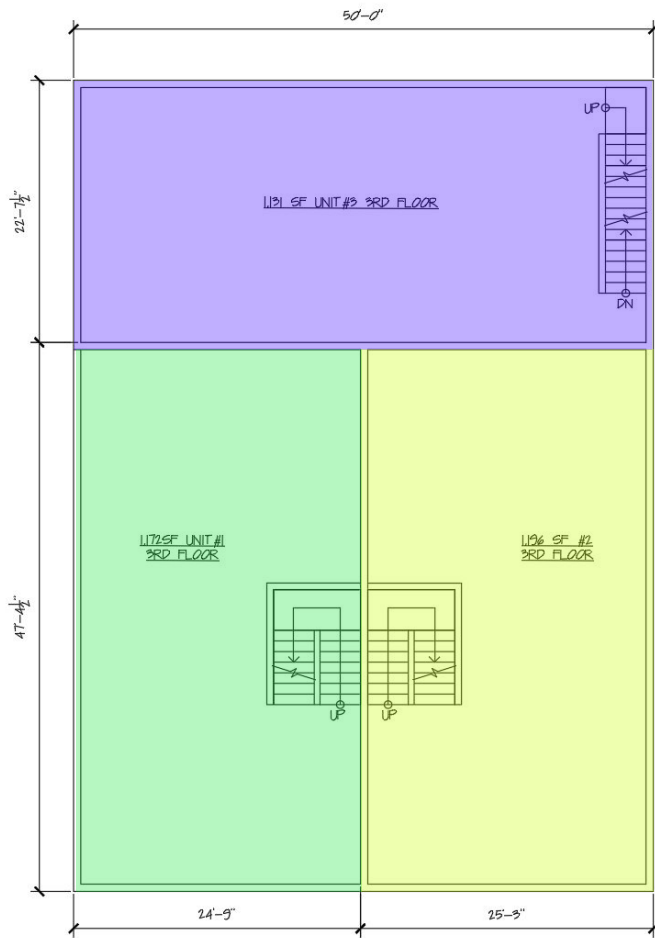


SECOND FLOOR

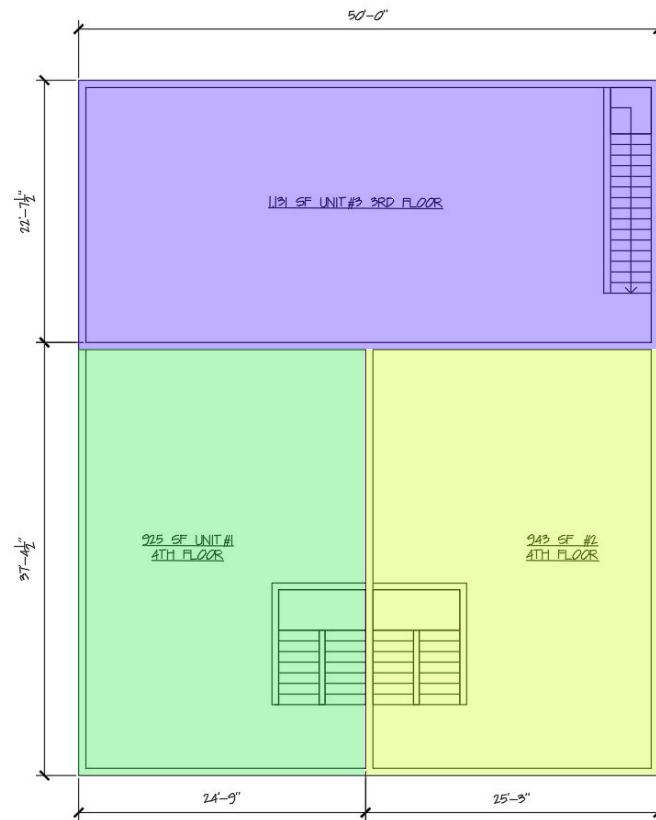
UNIT #1 

UNIT #2 

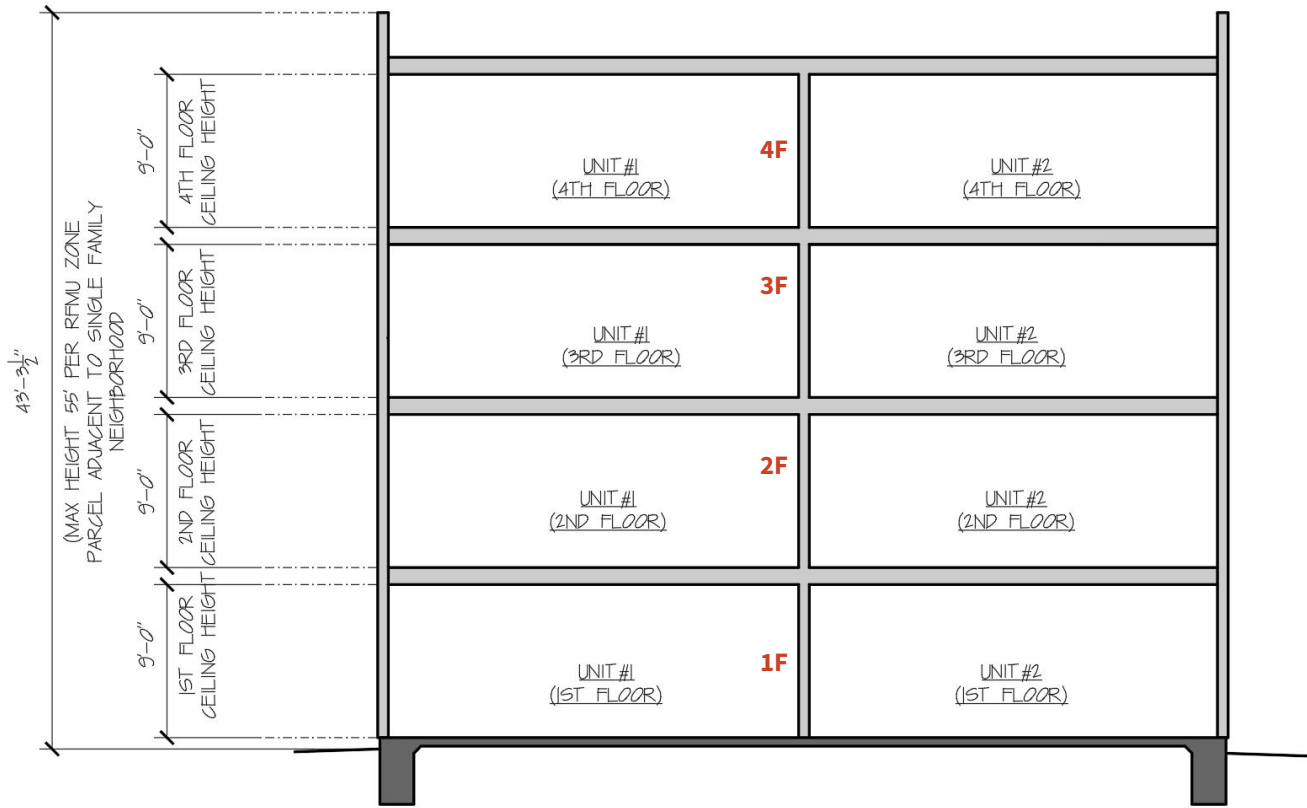
UNIT #3 



3RD FLOOR



4TH FLOOR

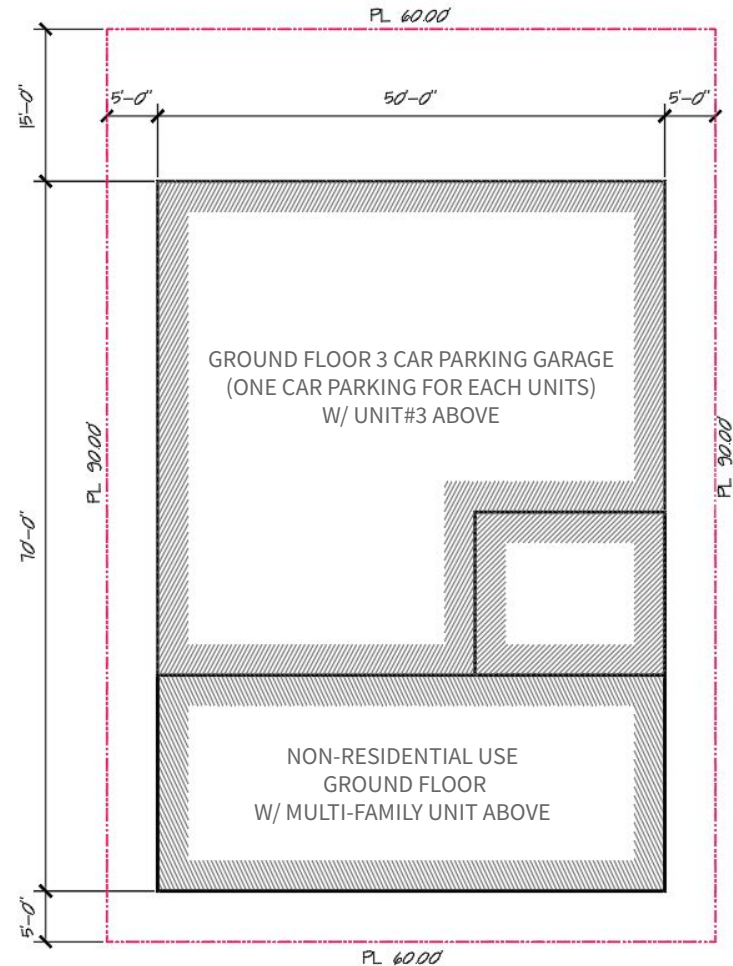


CROSS SECTION

MULTI-FAMILY DEVELOPMENT (MINIMUM 8 UNITS)

- PERMITTED WHEN PART OF A MIXED-USE STRUCTURE PER TABLE 5.2
- IF CURRENTLY DEVELOPED WITH COMMERCIAL SPACE, THE SAME SQUARE FOOTAGE MUST BE RETAINED IF DEVELOPED pg 62
- MIN. GROUND FLOOR HEIGHT 15'-0" FOR RESIDENTIAL USE pg 62
