



April 3, 2023

RE: 1477 Huntington Avenue Project: Parking Management Plan

Dear Planning Commission.

Overton Moore Properties (“OMP”) is pleased to outline our parking management plan for the 1477 Huntington Avenue project per recommendations of a parking consultant.

The 1477 Huntington Avenue project consists of 262 apartment units and 288 resident parking spaces. OMP will unbundle parking for all 223 market rate units. Unbundling parking will allow for residents to lease their apartment for true market rate rent. Plus, should a resident not own a vehicle they are not obligated to take on a parking space. The project does have a 15% affordable component; therefore the 39 affordable deed restricted units will include bundled parking. Unbundled and bundled parking will be offered at a minimum of 1 parking space per unit. The maximum number of parking spaces allowed for a unit will be set at 2 parking spaces, upon availability.

Every parking space within the project will be numbered for safety and security purposes. Of the 288 resident parking spaces, 266 will be traditional spaces, 14 will be traditional tandem parking for units requiring 2 parking spaces, plus 8 accessible spaces. In addition to the resident parking, the project will have 15 traditional unassigned spaces and 2 accessible unassigned spaces that can be utilized for perspective tenants, on site operations staff, and short-term visiting guests. All parking is consolidated and secured in two stories of parking garage provided.

The implementation of such parking management plan per the parking consultant recommendation is one familiar to new projects in South San Francisco. Should there be any questions please feel free to reach out and we will gladly answer any questions.

Thank you,

*Will McPhee*

Will McPhee

Vice President

Overton Moore Properties