

PROJECT TEAM DIRECTORY

APPLICANT

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1700 S El Camino Real
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San Mateo, CA 94402

ARCHITECT

KTGY
17911 Von Karman Avenue
Suite 200
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CIVIL

CBG
2633 Camino Ramon
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LANDSCAPE

MJS
507 30th Street
Newport Beach, CA 92663

VICINITY MAP



VICINITY MAP LEGEND

- 01 BUILDING A - APARTMENTS
- 02 BUILDING B - SENIOR AFFORDABLE
- 03 CHASE BANK BUILDING
- 04 OFFICE BUILDING
- 05 SAFEWAY GROCERY STORE
- 06 STARBUCKS COFFEE
- 07 SINGLE FAMILY RESIDENTIAL
- 08 76 GAS STATION
- 09 BOREL SQUARE

DEVELOPMENT PROJECT DATA INFORMATION

Site Address:		1700 El Camino Real
APN:		039-012-010
Zoning Classification		E1-2 (Executive Park) Existing
Land Use per GP2040		Mixed-Use High (5-8 Stories, 100-130 du/ac)
		SMMC 27.02.220 :The provisions of Ordinance No. 2024-10, approved by the voters on November 5, 2024, as Measure T, and effective on December 19, 2024, allows for the full implementation of the Land Use Element in General Plan 2040. In case of conflict or inconsistency between Title 27 of the Municipal Code (Zoning Code) and the General Plan 2040, the uses, densities, intensities and heights specified in Table LU-1 (Land Use Designations) in the Land Use Element and associated with the Land Use Map shall control.
Occupancy Group(s)		R-2, S-2, B, A-3
Type of Construction		Type IA , IIIA
Lot Size (Sq. Ft.):		134,305 SF (3.1 ACRES)
Permitted Floor Area Ratio:		N/A, per General Plan 2040
Max. Permitted Floor Area (Sq.Ft.):		N/A, per General Plan 2040
Floor Area (Sq. Ft.):		**Proposed:**
	Main Structure:	See Project Data Sheet A.02
	Levels 1-7	See Project Data Sheet A.02
	Occupancy Group 1	Residential, Group R-2
	Occupancy Group 2	Low Hazard Storage, Group S-2
	Occupancy Group 3	Leasing Offices & Small Assembly, Group B
	Occupancy Group 4	Assembly Areas, Amenities, Lobby, Group A-3
	Detached Accessory Structures	N/A
	Exemptions	N/A
	Total Floor Area: Building A & B	705,235 sf
Proposed Building Height		± 95-0"
Number of Stories		8
Number of Proposed vs Existing Residential Units		Existing: 0 Proposed: 441 Units
Proposed Number of Residential Units (by bedroom count)		625 Bedroom Count
Proposed number of BMR Units (By Affordability and Bedroom Count)		186 Senior Affordable Units + 2 Manager Units (All in Builidng B) 226 Bedroom Count (All in Building B)
Existing Interior Floor Area to be Remodeled		N/A
Total Floor Area for Parking Requirements		N/A - Based on Bedrooms
Total covered parking Stalls		353
Total Uncovered Parking Stalls		1 Loading Space
Total area of new and rehabilitated landscape area (Sq. Ft.):		±23,667 Square Feet
Cubic Yards of Soil Disturbance:		±25,300 Cubic Yards

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ARCHITECTURE

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A2.07 BUILDING A - MULTIFAMILY RESIDENTIAL - LEVEL 3 PLAN
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A3.03 BUILDING B - SENIOR AFFORDABLE - LEVEL B1 & 1 PLANS
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A4.01 SENIOR AFFORDABLE - WAIVER JUSTIFICATION EXHIBIT
A4.02 SENIOR AFFORDABLE - WAIVER JUSTIFICATION EXHIBIT

BUILDING A - MULTIFAMILY APARTMENTS

BUILDING A - MULTIFAMILY RENTAL APARTMENTS		
Gross Site Area	2.10 ac	91,542 sf
Residential Units	253 du	
Project Density	120.39 du/ac	
Average Unit Size	902 sf	
Parking Stalls	353 stalls	
Total Residential...	353 stalls	
Total Parking Ratio	1.40 stalls/du	
Total Amenity	14,060 sf	

BUILDING SUMMARY

(5-Stories of Residential in Contruction Type IIIA over 3-Story of Residential, Common-Use Space, and Parking in Construction Type IA)

Unit Type and Description		NRSF	Levels								Total Count	Total Type	Unit Mix	Total NRSF
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8				
BUILDING A														
MR 1-01	1bd / 1ba	690 sf	0	0	0	16	16	16	16	16	80			55,200 sf
MR 1-02	1bd / 1ba	750 sf	0	0	0	6	5	5	5	5	26			19,500 sf
MR 1-03	1bd / 1ba	770 sf	5	7	7	0	0	0	0	0	19	136	53.8%	14,630 sf
MR 1-04	1bd / 1ba	990 sf	0	0	1	1	1	1	1	1	6			5,940 sf
MR 1-05	1bd / 1ba	775 sf	0	0	0	1	1	1	1	1	5			3,875 sf
MR 2-01	2bd / 2ba	1,050 sf	0	0	0	10	10	10	10	10	50			52,500 sf
MR 2-02	2bd / 2ba	1,050 sf	0	0	0	5	7	7	7	7	33	88	34.8%	34,650 sf
MR 2-03	2bd / 2ba	960 sf	0	1	1	0	0	0	0	0	2			1,920 sf
MR 2-04	2bd / 2ba	1,130 sf	0	0	0	0	0	1	1	1	3			3,390 sf
MR 3-01	3bd / 2ba	1,250 sf	0	0	2	4	4	5	5	4	24	29	11.5%	30,000 sf
MR 3-02	3bd / 2ba	1,320 sf	0	0	0	1	1	1	1	1	5			6,600 sf
SUBTOTAL			5	8	11	44	45	47	47	46	**253**	**Units**		228,205 sf
												Avg. Unit Size		**902 sf**

PARKING SUMMARY - BUILDING A ONLY

Zoning Standard	Required
1.8 sp per 1-bd	245
2.0 sp per 2-bd	176
2.2 sp per 3-bd	64
TOTAL	**485**

AB 2097 Standard	Required
1.0 sp per 1-bd	0
1.5 sp per 2-bd	0
1.5 sp per 3-bd	0
TOTAL	**0**

PARKING PROVIDED	
Level 1	109
Level 2	122
Level 3	122
SUBTOTAL	**353**
	1.40 Stall/DU

BIKE PARKING SUMMARY - BUILDING A ONLY

Bike Parking standards reference SMMC 27.64.262

SHORT-TERM BIKE PARKING REQUIRED	
Zoning Standard	**Required**
0.05 sp per 1-bd	7
0.10 sp per 2-bd	9
0.15 sp per 3-bd	5
TOTAL	**21**

LONG-TERM BIKE PARKING REQUIRED	
Zoning Standard	**Required**
1.0 sp per 1-bd	136
1.25 sp per 2-bd	110
1.5 sp per 3-bd	44
TOTAL	**290**

SHORT-TERM BIKE PARKING PROVIDED	
Total Provided	**21**

LONG-TERM BIKE PARKING PROVIDED	
Total Provided	**290**

GROSS FLOOR AREA SUMMARY (1)

	Residential NRSF (2)	Leasing/ Amenity/ Lobby (3)	Residential Core GSF (4)	Residential Total GSF	Garage Total GSF (5)	Total GSF
Level 1	3,180	6,386	10,865	20,431	46,474	72,866
Level 1 (exceeding 15')	0	5,961	0	0	0	
Level 2	6,540	431	4,318	11,289	47,763	59,052
Level 3	10,999	5,503	10,226	26,728	44,952	71,680
Level 4	41,310	2,890	9,626	53,826	0	53,826
Level 5	42,700	152	8,252	51,104	0	51,104
Level 6	45,236	152	8,270	53,658	0	53,658
Level 7	45,236	152	8,270	53,658	0	53,658
Level 8	43,901	906	8,182	52,989	0	52,989
	239,102	**22,533**	**68,009**	**323,683**	**139,189**	**468,833**

Note 1: Per San Mateo Municipal Code - Ch.27.04.200 Floor Area.
"(1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding fifteen (15) feet in height shall be counted as additional floor area.

Note 2: Residential Net Rentable calculation includes exterior, corridor and party walls.

Note 3: Leasing/Amenity includes: leasing office, entry lobby, club room, fitness room, lounge, ect.

Note 4: Residential Core GSF includes: corridors, residential level lobbies, utility spaces, stairs, elevators, ect.

Note 5: Garage Total GSF includes all spaces inside garage footprint: mechanical/utility spaces, storage, etc.

AMENITY SUMMARY

Amenity Type	Level 1	Level 2	Level 3	Level 4	Level 8
Leasing Offices	1,255	-	-	-	-
Entry Lobby	575	-	-	-	-
Mail/Parcel/Amenity	1,715	-	-	-	-
Co-Work Spaces	2,380	-	-	-	-
Fitness	-	-	4,650	-	-
Club Room / Lounge	-	-	-	1,420	-
California Room	-	-	-	1,315	750
Sub-Totals	5,925	-	4,650	2,735	750
Grand Totals					**14,060**

PROVIDED OPEN SPACE (1)

Level	Type		Grand Total GSF
	Private	Common	
Level 1	315	-	315
Level 2	315	-	315
Level 3	1,015	-	1,015
Level 4	3,628	16,915	20,543
Level 5	3,206	-	3,206
Level 6	3,379	-	3,379
Level 7	3,379	-	3,379
Level 8	3,292	757	4,049
Sub-Totals	18,529	17,672	
Grand Total	**36,201**		

Note 1: The current zoning district is E1 - Executive Park, which does not have required open space standards for a Multi-Family Apartment Building.