- DEVELOPMENT SHALL HAVE ACTIVE FRONTAGE FOR A MINIMUM OF 50% OF LENGTH OF BUILDING pg 85

MULTI-FAMILY MAJOR STANDARDS		ALLOWABLE	PROPOSED
LOT SIZE (SF)		5,400	
GROUND FLOOR	NON-RESIDENTIAL USE		1,064 SF
	PARKING GARAGE (8 PARKING STALL)		2,167 SF
	STAIR, ELEVATOR SHAFT AND COMMON AREA		269 SF
2ND FLOOR	UNIT #1		1,064 SF
	UNIT #2		1,091 SF
	UNIT #3		941 SF
	STAIR, ELEVATOR SHAFT /COMMON AREA		464 SF
3RD FLOOR	UNIT #4		1,064 SF
	UNIT #5		1,091 SF
	UNIT #6		941 SF
	STAIR, ELEVATOR SHAFT /COMMON AREA		464 SF
4TH FLOOR	UNIT #4		1,064 SF
	UNIT #5		1,091 SF
	STAIR, ELEVATOR SHAFT /COMMON AREA		
PARKING (CAN BE WAIVED)		MIN. 1 PER UNITS	8
FAR (%)		2.5	
(EXEMPTED FOR COMMERCIAL OVERLAY ZONE)		5400 SF X 2.5 = 13,500	14,000 SF
PERMITTED DENSITY 60-80 DU/AC		5400 SF = 0.124 ACRE MIN. 0.124 X 60 = 7.44 UNITS	8 UNITS
TOTAL COVERAGE (%)		N/A	
MAX HEIGHT		55'	45'-0"
SETBACK REQUIREMENT PER ZONING CODE			
FRONT SETBACK		5'-0" (MIN)	5'-0"
LEFT SETBACK		5'-0" (MIN)	5'-0"
RIGHT SETBACK		5'-0" (MIN)	5'-0"
REAR SETBACK		15'-0" (MIN)	15'-0"



