CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA



Project Team

DEVELOPER / APPLICANT
HARVEST PROPERTIES
235 Montgomery Street, Suite 2500
San Francisco, CA 94104
510-947-1760
HarvestProperties.com

ARCHITECTURE + PLANNING
ktgy
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510-272-2910
ktgy.com

LANDSCAPE
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Square, Suite 218
Orinda, CA 94563
415-710-2114
jett.land.com

CIVIL ENGINEER
cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE
2633 Camino Ramon, Ste. 350
San Ramon, CA 94583
510-789-8959
cbandg.com

JOINT TRENCH
RADIUS DESIGN LLC
1460 Maria Lane, #420
Walnut Creek, CA 94596
925-269-4575
radiusjt.com

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3000-3155 Clearview Way
Project Description
January, 2026

Property Owner:
Clearview SM Property Owner, LLC
A Delaware limited liability company

Owner Representative:
Preston O'Connell
poconnell@harvestproperties.com
510.594.2050

Add'l Owner Contact:
Kevin Choy
kchoy@harvestproperties.com
530.574.5339

Property:
3000 & 3155 Clearview Way
APNs: 041-360-120 & -130

Acreage:
21.9 gross acres
13.7 net acres

General Plan Designation:
Office Medium

Zoning Designation:
E1-1 Executive Park

I. Introduction:

Clearview SM Property Owner, LLC is excited to propose and submit a 222-unit housing project off of Clearview Way. Located directly off of Highway 92, this project will produce much needed for-sale housing within the City limits of San Mateo, which has been historically underproduced in the recent real estate development cycles. The project will be built in multiple phases to be determined prior to construction, and a preliminary phasing plan will be developed and shared with the City of San Mateo throughout the development process.

With the focus on housing, the project qualifies as a housing development project under the Housing Accountability Act (HAA) by allocating a minimum of two-thirds of the project's total square footage to residential uses. The project also satisfies the requirements of California's Density Bonus Law (DBL) by providing 14.86% of the project's for-sale residential units as affordable units for moderate-income households and paying an in lieu fee for the fractional for 0.3 units — resulting in the project being eligible for a 9% density bonus, unlimited waivers, reduced parking requirements, and one concession / incentives pursuant to the DBL.

The project's site design has been carefully considered based on its residential, commercial, and college neighbors, the hillside topography, and access from Clearview Way and Hillsdale Blvd. The site plan is organized around a central spine road, which serves as the primary circulation route and main artery into the community. This roadway connects residents and visitors through the heart

of the neighborhood, while a meandering road traces the top of the bank along the eastern and northern edges of the property, providing secondary access and defining the site's boundary. Within this framework, the community is composed of distinct neighborhoods, each represented by different product typologies including Interlocking Townhomes, Box Townhomes, and small-lot Single Family Dwellings. These neighborhoods create a sense of identity and scale within the overall project, while together forming a cohesive, interconnected residential community. To complement the residential areas, a network of open spaces has been integrated throughout the plan, offering amenities that serve a variety of residents and functions—including a central paseo, dog parks, fitness areas, overlooks, and children's play areas.

The project includes a mix of residential unit types totaling approximately 476,402 square feet of floor area split us as follows:

- 73 for-sale small lot single-family dwellings
- 83 for-sale box townhomes
- 66 for-sale interlocking townhomes
- ~156,000 sq. ft. of open space inclusive of at-grade open space and private roof decks
- 485 total parking spaces inclusive of dedicated 2-car garages for each unit plus guest parking

II. Existing Conditions:

A. Structures

The existing land is comprised of six commercial office structures scattered throughout the project site, a stand-alone parking garage, surface parking, and open space off of Clearview Way. In total, the commercial office structures encompass approximately 380,000 square feet of commercial office space. 819 total stalls exist within the stand-alone parking garage in addition to 475 surface stalls. The initial construction of the site in the 1970s included five commercial office structures and surface parking. In 2015, the parking garage and a sixth commercial office building were constructed.

B. Environmental Conditions

The project has completed a Phase I analysis and there are no identified issues requiring mitigation. Should issues arise during development, the project will appropriately design components of the project to protect future residents.

III. Project Components: Site, Residential, Parking, Phasing:

C. Site

The project will demolish the existing six office buildings, stand-alone parking garage, surface parking, existing utilities, remove existing trees onsite, and open space and obtain Permits to allow for residential development. Prior to the removal of the existing conditions, the ownership team will work with City Staff to obtain the necessary permits required

Horizontal improvements to the site will include re-grading the site, installation of new utilities, and installation of new retaining walls. The inclusion of retaining walls allows the project to maximize residential development. Based on the anticipated re-grading of the site plus inclusion of new retaining walls, the project is a net importer of soil and utilizes concrete spoils from the demolition of existing structures. The utilization of retaining walls increases the net developable area from circa 11.4 acres to the proposed 12.8.

D. Residential

The residential component of the project is comprised of a mixture of three-story single family dwelling units and three-story and four-story townhomes. The mix of the residential units is as follows:

- (73) Seventy-three small lot single-family dwellings
  - (38) Thirty-eight, 4bed / 3.5bath dwellings at approximately 2,476 sq. ft.
  - (35) Thirty-five, 4bed / 3.5bath dwellings at approximately 2,780 sq. ft.
  - All single-family dwellings exist on their own lot as shown on the civil plans
- (83) Eighty-three box townhomes
  - (23) Twenty-three, 3bed / 3.5bath at approximately 1,668 sq. ft.
  - (38) Thirty-eight, 4bed / 3.5bath at approximately 2,045 sq. ft.
  - (22) Twenty-two, 4bed / 3.5bath at approximately 2,158 sq. ft.
  - Townhomes plexs include 5, 6, 7, or 8 units each on a single lot
  - Each unit will be its own condominium
- (66) Sixty-six interlocking townhomes
  - (18) Eighteen, 3bed / 3bath at approximately 1,382 sq. ft.
  - (12) Twelve, 3bed / 3bath at approximately 1,734 sq. ft.
  - (18) Eighteen, 3bed / 3.5bath at approximately 1,992 sq. ft.
  - (12) Twelve, 4bed / 3.5bath at approximately 2,348 sq. ft.
  - (6) Six, 4bed / 3.5bath at approximately 1,958 sq. ft.
  - Townhomes plexs include 7 or 8 units each on a single lot
  - Each unit will be its own condominium
- Common Area
  - Open space is included throughout the development. Please see development drawings for details and square footages
  - Multiple common parcels have been included in the development. Please see

the Vesting Tentative Map sheets provided by CBG for exact details
- Undeveloped Area
  - Ownership controls approximately (9) nine acres of land that will remain undeveloped as part of this application
  - Fire prevention work, as required by San Mateo Consolidated Fire Department, may occur within the undeveloped area to reduce the risk of fire to the proposed development and surrounding neighborhood
  - Undeveloped area will be encompassed in one or more parcels within the Vesting Tentative Map

E. Parking

The project includes 485 parking spaces, a net decrease of 809 stalls when compared to existing conditions. Of those spaces, 444 spaces will be dedicated to the residential units providing a parking ratio of 2.0 dedicated to each unit. The project will provide 41 guest spaces scattered throughout the project. Additionally, the project will include bike parking throughout the project site and can be accommodated within individual unit garages and/or side yards.

F. Construction Phasing Plan

The project is anticipated to be constructed in multiple phases. This will be accomplished via the projects Vesting Tentative Map which allows for this type of construction. Due to the nature of for-sale development and construction, the different product types, single family dwellings and townhomes, will likely be constructed and sold in multiple phases.

IV. Compliance with Zoning and General Plan:

A. Zoning

The site's current zoning is Executive Park, E1-1, which principally allows for commercial uses up to an FAR of 1.0. However, E1-1 zoning also allows for residential development at a maximum density in excess of the proposed project. Based on this information, the project is consistent with the allowable zoning uses. The project will compare itself to the E1-1 zoning and strive to meet the zoning requirements noted, but should conflicts arise, the project will utilize Waivers and Incentives / Concessions as applicable under State Density Bonus Law to mitigate those issues. In addition to reviewing against the E1-1 zoning standards, the project will also be designed in-line with the R3 standards, Objective Design Standards, and the Single-Family Design Guidelines. The project will utilize State Density Bonus Law as applicable. Please see the attached State Density Bonus Law letter for further details on the currently anticipated Waivers and Incentives / Concessions.

B. General Plan Land Use

The site's Land Use as contemplated within San Mateo's General Plan 2040 is Office Medium. While Office Medium's principal use is commercial, it also allows for residential projects up to a maximum density of 50du/ac, subject to increases as contemplated within State Density Bonus Law. Based on that use and density, the project, which is at 10.1du/ac gross or 17.3du/ac net, is consistent with the Land Use contemplated within the General Plan.

V. CEQA:

A. AB130

As shown in the attached AB130 Compliance Memo, the ownership's CEQA consultant, ICF, has reviewed the eligibility criteria within AB130 for the proposed project and recommended that the project process itself within AB130's new Infill Exemption. The ownership team requests that the City, as lead agency, review the project utilizing the timelines within AB130.

The project completed a Biological Study, performed by ICF, to confirm that no special status species exist on the project site and as noted in that Biological Study, no special status species or habitat that would support those species exist on site. In addition, and as noted above, the project has already completed a Phase I analysis and included it within the project application documents.

B. Alternate Pathways

Ownership believes that AB130 is the appropriate pathway under CEQA for the proposed project. However, should it be determined that AB130 is not applicable to project, ownership and its consultant team believes that the project could Tier off of the recently approved General Plan, or utilize another Exemption under CEQA to complete it's environmental review. Should that occur, ownership will complete technical studies as required by the City and the City's CEQA consultant. Ownership expects the following technical studies:

1. Traffic Analysis – Ownership will procure a traffic analysis as required. Based on ownership's recent experience at Peninsula Heights and other commercial office to for-sale residential redevelopments, ownership team expects a net decrease in the number of trips to and from the site.
2. Traffic Demand Management Report
3. Noise Study
4. Air Quality / GHG Analysis
5. Historical Analysis, if necessary, as required by the City of San Mateo
6. Phase I Environmental Assessment – Already submitted as part of the initial submission

VI. Statement of Applicability of the State Density Bonus Law and Request for Waivers:

The project intends to utilize State Density Bonus Law. By providing 33 affordable units on-site, the project will achieve a 14.86% affordability component on-site and will pay an in-lieu fee for 0.3 units. The project will have access to unlimited waivers and one incentive / concession in addition to

the reduction of parking requirements and a 9% density bonus. The project has identified the following waivers at this time:

1. Parcel Area/Width/Area per DU per section SMMC 27.22.040(a)
2. Front Yar per section SMMC 27.22.070(a)
3. Side Yard for multiple family dwellings per section SMMC 27.22.080(c)
4. Standard Parking Stall Dim. per SMMC 27.64.015(q)(3,8)
5. Parking Stall Size per Planning Application Checklist
6. Parcel Coverage per SMMC 27.44.065
7. Ground Floor Requirements – Residential per ODS 4.2.2
8. Massing Breaks – Low Rise Buildings per ODS 4.1.5
9. First floor roof expression per Single Family Design Requirements

The project has identified the following incentive / concession:

1. Providing 3-bedroom affordable units in lieu of 4-bedroom units

The project reserves the right to update the affordability component and the list of waivers and incentives / concessions requested throughout the entitlement process.

Thank you for your time and consideration on this project.

Kevin Choy, P.E. | Director
Harvest Properties, Inc.

mobile | 530.574.5339
main | 510.594.2050
contact | vCard

235 Montgomery Street | Suite 2500 | San Francisco, CA 94104

HarvestProperties.com

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A0.2.7	CODE ANALYSIS
A0.2.8	DEVELOPABLE AREA EXHIBIT
A0.3.0	ZONING EXHIBIT
A0.3.1	BT STYLE A - ODS COMPLIANCE - 5 AND 5X PLEX
A0.3.2	BT STYLE A - ODS COMPLIANCE - 6 AND 6X PLEX
A0.3.3	BT STYLE A - ODS COMPLIANCE - 7 AND 8 PLEX
A0.3.4	BT STYLE C - ODS COMPLIANCE - 5 AND 5X PLEX
A0.3.5	BT STYLE C - ODS COMPLIANCE - 6 AND 6X PLEX
A0.3.6	BT STYLE C - ODS COMPLIANCE - 7 AND 8 PLEX
A0.3.7	IT STYLE A - ODS COMPLIANCE - 7 AND 8 PLEX
A0.3.8	IT STYLE A - ODS COMPLIANCE - 7 AND 8 PLEX
A0.3.8A	ODS COMPLIANCE DETAILS
A0.3.9	SFD DESIGN REVIEW GUIDELINES
A0.4.0	SITE ILLUSTRATION - BIRDS EYE - COVER
A0.4.1	SITE ILLUSTRATION - BIRDS EYE - MAIN STREET A
A0.4.2	SITE ILLUSTRATION - BIRDS EYE - SFD
A0.4.3	SITE ILLUSTRATION - BOX TOWNHOUSE
A0.4.4	SITE ILLUSTRAITON - OPEN SPACE
A0.4.5	SITE ILLUSTRATION - INTERLOCKING TOWNHOUSE
A0.4.6	SITE ILLUSTRATION - SFD

ARCHITECTURE:

BT - BOX TOWNHOUSES

A1.1.0	BT_5PLEX C 1ST-2ND BUILDING PLANS
A1.1.1	BT_5PLEX C 3RD-RTD BUILDING PLANS
A1.1.2	BT_5XPLEX A AND C 1ST-2ND BUILDING PLANS
A1.1.3	BT_5XPLEX A 3RD-RTD BUILDING PLANS
A1.1.3A	BT_5XPLEX C 3RD-RTD BUILDING PLANS
A1.1.4	BT_6PLEX A AND C 1ST-2ND BUILDING PLANS
A1.1.5	BT_6PLEX A 3RD-RTD BUILDING PLANS
A1.1.5A	BT_6PLEX C 3RD-RTD BUILDING PLANS
A1.1.6	BT_6XPLEX A AND C 1ST-2ND BUILDING PLANS
A1.1.7	BT_6XPLEX A 3RD-RTD BUILDING PLANS
A1.1.7A	BT_6XPLEX C 3RD-RTD BUILDING PLANS
A1.1.8	BT_7PLEX A AND C 1ST-2ND BUILDING PLANS
A1.1.9	BT_7PLEX A 3RD-RTD BUILDING PLANS
A1.1.9A	BT_7PLEX C 3RD-RTD BUILDING PLANS
A1.1.10	BT_8PLEX A AND C 1ST-2ND BUILDING PLANS
A1.1.11	BT_8PLEX A 3RD-RTD BUILDING PLANS
A1.1.11A	BT_8PLEX C 3RD-RTD BUILDING PLANS
A1.2.0	BT_UNIT 1 FLOOR PLAN
A1.2.1	BT_UNIT 2 1ST - 2ND FLOOR PLAN
A1.2.2	BT_UNIT 2 3RD - ROOF DECK FLOOR PLAN
A1.2.2A	BT_UNIT 2 ALT 1 1ST - 2ND FLOOR PLAN
A1.2.2B	BT_UNIT 2 ALT 1 3RD - ROOF DECK FLOOR PLAN
A1.2.2C	BT_UNIT 2 ALT 2 1ST - 3RD FLOOR PLAN
A1.2.3	BT_UNIT 3 1ST - 2ND FLOOR PLAN
A1.2.4	BT_UNIT 3 3RD - ROOF DECK FLOOR PLAN
A1.3.0	BT_5PLEX FLOOR AREA CALCULATIONS
A1.3.1	BT_5XPLEX FLOOR AREA CALCULATIONS
A1.3.2	BT_6PLEX FLOOR AREA CALCULATIONS
A1.3.3	BT_6XPLEX FLOOR AREA CALCULATIONS
A1.3.4	BT_7PLEX FLOOR AREA CALCULATIONS
A1.3.5	BT_8PLEX FLOOR AREA CALCULATIONS
A1.3.6	BT_UNIT FLOOR AREA CALCULATIONS
A1.4.0	BT_5PLEX C ROOF PLANS
A1.4.1	BT_5XPLEX A AND C ROOF PLANS
A1.4.2	BT_6PLEX A AND C ROOF PLANS
A1.4.3	BT_6XPLEX A AND C ROOF PLANS
A1.4.4	BT_7PLEX A AND C ROOF PLANS
A1.4.5	BT_8PLEX A AND C ROOF PLANS
A1.5.0	--NOT USED--
A1.5.1	--NOT USED--
A1.5.2	BT_5PLEX C FRONT-LEFT ELEVATIONS
A1.5.3	BT_5PLEX C REAR-RIGHT ELEVATIONS
A1.5.4	BT_5XPLEX A FRONT -LEFT ELEVATIONS
A1.5.5	BT_5XPLEX A REAR-RIGHT ELEVATIONS
A1.5.6	BT_5XPLEX C FRONT-LEFT ELEVATIONS
A1.5.7	BT_5XPLEX C REAR-RIGHT ELEVATIONS
A1.5.8	BT_6PLEX A FRONT-LEFT ELEVATIONS
A1.5.9	BT_6PLEX A REAR-RIGHT ELEVATIONS
A1.5.10	BT_6PLEX C FRONT-LEFT ELEVATIONS
A1.5.11	BT_6PLEX C REAR-RIGHT ELEVATIONS
A1.5.12	BT_6XPLEX A FRONT -LEFT ELEVATIONS
A1.5.13	BT_6XPLEX A REAR-RIGHT ELEVATIONS
A1.5.14	BT_6XPLEX C FRONT-LEFT ELEVATIONS
A1.5.15	BT_6XPLEX C REAR-RIGHT ELEVATIONS
A1.5.16	BT_7PLEX A FRONT-LEFT ELEVATIONS
A1.5.17	BT_7PLEX A REAR-RIGHT ELEVATIONS
A1.5.18	BT_7PLEX C FRONT-LEFT ELEVATIONS
A1.5.19	BT_7PLEX C REAR-RIGHT ELEVATIONS
A1.5.20	BT_8PLEX A FRONT-LEFT ELEVATIONS
A1.5.21	BT_8PLEX A REAR-RIGHT ELEVATIONS
A1.5.22	BT_8PLEX C FRONT-LEFT ELEVATIONS
A1.5.23	BT_8PLEX C REAR-RIGHT ELEVATIONS
A1.6.0	BT_5PLEX C LONG SECTION
A1.6.1	BT_5XPLEX A LONG SECTION
A1.6.1A	BT_5XPLEX C LONG SECTION
A1.6.2	BT_6PLEX A LONG SECTION
A1.6.2A	BT_6PLEX C LONG SECTION
A1.6.3	BT_6XPLEX A LONG SECTION
A1.6.3A	BT_6XPLEX B LONG SECTION
A1.6.4	BT_7PLEX A LONG SECTION
A1.6.4A	BT_7PLEX B LONG SECTION
A1.6.5	BT_8PLEX A LONG SECTION
A1.6.5A	BT_8PLEX C LONG SECTION
A1.6.6	BT_UNIT 1-2 A CROSS SECTIONS
A1.6.6A	BT_UNIT 1-2 C CROSS SECTIONS
A1.6.7	BT_UNIT 3 A CROSS SECTION
A1.6.7A	BT_UNIT 3 C CROSS SECTION
A1.7.0	BT_STYLE A COLOR - MATERIAL SCHEMES
A1.7.1	BT_STYLE C COLOR - MATERIAL SCHEMES