BUILDING B - SENIOR AFFORDABLE APARTMENTS

BUILDING B - SENIOR AFFORDABLE APARTMENTS		
Gross Site Area	1.00 ac	43,368 sf
Residential Units	188 du	
Project Density	188.83 du/ac	
Average Unit Size	726 sf	
Parking Stalls	0 stalls	
Total Residential Parking	0 stalls	
Total Parking Ratio	0.00 stalls/du	
Total Amenity	3,916 sf	

BUILDING SUMMARY

(5-Stories of Residential in Contruction Type IIIA over 3-Stories of Residential, Common-Use Space, and Parking in Type IA Over 1 Story of Subterranean Parking)

Unit Type and Description		NRSF	Levels								Total Count	Total Type	Unit Mix	Total NRSF
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8				
BUILDING B														
SR 1-01	1bd / 1ba	710 sf	0	10	10	10	10	10	10	10	70			49,700 sf
SR 1-02	1bd / 1ba	640 sf	0	8	8	6	6	6	6	6	46	150	79.8%	29,440 sf
SR 1-03	1bd / 1ba	640 sf	0	2	4	3	3	3	3	3	21			13,440 sf
SR 1-04	1bd / 1ba	625 sf	0	2	2	2	2	2	2	1	13			8,125 sf
SR 2-01	2bd / 2ba	940 sf	0	0	0	2	2	2	2	2	10			9,400 sf
SR 2-02	2bd / 2ba	940 sf	0	4	2	2	2	2	2	0	14	38	20.2%	13,160 sf
SR 2-02A	2bd / 2ba	940 sf	0	2	2	2	2	2	2	2	14			13,160 sf
SUBTOTAL			0	28	28	27	27	27	27	24	**188**	**Units**		136,425 sf
												Avg. Unit Size		**726 sf**

PARKING SUMMARY - BUILDING B ONLY

Zoning Standard	Required
1.8 sp per 1-bd	270
2.0 sp per 2-bd	76
TOTAL	**346**

AB 2097 Standard	Required
1.0 sp per 1-bd	0
1.5 sp per 2-bd	0
TOTAL	**0**

PARKING PROVIDED	
Level B1	57
Level 1	46
TOTAL	**103**
	0.55 Stall/DU

BIKE PARKING SUMMARY - BUILDING B ONLY

Bike Parking standards reference SMMC 27.64.262

SHORT-TERM BIKE PARKING REQUIRED	
Zoning Standard	**Required**
0.05 sp per 1-bd	8
0.10 sp per 2-bd	4
TOTAL	**12**

LONG-TERM BIKE PARKING REQUIRED	
Zoning Standard	**Required**
1.0 sp per 1-bd	150
1.25 sp per 2-bd	48
TOTAL	**198**

SHORT-TERM BIKE PARKING PROVIDED	
Total Provided	**12**

LONG-TERM BIKE PARKING PROVIDED	
Total Provided	**96**

GROSS FLOOR AREA SUMMARY (1)

	Residential NRSF (2)	Leasing/ Amenity/ Lobby (3)	Residential Core GSF (4)	Residential Total GSF	Garage Total GSF (5)	Total GSF
Basement	0	0	2,215	2,215	24,966	27,181
Level 1	0	2,793	4,217	7,010	22,457	29,467
Level 2	20,442	1,123	4,476	26,041	0	26,041
Level 3	21,264	0	4,518	25,782	0	25,782
Level 4	21,317	0	4,518	25,835	0	25,835
Level 5	21,317	0	4,518	25,835	0	25,835
Level 6	21,317	0	4,518	25,835	0	25,835
Level 7	21,317	0	4,518	25,835	0	25,835
Level 8	20,547	0	4,518	25,065	0	25,065
TOTAL	**147,521**	**3,916**	**38,016**	**189,453**	**47,423**	**236,876**

Note 1: Per San Mateo Municipal Code - Ch.27.04.200 Floor Area.
"(1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding fifteen (15) feet in height shall be counted as additional floor area.

Note 2: Residential Net Rentable calculation includes exterior, corridor and party walls.

Note 3: Leasing/Amenity includes: leasing office, entry lobby, club room, fitness room, lounge, ect.

Note 4: Residential Core GSF includes: corridors, residential level lobbies, utility spaces, stairs, elevators, ect.

Note 5: Garage Total GSF includes all spaces inside garage footprint: mechanical/utility spaces, storage, etc.

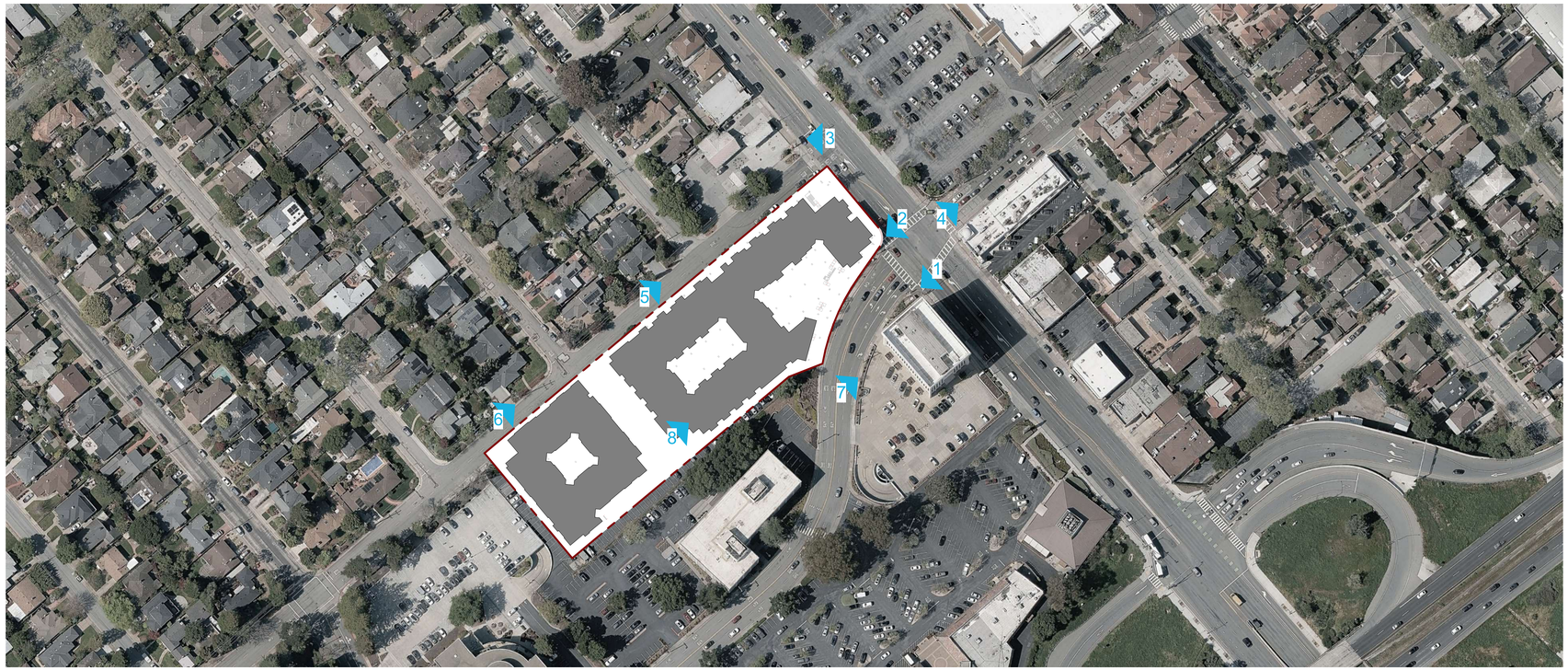
AMENITY SUMMARY

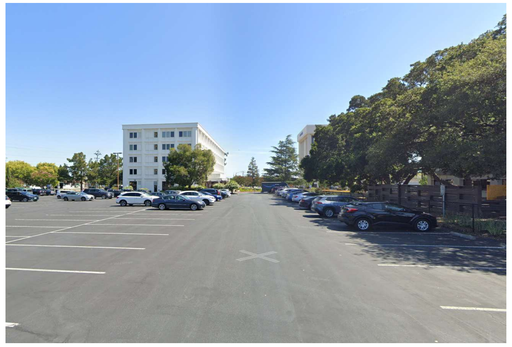
Amenity Type	Level 1	Level 2	Levels 3-8
Leasing Offices / Lobby / Mail	1,516		-
Amenity / Laundry	1,277	-	-
Amenity / Club Room / Lounge	-	1,123	-
Sub-Totals	2,793	1,123	-
Grand Totals			**3,916**

PROVIDED OPEN SPACE (1)

Level	Type		Grand Total GSF
	Private	Common	
Level 1	-	-	-
Level 2	-	3,199	3,199
Level 3	349	-	349
Level 4	435	-	435
Level 5	435	-	435
Level 6	435	-	435
Level 7	435	-	435
Level 8	435	767	1,202
Sub-Totals	2,524	3,966	
Grand Totals	**6,490**		

Note 1: The current zoning district is E1 - Executive Park, which does not have required open space standards for a Multi-Family Apartment Building.





8. EXISTING SURFACE PARKING AT SITE CENTER



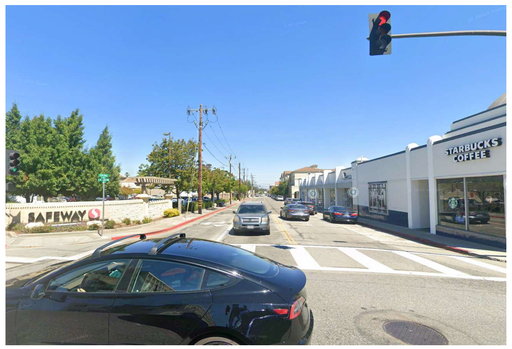
7. BANK AND EXISTING BUILDING ALONG BOVET RD