PARK BLVD

NON-RESIDENTIAL USE : 1,064 SF

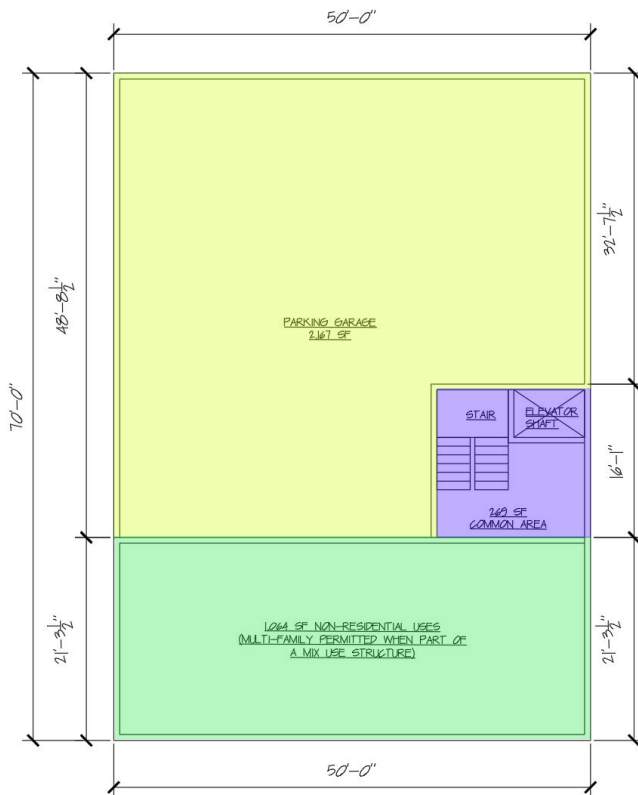
PARKING GARAGE : 2,167 SF

STAIR/COMMON AREA : 733 SF

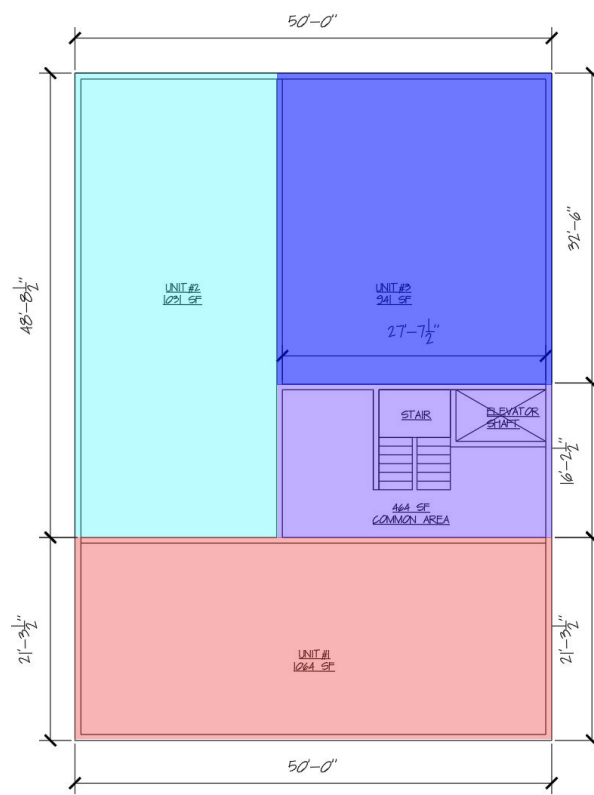