IT - INTERLOCKING TOWNHOUSES

A2.1.0	IT_7PLEX 1ST-2ND BUILDING PLANS
A2.1.1	IT_7PLEX 3RD-RTD BUILDING PLANS
A2.1.2	IT_8PLEX 1ST-2ND BUILDING PLANS
A2.1.3	IT_8PLEX 3RD-RTD BUILDING PLANS
A2.2.0	IT_UNIT 1 AND 3 FLOOR PLANS
A2.2.1	IT_UNIT 3 ROOF DECK FLOOR PLAN
A2.2.2	IT_UNIT 2 AND 4 FLOOR PLANS
A2.2.3	IT_UNIT 4 FLOOR PLANS
A2.2.4	IT_UNIT 5 FLOOR PLAN
A2.3.0	IT_FLOOR AREA CALCULATIONS-7PLEX
A2.3.1	IT_FLOOR AREA CALCULATIONS-8PLEX
A2.3.2	IT_UNIT FLOOR AREA CALCULATIONS
A2.4.0	IT_7PLEX ROOF PLANS
A2.4.1	IT_8PLEX ROOF PLANS
A2.5.0	IT_7PLEX A FRONT-LEFT ELEVATIONS
A2.5.1	IT_7PLEX A REAR-RIGHT ELEVATIONS
A2.5.2	IT_7PLEX B FRONT-LEFT ELEVATIONS
A2.5.3	IT_7PLEX B REAR-RIGHT ELEVATIONS
A2.5.4	IT_8PLEX A FRONT-LEFT ELEVATIONS
A2.5.5	IT_8PLEX A REAR-RIGHT ELEVATIONS
A2.5.6	IT_8PLEX B FRONT-LEFT ELEVATIONS
A2.5.7	IT_8PLEX B REAR-RIGHT ELEVATIONS
A2.6.0	IT_7PLEX LONG SECTION
A2.6.1	IT_8PLEX LONG SECTION
A2.6.2	IT_UNIT 1-2 CROSS SECTIONS
A2.6.3	IT_UNIT 3-4 CROSS SECTIONS
A2.6.4	IT_UNIT 5 CROSS SECTIONS
A2.7.0	IT_STYLE A COLOR - MATERIAL SCHEMES
A2.7.1	IT_STYLE B COLOR - MATERIAL SCHEMES

SFD - SINGLE FAMILY DETACHED

A3.2.0	SFD_PLAN 1 1ST-2ND FLOOR PLAN
A3.2.1	SFD_PLAN1 3RD-RTD FLOOR PLAN
A3.2.2	SFD_PLAN 2 1ST-2ND FLOOR PLAN
A3.2.3	SFD_PLAN 2 3RD-RTD FLOOR PLAN
A3.3.0	SFD_FLOOR AREA CALCULATIONS-PLAN 1
A3.3.1	SFD_FLOOR AREA CALCULATIONS-PLAN 2
A3.4.0	SFD_PLAN 1 ROOF PLANS
A3.4.1	SFD_PLAN 2 ROOF PLANS
A3.5.0	SFD_PLAN 1 A ELEVATIONS
A3.5.1	SFD_PLAN 1 B ELEVATIONS
A3.5.2	SFD_PLAN 1 C ELEVATIONS
A3.5.3	SFD_PLAN 2 A ELEVATIONS
A3.5.4	SFD_PLAN 2 B ELEVATIONS
A3.5.5	SFD_PLAN 2 C ELEVATIONS
A3.5.6	SFD_PLAN 1 A-ALT ELEVATIONS
A3.5.7	SFD_PLAN 1 B-ALT ELEVATIONS
A3.5.8	SFD_PLAN 1 C-ALT ELEVATIONS
A3.5.9	SFD_PLAN 2 A-ALT ELEVATIONS
A3.5.10	SFD_PLAN 2 B-ALT ELEVATIONS
A3.5.11	SFD_PLAN 2 C-ALT ELEVATIONS
A3.6.0	SFD_PLAN 1 SECTIONS
A3.6.1	SFD_PLAN 2 SECTIONS
A3.7.0	SFD_STYLE A COLOR-MATERIAL SCHEMES
A3.7.1	SFD_STYLE B COLOR-MATERIAL SCHEMES
A3.7.2	SFD_STYLE C COLOR-MATERIAL SCHEMES

PROJECT INFORMATION

Clearview Housing Development

Site Address:	3000 Clearview Way, San Mateo, CA 3155 Clearview Way, San Mateo, CA	
Accessors Parcel No.:	041-361-120, 041-361-130	
Existing Zoning:	E1-1 -- Executive Park	
Site Area (Gross):	21.87 AC	952,657 SQ. FT.
Site Area (Net):	13.71 AC	597,208 SQ. FT.

BUILDING TYPE SUMMARY

Typology	Building Plex	# of Buildings on Site	Total Units Per Building (Units Unique per Typology)							Total Units on Site						Total Units		
			P1	P2/P2 Alt 1	P2 Alt 2	P3	P4	P5	Building Total Gross Area (CBC/SB330) **	Building Total Gross Area (SMMC) ***	P1	P2/P2 Alt 1	P2 Alt 2	P3	P4	P5		Site Total Gross Area (CBC/SB330) **	Site Total Gross Area (SMMC) ***
BT - 3 Story Townhouses - Boxtowns	5-Plex (C Style)	1	1	2	0	2	NA	NA	14,611 SF	13,954 SF	1	2	0	2	NA	NA	5	14,611 SF	13,954 SF
	5X-Plex (A Style)	1	1	2	1	1			14,260 SF	13,574 SF	1	2	1	1			5	14,260 SF	13,574 SF
	5X-Plex (C Style)	1	1	3	0	1			14,389 SF	13,703 SF	1	3	0	1			5	14,389 SF	13,703 SF
	6-Plex (A Style)	2	2	1	1	2			16,822 SF	16,016 SF	4	2	2	4			12	33,644 SF	32,032 SF
	6-Plex (C Style)	1	2	2	0	2			16,966 SF	16,160 SF	2	2	0	2			6	16,966 SF	16,160 SF
	6X-Plex (A Style)	1	2	2	1	1			16,615 SF	15,780 SF	2	2	1	1			6	16,615 SF	15,780 SF
	6X-Plex (C Style)	1	2	3	0	1			16,744 SF	15,909 SF	2	3	0	1			6	16,744 SF	15,909 SF
	7-Plex (A Style)	1	2	2	1	2			19,750 SF	18,803 SF	2	2	1	2			7	19,750 SF	18,803 SF
	7-Plex (C-Style)	1	2	3	0	2			19,880 SF	18,933 SF	2	3	0	2			7	19,880 SF	18,933 SF
	8-Plex (A Style)	2	2	3	1	2			22,678 SF	21,590 SF	4	6	2	4			16	45,356 SF	43,180 SF
	8-Plex (C Style)	1	2	4	0	2			22,794 SF	21,706 SF	2	4	0	2			8	22,794 SF	21,706 SF
	Total	*13*									*23*	*31*	*7*	*22*	*0*	*0*	*83*	*235,009 SF*	*223,734 SF*
IT - 3 Story Townhouses - Interlocking	7-Plex (A & B Style)	6	2	1	NA	2	1	1	19,084 SF	18,209 SF	12	6	NA	12	6	6	42	114,504 SF	109,254 SF
	8-Plex (A & B Style)	3	2	2	NA	2	2	0	22,284 SF	21,332 SF	6	6	NA	6	6	0	24	66,852 SF	63,996 SF
	Total	*9*									*18*	*12*		*18*	*12*	*6*	*66*	*181,356 SF*	*173,250 SF*
* Units with Accessible Ground Floor (10% of Townhome Units Required)												*(4) BT U2*		*(2) BT U3*	*(3) IT U4*	*(6) IT U5*	*15*		
**BMR Units (15% of Total units or 33 Units)											*(15) BT U1 + (18) IT U1*						*33*		
SFD - Single Family Detached	P1 (A & C Style)	19							3,200 SF	3,096 SF								60,800 SF	58,824 SF
	P1 (B Style)	8							3,211 SF	3,105 SF								25,688 SF	24,840 SF
	P1 Alt (A & C Style)	7							3,200 SF	3,089 SF								22,400 SF	21,623 SF
	P1 Alt (B Style)	5							3,218 SF	3,108 SF								16,090 SF	15,540 SF
	P2 (A,B,C Style)	23							3,532 SF	3,437 SF								81,236 SF	79,051 SF
	P2 Alt (A,B,C Style)	11							3,532 SF	3,402 SF								38,852 SF	37,422 SF
	Total	*73*															*73*	*245,066 SF*	*237,300 SF*
Total Buildings On Site		**95**															**222**	**661,431 SF**	**634,284 SF**

UNIT SUMMARY

BT - 3 Story Townhouses - Boxtowns

Unit Name	Description	Garage Type	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck Area (SF)	Net Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Net SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck Area (SF)
Plan 1 (A & C Style) (15 BMR)	3bd/3.5ba	Side x Side	393 SF	109 SF	0 SF	1,668 SF	2,355 SF	2,206 SF	23 DU	28%	38,364 SF	54,165 SF	50,738 SF	9,039 SF	2,507 SF	0 SF
Plan 2 Interior Unit (A Style)	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,091 SF	2,928 SF	2,787 SF	12 DU	14%	25,092 SF	35,136 SF	33,444 SF	5,448 SF	1,044 SF	4,560 SF
Plan 2 Interior Unit (C Style)	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,076 SF	2,914 SF	2,773 SF	15 DU	18%	31,140 SF	43,710 SF	41,595 SF	6,810 SF	1,305 SF	5,700 SF
Plan 2 Alt 1 (A Style) at X Plex	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,091 SF	3,007 SF	2,865 SF	2 DU	2%	4,182 SF	6,014 SF	5,730 SF	908 SF	174 SF	760 SF
Plan 2 Alt 1 (C Style) at X Plex	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,076 SF	2,992 SF	2,850 SF	2 DU	2%	4,152 SF	5,984 SF	5,700 SF	908 SF	174 SF	760 SF
Plan 2 Alt 2 (A Style)	4bd/3.5ba	Side x Side	454 SF	87 SF	0 SF	2,091 SF	2,756 SF	2,615 SF	7 DU	8%	14,637 SF	19,292 SF	18,305 SF	3,178 SF	609 SF	0 SF
Plan 3 (A & C Style)	4bd/3.5ba/RTD	Side x Side	517 SF	71 SF	322 SF	2,245 SF	3,214 SF	3,101 SF	22 DU	27%	49,390 SF	70,708 SF	68,222 SF	11,374 SF	1,562 SF	7,084 SF
Subtotal									**83 DU**	**100%**	**166,957 SF**	**235,009 SF**	**223,734 SF**	**37,665 SF**	**7,375 SF**	**18,864 SF**

IT - 3 Story Townhouses - Interlocking

Unit Name	Description	Garage	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck (SF)	Net Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Net SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck (SF)
Plan 1 (A & B Style) (18 BMR)	3bd/3ba	2-car Tandem	646 SF	61 SF	0 SF	1,382 SF	2,267 SF	2,160 SF	18 DU	27%	24,876 SF	40,806 SF	38,880 SF	11,628 SF	1,098 SF	0 SF
Plan 2 (A & B Style)	3bd/3ba	2-car Tandem	658 SF	82 SF	0 SF	1,734 SF	2,664 SF	2,553 SF	12 DU	18%	20,808 SF	31,968 SF	30,636 SF	7,896 SF	984 SF	0 SF
Plan 3 (A & B Style)	3bd/3.5ba/RTD	Side x Side	483 SF	98 SF	321 SF	1,992 SF	2,863 SF	2,715 SF	18 DU	27%	35,856 SF	51,534 SF	48,870 SF	8,694 SF	1,764 SF	5,778 SF
Plan 4 (A & B Style)	4bd/3.5ba/RTD	Side x Side	574 SF	82 SF	341 SF	2,388 SF	3,348 SF	3,237 SF	12 DU	18%	28,656 SF	40,176 SF	38,844 SF	6,888 SF	984 SF	4,092 SF
Plan 5 (A & B Style)	4bd/3.5ba	Side x Side	471 SF	88 SF	0 SF	2,026 SF	2,812 SF	2,670 SF	6 DU	9%	12,156 SF	16,872 SF	16,020 SF	2,826 SF	528 SF	0 SF
Subtotal									**66 DU**	**100%**	**122,352 SF**	**181,356 SF**	**173,250 SF**	**37,932 SF**	**5,358 SF**	**9,870 SF**

SFD - 3 Story Single Family Detached

Unit Name	Description	Garage	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck (SF) ****	Private Yard (SF) Varies (typ. min. shown)	Gross Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Gross SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck (SF) ****	Site Total Private Yard (SF) Varies (typ. min. shown)
Plan 1 (A & C Style)	4bd/3.5ba/RTD	Side x Side	470 SF	88 SF	359 SF	185 SF	2,476 SF	3,200 SF	3,096 SF	19 DU	26%	47,044 SF	60,800 SF	58,824 SF	8,930 SF	1,672 SF	6,821 SF	3,515 SF
Plan 1 (B Style)	4bd/3.5ba/RTD	Side x Side	470 SF	88 SF	359 SF	185 SF	2,485 SF	3,211 SF	3,105 SF	8 DU	11%	19,880 SF	25,688 SF	24,840 SF	3,760 SF	704 SF	2,872 SF	1,480 SF
Plan 1 Alt (A & C Style)	4bd/3.5ba/RTD	Side x Side	470 SF	90 SF	359 SF	185 SF	2,469 SF	3,200 SF	3,089 SF	7 DU	10%	17,283 SF	22,400 SF	21,623 SF	3,290 SF	630 SF	2,513 SF	1,295 SF
Plan 1 Alt (B Style)	4bd/3.5ba/RTD	Side x Side	470 SF	90 SF	359 SF	185 SF	2,488 SF	3,218 SF	3,108 SF	5 DU	7%	12,440 SF	16,090 SF	15,540 SF	2,350 SF	450 SF	1,795 SF	925 SF
Plan 2 (A,B,C Style)	4bd/3.5ba/RTD	Side x Side	490 SF	70 SF	318 SF	196 SF	2,780 SF	3,532 SF	3,437 SF	23 DU	32%	63,940 SF	81,236 SF	79,051 SF	11,270 SF	1,610 SF	7,314 SF	4,508 SF
Plan 2 Alt (A,B,C Style)	4bd/3.5ba/RTD	Side x Side	490 SF	103 SF	318 SF	196 SF	2,858 SF	3,532 SF	3,402 SF	11 DU	15%	31,438 SF	38,852 SF	37,422 SF	5,390 SF	1,133 SF	3,498 SF	2,156 SF
Subtotal										**73 DU**	**100%**	**160,587 SF**	**245,066 SF**	**237,300 SF**	**29,600 SF**	**5,066 SF**	**21,315 SF**	**11,723 SF**

* Gross Living Area (SFD) Includes space within outside perimeter of exterior walls surrounding conditioned living space (including exterior walls).
* Net Living Area (IT, BT Townhouses) Includes space within inside perimeter of exterior walls (excluding exterior walls).
** CBC/SB330 Gross Floor Area includes all area within exterior walls on each level; garages, walls, covered porches, balconies, architectural projections, etc.
*** SMMC Gross Floor Area see SMMC 27.04.200 (b & d) for full Floor Area definition, and full list of floor area exclusions (incudes all area within exterior walls on each level; garages, architectural projections, but excludes porches, decks, etc.)
**** Area Meets Requirement for Open Parcel Area-Improved Outdoor Living-Roof Deck

		Site Total SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***
Site Total (SFD+IT+BT)	**222 DU**	**449,896 SF**	**661,431 SF**	**634,284 SF**
Average Unit Size	2,027 SF			
Density	**16.19** DU/NET AC			

SB330 GROSS SQUARE FOOTAGE CALCULATION

Building Type	Originial No. of Units	Current Proposed No. of Units	Original Site Total Gross (SF) **	Current Site Total Gross SB330 (SF) **	Percentage Difference
BT - 3 Story Townhouses - Boxtowns	83	83	246,942 SF	235,009 SF	
IT - 3 Story Townhouses - Interlocking	66	66	192,057 SF	181,356 SF	
SFD - 3 Story Single Family Detached	73	73	261,717 SF	245,066 SF	
Total	222	**222**	700,716 SF	**661,431 SF**	**-5.61%**

BMR UNIT SUMMARY (Required)

15% of Total Units	222 DU X .15 =	**33 DU**	**Required**

BMR UNIT SUMMARY (Provided)

Unit Name	Description	Garage Type	Gross Floor Area (SMMC) ***	Site Total DU	BMR Distribution
BT - 3 Story Townhouses - Boxtowns					
Plan 1 (A & C Style) (15 BMR)	3bd/3.5ba	Side x Side	2,206 SF	23 DU	13 DU
Plan 2 Interior Unit (A Style)	4bd/3.5ba/RTD	Side x Side	2,787 SF	12 DU	0 DU
Plan 2 Interior Unit (C Style)	4bd/3.5ba/RTD	Side x Side	2,773 SF	15 DU	0 DU
Plan 2 Alt 1 (A Style) at X Plex	4bd/3.5ba/RTD	Side x Side	2,865 SF	2 DU	0 DU
Plan 2 Alt 1 (C Style) at X Plex	4bd/3.5ba/RTD	Side x Side	2,850 SF	2 DU	0 DU
Plan 2 Alt 2 (A Style)	4bd/3.5ba	Side x Side	2,615 SF	7 DU	0 DU
Plan 3 (A & C Style)	4bd/3.5ba/RTD	Side x Side	3,101 SF	22 DU	0 DU
Subtotal				*83 DU*	*13 DU*
IT - 3 Story Townhouses - Interlocking					
Plan 1 (A & B Style) (18 BMR)	3bd/3ba	2-car Tandem	2,160 SF	18 DU	16 DU
Plan 2 (A & B Style)	3bd/3ba	2-car Tandem	2,553 SF	12 DU	2 DU
Plan 3 (A & B Style)	3bd/3.5ba/RTD	Side x Side	2,715 SF	18 DU	2 DU
Plan 4 (A & B Style)	4bd/3.5ba/RTD	Side x Side	3,237 SF	12 DU	0 DU
Plan 5 (A & B Style)	4bd/3.5ba	Side x Side	2,670 SF	6 DU	0 DU
Subtotal				*66 DU*	*20 DU*
SFD - 3 Story Single Family Detached					
Plan 1 (A & C Style)	4bd/3.5ba/RTD	Side x Side	3,096 SF	19 DU	0 DU
Plan 1 (B Style)	4bd/3.5ba/RTD	Side x Side	3,105 SF	8 DU	0 DU
Plan 1 Alt (A & C Style)	4bd/3.5ba/RTD	Side x Side	3,089 SF	7 DU	0 DU
Plan 1 Alt (B Style)	4bd/3.5ba/RTD	Side x Side	3,108 SF	5 DU	0 DU
Plan 2 (A,B,C Style)	4bd/3.5ba/RTD	Side x Side	3,437 SF	23 DU	0 DU
Plan 2 Alt (A,B,C Style)	4bd/3.5ba/RTD	Side x Side	3,402 SF	11 DU	0 DU
Subtotal				*73 DU*	*0 DU*
Total				222 DU	**33 DU**

PARKING REQUIRED SUMMARY

Total Floor Area for Parking Requirements (See SMMC 27.18.110)		105,197 SF		
Single Family Off-Street Parking	73 x 2	146		
Multi-Family Off-Street Parking & Loading	149x2	298		
Total In-Garage		**444**		
Visitor Parking Required for Multi-Family		**30**	0.20 ratio	Visitor Parking
Accessible		3		
EV Capable		6		
Loading		1		
Site Total Vehicle Parking		**474** spaces	2.13 ratio	Total Parking
Bike Parking				
Single-Family	73 x 0	0 spaces required		
Multi-Family Short-Term	149 x .15	22 Short-Term Spaces Required		
Multi-Family Long-Term	149 x 1.5	224 Long-Term Spaces Required		

PARKING PROVIDED SUMMARY

Single Family In-Garage	73 x 2	146		
Townhouse In-Garage	149x2	298		30 *Tandem parked spaces*
Total In-Garage		**444**		
Total On-Street		**41**	0.28 ratio	Per MF DU for 149 DU
Standard Guest		32	0.18 ratio	Per all proposed DU
Accessible		3		
EV Capable		6		
Site Total		**485** spaces	2.18 ratio	Total Parking
Loading		1		

SINGLE-FAMILY (SFD) & TOWNHOUSE (BT, IT) RESIDENCE DATA INFORMATION

Site Address:		3000 Clearview Way, San Mateo, CA	3155 Clearview Way, San Mateo, CA
APN		041-361-120	041-361-130
Zoning Classification		E1-1 -- Executive Park	
Lot Size (Sq. Ft.): (Varies-Minimum Shown)	SFD Lots	+/- 1,711 (P1)	+/- 1,856 (P2)
Tallest Building Height per SMMC (existing grade to highest plate height, excluding stair penthouse)	SFD Lot 19	74.7ft	
Tallest Building Height (proposed grade to highest point of exterior construction)	IT 2, 3, 6, &7	48.5ft	
No. of Stories		3 Stories + Roof Top Deck	
Proposed Number of SFD Units	4 Bed	73 DU	
Proposed number of TH Units	Total	149 DU	
	3 Bed	71 DU	
	4 Bed	71 DU	
Proposed Number of BMR Units (by affordability)	15%	33 DU	
List of All Protected Trees including Species and Size		See Landscape Set	
Total Area of new and rehabilitated landscape area (Sq. Ft.)	Site-Wide	97,975 SF	
Cubic Yards of Soil Disturbance (required in order to determine if a Stormwater Pollution Prevention Construction Permit is Required)	Site-Wide	+/-74,500 cubic yards	

UNIT SUMMARY BY BEDROOM COUNT & OPEN PARCEL AREA REQUIRED SUMMARY

Bedroom Count	No. of DU per Bedroom		
3-BEDROOM UNITS	71 DU	200SF/ 1ST BED	14,200 SF
		100SF/ EA BED AFTER	14,200 SF
4-BEDROOM UNITS	151 DU	200SF/ 1ST BED	30,200 SF
		100SF/ EA BED AFTER	45,300 SF
Total Open Parcel Area Required			**103,900 SF**

OPEN PARCEL AREA PROVIDED SUMMARY

Total Landscape Area Provided (10' min. dim.)	97,975 SF
Total Roof Top Decks (6' min. dim. / 100 SF min.)	50,041 SF
Site Total Open Parcel Area & Private Improved Outdoor Living	**148,016 SF**

PROJECT INFORMATION

Clearview Housing Development

Site Address:	3000 Clearview Way, San Mateo, CA 3155 Clearview Way, San Mateo, CA	
Accessors Parcel No.:	041-361-120, 041-361-130	
Existing Zoning:	E1-1 -- Executive Park	
Site Area (Gross):	21.87 AC	952,657 SQ. FT.
Site Area (Net):	13.71 AC	597,208 SQ. FT.