6. VIEW CORRIDOR ALONG BOREL AVE



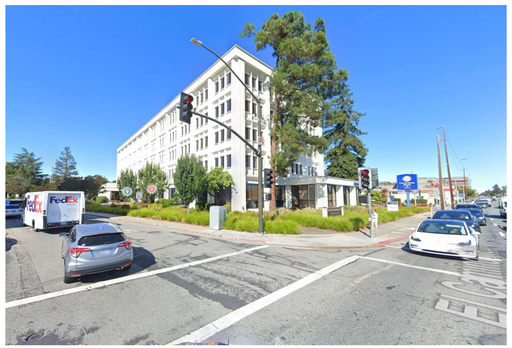
5. VIEW CORRIDOR ALONG BOREL AVE



4. ADJACENT GROCERY STORE AND COFFEE CHAIN



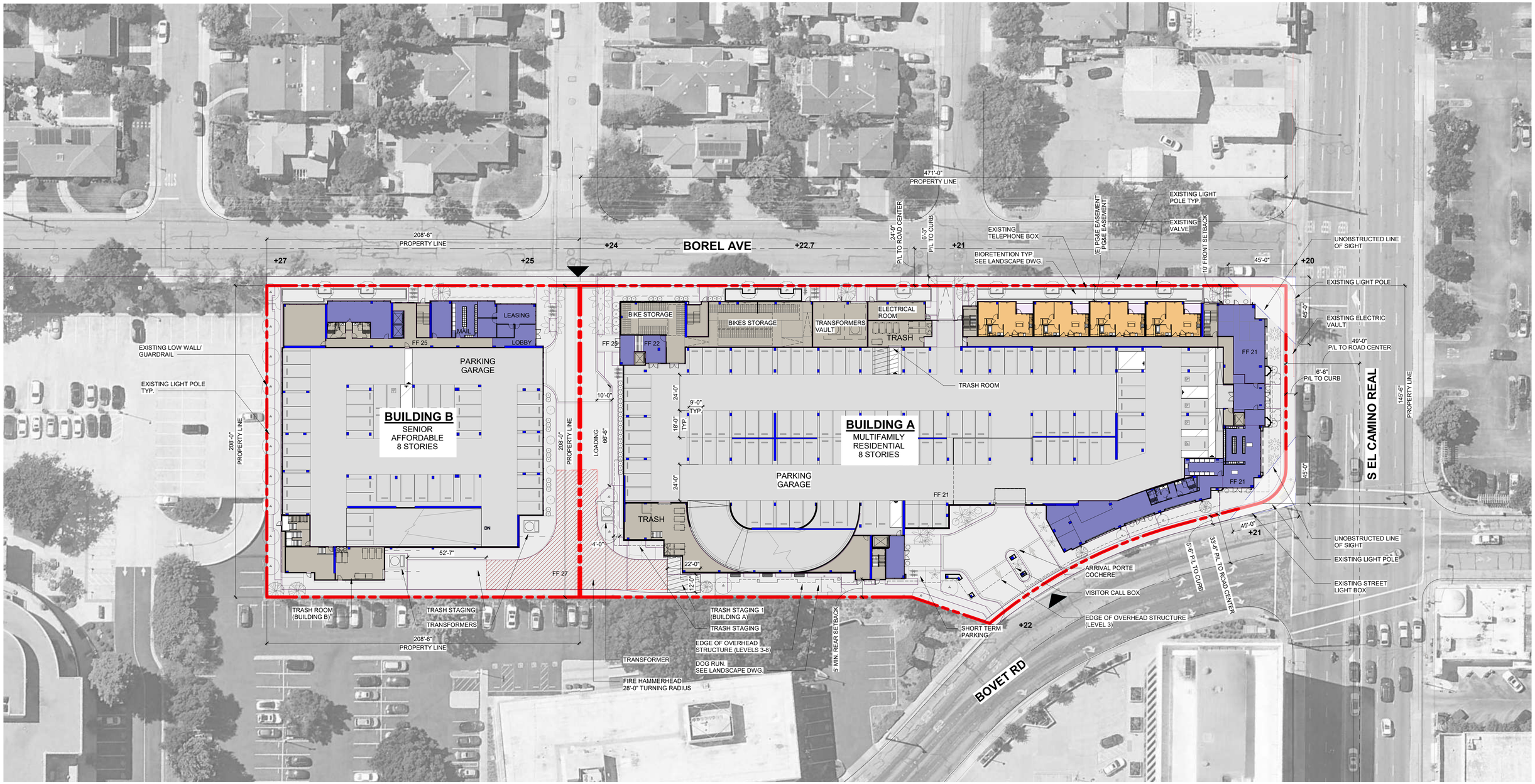
3. ADJACENT GAS STATION AT EL CAMINO REAL



2. EXISTING BUILDING ON SITE



1. CORNER OF EL CAMINO REAL AND BOVET RD



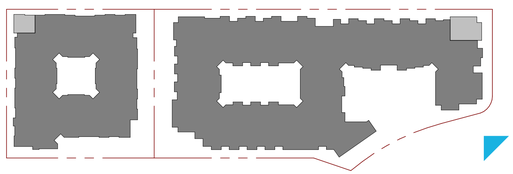
PLAN LEGEND

- LEASING & AMENITIES
- SERVICE / SUPPORT
- PARKING GARAGE
- SITE
- PRIVATE OPEN SPACE
- RESIDENTIAL UNITS

BUILDING A - MULTIFAMILY RESIDENTIAL



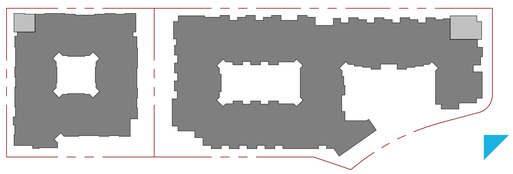
VIEW OF BUILDING A FROM BOVET RD & EL CAMINO REAL AT DUSK



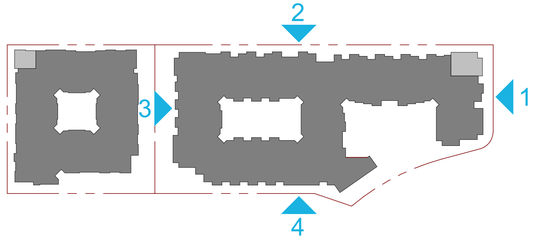
BUILDING A - MULTIFAMILY RESIDENTIAL



VIEW OF BUILDING A BOVET RD & EL CAMINO REAL DURING THE MORNING



BUILDING A - MULTIFAMILY RESIDENTIAL





1. NORTHEAST ELEVATION (EL CAMINO REAL)



2. NORTHWEST ELEVATION (BOREL AVE)

EXTERIOR MATERIALS

- 01 CEMENT PLASTER
- 02 BRICK VENEER
- 03 SMOOTH FINISH CEMENT PLASTER
- 04 VERTICAL PICKET RAILING
- 05 GLASS PANEL RAILING
- 06 STOREFRONT
- 07 VINYL WINDOW
- 08 CANOPY
- 09 METAL SCREEN
- 10 TRELLIS
- 11 PLASTER OVER FOAM TRIM
- 12 DECORATIVE RAFTER
- 13 CORNICE

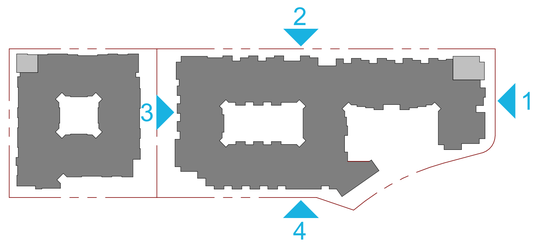
BUILDING A - MULTIFAMILY RESIDENTIAL



3. SOUTHWEST ELEVATION



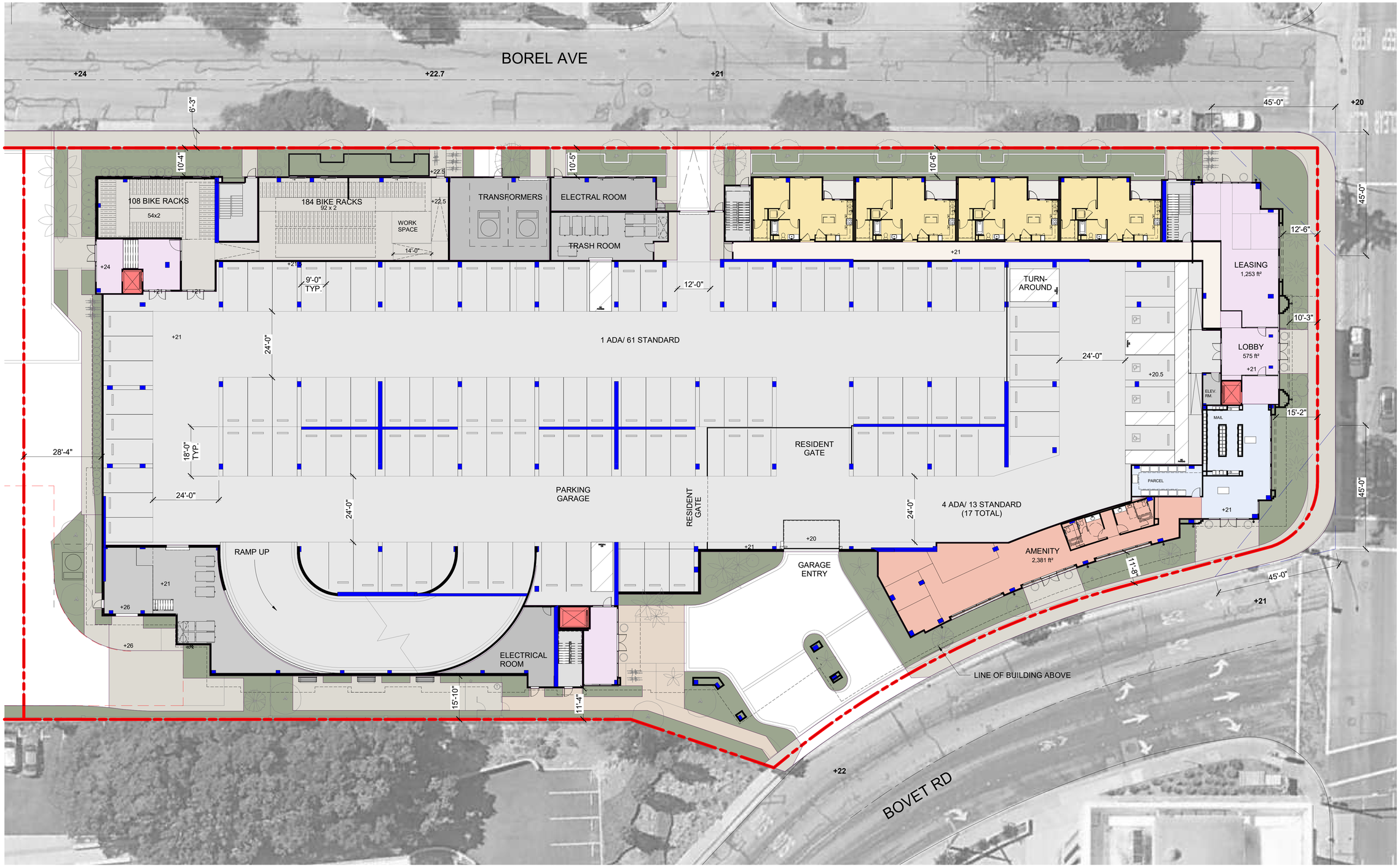
4. SOUTHEAST ELEVATION (BOVET ROAD)