UNIT #1 : 1,064 SF

UNIT #2 : 1,031 SF

UNIT #3 : 941 SF



FIRST FLOOR



SECOND FLOOR

STAIR/Common Area : 928 SF

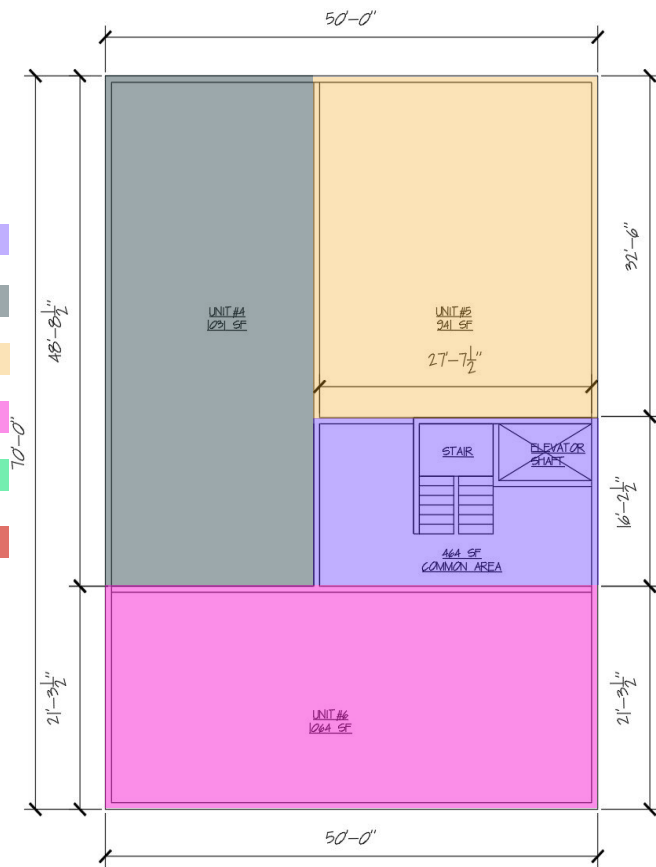
UNIT #4 : 1,064 SF

UNIT #5 : 1,031 SF