SB330 GROSS SQUARE FOOTAGE CALCULATION

Building Type	Originial No. of Units	Current Proposed No. of Units	Original Site Total Gross (SF) **	Current Site Total Gross SB330 (SF) **
BT - 3 Story Townhouses - Boxtowns	83	83	246,942 SF	235,009 SF
IT - 3 Story Townhouses - Interlocking	66	66	192,057 SF	181,356 SF
SFD - 3 Story Single Family Detached	73	73	261,717 SF	245,066 SF
Total	222	**222**	700,716 SF	**661,431 SF**

BUILDING TYPE SUMMARY

Typology	Building Plex	# of Buildings on Site	Total Units Per Building (Units Unique per Typology) P1	P2/P2 Alt 1	P2 Alt 2	P3	P4	P5	Building Total Gross Area (CBC/SB330) **	Building Total Gross Area (SMMC) ***	Total Units on Site P1	P2/P2 Alt 1	P2 Alt 2	P3	P4	P5	Total Units	Site Total Gross Area (CBC/SB330) **	Site Total Gross Area (SMMC) ***
BT - 3 Story Townhouses - Boxtowns	5-Plex (C Style)	1	1	2	0	2			14,611 SF	13,954 SF	1	2	0	2			5	14,611 SF	13,954 SF
	5X-Plex (A Style)	1	1	2	1	1			14,260 SF	13,574 SF	1	2	1	1			5	14,260 SF	13,574 SF
	5X-Plex (C Style)	1	1	3	0	1			14,389 SF	13,703 SF	1	3	0	1			5	14,389 SF	13,703 SF
	6-Plex (A Style)	2	2	1	1	2			16,822 SF	16,016 SF	4	2	2	4			12	33,644 SF	32,032 SF
	6-Plex (C Style)	1	2	2	0	2			16,966 SF	16,160 SF	2	2	0	2			6	16,966 SF	16,160 SF
	6X-Plex (A Style)	1	2	2	1	1	NA	NA	16,615 SF	15,780 SF	2	2	1	1	NA	NA	6	16,615 SF	15,780 SF
	6X-Plex (C Style)	1	2	3	0	1			16,744 SF	15,909 SF	2	3	0	1			6	16,744 SF	15,909 SF
	7-Plex (A Style)	1	2	2	1	2			19,750 SF	18,803 SF	2	2	1	2			7	19,750 SF	18,803 SF
	7-Plex (C Style)	1	2	3	0	2			19,880 SF	18,933 SF	2	3	0	2			7	19,880 SF	18,933 SF
	8-Plex (A Style)	2	2	3	1	2			22,678 SF	21,590 SF	4	6	2	4			16	45,356 SF	43,180 SF
	8-Plex (C Style)	1	2	**4**	0	2			22,794 SF	21,706 SF	2	4	0	2			8	22,794 SF	21,706 SF
	Total	*13*									*23*	*31*	*7*	*22*	*0*	*0*	*83*	*235,009 SF*	*223,734 SF*
IT - 3 Story Townhouses - Interlocking	7-Plex (A & B Style)	6	2	1	NA	2	1	1	19,084 SF	18,209 SF	12	6	NA	12	6	6	42	114,504 SF	109,254 SF
	8-Plex (A & B Style)	3	2	2	NA	2	2	0	22,284 SF	21,332 SF	6	6	NA	6	6	0	24	66,852 SF	63,996 SF
	Total	*9*									*18*	*12*		*18*	*12*	*6*	*66*	*181,356 SF*	*173,250 SF*
* Units with Accessible Ground Floor (10% of Townhome Units Required)												*(4) BT U2*		*(2) BT U3*	*(3) IT U4*	*(6) IT U5*	*15*		
**BMR Units (15% of Total units or 33 Units)										*(15) BT U1 + (18) IT U1*							*33*		
SFD - Single Family Detached	P1 (A & C Style)	19							3,200 SF	3,096 SF								60,800 SF	58,824 SF
	P1 (B Style)	8							3,211 SF	3,105 SF								25,688 SF	24,840 SF
	P1 Alt (A & C Style)	7							3,200 SF	3,089 SF								22,400 SF	21,623 SF
	P1 Alt (B Style)	5							3,218 SF	3,108 SF								16,090 SF	15,540 SF
	P2 (A,B,C Style)	23							3,532 SF	3,437 SF								81,236 SF	79,051 SF
	P2 Alt (A,B,C Style)	11							3,532 SF	3,402 SF								38,852 SF	37,422 SF
	Total	*73*															*73*	*245,066 SF*	*237,300 SF*
Total Buildings On Site		**95**															**222**	**661,431 SF**	**634,284 SF**

PARKING REQUIRED SUMMARY

Total Floor Area for Parking Requirements (See SMMC 27.18.110)		105,197 SF		
Single Family Off-Street Parking	73 x 2	146		
Multi-Family Off-Street Parking & Loading	149x2	298		
Total In-Garage		**444**		
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EV Capable		6		
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Site Total Vehicle Parking		**474** spaces	2.13 ratio	Total Parking
Bike Parking				
Single-Family	73 x 0	0 spaces required		
Multi-Family Short-Term	149 x .15	22 Short-Term Spaces Required		
Multi-Family Long-Term	149 x 1.5	224 Long-Term Spaces Required		

PARKING PROVIDED SUMMARY

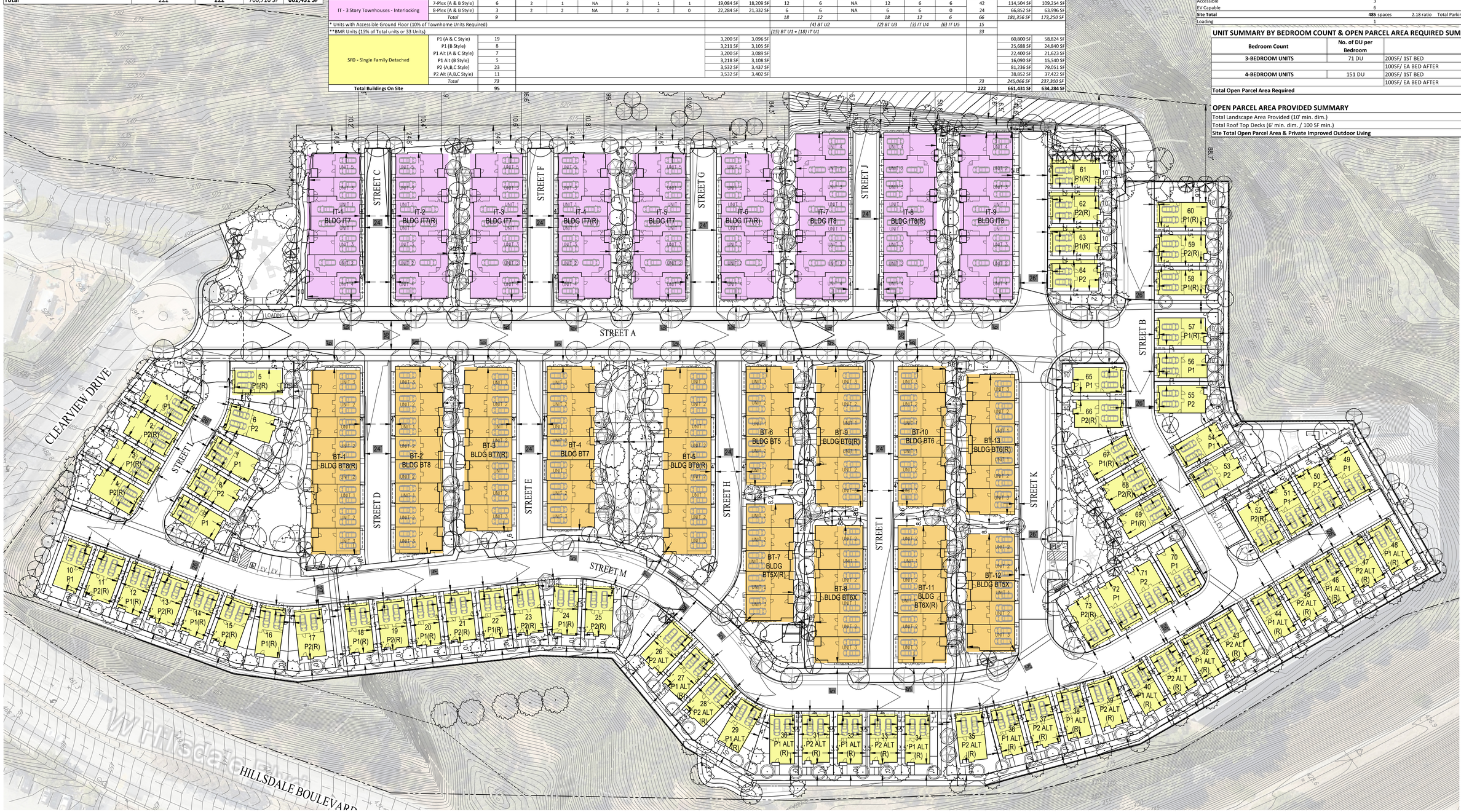
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Townhouse In-Garage	149x2	298	30	*Tandem parked spaces*
Total In-Garage		**444**		
Total On-Street		**41**	0.28 ratio	Per MF DU for 149 DU
Standard Guest		32	0.18 ratio	Per all proposed DU
Accessible		3		
EV Capable		6		
Site Total		**485** spaces	2.18 ratio	Total Parking
Loading		1		

UNIT SUMMARY BY BEDROOM COUNT & OPEN PARCEL AREA REQUIRED SUMMARY

Bedroom Count	No. of DU per Bedroom		
3-BEDROOM UNITS	71 DU	200SF/ 1ST BED	14,200 SF
		100SF/ EA BED AFTER	14,200 SF
4-BEDROOM UNITS	151 DU	200SF/ 1ST BED	30,200 SF
		100SF/ EA BED AFTER	45,300 SF
Total Open Parcel Area Required			**103,900 SF**

OPEN PARCEL AREA PROVIDED SUMMARY

Total Landscape Area Provided (10' min. dim.)	97,975 SF
Total Roof Top Decks (6' min. dim. / 100 SF min.)	50,049 SF
Site Total Open Parcel Area & Private Improved Outdoor Living	**148,024 SF**



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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

0 20 40 80 Scale 1" = 40'

ARCHITECTURAL SITE EXHIBIT A0.2.0





NTS

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EXISTING SITE IMAGERY

A0.2.1





PARKVIEW TERRACE APARTMENTS
1555 W HILLSDALE BLVD
SAN MATEO, CA 94402



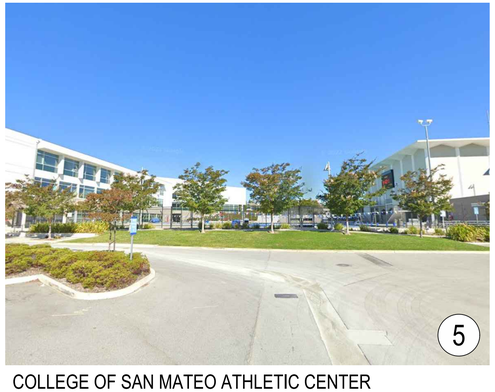
VITAS HEALTHCARE
3190 CLEARVIEW WAY
SAN MATEO, CA 94402



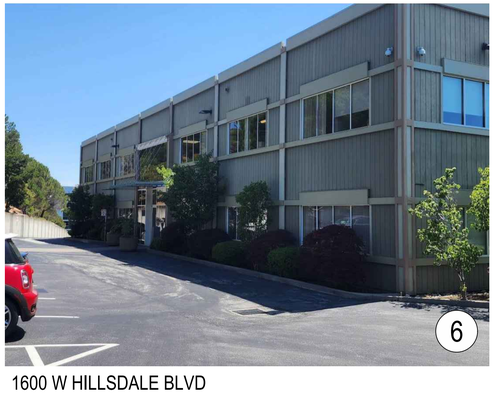
SERENDIPITY SCHOOL
3172 CLEARVIEW WAY
SAN MATEO, CA 94402



COLLEGE OF SAN MATEO FACILITIES
7 PERIMETER RD
SAN MATEO, CA 94402



COLLEGE OF SAN MATEO ATHLETIC CENTER
1700 W HILLSDALE BLVD
SAN MATEO, CA 94402



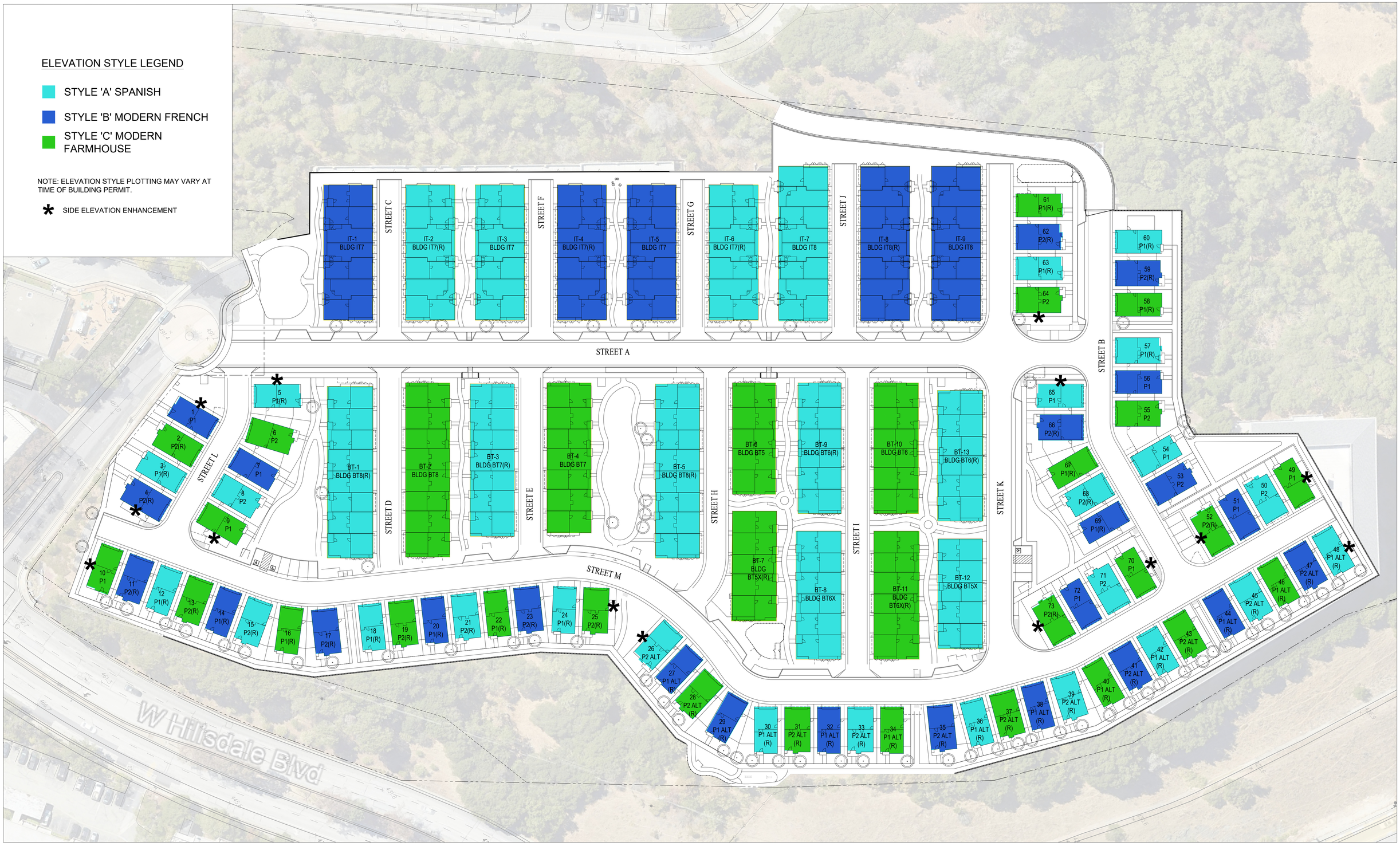
1600 W HILLSDALE BLVD
SAN MATEO, CA 94402

ELEVATION STYLE LEGEND

- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

* SIDE ELEVATION ENHANCEMENT



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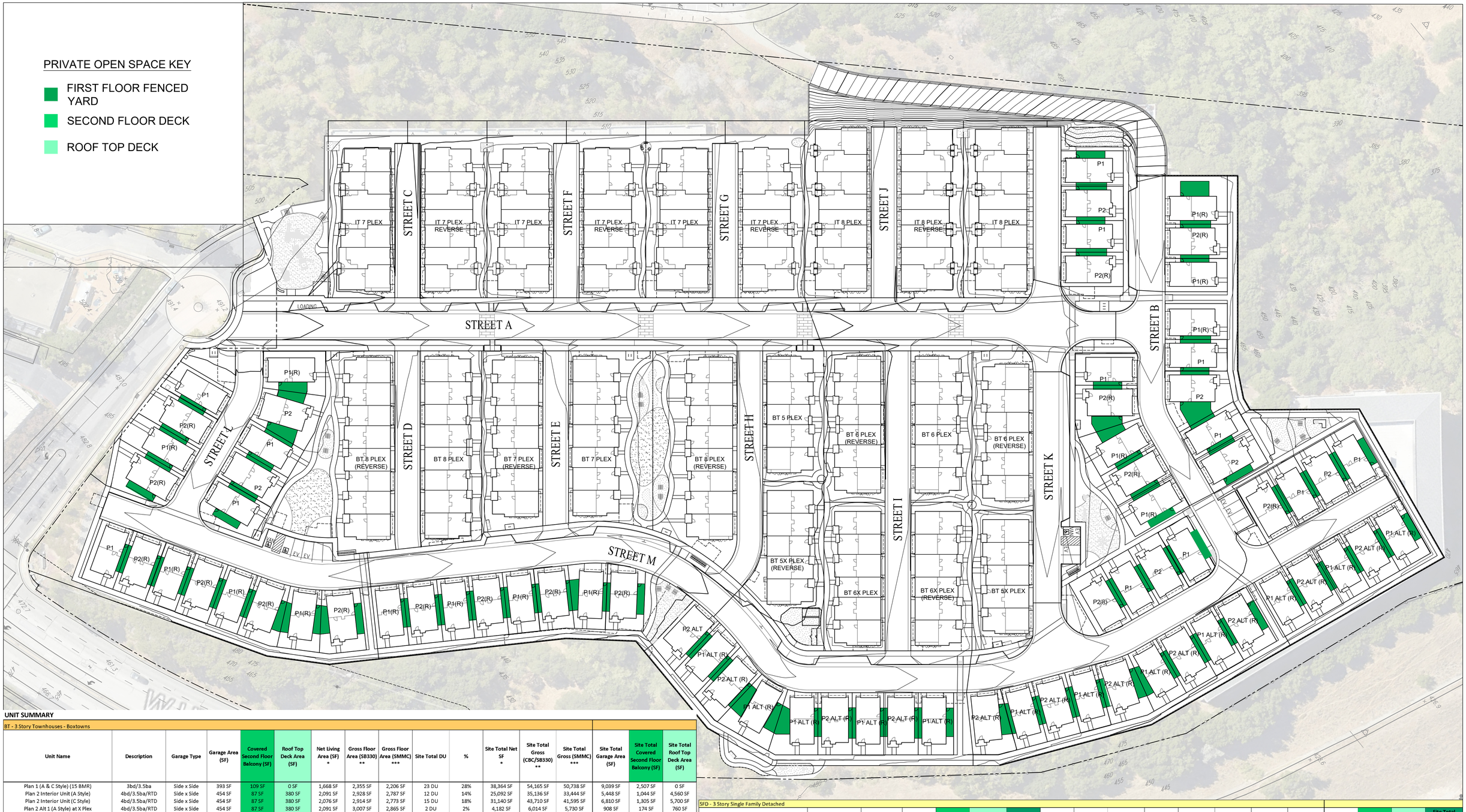
(1ST)	DECEMBER 19, 2025
(2ND)	SEPTEMBER 5, 2025
(3RD)	MARCH 20, 2026