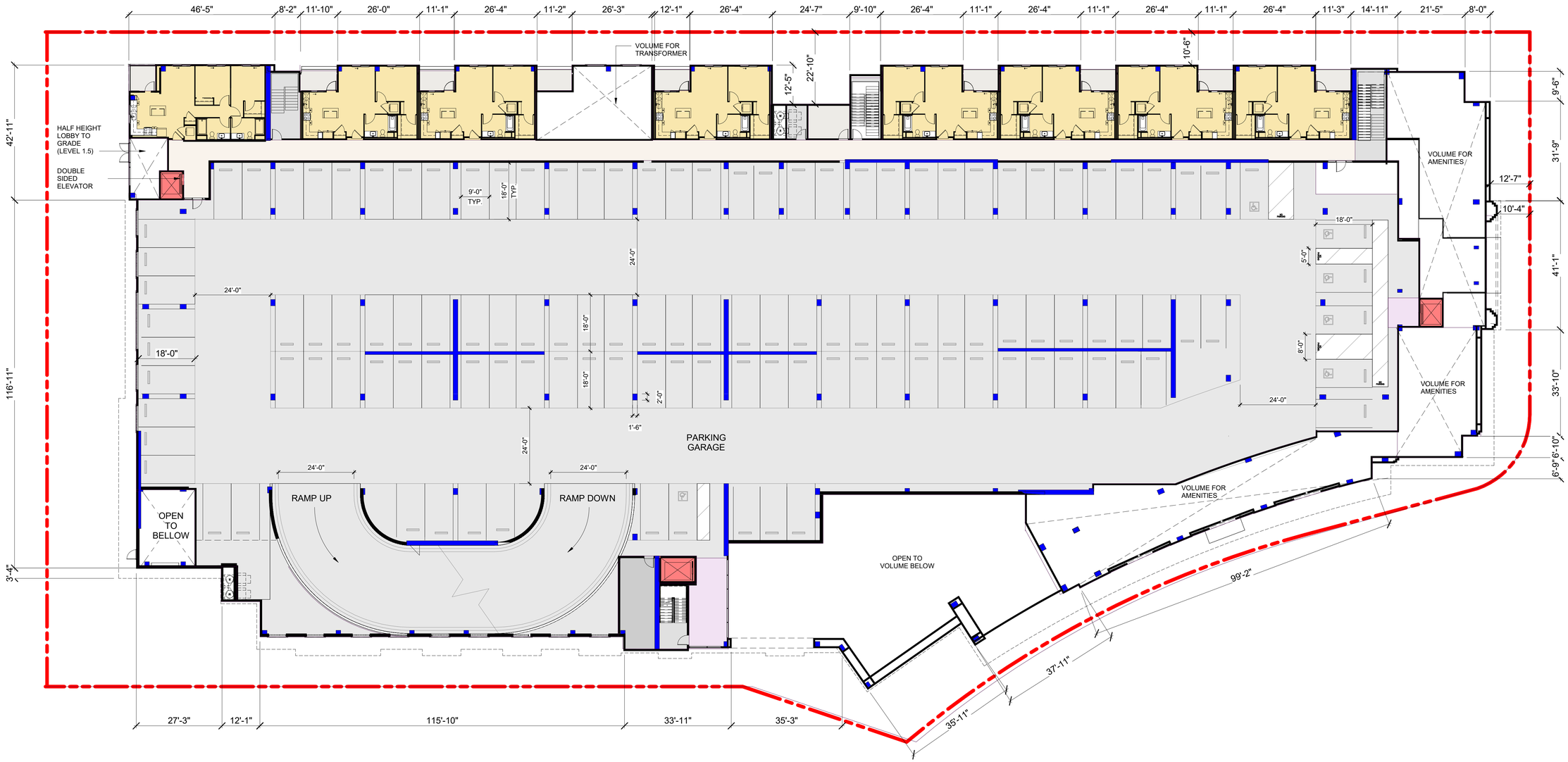
EXTERIOR MATERIALS

01	CEMENT PLASTER
02	BRICK VENEER
03	SMOOTH FINISH CEMENT PLASTER
04	VERTICAL PICKET RAILING
05	GLASS PANEL RAILING
06	STOREFRONT
07	VINYL WINDOW
08	CANOPY
09	METAL SCREEN
10	TRELLIS
11	PLASTER OVER FOAM TRIM
12	DECORATIVE RAFTER
13	CORNICE

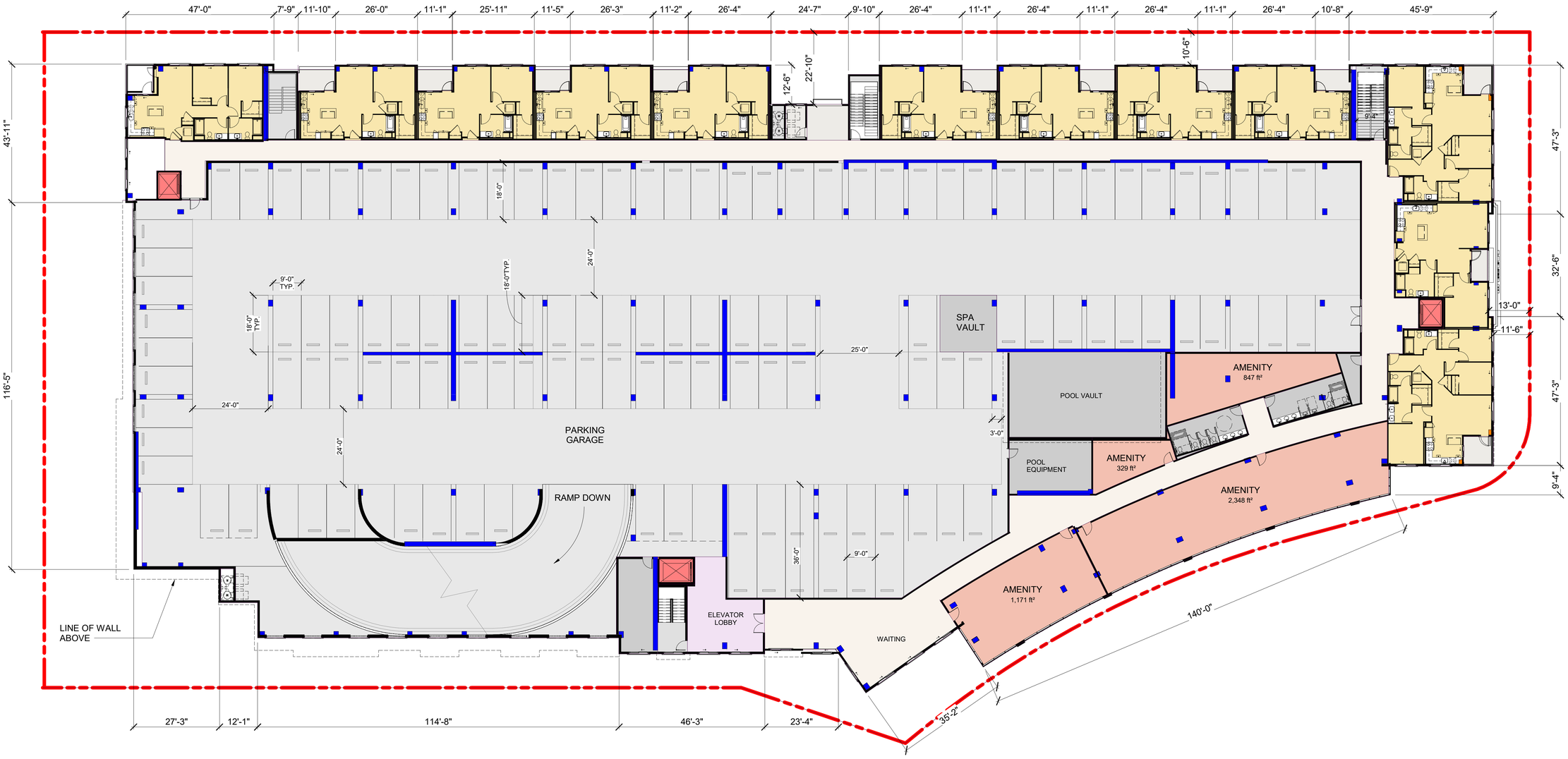
BUILDING A - MULTIFAMILY RESIDENTIAL



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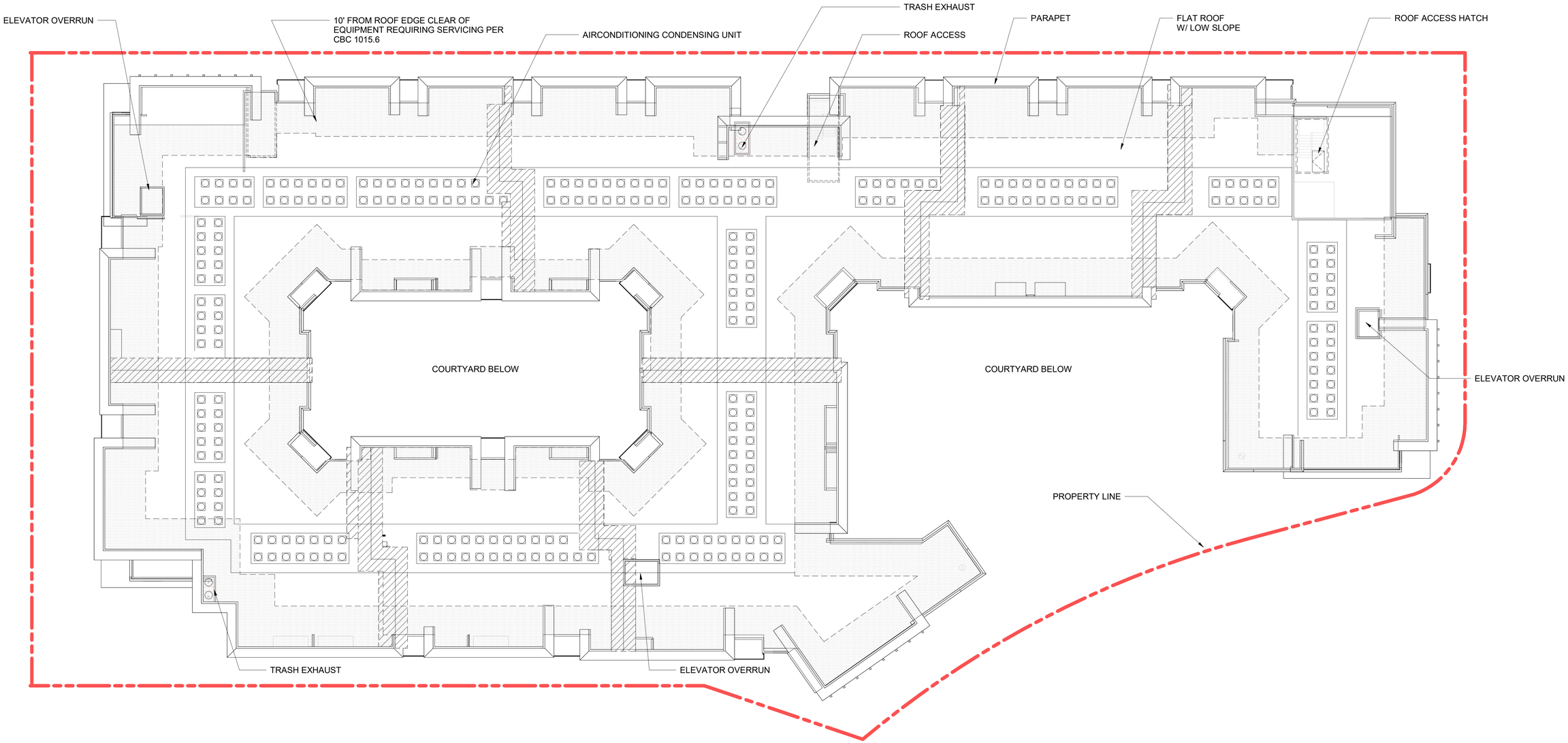
BUILDING A - MULTIFAMILY RESIDENTIAL



