

July 31, 2024
City of South San Francisco
Planning Commission

Subject: Parking Management and Monitoring Plan

Dear Planning Commission,

I am writing regarding the request to unbundle all parking spaces within the Celeste Project located at 401 Cypress Ave. Currently, as outlined in the Conditions of Approval, 50% of the parking spaces are bundled. We understand that the City's policy concerning new construction has evolved, no longer mandating the bundling of parking. Thus, we are seeking a formal modification to the Conditions of Approval to unbundle 100% of the parking for all 195 market rate units (there are no deed restricted units at this property).

Moving forward with 100% of parking unbundled would benefit the project in several ways. Firstly, by unbundling the parking, leasing becomes more flexible, allowing property management to right-size leases for each tenant according to their needs, whether they include parking or not. Unbundling the parking also ensures more efficient use of spaces; in the event of a resident without a car, we avoid situations where parking spaces go unused, thereby discouraging unnecessary car ownership. Finally, with a ratio of 1.15 spaces for every unit, this reassures residents who do require parking that their needs will be met effectively. Furthermore, by embracing unbundled parking, we are encouraging alternative transportation methods and reducing reliance on personal vehicles aligning broader goals of the City. We have a vested interest in improving the project and the leasing experience for our residents, and we believe this modification would provide more flexibility benefiting all parties involved.

In accordance with your request, below is a description of how the parking will be managed, along with details on how the spaces will be assigned and monitored.

Parking spaces are allocated to new residents when they lease their unit and express a desire for a parking space. These spaces, accessible via Miller Ave and Tamarack Lane, are located on the second and third floors of the podium, behind security gates, and are all on-site. Assignments are led by the residents and typically optimize for the proximity of the parking space to their residence. Upon assignment, residents receive a parking fob granting access to the garage. The garage is exclusively used by residents, with the exception of future residents visiting the site. The property management team keeps a record of all registered vehicles and their assigned spaces and conducts weekly walks through the garage to ensure cars are parked in their assigned spaces. The parking spaces are priced to avoid tenants parking on the streets or in nearby public parking lots.

There are several types of parking available for tenants: single stalls, motorcycle stalls, ADA stalls, stalls equipped with EV chargers, and tandem stalls. Tandem stalls, designed to accommodate two cars, are exclusively assigned to the same apartment.

On site spaces are and would only be available to apartment renters within the building.

Please let me know if we can provide any additional information.

Best,
Marissa Reilly
Senior Project Manager
Sares Regis Group of Northern California