0 20 40 80 Scale 1" = 40'

ARCHITECTURAL STYLE PLOTTING **A0.2.3**

PRIVATE OPEN SPACE KEY

- FIRST FLOOR FENCED YARD
- SECOND FLOOR DECK
- ROOF TOP DECK



UNIT SUMMARY

BT - 3 Story Townhouses - Boxtowns

Unit Name	Description	Garage Type	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck Area (SF)	Net Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Net SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck Area (SF)
Plan 1 (A & C Style) (15 BMR)	3bd/3.5ba	Side x Side	393 SF	109 SF	0 SF	1,668 SF	2,355 SF	2,206 SF	23 DU	28%	38,364 SF	54,165 SF	50,738 SF	9,039 SF	2,507 SF	0 SF
Plan 2 Interior Unit (A Style)	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,091 SF	2,928 SF	2,787 SF	12 DU	14%	25,092 SF	35,136 SF	33,444 SF	5,448 SF	1,044 SF	4,560 SF
Plan 2 Interior Unit (C Style)	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,076 SF	2,914 SF	2,773 SF	15 DU	18%	31,140 SF	43,710 SF	41,595 SF	6,810 SF	1,305 SF	5,700 SF
Plan 2 Alt 1 (A Style) at X Plex	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,091 SF	3,007 SF	2,865 SF	2 DU	2%	4,182 SF	6,014 SF	5,730 SF	908 SF	174 SF	760 SF
Plan 2 Alt 1 (C Style) at X Plex	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,076 SF	2,992 SF	2,850 SF	2 DU	2%	4,152 SF	5,984 SF	5,700 SF	908 SF	174 SF	760 SF
Plan 2 Alt 2 (A Style)	4bd/3.5ba	Side x Side	454 SF	87 SF	0 SF	2,091 SF	2,756 SF	2,615 SF	7 DU	8%	14,637 SF	19,292 SF	18,305 SF	3,178 SF	609 SF	0 SF
Plan 3 (A & C Style)	4bd/3.5ba/RTD	Side x Side	517 SF	71 SF	322 SF	2,245 SF	3,214 SF	3,101 SF	22 DU	27%	49,390 SF	70,708 SF	68,222 SF	11,374 SF	1,562 SF	7,084 SF
Subtotal									**83 DU**	**100%**	**166,957 SF**	**235,009 SF**	**223,734 SF**	**37,665 SF**	**7,375 SF**	**18,864 SF**

IT - 3 Story Townhouses - Interlocking

Unit Name	Description	Garage	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck (SF)	Net Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Net SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck (SF)
Plan 1 (A & B Style) (18 BMR)	3bd/3ba	2-car Tandem	646 SF	61 SF	0 SF	1,382 SF	2,267 SF	2,160 SF	18 DU	27%	24,876 SF	40,806 SF	38,880 SF	11,628 SF	1,098 SF	0 SF
Plan 2 (A & B Style)	3bd/3ba	2-car Tandem	658 SF	82 SF	0 SF	1,734 SF	2,664 SF	2,553 SF	12 DU	18%	20,808 SF	31,968 SF	30,636 SF	7,896 SF	984 SF	0 SF
Plan 3 (A & B Style)	3bd/3.5ba/RTD	Side x Side	483 SF	98 SF	321 SF	1,992 SF	2,863 SF	2,715 SF	18 DU	27%	35,856 SF	51,534 SF	48,870 SF	8,694 SF	1,764 SF	5,778 SF
Plan 4 (A & B Style)	4bd/3.5ba/RTD	Side x Side	574 SF	82 SF	341 SF	2,388 SF	3,348 SF	3,237 SF	12 DU	18%	28,656 SF	40,176 SF	38,844 SF	6,888 SF	984 SF	4,092 SF
Plan 5 (A & B Style)	4bd/3.5ba	Side x Side	471 SF	88 SF	0 SF	2,026 SF	2,812 SF	2,670 SF	6 DU	9%	12,156 SF	16,872 SF	16,020 SF	2,826 SF	528 SF	0 SF
Subtotal									**66 DU**	**100%**	**122,352 SF**	**181,356 SF**	**173,250 SF**	**37,932 SF**	**5,358 SF**	**9,870 SF**

SFD - 3 Story Single Family Detached

Unit Name	Description	Garage	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck (SF) ****	Private Yard (SF) Varies (typ. min. shown)	Gross Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Gross SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck (SF) ****	Site Total Private Yard (SF) Varies (typ. min. shown)
Plan 1 (A & C Style)	4bd/3.5ba/RTD	Side x Side	470 SF	88 SF	359 SF	185 SF	2,476 SF	3,200 SF	3,096 SF	19 DU	26%	47,044 SF	60,800 SF	58,824 SF	8,930 SF	1,672 SF	6,821 SF	3,515 SF
Plan 1 (B Style)	4bd/3.5ba/RTD	Side x Side	470 SF	88 SF	359 SF	185 SF	2,485 SF	3,211 SF	3,105 SF	8 DU	11%	19,880 SF	25,688 SF	24,840 SF	3,760 SF	704 SF	2,872 SF	1,480 SF
Plan 1 Alt (A & C Style)	4bd/3.5ba/RTD	Side x Side	470 SF	90 SF	359 SF	185 SF	2,469 SF	3,200 SF	3,089 SF	7 DU	10%	17,283 SF	22,400 SF	21,623 SF	3,290 SF	630 SF	2,513 SF	1,295 SF
Plan 1 Alt (B Style)	4bd/3.5ba/RTD	Side x Side	470 SF	90 SF	359 SF	185 SF	2,488 SF	3,218 SF	3,108 SF	5 DU	7%	12,440 SF	16,090 SF	15,540 SF	2,350 SF	450 SF	1,795 SF	925 SF
Plan 2 (A,B,C Style)	4bd/3.5ba/RTD	Side x Side	490 SF	70 SF	318 SF	196 SF	2,780 SF	3,532 SF	3,437 SF	23 DU	32%	63,940 SF	81,236 SF	79,051 SF	11,270 SF	1,610 SF	7,314 SF	4,508 SF
Plan 2 Alt (A,B,C Style)	4bd/3.5ba/RTD	Side x Side	490 SF	103 SF	318 SF	196 SF	2,858 SF	3,532 SF	3,402 SF	11 DU	15%	31,438 SF	38,852 SF	37,422 SF	5,390 SF	1,133 SF	3,498 SF	2,156 SF
Subtotal										**73 DU**	**100%**	**160,587 SF**	**245,066 SF**	**237,300 SF**	**29,600 SF**	**5,066 SF**	**21,315 SF**	**11,723 SF**

* Gross Living Area (SFD) Includes space within outside perimeter of exterior walls surrounding conditioned living space (including exterior walls).
* Net Living Area (IT, BT Townhouses) Includes space within inside perimeter of exterior walls (excluding exterior walls).
** CBC/SB330 Gross Floor Area includes all area within exterior walls on each level; garages, walls, covered porches, balconies, architectural projections, etc.
*** SMMC Gross Floor Area see SMMC 27.04.200 (b & d) for full Floor Area definition, and full list of floor area exclusions (incudes all area within exterior walls on each level; garages, architectural projections, but excludes porches, decks, etc.)
**** Area Meets Requirement for Open Parcel Area-Improved Outdoor Living-Roof Deck

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

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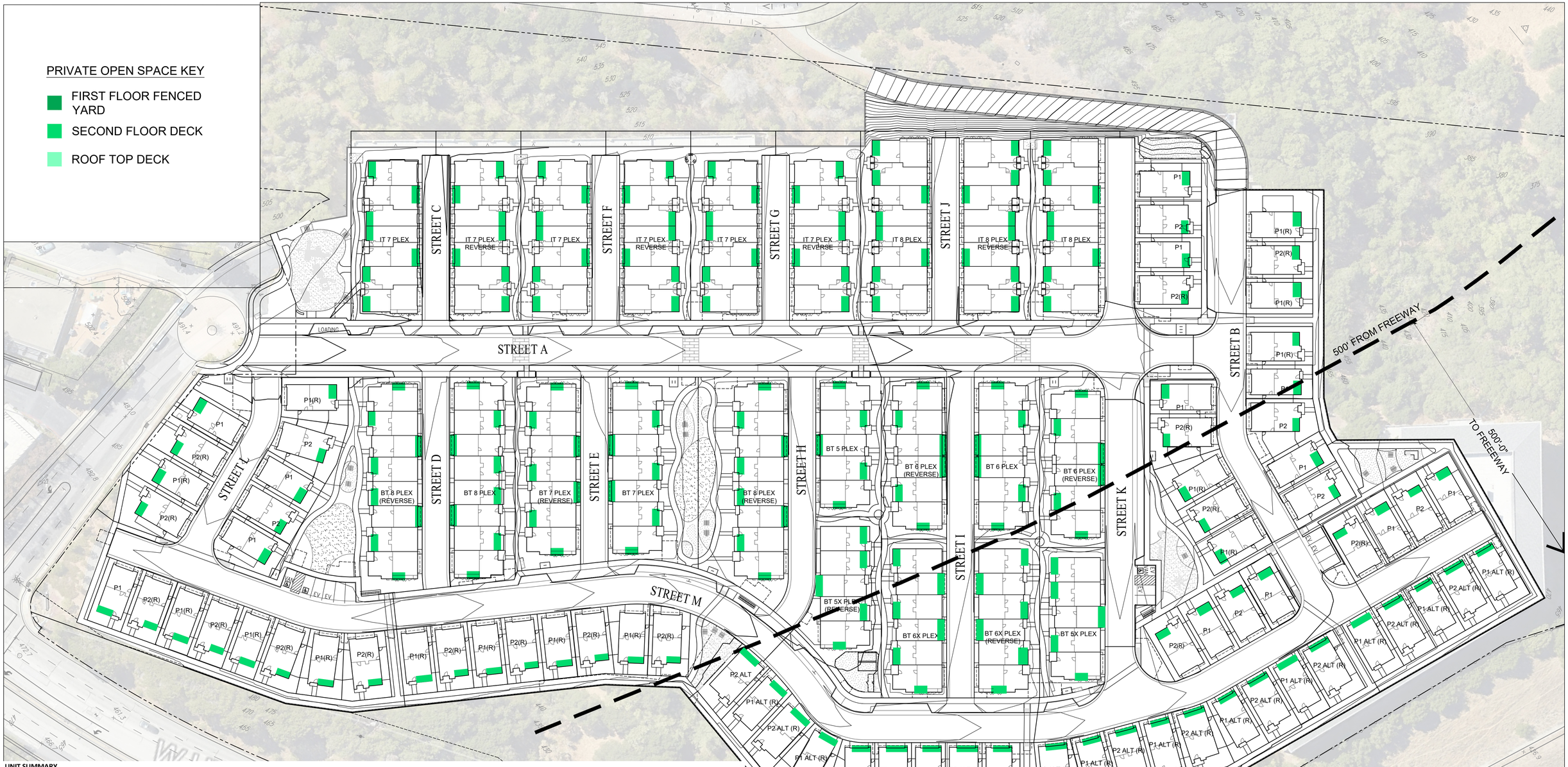
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(3RD) MARCH 20, 2026

0 20 40 80 Scale 1" = 40'

PRIVATE OPEN SPACE EXHIBIT-SIDE YARD A0.2.4

PRIVATE OPEN SPACE KEY

- FIRST FLOOR FENCED YARD
- SECOND FLOOR DECK
- ROOF TOP DECK



UNIT SUMMARY

BT - 3 Story Townhouses - Boxtowns

Unit Name	Description	Garage Type	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck Area (SF)	Net Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Net SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck Area (SF)
Plan 1 (A & C Style) (15 BMR)	3bd/3.5ba	Side x Side	393 SF	109 SF	0 SF	1,668 SF	2,355 SF	2,206 SF	23 DU	28%	38,364 SF	54,165 SF	50,738 SF	9,039 SF	2,507 SF	0 SF
Plan 2 Interior Unit (A Style)	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,091 SF	2,928 SF	2,787 SF	12 DU	14%	25,092 SF	35,136 SF	33,444 SF	5,448 SF	1,044 SF	4,560 SF
Plan 2 Interior Unit (C Style)	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,076 SF	2,914 SF	2,773 SF	15 DU	18%	31,140 SF	43,710 SF	41,595 SF	6,810 SF	1,305 SF	5,700 SF
Plan 2 Alt 1 (A Style) at X Plex	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,091 SF	3,007 SF	2,865 SF	2 DU	2%	4,182 SF	6,014 SF	5,730 SF	908 SF	174 SF	760 SF
Plan 2 Alt 1 (C Style) at X Plex	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,076 SF	2,992 SF	2,850 SF	2 DU	2%	4,152 SF	5,984 SF	5,700 SF	908 SF	174 SF	760 SF
Plan 2 Alt 2 (A Style)	4bd/3.5ba	Side x Side	454 SF	87 SF	0 SF	2,091 SF	2,756 SF	2,615 SF	7 DU	8%	14,637 SF	19,292 SF	18,305 SF	3,178 SF	609 SF	0 SF
Plan 3 (A & C Style)	4bd/3.5ba/RTD	Side x Side	517 SF	71 SF	322 SF	2,245 SF	3,214 SF	3,101 SF	22 DU	27%	49,390 SF	70,708 SF	68,222 SF	11,374 SF	1,562 SF	7,084 SF
Subtotal									**83 DU**	**100%**	**166,957 SF**	**235,009 SF**	**223,734 SF**	**37,665 SF**	**7,375 SF**	**18,864 SF**

IT - 3 Story Townhouses - Interlocking

Unit Name	Description	Garage	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck (SF)	Net Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Net SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck (SF)
Plan 1 (A & B Style) (18 BMR)	3bd/3ba	2-car Tandem	646 SF	61 SF	0 SF	1,382 SF	2,267 SF	2,160 SF	18 DU	27%	24,876 SF	40,806 SF	38,880 SF	11,628 SF	1,098 SF	0 SF
Plan 2 (A & B Style)	3bd/3ba	2-car Tandem	658 SF	82 SF	0 SF	1,734 SF	2,664 SF	2,553 SF	12 DU	18%	20,808 SF	31,968 SF	30,636 SF	7,896 SF	984 SF	0 SF
Plan 3 (A & B Style)	3bd/3.5ba/RTD	Side x Side	483 SF	98 SF	321 SF	1,992 SF	2,863 SF	2,715 SF	18 DU	27%	35,856 SF	51,534 SF	48,870 SF	8,694 SF	1,764 SF	5,778 SF
Plan 4 (A & B Style)	4bd/3.5ba/RTD	Side x Side	574 SF	82 SF	341 SF	2,388 SF	3,348 SF	3,237 SF	12 DU	18%	28,656 SF	40,176 SF	38,844 SF	6,888 SF	984 SF	4,092 SF
Plan 5 (A & B Style)	4bd/3.5ba	Side x Side	471 SF	88 SF	0 SF	2,026 SF	2,812 SF	2,670 SF	6 DU	9%	12,156 SF	16,872 SF	16,020 SF	2,826 SF	528 SF	0 SF
Subtotal									**66 DU**	**100%**	**122,352 SF**	**181,356 SF**	**173,250 SF**	**37,932 SF**	**5,358 SF**	**9,870 SF**

SFD - 3 Story Single Family Detached

Unit Name	Description	Garage	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck (SF) ****	Private Yard (SF) Varies (typ. min. shown)	Gross Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Gross SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck (SF) ****	Site Total Private Yard (SF) Varies (typ. min. shown)
Plan 1 (A & C Style)	4bd/3.5ba/RTD	Side x Side	470 SF	88 SF	359 SF	185 SF	2,476 SF	3,200 SF	3,096 SF	19 DU	26%	47,044 SF	60,800 SF	58,824 SF	8,930 SF	1,672 SF	6,821 SF	3,515 SF
Plan 1 (B Style)	4bd/3.5ba/RTD	Side x Side	470 SF	88 SF	359 SF	185 SF	2,485 SF	3,211 SF	3,105 SF	8 DU	11%	19,880 SF	25,688 SF	24,840 SF	3,760 SF	704 SF	2,872 SF	1,480 SF
Plan 1 Alt (A & C Style)	4bd/3.5ba/RTD	Side x Side	470 SF	90 SF	359 SF	185 SF	2,469 SF	3,200 SF	3,089 SF	7 DU	10%	17,283 SF	22,400 SF	21,623 SF	3,290 SF	630 SF	2,513 SF	1,295 SF
Plan 1 Alt (B Style)	4bd/3.5ba/RTD	Side x Side	470 SF	90 SF	359 SF	185 SF	2,488 SF	3,218 SF	3,108 SF	5 DU	7%	12,440 SF	16,090 SF	15,540 SF	2,350 SF	450 SF	1,795 SF	925 SF
Plan 2 (A,B,C Style)	4bd/3.5ba/RTD	Side x Side	490 SF	70 SF	318 SF	196 SF	2,780 SF	3,532 SF	3,437 SF	23 DU	32%	63,940 SF	81,236 SF	79,051 SF	11,270 SF	1,610 SF	7,314 SF	4,508 SF
Plan 2 Alt (A,B,C Style)	4bd/3.5ba/RTD	Side x Side	490 SF	103 SF	318 SF	196 SF	2,858 SF	3,532 SF	3,402 SF	11 DU	15%	31,438 SF	38,852 SF	37,422 SF	5,390 SF	1,133 SF	3,498 SF	2,156 SF
Subtotal										**73 DU**	**100%**	**160,587 SF**	**245,066 SF**	**237,300 SF**	**29,600 SF**	**5,066 SF**	**21,315 SF**	**11,723 SF**

* Gross Living Area (SFD) Includes space within outside perimeter of exterior walls surrounding conditioned living space (including exterior walls).
* Net Living Area (IT, BT Townhouses) Includes space within inside perimeter of exterior walls (excluding exterior walls).
** CBC/SB330 Gross Floor Area includes all area within exterior walls on each level; garages, walls, covered porches, balconies, architectural projections, etc.
*** SMMC Gross Floor Area see SMMC 27.04.200 (b & d) for full Floor Area definition, and full list of floor area exclusions (incudes all area within exterior walls on each level; garages, architectural projections, but excludes porches, decks, etc.)
**** Area Meets Requirement for Open Parcel Area-Improved Outdoor Living-Roof Deck

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLC | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