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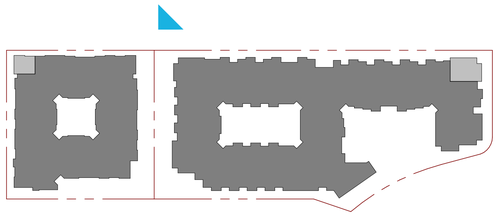


BUILDING A - MULTIFAMILY RESIDENTIAL



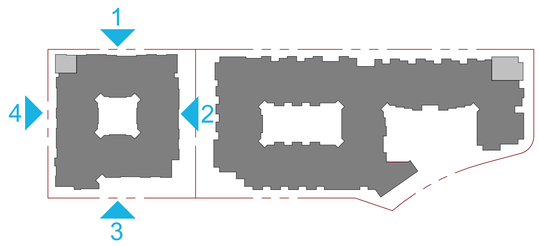
BUILDING B - SENIOR AFFORDABLE





VIEW OF BUILDING B FROM BOREL AVE DURING DAYTIME

BUILDING B - SENIOR AFFORDABLE



EXTERIOR MATERIALS

01	CEMENT PLASTER
02	BRICK VENEER
03	SMOOTH FINISH CEMENT PLASTER
04	VERTICAL PICKET RAILING
05	GLASS PANEL RAILING
06	STOREFRONT
07	VINYL WINDOW
08	CANOPY
09	METAL SCREEN
10	TRELLIS
11	PLASTER OVER FOAM TRIM
12	DECORATIVE RAFTER
13	CORNICE



4. ELEVATION - SOUTHWEST



3. ELEVATION - SOUTHEAST



2. ELEVATION - NORTHEAST



1. ELEVATION - NORTHWEST (BOREL AVE)

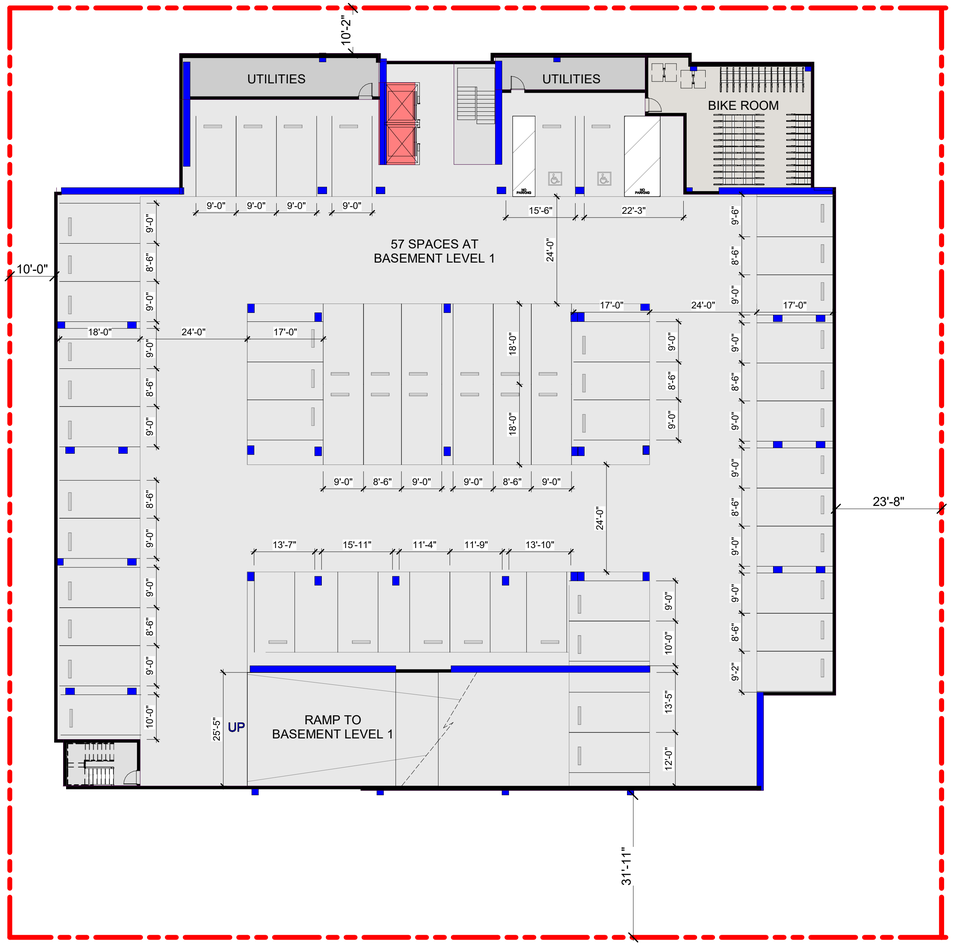
BUILDING B - SENIOR AFFORDABLE

UNIT SUMMARY

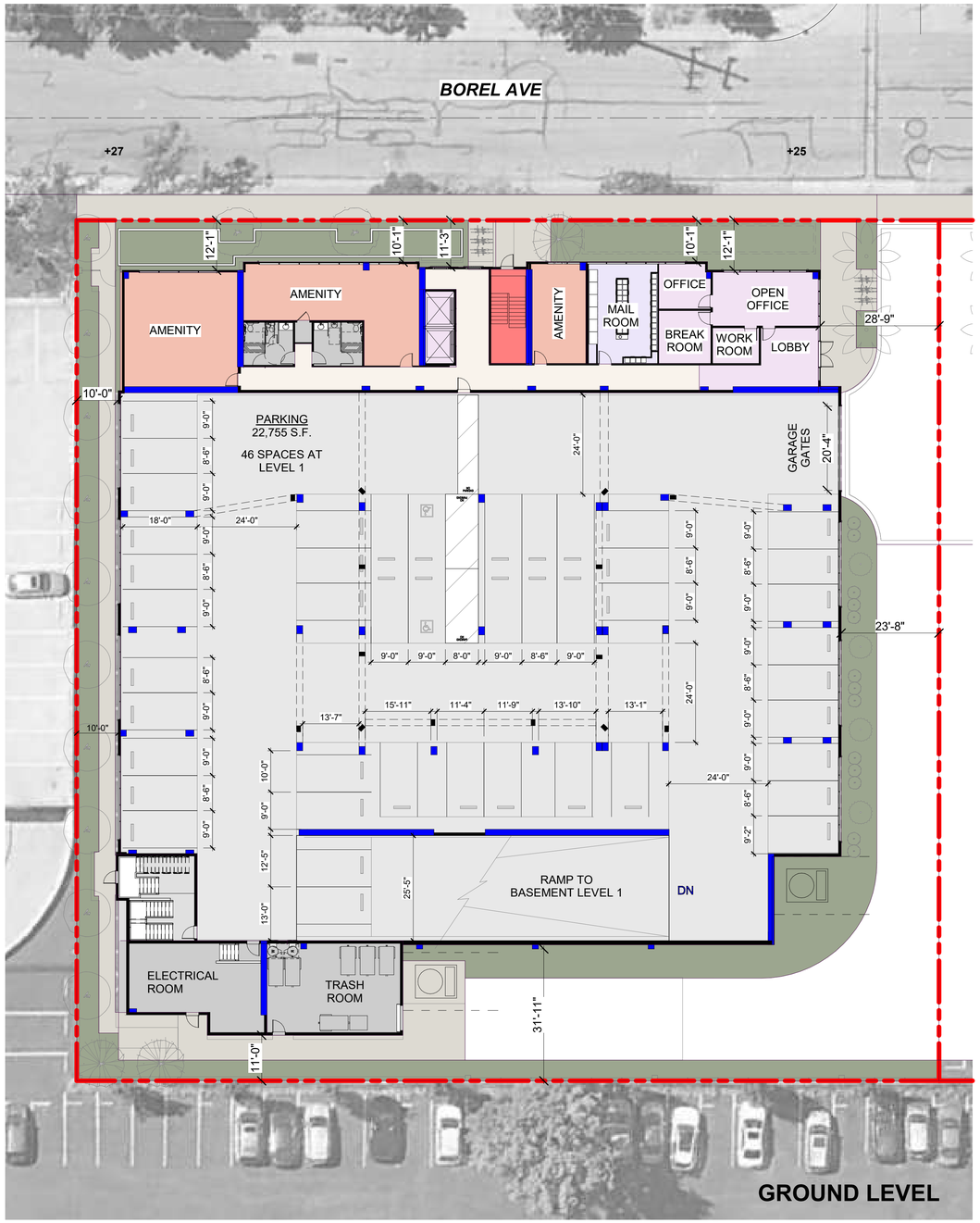
UNIT TYPE	UNIT NRSF	COUNT	TOTAL NRSF	%
AFFORDABLE				
1 BEDROOM				
SR 1-01-A	722 ft²	37	26,714 ft²	19.7%
SR 1-01-B	778 ft²	26	20,228 ft²	13.8%
SR 1-01-C	708 ft²	6	4,248 ft²	3.2%
SR 1-01-D	764 ft²	1	764 ft²	0.5%
SR 1-02	643 ft²	46	29,578 ft²	24.5%
SR 1-03	640 ft²	21	13,440 ft²	11.2%
SR 1-04	702 ft²	13	9,126 ft²	6.9%
		150	104,098 ft²	79.8%
2 BEDROOM				
SR 2-01	943 ft²	10	9,430 ft²	5.3%
SR 2-02	875 ft²	12	10,500 ft²	6.4%
SR 2-02 No Deck	977 ft²	2	1,954 ft²	1.1%
SR 2-02A	979 ft²	12	11,748 ft²	6.4%
SR 2-02A No Deck	1,080 ft²	2	2,160 ft²	1.1%
		38	35,792 ft²	20.2%
		188	139,890 ft²	100.0%

