

ESSEX

PROPERTY TRUST, INC.

March 13, 2023

Michele Evans, Chair
And Members of the Planning Commission
City of South San Francisco
400 Grand Avenue
South San Francisco, CA 94080

Dear Chair Evans, Vice Chair Faria, and Members of the Commission:

On behalf of the entire team at Essex Property Trust, Inc. (Essex), we are pleased to be presenting to the Planning Commission on March 16, 2023, for the final approval of our 7 South Linden Avenue project (Project), comprised of 543 residential units in the Lindenville neighborhood in South San Francisco (City).

Essex purchased the 7 South Linden Avenue property in 2021. The decision to make this investment in the City was due in large part to the process already underway through the Shape SSF 2040 General Plan Update process and the vision we witnessed unfolding for the future. The City had also already established itself as a community with an unmatched commitment to housing of all types and affordability levels.

The Shape SSF 2040 begins with the following statement, ***“South San Francisco is a place where everyone can thrive. Its high quality of life, diverse and inclusive community, livable neighborhoods and excellent services, culture of innovation, and environmental leadership ensure all people have the opportunity to reach their full potential.”***

Essex is proud to bring our 7 South Linden Avenue project to the Planning Commission for final approval and we thank every member of the City staff team who played a role throughout the entitlement process. Essex believes the Project aligns with the Shape SSF 2040 vision statement and other City policy goals and priorities in the following ways:

CATEGORY	DESCRIPTION
Transit-Oriented Residential Units: 543 <ul style="list-style-type: none">• 62 – studios• 252 – 1 bedroom• 229 – 2 bedroom	<ul style="list-style-type: none">• Located on industrial site in Lindenville• Near the Downtown area• Walking distance to Caltrain and SamTrans transit
Affordability: 15% <ul style="list-style-type: none">• 82 total Rent-Restricted Affordable Units• Deed-restricted for 55-years• Unit bedroom types spread proportionally across project	<ul style="list-style-type: none">• 10% = 55 housing units affordable to “Low” income households (80% AMI)• 5% = 27 housing units affordable to “Very Low” income households (50% AMI)

Alignment with City Planning Goals	<ul style="list-style-type: none"> • Consistent with Shape SSF 2040 General Plan and Zoning Ordinance requirements • Consistent with Housing Element goals for Lindenville and Lindenville Specific Plan • Fulfills the guiding principles of the DSASP
Contributes Significantly to RHNA Cycle 6 Allocation	<ul style="list-style-type: none"> • 543 units toward the City's total allocation of 3,956 units (13%) • BMR count of 27 VLI (5%) and 55 LI units (10%)
Alignment with City Sustainability Goals	<ul style="list-style-type: none"> • 100% electric building • EV charging • Parking ration of 1.04 • 136 long term bike parking spaces • 18 short term bike parking spaces
Development Impact Fees estimated at over \$19,000,000	Childcare, Parks, Transportation, Public Safety, Library, School District, etc.

Essex respects the City's hard work on the development of the Shape SSF 2040 General Plan, the recently approved Housing Element, and the launch of the Lindenville Specific Plan process. We intentionally worked to align our Project with the evolution of these planning exercises and policy goals. Essex believes the Project will set the tone for what is possible for the future of housing in Lindenville.

Our project team looks forward to presenting the project in greater detail and addressing questions at the Planning Commission's March 16, 2023, public hearing. If you have any questions prior to the meeting, please do not hesitate to contact me at Dchalfant@essex.com.

Sincerely,

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