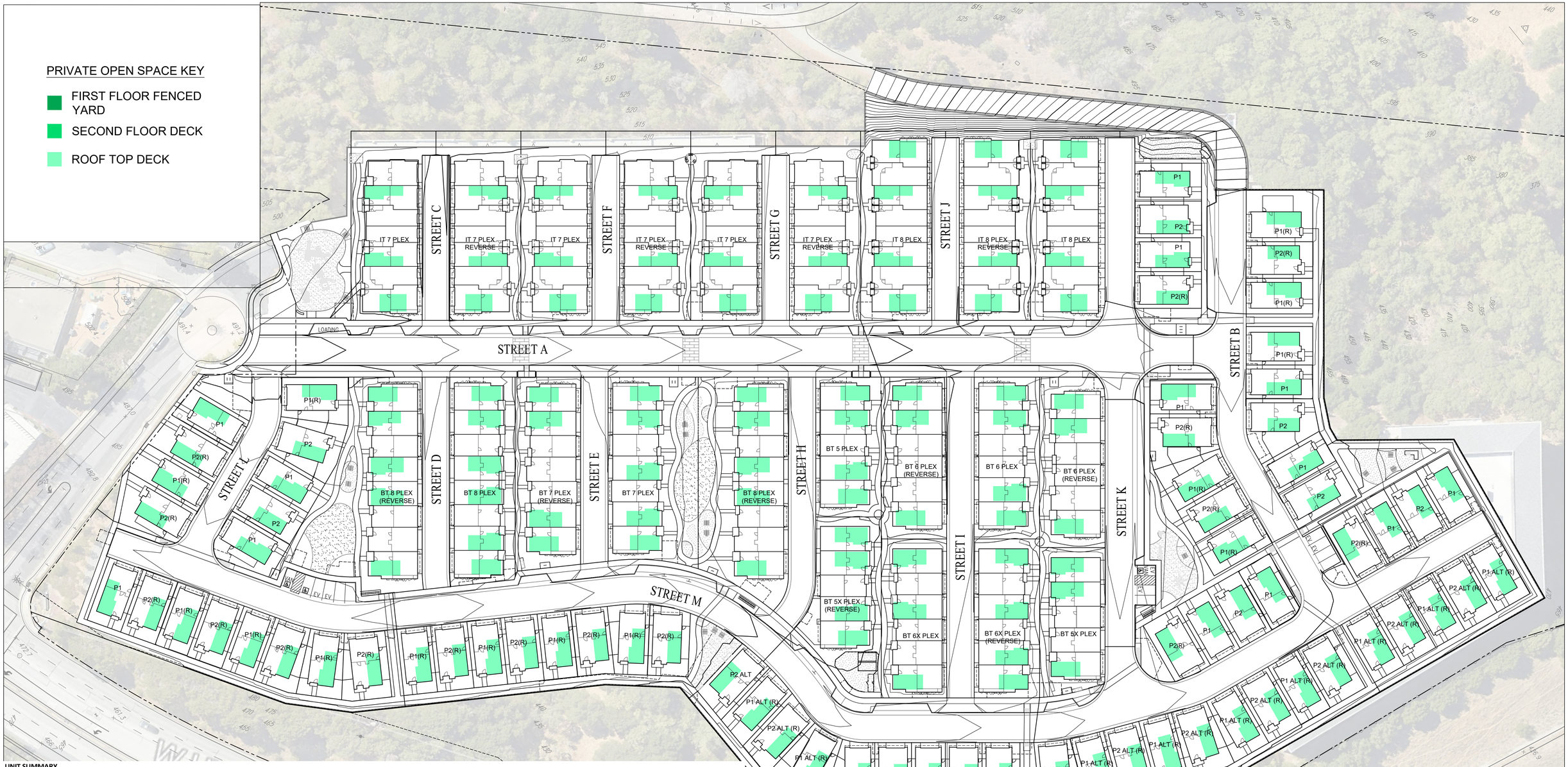
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

0 20 40 80 Scale 1" = 40'

PRIVATE OPEN SPACE EXHIBIT-2ND FLR BALCONY

A0.2.5



UNIT SUMMARY

BT - 3 Story Townhouses - Boxtowns

Unit Name	Description	Garage Type	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck Area (SF)	Net Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Net SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck Area (SF)
Plan 1 (A & C Style) (15 BMR)	3bd/3.5ba	Side x Side	393 SF	109 SF	0 SF	1,668 SF	2,355 SF	2,206 SF	23 DU	28%	38,364 SF	54,165 SF	50,738 SF	9,039 SF	2,507 SF	0 SF
Plan 2 Interior Unit (A Style)	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,091 SF	2,928 SF	2,787 SF	12 DU	14%	25,092 SF	35,136 SF	33,444 SF	5,448 SF	1,044 SF	4,560 SF
Plan 2 Interior Unit (C Style)	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,076 SF	2,914 SF	2,773 SF	15 DU	18%	31,140 SF	43,710 SF	41,595 SF	6,810 SF	1,305 SF	5,700 SF
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IT - 3 Story Townhouses - Interlocking

Unit Name	Description	Garage	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck (SF)	Net Living Area (SF) *	Gross Floor Area (SB330) **	Gross Floor Area (SMMC) ***	Site Total DU	%	Site Total Net SF *	Site Total Gross (CBC/SB330) **	Site Total Gross (SMMC) ***	Site Total Garage Area (SF)	Site Total Covered Second Floor Balcony (SF)	Site Total Roof Top Deck (SF)
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SFD - 3 Story Single Family Detached

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Ownership:
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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
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0 20 40 80 Scale 1" = 40'

PRIVATE OPEN SPACE EXHIBIT-RTD

A0.2.6

GREEN BUILDING FEATURES

Smart Development
- Urban infill site, reducing sprawl
- Reducing transportation related greenhouse gas emissions
  - Housing located in proximity to major jobs centers to reduce commuting distances and improve access to alternative transportation methods

Net Zero Electric
- Heat pump for heating/AC
- Heat pump water heater

Energy Efficiency
- All electric homes meet or exceed Title 24
- High-Efficacy Lighting

On site solar renewable generation (installation of PV panels)

Prewire with separate branch circuit for EV charging station in all garages to comply with CEC Article 625 and San Mateo Reach Code.

Garages pre-wired for Battery Energy Storage System (ESS) Ready

Reducing carbon emissions (all electric)

Improved indoor air quality (no gas appliances)

Debris Recovery Plan – construction debris to be diverted from landfill

Durable and Non-combustible cladding materials (stucco and fiber cement siding)

Water efficient bathroom fixtures (showerheads, faucets, toilets)

Water Efficiency – Complete Irrigation plans will be provided as part of the Building Permit Drawings. The proposed irrigation system is designed to maximize water efficiency and provide long-term sustainability for the landscape. The system will utilize a weather-based smart irrigation controller capable of automatically adjusting watering schedules based on real-time evapotranspiration (ET) data, local weather conditions, and seasonal variations. This smart control technology ensures that plants receive only the amount of water necessary for optimal health, minimizing runoff and overwatering.

All components and design practices will fully comply with the California Model Water Efficient Landscape Ordinance (MWELO), including but not limited to hydrozoning by plant water needs and incorporation of high-efficiency spray and drip nozzles. The system will prioritize low-volume drip irrigation for planting areas and subsurface or high-efficiency overhead systems for turf or groundcover areas, where allowed. Backflow prevention devices, pressure regulators, and master valves will be included to protect water quality, maintain proper operating pressures, and reduce potential leakage. In addition, soil health and water retention will be supported through appropriate soil amendments and mulching, consistent with MWELO requirements, further reducing irrigation demand.

On-Site Stormwater Management -- Silva Cells providing at-source, underground, stormwater management that captures, stores, and treats runoff with the ability to grow large trees. Stormwater planters are surface-level landscape features that capture, store, and treat stormwater runoff while providing vegetation within a limited space.

SINGLE FAMILY DETACHED
R3

APPLICABLE CODES:

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF SAN MATEO MUNICIPAL CODE

CITY OF SAN MATEO REACH CODE (ELECTRIFY SAN MATEO)

TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3
GARAGE: U
FIRE SPRINKLERS: NFPA 13-D

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13-D IN ONE- AND TWO- FAMILY DWELLINGS.

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

SAN MATEO REACH CODE COMPLIANCE MARGIN:
SINGLE FAMILY RESIDENTIAL BUILDINGS REQUIRED TO EXCEED TEH STANDARD EDR1 REQUIREMET BY AT LEAST 9.

SAN MATEO REACH CODE ENHANCED ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE:
ONE- AND TWO-FAMILY DWELLINGS AND TOWHOUSES REQUIRE
ONE LEVEL 2 EV READY SPACE PER DU;
ONE LEVEL 1 EV READY SPACE IF SECOND SPACE PROVIDED

TOWNHOUSE:
R3 - TOWNHOUSE CONDOMINIUMS

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

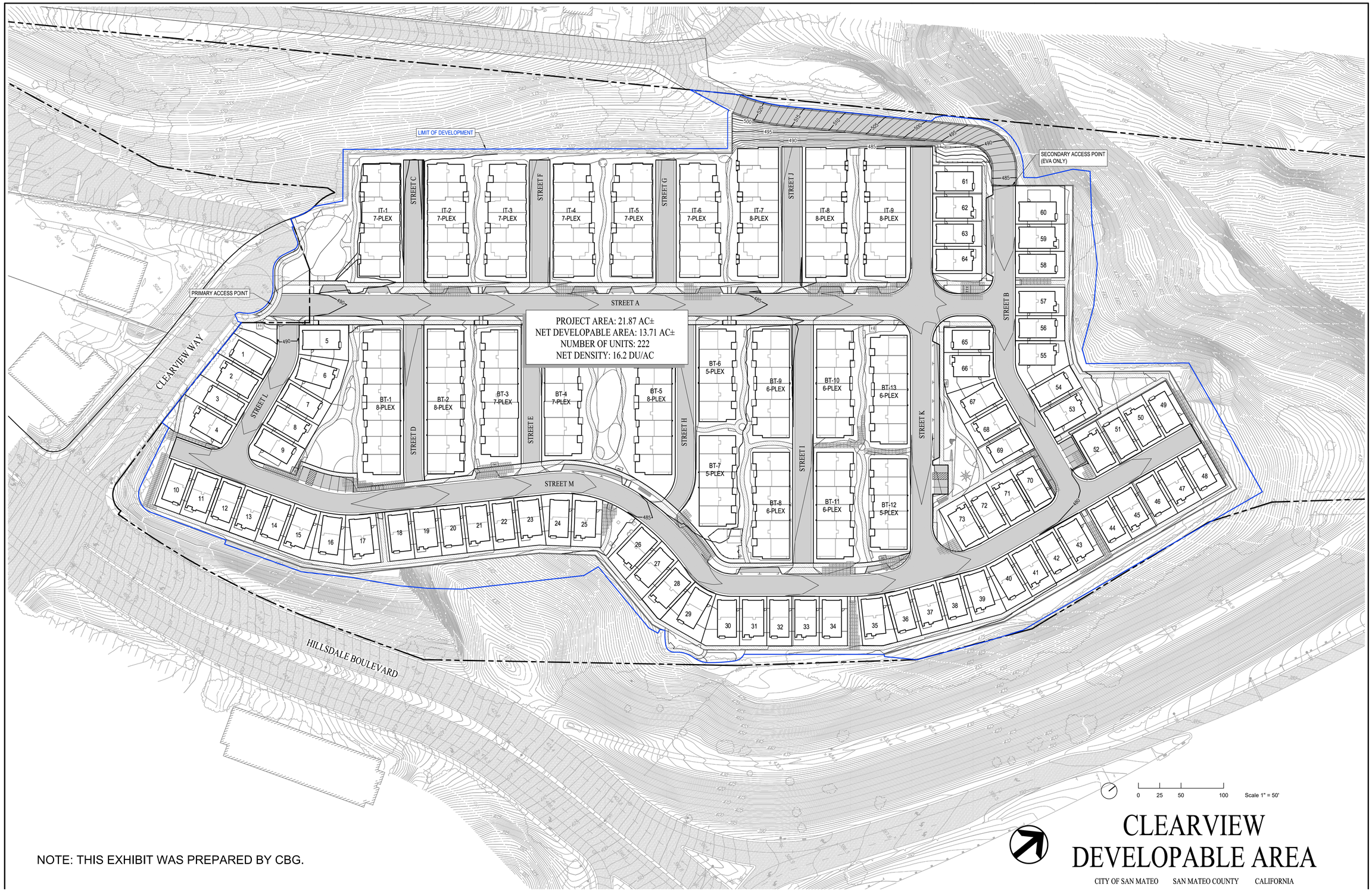
2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF SAN MATEO MUNICIPAL CODE

CITY OF SAN MATEO REACH CODE (ELECTRIFY SAN MATEO)

DEFINITIONS [PER CRC R202]	TOWNHOUSE CONDOMINIUMS: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
(CBC AND CRC)	STORY: THAT PORTION OF A BUILDING INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR OR ROOF NEXT ABOVE.
OCCUPANCY GROUP (CRC R 1.1.3.1)	R-3 TOWNHOUSE CONDOMINIUMS U (PRIVATE GARAGES)
CONSTRUCTION TYPE	TYPE V-B
FIRE SPRINKLERS (CRC R 313)	NFPA 13-D ALLOWED NFPA 13 PROPOSED
ALLOWABLE HEIGHT	40 FEET
ALLOWABLE STORIES (CRC 1.13)	3 STORIES + OCCUPIED ROOF DECK
OCCUPIED ROOF DECKS (CBC SECTION 503.1.4)	A ROOF LEVEL OR PORTION THEREOF SHALL BE PERMITTED TO BE USED AS AN OCCUPIED ROOF PROVIDED THE OCCUPANCY OF THE ROOF IS AN OCCUPANCY ALLOWED FOR THE STORY IMMEDIATELY BELOW THE ROOF.... AN OCCUPIED ROOF SHALL NOT BE INCLUDED IN THE BUILDING HEIGHT OR NUMBER OF STORIES... PROVIDED THAT THE PENTHOUSE AND OTHER ENCLOSED ROOFTOP STRUCTURES COMPLY WITH SECTION 1511.
PENTHOUSES (CBC SECTION 1511.2)	SHALL BE CONSIDERED AS PORTIONS OF THE STORY BELOW THE ROOF DECK AS LONG AS THEY COMPLY WITH THE FOLLOWING: -PENTHOUSES SHALL NOT EXCEED 18 FEET IN HEIGHT ABOVE THE ROOF DECK. -PENTHOUSES SHALL ONLY BE USED TO SHELTER MECHANICAL OR ELECTRICAL EQUIPMENT, TANKS, ELEVATORS AND RELATED MACHINERY, AND STAIRWAY OR VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY.
TRAVEL DISTANCE (CRC SECTION R 311.4)	FOR HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOW AN EGRESS DOOR, THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGREES FROM SUCH HABITABLE LEVEL OR BASEMENT, SHALL NOT EXCEED 50 FEET.
ALLOWABLE FLOOR AREA	THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSE CONDOMINIUMS.
TOWNHOUSE UNIT SEPARATION (CRC R 302.2.2)	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
EXTERIOR WALL RATING (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
UTILITIES / THROUGH PENETRATIONS (CRC R302.4.1)	ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO CIVIL SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1 (SEE SITE PLAN, SHEET A1.10).
COMPLIANCE MARGIN (PER SAN MATEO REACH CODE)	SINGLE FAMILY RESIDENTIAL BUILDINGS REQUIRED TO EXCEED TEH STANDARD EDR1 REQUIREMET BY AT LEAST 9. MULTI-FAMILY RESIDENTIAL (LOW-RISE, < OR = 3 STORIES) REQUIRED TO EXCEED THE STANDARD SOURCE ENERGY REQUIREMENT BY 10%.
ENHANCED ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE (PER SAN MATEO REACH CODE)	ONE- AND TWO-FAMILY DWELLINGS AND TOWHOUSES REQUIRE ONE LEVEL 2 EV READY SPACE PER DU; ONE LEVEL 1 EV READY SPACE IF SECOND SPACE PROVIDED
AB 130 / CEQA Exemption Criteria – PRC §21080.66 (500' Freeway Requirements)	(2) For any housing on the site located within 500 feet of a freeway, all of the following shall apply: (A) The building shall have a centralized heating, ventilation, and air-conditioning system. (B) The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway. (C) The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16. (D) The air filtration media shall be replaced at the manufacturer's designated interval. (E) The building shall not have any balconies facing the freeway. "'Facing' indicates a direct line-of-sight orientation to the freeway; therefore, balconies oriented toward intervening buildings are not considered to face the freeway, even if within 500 feet."
SMC 27.04.050 BALCONY DEFINITION	AN ELEVATED PLATFORM, ENCLOSED BY A PARAPET OR RAILING, PROJECTING FROM AN EXTERIOR WALL OF A BUILDING. "PROJECTING" INDICATES BALCONIES EXTEND BEYOND THE EXTERIOR FACE OF THE BUILDING.



NOTE: THIS EXHIBIT WAS PREPARED BY CBG.

CLEARVIEW DEVELOPABLE AREA

CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LAB | HARVEST PROPERTIES

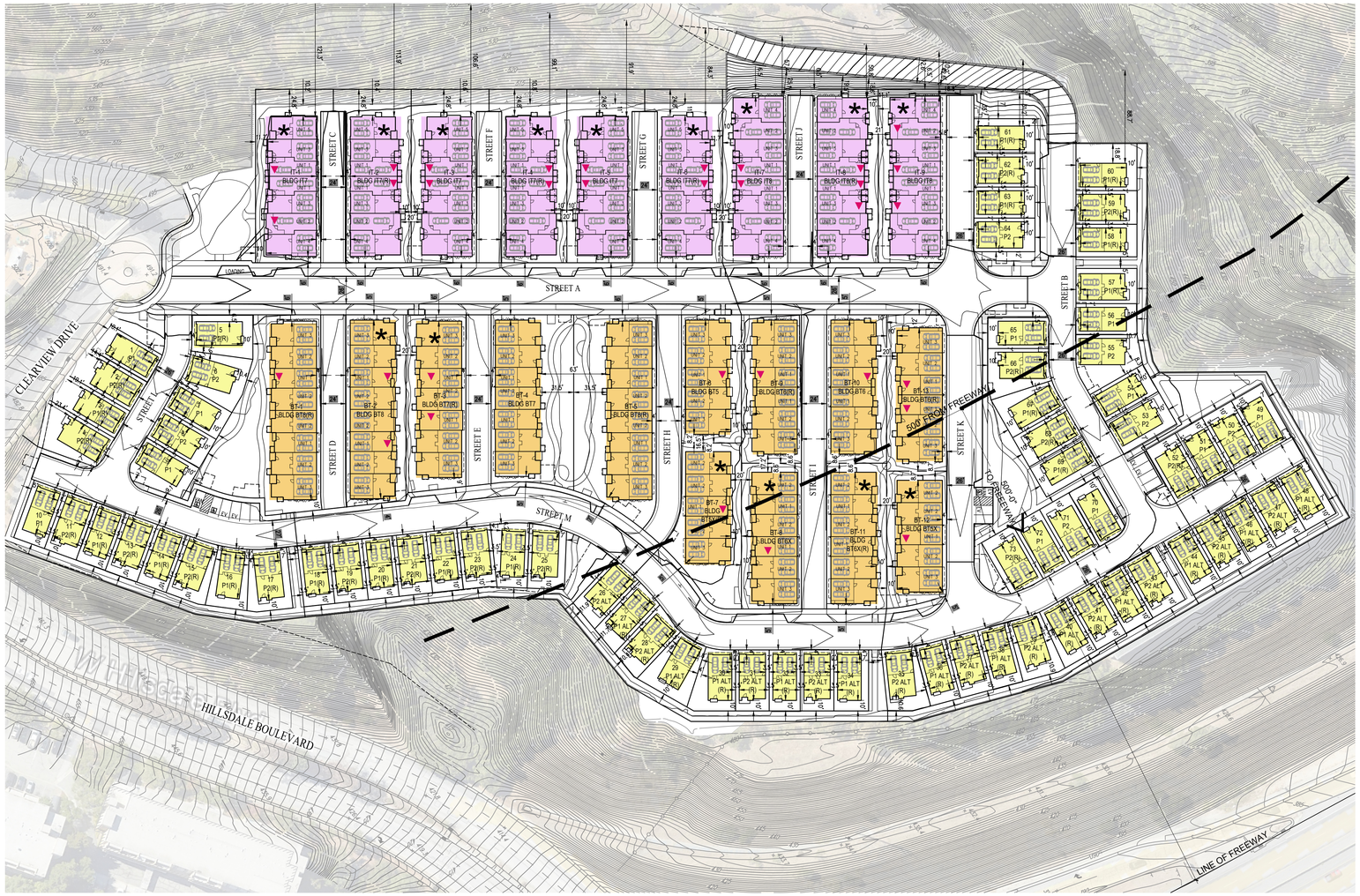
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