PARKING SUMMARY

AFFORDABLE - SR	
8'-6"W x 17'-0"D_COMPACT	10
8'-6"W x 18'-0"D_STANDARD_Middle Stall	15
9'-0"W x 17'-0"D_COMPACT DEPTH	20
9'-0"W x 18'-0"D_ADA	4
9'-0"W x 18'-0"D_STANDARD	54
	103



BASEMENT LEVEL 1



GROUND LEVEL

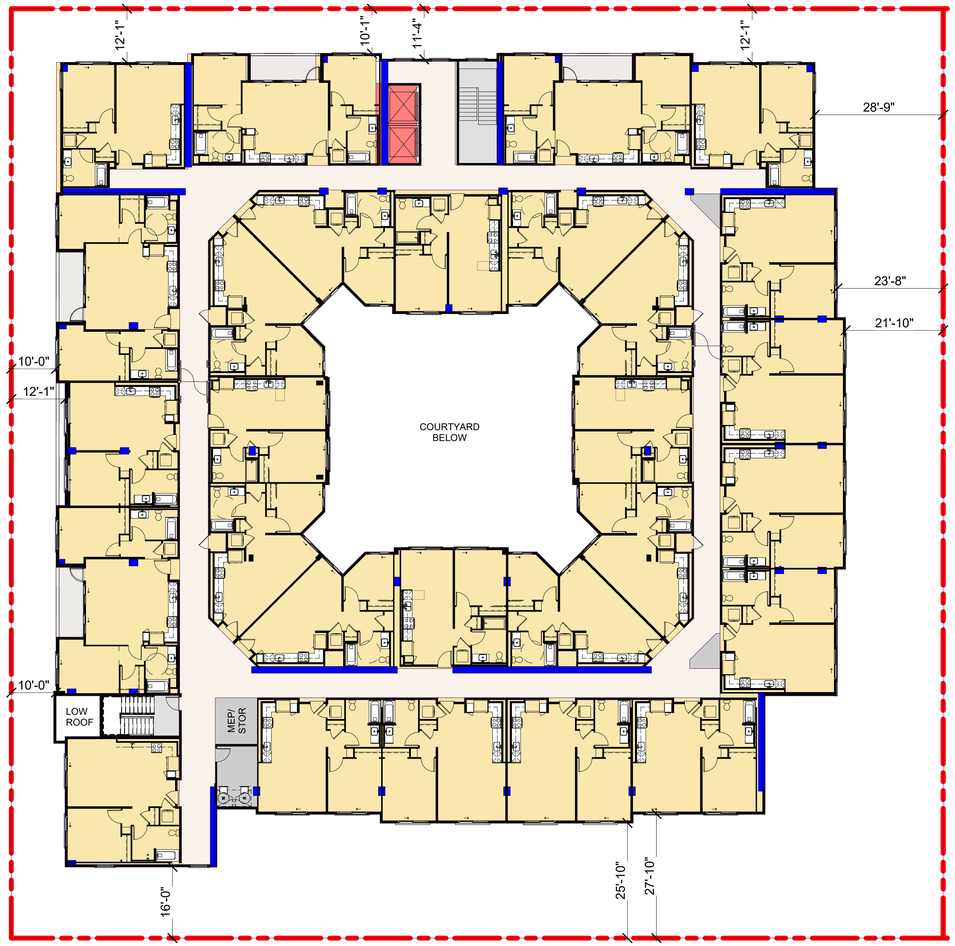
BUILDING B - SENIOR AFFORDABLE

UNIT SUMMARY

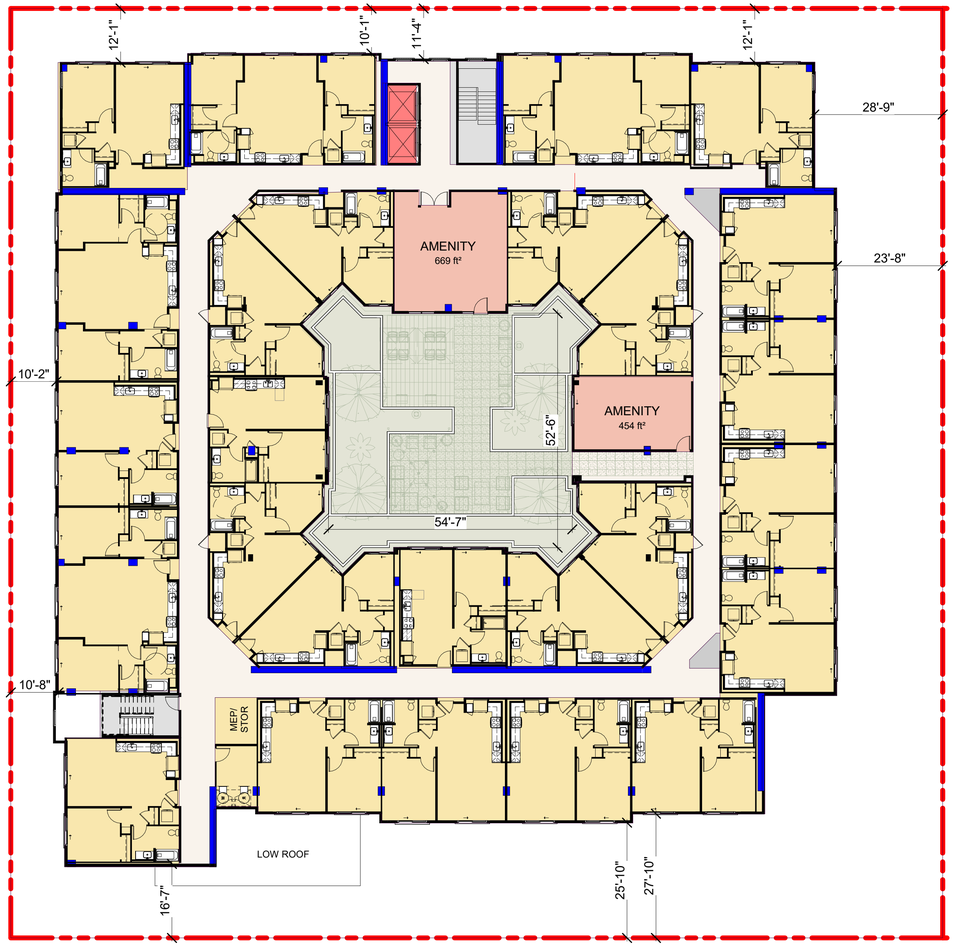
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9'-0"W x 18'-0"D_ADA	4
9'-0"W x 18'-0"D_STANDARD	54
	103