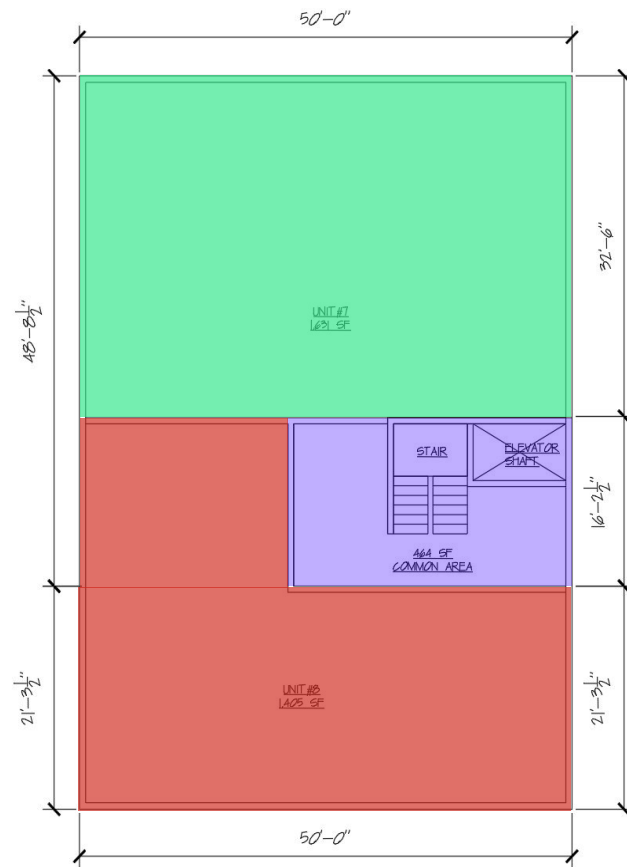
UNIT #6 : 941 SF

UNIT #7 : 1631 SF

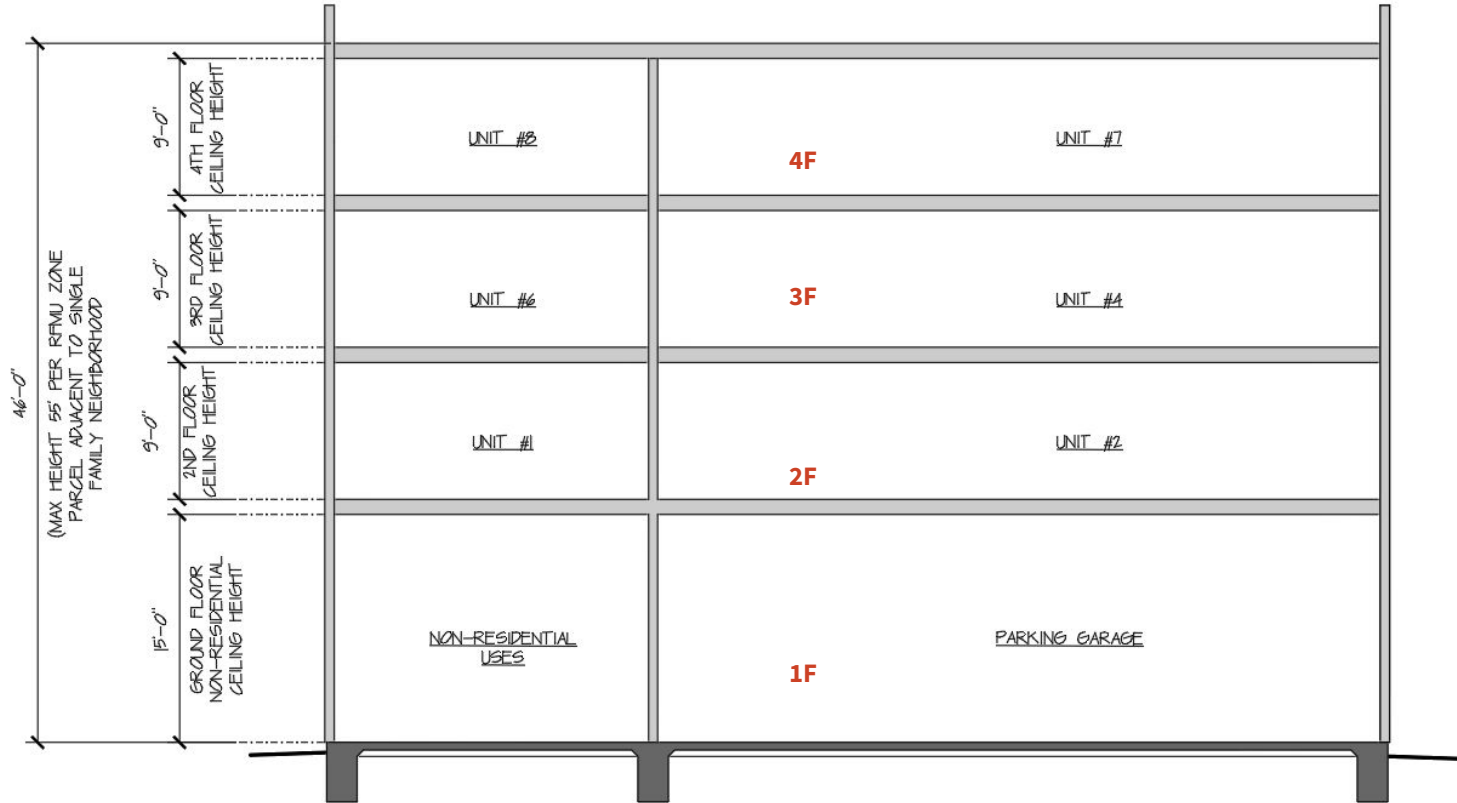
UNIT #8 : 1,405 SF



3RD FLOOR



4TH FLOOR



CROSS SECTION