DEVELOPABLE AREA EXHIBIT **A0.2.8**



Current Zoning: E1-1
Permitted Use Residential Units. 27.44.020(g) Subject to R3 district "Minimum Development Standards" 27.22.040 and affordable housing requirements 27.29
Land Use Office Medium SMGP (pg44) Table LU-1 and Landuse Map (pg38)

Code Subject	Code Reference	Requirement	Required	Provided	Additional Detail	Compliance
Parcel Area (sf)/ Parcel Width (lineal ft)/ Parcel Area per DU (sf)	SMMC 27.22.040(a) R3 - Min. Dev. Standards Table	5,000 / 50 / 2,500 8,000 / 65 / 2,000 10,000 / 80 / 1,500 15,000 / 100 / 1,250		See Civil TM		Waiver
Minimum Yard at any street frontage	SMMC 27.44.080	15' min.	15' min.	4' to 9'	Applied to public streets (Clearview Drive) and proposed private streets (A,M,K) on site.	Waiver
SFD: Off-Street Parking and Loading	SMMC 27.44.050 SMMC 27.64.160(a)	SFD under 3,000 sf of floor area (excluding garage) require 2 garage spaces / DU	146 Spaces	146 Spaces		Compliant
IT/BT: Off-Street Parking and Loading	SMMC 27.44.050 SMMC 27.64.160(d)	MF 3 or more bedroom requires 2 resident parking spaces per DU (min. 1 covered) + .2 visitor parking spaces	298 Spaces + 30 Visitor	298 Spaces + 41 Visitor	See Site Guest Parking Summary sheet C8	Compliant
Standard Parking Stall Dim.	SMMC 27.64.015(q)(3,8)	8'6" W x 18'L Minimum	8'6Wx18'L Min.	9'Wx18'L	Future ESS Space extends into parking stall clearance by 18" typ.	Waiver
Tandem Parking Space		Space in Tandem not allowed to be counted toward required parking.		30 spaces in tandem		Waiver
SFD: Bicycle Parking Facilities	SMMC 27.64.262(f)(2)(A)(a)	No spaces required	0 bike spaces	0		Compliant
IT/BT: Bicycle Parking Facilities	SMMC 27.64.262(f)(2)(A)(c)	.15 per unit short-term 1.5 per unit long-term	149x.15= 22 short-term spaces 149x1.5= 224 long-term spaces	22 short-term 1 per unit = 149 long-term spaces	Garage areas allow for 1 long-term parking space per IT/BT unit. The additional .5 long-term bike space would require enlarging garages thereby reducing units.	Waiver
Building Projections Into Required Yards	SMMC 27.70.020(b-f)	3' Max Projection of Eaves/Gutters (No more than 50% of required yard width) Front Yard-6' Projection of Balconies or decks Rear Yard-6' Projection of balconies or decks Street Side Yard-3' Projection of Balconies or decks (7.5' setback min. to street property line)				Compliant
Plot Area Standards and Dims	SMMC 27.44.070	20,000 sf Zoning Plot size min., 100 foot min. width at building line.	20,000sf min. zoning plot, 100ft width min.			Compliant
Parking Areas: Landscaping	SMMC 27.71.130.b	At least 10% of open parking area shall be landscaped.				Waiver
Parking Areas: Screening	SMMC 27.71.130.c	4'-6' tall screening required on open parking areas adjoining/fronting property in residential zone. 2.5' high screening required for at least 80% of length. Screening by wall, fence, earth berm, densely planted shrub mass or combo.		4' tall shrubs proposed where feasible around parking areas.		Waiver
Access to Streets: Frontage	SMMC 26.20.060.a	30' minimum frontage required for all lots along public or private street meeting the minimum requirements for pavement and right-of-way widths	30' min. lot frontage	29'6" wide min.	Plan 1/1alt floor plans are plotted with lots having minimum frontage of 29'6" typical.	Waiver
Hillsdale Sidewalk & Landscaping	SMC 26.60 & SMGP C3.2 Pedestrian Elements & C3.3 Right-of-Way Improvements				Impacts 9 units, Lots 10-18	Waiver
Clearview Way Street Trees	SMC 27.71.120	24-inch box size or larger trees required planted along public streets, up to 15 gallon size per City Arborist discretion. 30' spacing max. Access easement for City in case of emergency.		Four 24" box size Quercus Engelmannii Trees provided along the side of the sidewalk.	Impacts 4 units	Waiver
Building Height	SMGP (pg40) SMGP (pg241) 'Story' Definition SM Property Report	Per Building Height Plan of the General Plan (2-4 stories)	2-4 Stories	3 Stories + Roof Top Deck		Compliant
Maximum Density Range	SMGP (pg44) Table LU-1 Landuse Map (pg38) 'Density' Definition (pg234) SMGP (pg40)	Office Medium - Up to 50DU/AC DU per net acreage, excluding land area devoted to public right-of-way, including roadways	50DU/Net AC 2-4 Stories	16.2 DU/AC		Compliant
Minimum Density Standards Established by AB130	AB130	15DU/ Net AC Min.	15 DU/ NET AC Min. ~206 DU	16.2 DU/AC	Net Developable Area 13.7 AC, Number of units 222 Net Density 16.2 DU/AC	Compliant
Finished Cut of Slopes			30' max height of fill,slope, cut, or inclined graded surface	Exceeding 30'	Missing intercepting drains and terraces.	Waiver
Limit of Hillside Grading			25% or more grading is limited to site access (driveway) and to building foundations	25% slope are being graded to create areas other than site access (residential lots, building sites).		Waiver
Window and Door Alignment	ODS 4.6.1.A	On building facades fronting a street or public right-of-way windows, doors, arches, and balconies shall align vertically along a centerline through these elements.	Vertical alignment of windows and doors required	Not all windows and doors can be vertically aligned on townhome product typology	Aligning windows and doors would require a significant alteration to the proposed plan types and thereby cause a reduction in units. Waiver is required	Waiver
Pedestrian Access Paths	ODS 3.1.1.A	Minimum width of a public pedestrian path shall be six (6) feet	6' wide public pedestrian paths	6' wide public sidewalk provided along Clearview Way 4' to 5' private sidewalks elsewhere	Code section addresses public walks, not private walks. If staff interprets all walks as public due walks being accessible to those who live in this private community, then a waiver will be required. Increasing all walks to 6' would decrease landscaping and space for other on site amenities and equipment and force buildings to be further apart, thereby reducing unit count.	Waiver
Pedestrian Paseos	ODS 3.1.2.D	Minimum eight (8)-foot-wide public access easement within the required minimum paseo width for pedestrian access.	8' public access easement in paseos	No public access easement overlay is provided for private on-site paseos and pathways		Waiver
Building Height	ODS 2.3.A (pg4)	Low-Rise Max Height 3 stories (35'max) measured from exisiting grade to T.O.P.L. of highest level (height per SMMC excludes stair penthouse)	35' Height 3 stories	74.7ft per SMMC 3 Stories + Roof Top Deck 48.5' Height per tallest proposed grade to highest point of construction.	5FD Lot 19 has lowest point of existing grade on site, paired with the SFD 2C elevation results in 74.7ft height per SMMC form of measurement. Tallest buildings measured from proposed grade to highest point of construction are IT style A buildings 2,3,6, & 7 at 48.5 ft tall.	Waiver
Ground Floor Requirements-Residential	ODS 4.2.2 (pg13)	Ground-Floor Entries located 18-42" above or below adjacent public sidewalk grade.	Raised 18-42" ground floor entries	Accessible 1st floors are provided per CBC 1102.A.3 with flush threshold at entry and sidewalk access FF heights at ground floor will otherwise vary per civil.		Waiver
Massing Breaks-Low-Rise Buildings	ODS 4.1.5 (pg20)	18" deep min. wall plane break for every 15'-30' of horizontal wall length	18" wall plane breaks all sides, all levels	18" wall plane breaks occur at front elevations. Sides have plane breaks as space allows. Rears do not have wall plane breaks on first floor typ.		Waiver
Roof Massing	SMSFDDRG	Bring some portions of top roof down to the gutter or eave line of the first story roof.		Since these are 3 story homes bringing roof from 3rd floor to 1st floor would require a significant reduction in living area and therefore units. 1st floor roof details are provided over entry doors.		Waiver
Garage Entrance De-Emphasis	SMSFDDRG	De-Emphasize garage entrances to they are not a dominant feature seen on streets		The SFD are designed as an alley loaded product, therefore garages remain a dominant feature along the streets. Altering this product to front loaded would cause a reduction of homes.		Waiver
Space Between Driveway Curb Cuts	SMSFDDRG	20' min. between driveway curb cuts to provide space for guest parking		11' to 17'8" separation between SFD driveway aprons	(13'8" or 15'6" typical) between driveway aprons. Guest parking is provided with parallel or head-in parking throughout the development.	Waiver

Abbreviations Key

SM	San Mateo
SMMC	San Mateo Municipal Code
SMGP	San Mateo General Plan
SMSFDDRG	San Mateo Single-Family Dwelling Design Review Guideline
ODS	San Mateo Objective Design Standards for Multi-Family and Residential Mixed-Use

NOTE: Project deemed compliant with all ODS standards unless specifically referenced on this table
NOTE: For all other ODS Compliance items see Checklist on ODS Compliance sheets
NOTE: For Single Family Design Guideline Compliance items see Checklist on SFD Design Review Guidelines Sheet

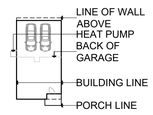
BMR UNIT SUMMARY (Required)

15% of Total Units	222 DU X .15 =	**33 DU**	**Required**

BMR UNIT SUMMARY (Provided)

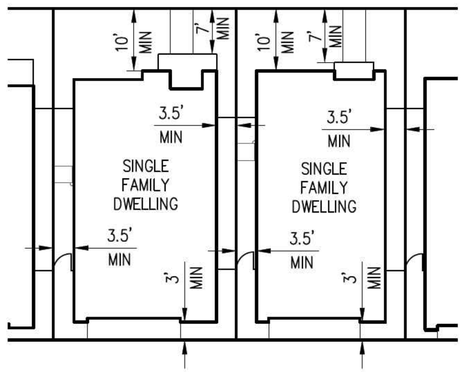
Unit Name	Description	Garage Type	Gross Floor Area (SMMC) ***	Site Total DU	BMR Distribution
BT - 3 Story Townhouses - Boxtowns					
Plan 1 (A & C Style) (15 BMR)	3bd/3.5ba	Side x Side	2,206 SF	23 DU	13 DU
Plan 2 Interior Unit (A Style)	4bd/3.5ba/RTD	Side x Side	2,787 SF	12 DU	0 DU
Plan 2 Interior Unit (C Style)	4bd/3.5ba/RTD	Side x Side	2,773 SF	15 DU	0 DU
Plan 2 Alt 1 (A Style) at X Plex	4bd/3.5ba/RTD	Side x Side	2,865 SF	2 DU	0 DU
Plan 2 Alt 1 (C Style) at X Plex	4bd/3.5ba/RTD	Side x Side	2,850 SF	2 DU	0 DU
Plan 2 Alt 2 (A Style)	4bd/3.5ba	Side x Side	2,615 SF	7 DU	0 DU
Plan 3 (A & C Style)	4bd/3.5ba/RTD	Side x Side	3,101 SF	22 DU	0 DU
Subtotal				*83 DU*	*13 DU*
IT - 3 Story Townhouses - Interlocking					
Plan 1 (A & B Style) (18 BMR)	3bd/3ba	2-car Tandem	2,160 SF	18 DU	16 DU
Plan 2 (A & B Style)	3bd/3ba	2-car Tandem	2,553 SF	12 DU	2 DU
Plan 3 (A & B Style)	3bd/3.5ba/RTD	Side x Side	2,715 SF	18 DU	2 DU
Plan 4 (A & B Style)	4bd/3.5ba/RTD	Side x Side	3,237 SF	12 DU	0 DU
Plan 5 (A & B Style)	4bd/3.5ba	Side x Side	2,670 SF	6 DU	0 DU
Subtotal				*66 DU*	*20 DU*
SFD - 3 Story Single Family Detached					
Plan 1 (A & C Style)	4bd/3.5ba/RTD	Side x Side	3,096 SF	19 DU	0 DU
Plan 1 (B Style)	4bd/3.5ba/RTD	Side x Side	3,105 SF	8 DU	0 DU
Plan 1 Alt (A & C Style)	4bd/3.5ba/RTD	Side x Side	3,089 SF	7 DU	0 DU
Plan 1 Alt (B Style)	4bd/3.5ba/RTD	Side x Side	3,108 SF	5 DU	0 DU
Plan 2 (A,B,C Style)	4bd/3.5ba/RTD	Side x Side	3,437 SF	23 DU	0 DU
Plan 2 Alt (A,B,C Style)	4bd/3.5ba/RTD	Side x Side	3,402 SF	11 DU	0 DU
Subtotal				*73 DU*	*0 DU*
Total				222 DU	**33 DU**

TYPICAL BUILDING FOOTPRINT



▼ Below Market Rate (BMR) Units (33 Total)

✱ Units meeting CBC Chapter 1102A.3.1 Housing Accessibility (15 Total)



TYPICAL SINGLE FAMILY DWELLING UNIT

NOT TO SCALE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LAB | HARVEST PROPERTIES

Ownership:
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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
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SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
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0 30 60 120 Scale 1" = 60'

ZONING EXHIBIT **A0.3.0**

OBJECTIVE DESIGN STANDARD LEGEND

4.1.1 **BLANK WALLS (COMPLIANT)**

BLANKS WALLS ARE LIMITED TO A MAXIMUM OF 20 FT IN LENGTH ON ALL STORIES. MAX LENGTH OF 11'-7" OCCURS ON SIDE ELEVATIONS.

4.1.2 **ARTICULATION DETAILS (COMPLIANT)**

A. ROOF EAVES ARE PROJECTED A MINIMUM OF 12 INCHES

E. 100% OF UNITS WITHIN STYLES A AND C FOR ALL PLEXES HAVE EITHER ROOMS THAT ARE OFFSET BY 12 INCHES OR THE ENTIRE UNIT IS OFFSET BY 12 INCHES.

4.1.3 **BUILDING MATERIALS AND COLOR (COMPLIANT)**

A. ELEVATIONS CONTAIN 3 DISTINCT BODY COLORS/MATERIALS IN STUCCO AND FIBER CEMENT BOARD AND BATTEN/LAP SIDING.

B. EACH COLOR CONSTITUTES AT LEAST 10% OF EACH BUILDING FAÇADE. SEE PERCENTAGES ON EXHIBITS.

C. CHANGES IN COLOR OCCUR WITH PLANE CHANGES AND MOLDINGS.

D. CHANGES IN MATERIAL DO NOT END AT ANY OUTSIDE EXTERIOR CORNERS.

4.1.4 **MASSING BREAKS - GENERALLY (COMPLIANT)**

EACH BUILDING IS DIVIDED INTO AT LEAST THREE PRIMARY MASSES HORIZONTALLY. SEE MASSING ON EXHIBITS.

4.1.5 **MASSING BREAKS - LOW-RISE (NON-COMPLIANT)**

EACH BUILDING DOES NOT HAVE A MINIMUM 18-INCH-DEEP WALL FOR PLANE BREAKS FOR EVERY 15-30 FEET OF HORIZONTAL WALL LENGTH. LONGEST HORIZONTAL PLANE IS 44'-10" AT REAR ELEVATIONS. WAIVER REQUESTED.

4.2.2 **GROUND FLOOR REQUIREMENTS (NON-COMPLIANT)**

ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS ARE NOT LOCATED 18 - 42 INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK. WAIVER REQUESTED.

4.5.1 **ROOF FORM VARIATION (COMPLIANT)**

ROOF HEIGHTS AND/OR FORMS VARY FOR AT LEAST 30% OF THE ROOF LINE.

4.5.2 **ROOF FORM ADDITIONAL REQUIREMENTS (COMPLIANT)**

A. STYLE A AND C BUILDINGS HAVE NO MORE THAN TWO VARIATIONS IN ROOF FORM. BOTH STYLES HAVE SHED AND GABLE ROOF FORMS.
B. EAVE TREATMENT IS CONSISTENT THROUGHOUT THE DESIGNS OF STYLES A AND C.
C. COPING IS PROVIDED AT EACH PARAPET.

4.6.1 **WINDOW AND DOOR ALIGNMENT (NON-COMPLIANT)**

A. WINDOWS, DOORS, ARCHES, AND BALCONIES ARE ALIGNED VERTICALLY ON FRONT ELEVATIONS BUT NOT THE REAR ELEVATIONS. WAIVER REQUESTED.

B. WHEN APPLICABLE, OUTSIDE EDGES OF ELEMENTS ALIGN.

C. ALL WINDOWS AND DOORS ARE RECTANGULAR AND VERTICALLY ORIENTED. GROUPED WINDOWS HAVE AT LEAST 3.5 INCHES OF BUILDING FAÇADE SURFACE BETWEEN THEM.

4.6.3 **WINDOWS - REFLECTIVITY, TRANSPARENCY, AND DETAILS (COMPLIANT)**

A. WINDOW REFLECTIVITY SHALL COMPLY WITH THIS STANDARD.

C. ALL WINDOWS INCLUDE WINDOW TRIM AND PROJECTED SILLS.

4.6.5 **ENTRIES, DOORS, AND STAIRWAYS (COMPLIANT)**

B. ENTRY ELEMENTS (COVERED FRONT PORCH OR RECESSED ENTRY TYP.) AND FENESTRATION ELEMENTS OF SIDELIGHT WINDOW OR DEPTH OF ROOF COVER 3' MIN. MEETS INTENT OF AWNING WITH 3' PROJECTION

4.7.1 **GENERAL STANDARDS TO ALL DEVELOPMENT (COMPLIANT)**

A. NO NEON COLORS USED IN THIS PROJECT.

B. EXTERIOR WALLS: STUCCO,FIBER CEMENT LAP SIDING AND BOARD AND BATTEN
WINDOW TRIMS: STUCCO OVER HIGH DENSITY FOAM OR FIBER CEMENT
ROOFING: COMPOSITION SHINGLE

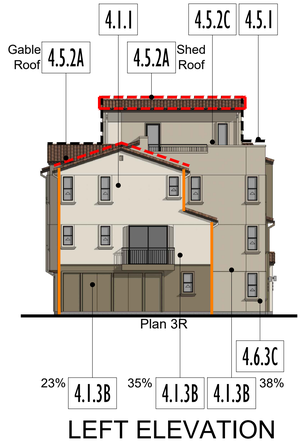
C. MATERIALS SHALL COMPLY WITH THIS STANDARD.