LEVEL 3



LEVEL 2

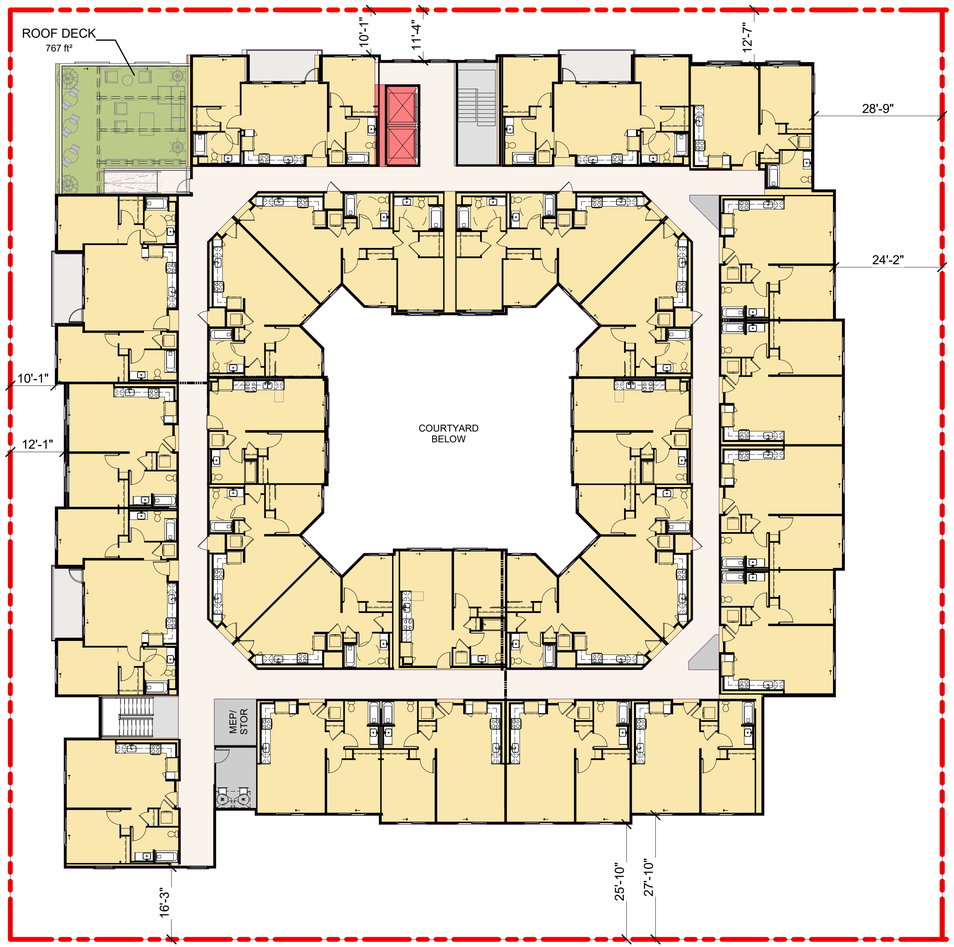
BUILDING B - SENIOR AFFORDABLE

UNIT SUMMARY

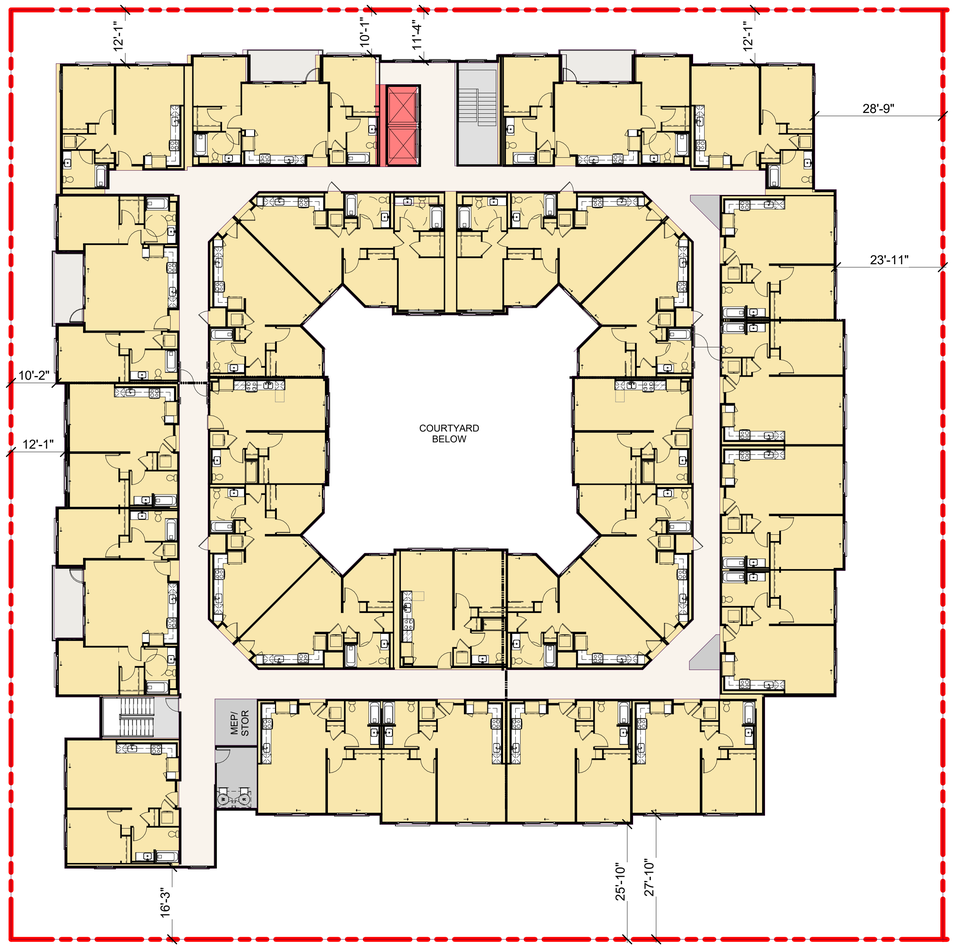
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PARKING SUMMARY

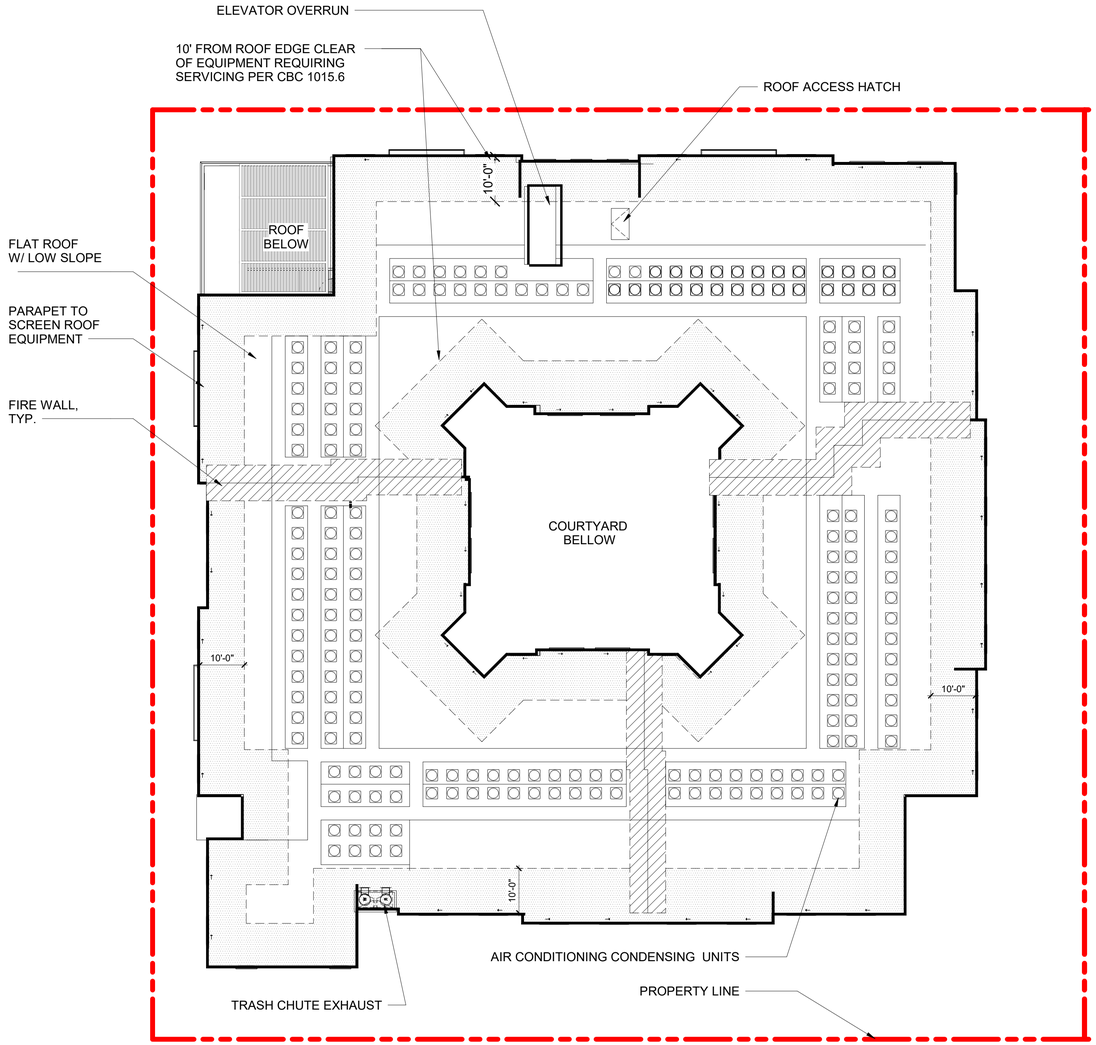
AFFORDABLE - SR	
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8'-6"W x 18'-0"D_STANDARD_Middle Stall	15
9'-0"W x 17'-0"D_COMPACT DEPTH	20
9'-0"W x 18'-0"D_ADA	4
9'-0"W x 18'-0"D_STANDARD	54
	103



LEVEL 8



LEVEL 4-7 (TYP)


ELEVATOR OVERRUN
10' FROM ROOF EDGE CLEAR OF EQUIPMENT REQUIRING SERVICING PER CBC 1015.6
ROOF ACCESS HATCH
10'-0"
ROOF BELOW
FLAT ROOF W/ LOW SLOPE
PARAPET TO SCREEN ROOF EQUIPMENT
FIRE WALL, TYP.
COURTYARD BELLOW
10'-0"
10'-0"
10'-0"
AIR CONDITIONING CONDENSING UNITS
PROPERTY LINE
TRASH CHUTE EXHAUST