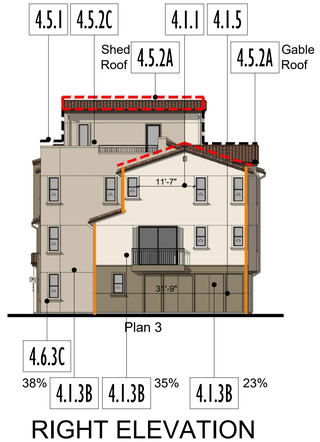
FRONT ELEVATION



REAR ELEVATION

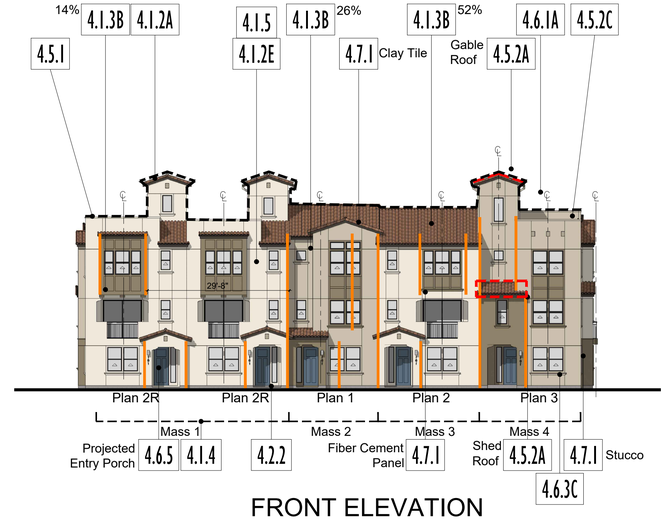


LEFT ELEVATION



RIGHT ELEVATION

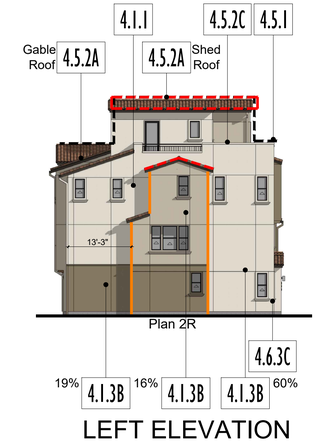
BT SPANISH STYLE A - 5 PLEX



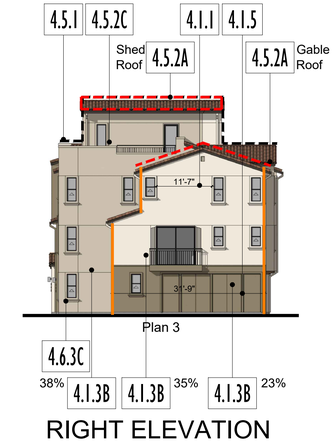
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

BT SPANISH STYLE A - 5X PLEX

OBJECTIVE DESIGN STANDARD LEGEND

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4.2.2 **GROUND FLOOR REQUIREMENTS (NON-COMPLIANT)**

ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS ARE NOT LOCATED 18 - 42 INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK. WAIVER REQUESTED.

4.5.1 **ROOF FORM VARIATION (COMPLIANT)**

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4.5.2 **ROOF FORM ADDITIONAL REQUIREMENTS (COMPLIANT)**

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C. ALL WINDOWS AND DOORS ARE RECTANGULAR AND VERTICALLY ORIENTED. GROUPED WINDOWS HAVE AT LEAST 3.5 INCHES OF BUILDING FAÇADE SURFACE BETWEEN THEM.

4.6.3 **WINDOWS - REFLECTIVITY, TRANSPARENCY, AND DETAILS (COMPLIANT)**

A. WINDOW REFLECTIVITY SHALL COMPLY WITH THIS STANDARD.

C. ALL WINDOWS INCLUDE WINDOW TRIM AND PROJECTED SILLS.

4.6.5 **ENTRIES, DOORS, AND STAIRWAYS (COMPLIANT)**

B. ENTRY ELEMENTS (COVERED FRONT PORCH OR RECESSED ENTRY TYP.) AND FENESTRATION ELEMENTS OF SIDELIGHT WINDOW OR DEPTH OF ROOF COVER 3' MIN. MEETS INTENT OF AWNING WITH 3' PROJECTION

4.7.1 **GENERAL STANDARDS TO ALL DEVELOPMENT (COMPLIANT)**

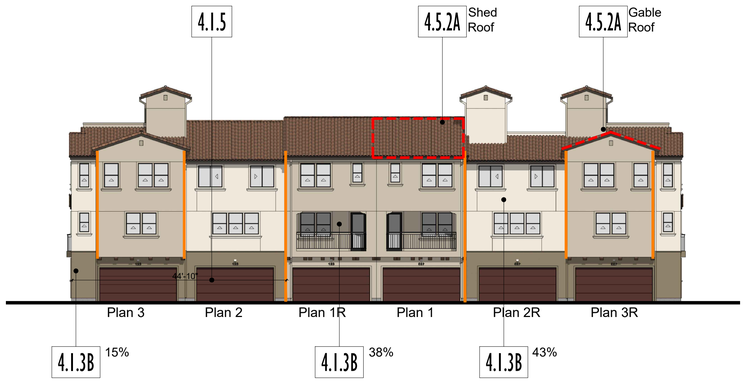
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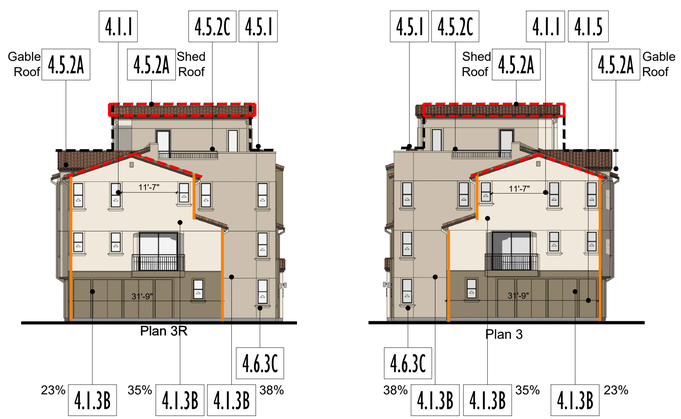
C. MATERIALS SHALL COMPLY WITH THIS STANDARD.



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

BT SPANISH STYLE A - 6PLEX



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

BT SPANISH STYLE A - 6X PLEX

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

OBJECTIVE DESIGN STANDARD LEGEND

4.1.1 **BLANK WALLS (COMPLIANT)**

BLANKS WALLS ARE LIMITED TO A MAXIMUM OF 20 FT IN LENGTH ON ALL STORIES. MAX LENGTH OF 11'-7" OCCURS ON SIDE ELEVATIONS.

4.1.2 **ARTICULATION DETAILS (COMPLIANT)**

A. ROOF EAVES ARE PROJECTED A MINIMUM OF 12 INCHES

E. 100% OF UNITS WITHIN STYLES A AND C FOR ALL PLEXES HAVE EITHER ROOMS THAT ARE OFFSET BY 12 INCHES OR THE ENTIRE UNIT IS OFFSET BY 12 INCHES.

4.1.3 **BUILDING MATERIALS AND COLOR (COMPLIANT)**

A. ELEVATIONS CONTAIN 3 DISTINCT BODY COLORS/MATERIALS IN STUCCO AND FIBER CEMENT BOARD AND BATTEN/LAP SIDING.

B. EACH COLOR CONSTITUTES AT LEAST 10% OF EACH BUILDING FAÇADE. SEE PERCENTAGES ON EXHIBITS.

C. CHANGES IN COLOR OCCUR WITH PLANE CHANGES AND MOLDINGS.

D. CHANGES IN MATERIAL DO NOT END AT ANY OUTSIDE EXTERIOR CORNERS.

4.1.4 **MASSING BREAKS - GENERALLY (COMPLIANT)**

EACH BUILDING IS DIVIDED INTO AT LEAST THREE PRIMARY MASSES HORIZONTALLY. SEE MASSING ON EXHIBITS.

4.1.5 **MASSING BREAKS - LOW-RISE (NON-COMPLIANT)**

EACH BUILDING DOES NOT HAVE A MINIMUM 18-INCH-DEEP WALL FOR PLANE BREAKS FOR EVERY 15-30 FEET OF HORIZONTAL WALL LENGTH. LONGEST HORIZONTAL PLANE IS 44'-10" AT REAR ELEVATIONS. WAIVER REQUESTED.

4.2.2 **GROUND FLOOR REQUIREMENTS (NON-COMPLIANT)**

ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS ARE NOT LOCATED 18 - 42 INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK. WAIVER REQUESTED.

4.5.1 **ROOF FORM VARIATION (COMPLIANT)**

ROOF HEIGHTS AND/OR FORMS VARY FOR AT LEAST 30% OF THE ROOF LINE.

4.5.2 **ROOF FORM ADDITIONAL REQUIREMENTS (COMPLIANT)**

A. STYLE A AND C BUILDINGS HAVE NO MORE THAN TWO VARIATIONS IN ROOF FORM. BOTH STYLES HAVE SHED AND GABLE ROOF FORMS.
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C. COPING IS PROVIDED AT EACH PARAPET.

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A. WINDOWS, DOORS, ARCHES, AND BALCONIES ARE ALIGNED VERTICALLY ON FRONT ELEVATIONS BUT NOT THE REAR ELEVATIONS. WAIVER REQUESTED.

B. WHEN APPLICABLE, OUTSIDE EDGES OF ELEMENTS ALIGN.

C. ALL WINDOWS AND DOORS ARE RECTANGULAR AND VERTICALLY ORIENTED. GROUPED WINDOWS HAVE AT LEAST 3.5 INCHES OF BUILDING FAÇADE SURFACE BETWEEN THEM.

4.6.3 **WINDOWS - REFLECTIVITY, TRANSPARENCY, AND DETAILS (COMPLIANT)**

A. WINDOW REFLECTIVITY SHALL COMPLY WITH THIS STANDARD.

C. ALL WINDOWS INCLUDE WINDOW TRIM AND PROJECTED SILLS.

4.6.5 **ENTRIES, DOORS, AND STAIRWAYS (COMPLIANT)**

B. ENTRY ELEMENTS (COVERED FRONT PORCH OR RECESSED ENTRY TYP.) AND FENESTRATION ELEMENTS OF SIDELIGHT WINDOW OR DEPTH OF ROOF COVER 3' MIN. MEETS INTENT OF AWNING WITH 3' PROJECTION

4.7.1 **GENERAL STANDARDS TO ALL DEVELOPMENT (COMPLIANT)**

A. NO NEON COLORS USED IN THIS PROJECT.

B. EXTERIOR WALLS: STUCCO,FIBER CEMENT LAP SIDING AND BOARD AND BATTEN
WINDOW TRIMS: STUCCO OVER HIGH DENSITY FOAM OR FIBER CEMENT
ROOFING: COMPOSITION SHINGLE

C. MATERIALS SHALL COMPLY WITH THIS STANDARD.



FRONT ELEVATION



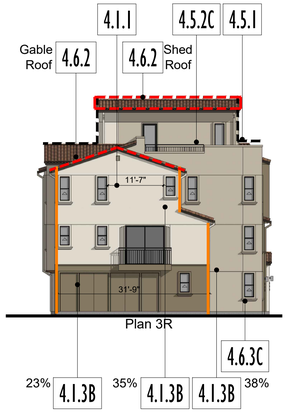
FRONT ELEVATION



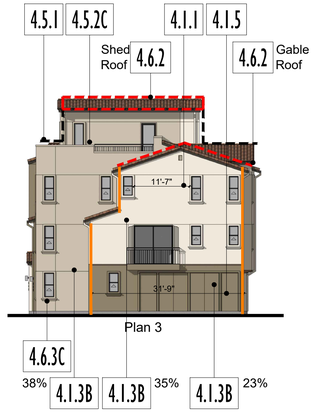
REAR ELEVATION



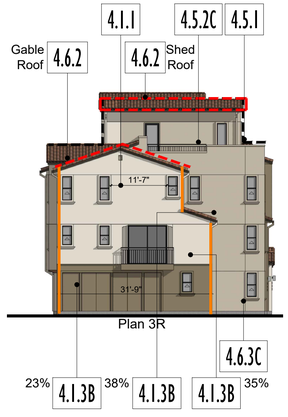
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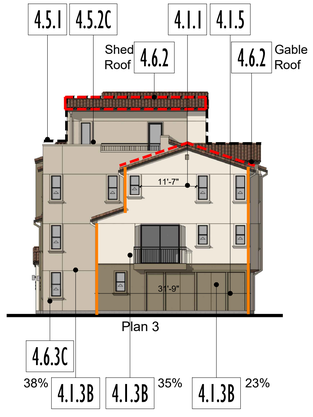
LEFT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

BT SPANISH STYLE A - 7 PLEX

BT SPANISH STYLE A - 8 PLEX

OBJECTIVE DESIGN STANDARD LEGEND

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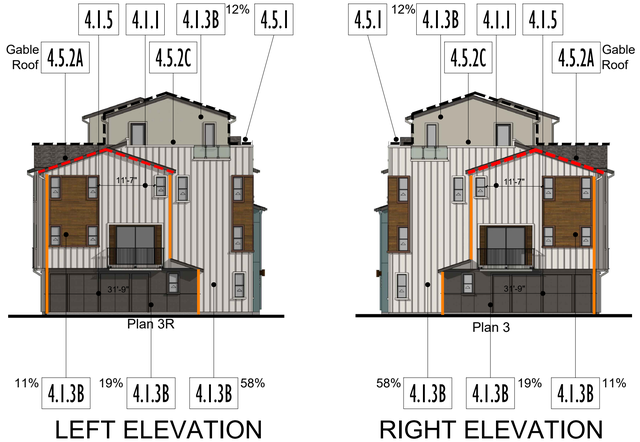
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FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

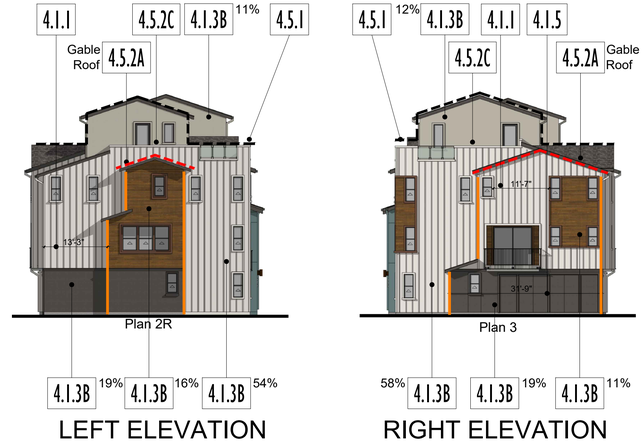
BT FARMHOUSE STYLE C - 5 PLEX



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

BT FARMHOUSE STYLE C - 5X PLEX

OBJECTIVE DESIGN STANDARD LEGEND

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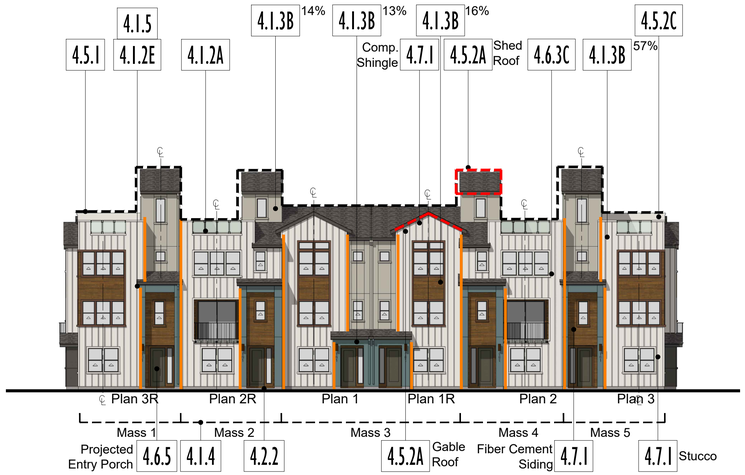
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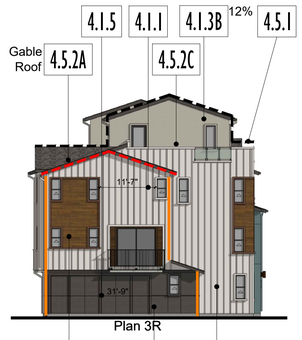
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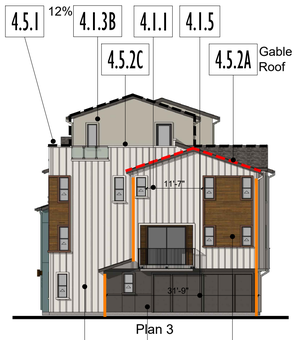
FRONT ELEVATION



REAR ELEVATION

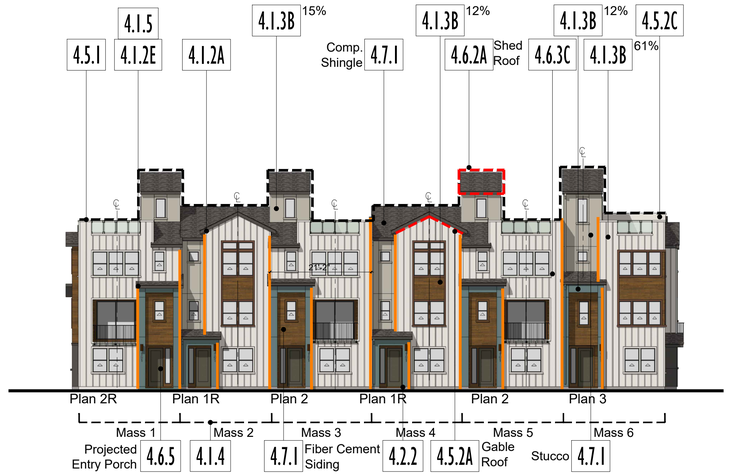


LEFT ELEVATION



RIGHT ELEVATION

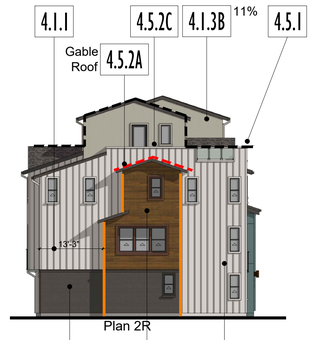
BT FARMHOUSE STYLE C - 6PLEX



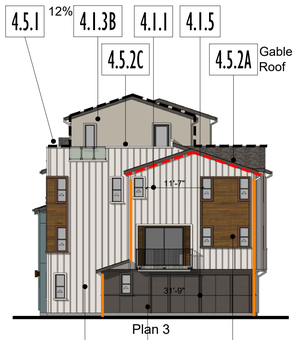
FRONT ELEVATION



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BT FARMHOUSE STYLE C - 6X PLEX

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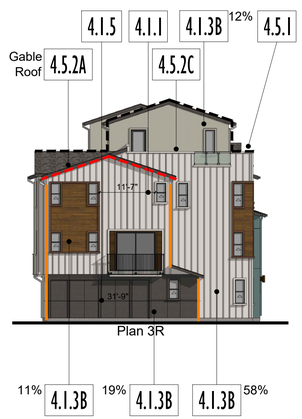
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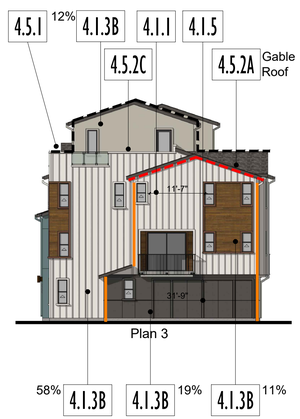
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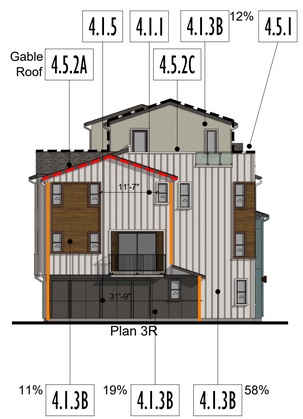
BT FARMHOUSE STYLE C - 7 PLEX



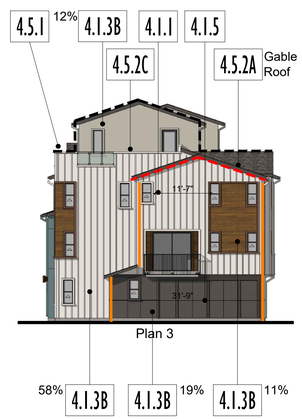
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BT STYLE C - ODS COMPLIANCE 7 AND 8 PLEX **A0.3.6**

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4.1.3 **BUILDING MATERIALS AND COLOR (COMPLIANT)**

A. ELEVATIONS CONTAIN 3 DISTINCT BODY COLORS/MATERIALS IN STUCCO AND FIBER CEMENT BOARD AND BATTEN/PANEL.

B. EACH COLOR CONSTITUTES AT LEAST 10% OF EACH BUILDING FAÇADE. SEE PERCENTAGES ON EXHIBITS.

C. CHANGES IN COLOR OCCUR WITH PLANE CHANGES AND MOLDINGS.

D. CHANGES IN MATERIAL DO NOT END AT ANY OUTSIDE EXTERIOR CORNERS.

4.1.4 **MASSING BREAKS - GENERALLY (COMPLIANT)**

EACH BUILDING IS DIVIDED INTO AT LEAST THREE PRIMARY MASSES HORIZONTALLY. SEE MASSING ON EXHIBITS.