ROOF PLAN

BUILDING A - MULTIFAMILY RESIDENTIAL & BUILDING B - SENIOR AFFORDABLE



BUILDING A - MULTIFAMILY RESIDENTIAL



01 CEMENT PLASTER
OFF-WHITE

01 CEMENT PLASTER
TAN

02 BRICK VENEER
STACKED BOND

03 SMOOTH FINISH PLASTER
TAN



04 PICKET RAILING



06 STOREFRONT
BRONZE



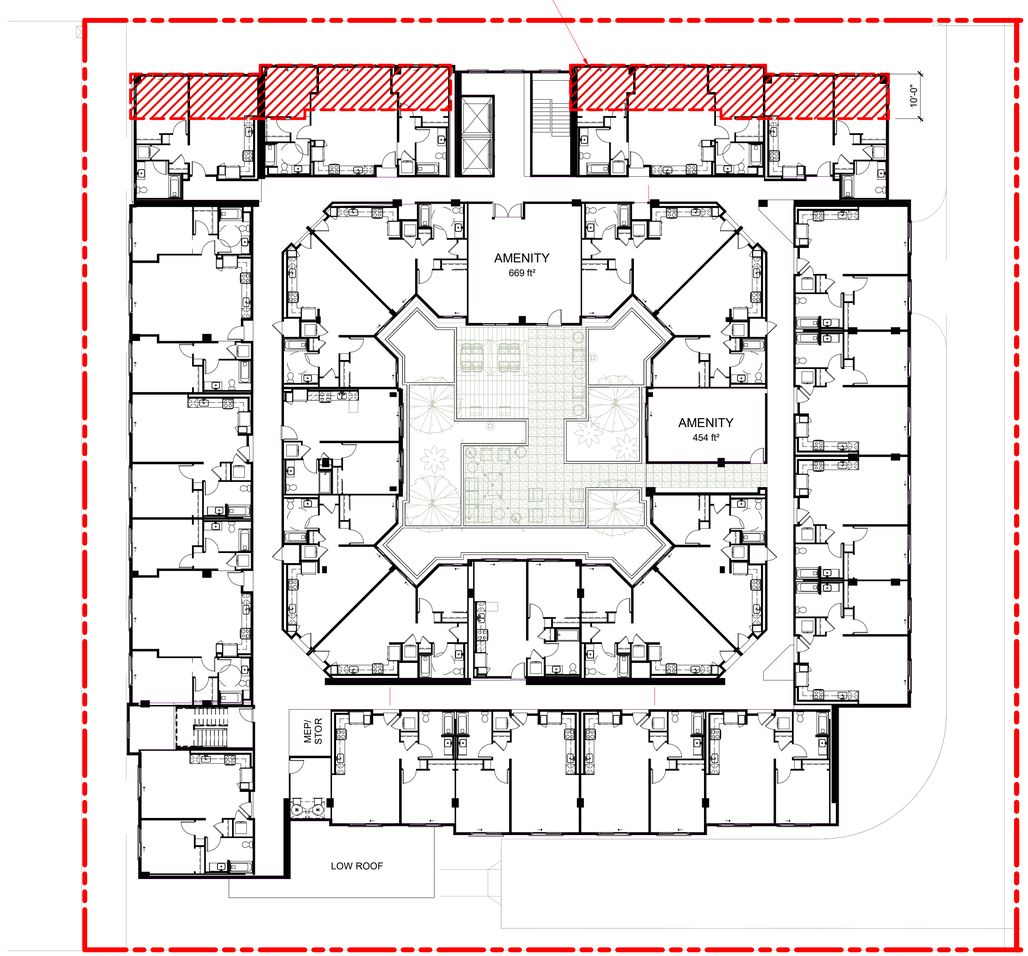
07 VINYL WINDOWS
BRONZE

EXTERIOR MATERIALS

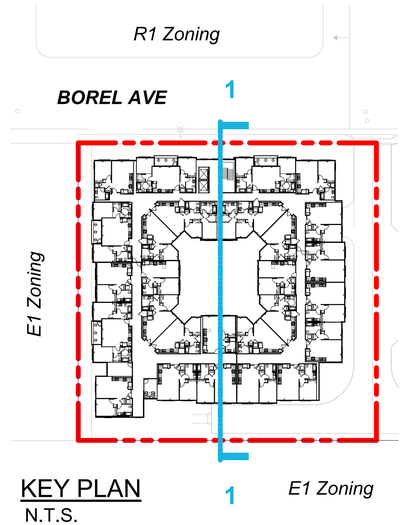
01	CEMENT PLASTER
02	BRICK VENEER
03	SMOOTH FINISH CEMENT PLASTER
04	VERTICAL PICKET RAILING
05	GLASS PANEL RAILING
06	STOREFRONT
07	VINYL WINDOW
08	CANOPY
09	METAL SCREEN
10	TRELLIS
11	PLASTER OVER FOAM TRIM
12	DECORATIVE RAFTER
13	CORNICE



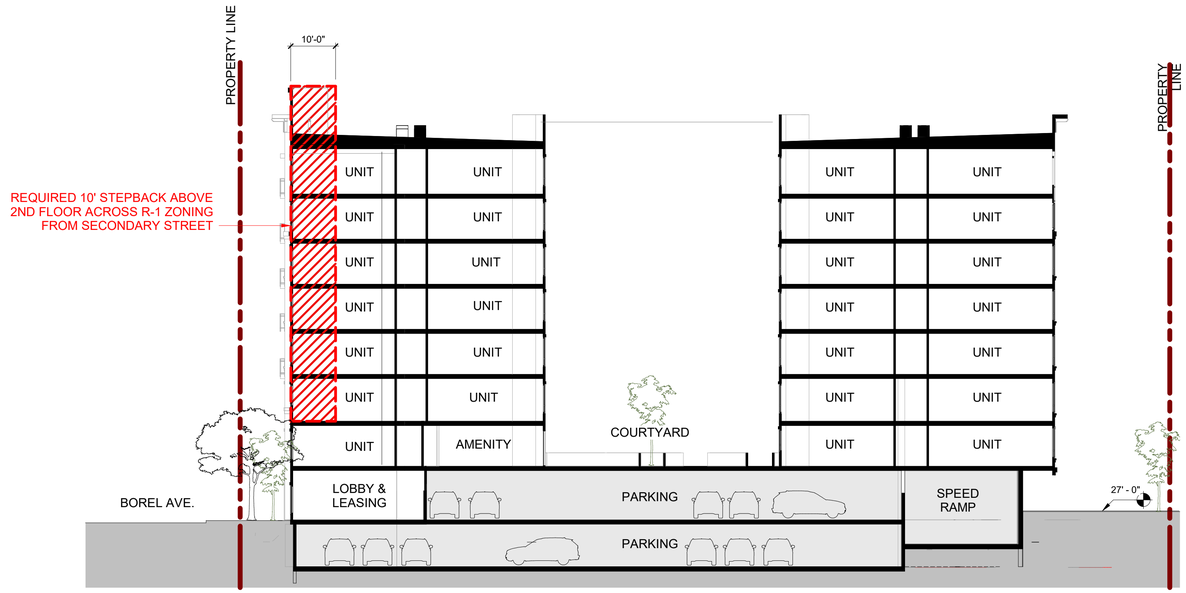
BUILDING B - SENIOR AFFORDABLE



SENIOR AFFORDABLE BUILDING
2ND FLOOR PLAN



KEY PLAN
N.T.S.

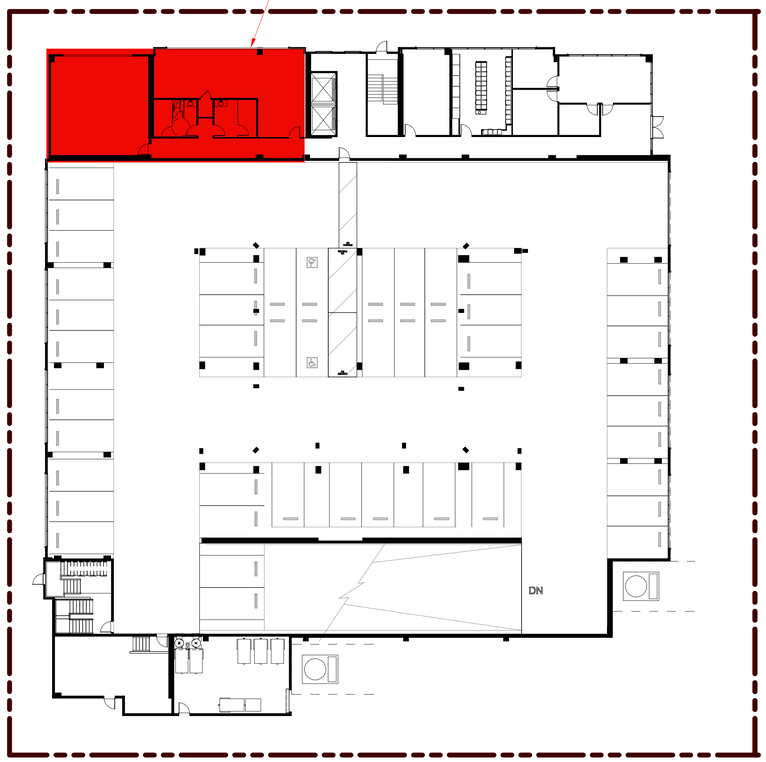


SENIOR AFFORDABLE BUILDING SECTION

Waiver From Development Standard 4.4.1 B. Stepback – Mid-rise and High-rise Buildings

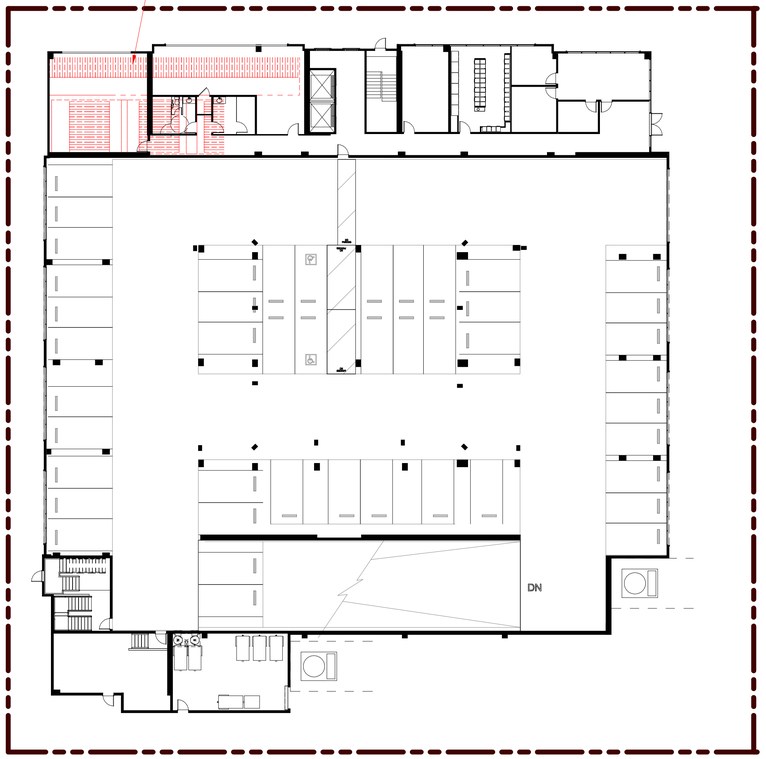
The stepback requirements from the Objective Design Standards section 4.4.1 (B) stipulate "For mid-rise and high-rise buildings located across a secondary or lower classification street from an R1 zoning district, a minimum ten (10)-foot stepback shall be provided above the second story for at least seventy-five (75) percent of the street façade building wall." The application of this development standard is super-imposed on the drawings on this sheet. **Compliance with Objective Design Standard 4.4.1(B) would preclude the construction of 24 affordable dwelling units. The applicant has requested a waiver for this condition to maintain the density of the project as proposed.**

ADDING 198 LONG TERM BICYCLE PARKING SPACES WOULD REDUCE THE FIRST FLOOR AMENITY AREAS BY ±2,300SF.



1ST FLOOR PLAN
AREA FORGONE TO COMPLY WITH LONG-TERM BICYCLE PARKING REQUIREMENTS

APPROXIMATE AREA OF 198 LONG TERM BICYCLE PARKING SPACES USING DERO DECKER 2-TIER BIKE PARKING SYSTEM.
- 1.0 BICYCLE SPACES PER 1 BEDROOM UNITS (149 REQUIRED)
- 1.25 BICYCLE SPACES PER 2 BEDROOM UNITS (49 REQUIRED)



1ST FLOOR PLAN
AREA REQUIRED TO PROVIDE 198 LONG-TERM BICYCLE PARKING STALLS

Waiver From Development Standard SMMC 27.64.262 (f)(2) Minimum Bicycle Parking Stalls
The minimum bicycle parking stall requirements from the San Mateo Municipal Code section 27.61.262(f)(2) require that the Senior Affordable Building provide:

- Long Term Bicycles (198 total required):
  a. 1.0 bicycle spaces per 1 bedroom units (149 required)
  b. 1.25 bicycle spaces per 2 bedroom units (49 required)

The application of this development standard is super-imposed on the drawings on this sheet. **Compliance with the minimum bicycle parking stall requirement would preclude development of the Project as proposed with the loss of ±2,300sf of common-use amenity space. The applicant has requested a waiver for this condition to maintain the project as proposed.**