4.1.5 **MASSING BREAKS - LOW-RISE (NON-COMPLIANT)**

EACH BUILDING DOES NOT HAVE A MINIMUM 18-INCH-DEEP WALL FOR PLANE BREAKS FOR EVERY 15-30 FEET OF HORIZONTAL WALL LENGTH. LONGEST HORIZONTAL PLANE IS 152'-6" AT GARAGES ON REAR ELEVATIONS. WAIVER REQUESTED.

4.2.2 **GROUND FLOOR REQUIREMENTS (NON-COMPLIANT)**

ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS ARE NOT LOCATED 18 - 42 INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK. WAIVER REQUESTED.

4.5.1 **ROOF FORM VARIATION (COMPLIANT)**

ROOF HEIGHTS AND/OR FORMS VARY FOR AT LEAST 30% OF THE ROOF LINE.

4.5.2 **ROOF FORM ADDITIONAL REQUIREMENTS (COMPLIANT)**

A. STYLE A AND B BUILDINGS HAVE NO MORE THAN TWO VARIATIONS IN ROOF FORM. BOTH STYLES HAVE SHED AND GABLE ROOF FORMS.
B. EAVE TREATMENT IS CONSISTENT THROUGHOUT THE DESIGNS OF STYLES A AND B.
C. COPING IS PROVIDED AT EACH PARAPET.

4.6.1 **WINDOW AND DOOR ALIGNMENT (COMPLIANT)**

A. WINDOWS, DOORS, ARCHES, AND BALCONIES ARE ALIGNED VERTICALLY ALONG STREET FRONTAGES.

B. WHEN APPLICABLE, OUTSIDE EDGES OF ELEMENTS ALIGN.

C. ALL WINDOWS AND DOORS ARE RECTANGULAR AND VERTICALLY ORIENTED. GROUPED WINDOWS HAVE AT LEAST 3.5 INCHES OF BUILDING FAÇADE SURFACE BETWEEN THEM.

4.6.3 **WINDOWS - REFLECTIVITY, TRANSPARENCY, AND DETAILS (COMPLIANT)**

A. WINDOW REFLECTIVITY SHALL COMPLY WITH THIS STANDARD.

C. ALL WINDOWS INCLUDE WINDOW TRIM AND PROJECTED SILLS.

4.6.5 **ENTRIES, DOORS, AND STAIRWAYS (COMPLIANT)**

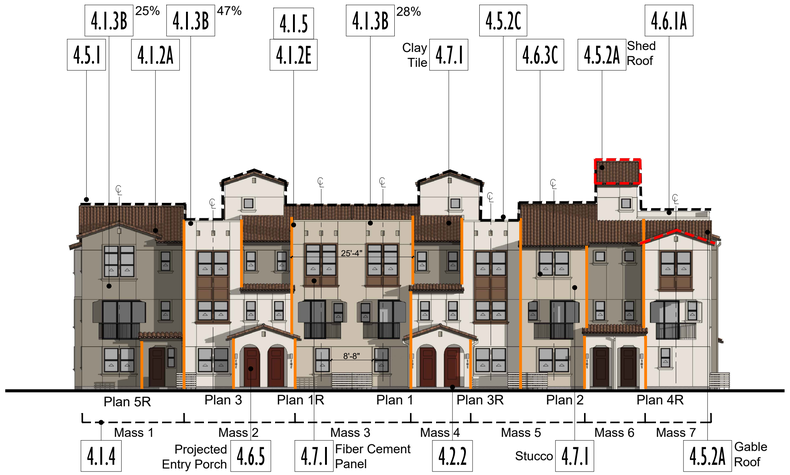
B. ENTRY ELEMENTS (COVERED FRONT PORCH OR RECESSED ENTRY TYP.) AND FENESTRATION ELEMENTS OF SIDELIGHT WINDOW OR DEPTH OF ROOF COVER 3' MIN. MEETS INTENT OF AWNING WITH 3' PROJECTION

4.7.1 **GENERAL STANDARDS TO ALL DEVELOPMENT (COMPLIANT)**

A. NO NEON COLORS USED IN THIS PROJECT.

B. EXTERIOR WALLS: STUCCO,FIBER CEMENT PANEL AND BOARD AND BATTEN
WINDOW TRIMS: STUCCO OVER HIGH DENSITY FOAM OR FIBER CEMENT
ROOFING: COMPOSITION SHINGLE

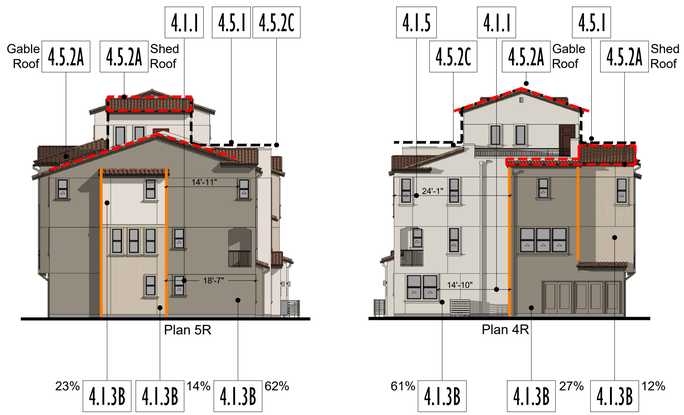
C. MATERIALS SHALL COMPLY WITH THIS STANDARD.



FRONT ELEVATION



REAR ELEVATION



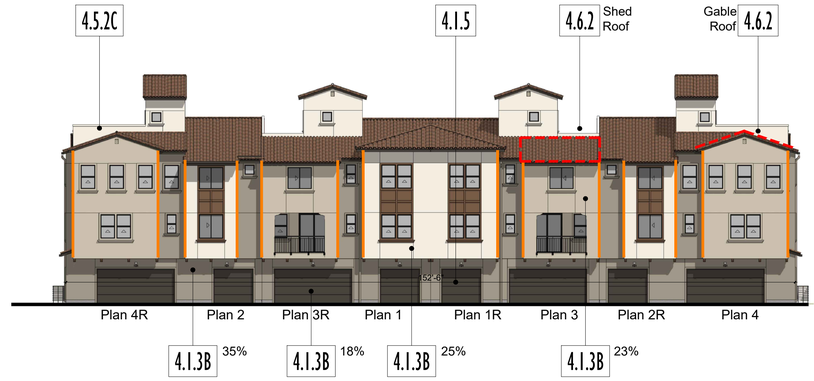
LEFT ELEVATION

RIGHT ELEVATION

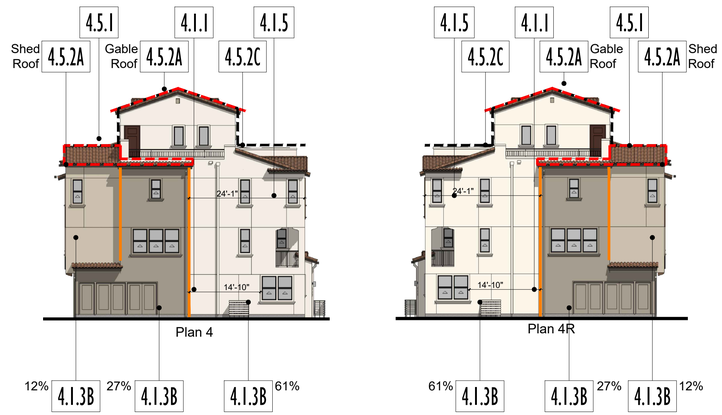
IT SPANISH STYLE A - 7 PLEX



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

IT SPANISH STYLE A - 8 PLEX

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IT STYLE A - ODS COMPLIANCE 7 AND 8 PLEX **A0.3.7**

OBJECTIVE DESIGN STANDARD LEGEND

4.1.1 **BLANK WALLS (COMPLIANT)**

BLANKS WALLS ARE LIMITED TO A MAXIMUM OF 20 FT IN LENGTH ON ALL STORIES. MAX LENGTH OF 11'-7" OCCURS ON SIDE ELEVATIONS.

4.1.2 **ARTICULATION DETAILS (COMPLIANT)**

A. ROOF EAVES ARE PROJECTED A MINIMUM OF 12 INCHES

E. 100% OF UNITS WITHIN STYLES A AND B FOR ALL PLEXES HAVE EITHER ROOMS THAT ARE OFFSET BY 12 INCHES OR THE ENTIRE UNIT IS OFFSET BY 12 INCHES.

F. HORIZONTAL MOULDINGS ARE AT LEAST 3 INCHES MINIMUM. MOULDINGS OCCUR AT SECOND FLOOR OF STYLE B BUILDINGS - 8 IN. TALL x 3 IN. DEEP.

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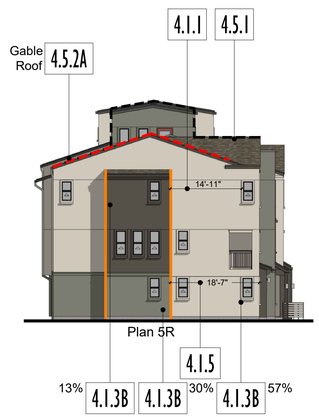
C. MATERIALS SHALL COMPLY WITH THIS STANDARD.



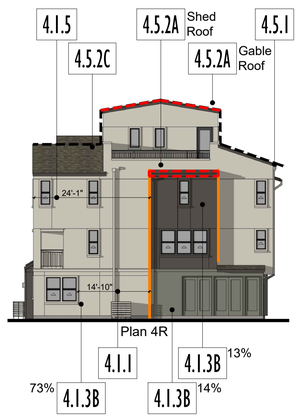
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

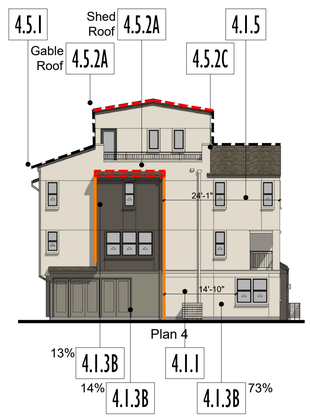
IT MODERN FRENCH STYLE B - 7 PLEX



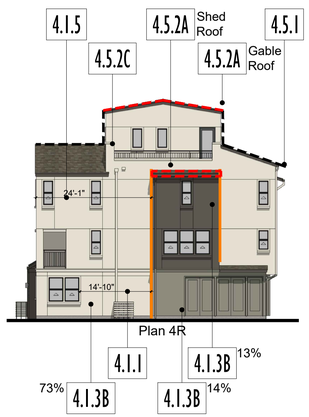
FRONT ELEVATION



REAR ELEVATION

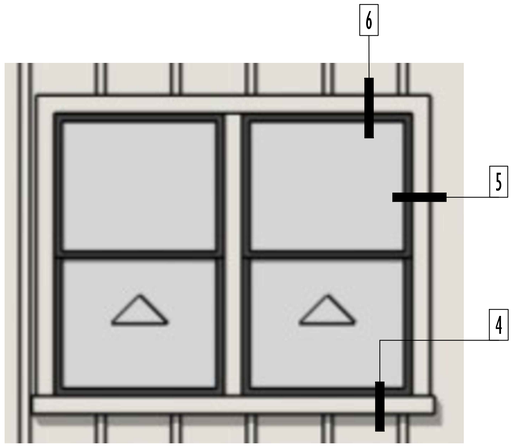


LEFT ELEVATION

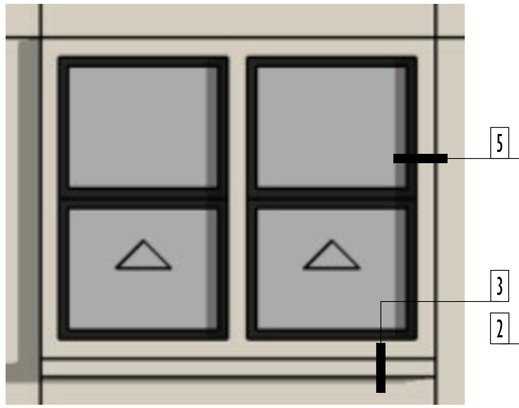


RIGHT ELEVATION

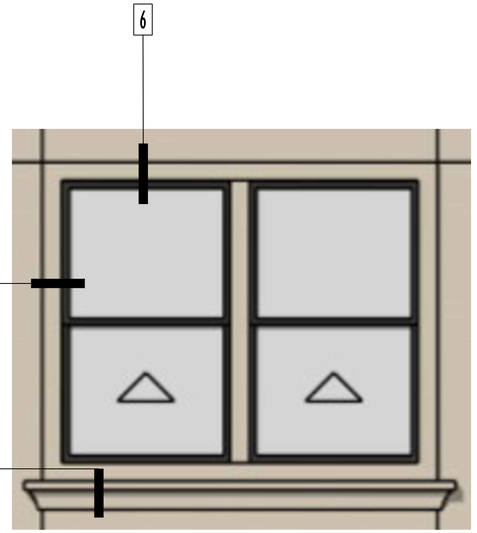
IT MODERN FRENCH STYLE B - 8 PLEX



'C' STYLE WINDOW TYP. NTS



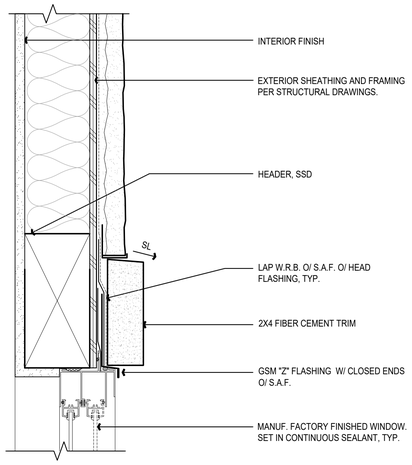
'B' STYLE WINDOW TYP. NTS



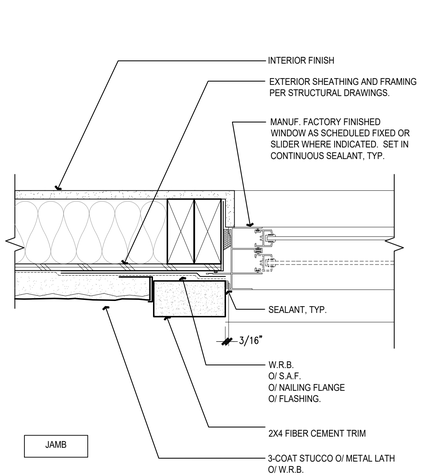
'A' STYLE WINDOW TYP. NTS



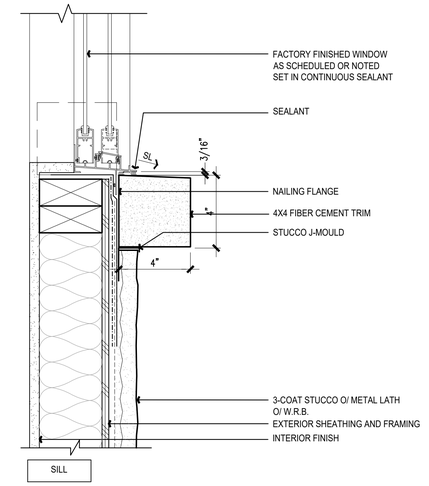
GARAGE TYP. NTS



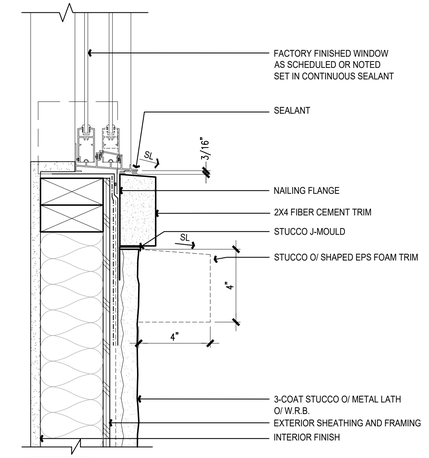
6. WINDOW HEAD DETAIL TYP.



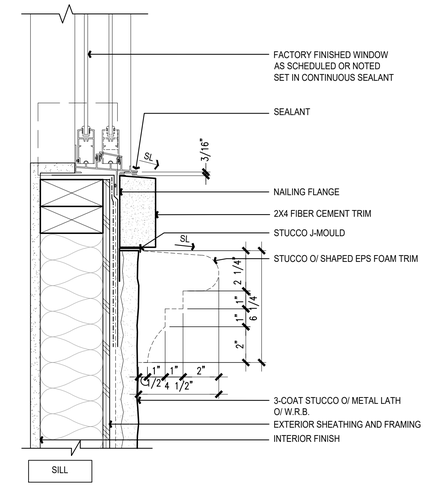
5. WINDOW JAMB DETAIL TYP.



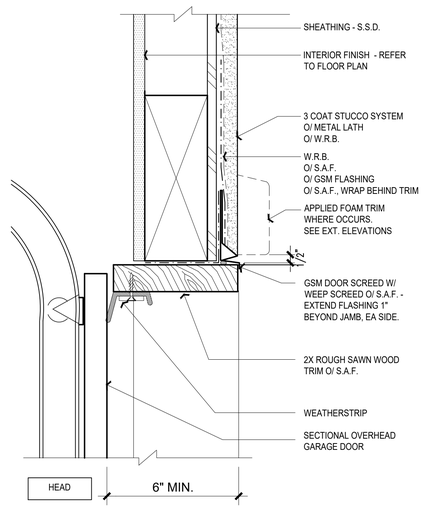
4. STYLE 'C' SILL DETAIL

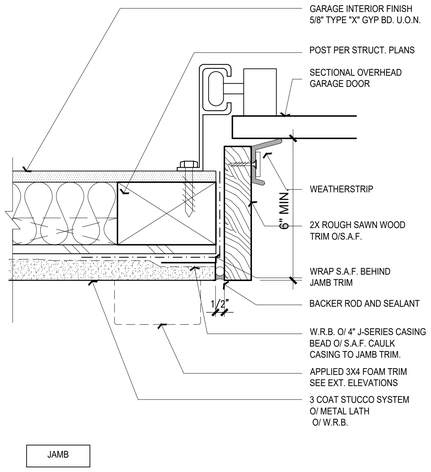


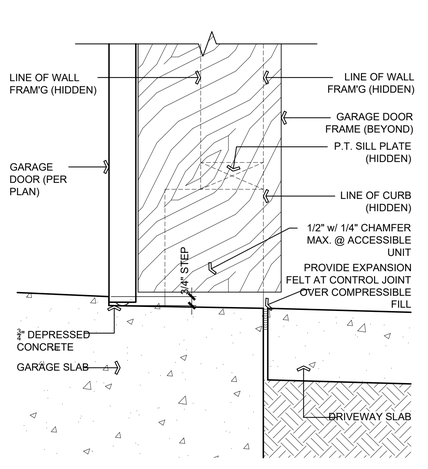
3. STYLE 'B' SILL DETAIL



2. STYLE 'A' SILL DETAIL







1. GARAGE DOOR DETAIL TYP.

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ODS COMPLIANCE DETAILS **A0.3.8A**

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

SINGLE-FAMILY DWELLING DESIGN REVIEW GUIDELINE CHECKLIST

PROJECT INFORMATION

Street Address:	3000 and 3155 Clearview Way, San Mateo, CA

Through the completion of this form, I certify as the project applicant that the above project is compliant with the Single-Family Dwelling Design Guidelines. I understand that the guidelines exist to maintain a standard of neighborhood character in San Mateo and that and departures from the guidelines must be justified and approved by planning staff.

Please indicate whether your project conforms to each of the following guidelines:

Is the project consistent with the predominant setback pattern and building footprints in the neighborhood?	Yes ☐ No ☐ N/A ■
Is the project consistent with the established pattern of garage locations, as well as the size, position, and appearance of the garage openings?	Yes ☐ No ☐ N/A ■
Is the driveway and curb-cut width minimized and consistent with the neighborhood pattern (single or double-width)?	Yes ☐ No ☐ N/A ■
Does the driveway location maximize on-street parking by providing a minimum of 20' between curb cuts?	Yes ☐ No ■ N/A ☐
Does the driveway width and placement minimize harm to existing street trees?	Yes ☐ No ☐ N/A ■
Is the main entrance visible from the street and not blocked by walls, screens, or tall hedges?	Yes ☐ No ☐ N/A ■
If front porches are common in the neighborhood, does the project include a porch that is similar in size and proportion to those in the neighborhood?	Yes ☐ No ☐ N/A ■
Does the project de-emphasize the garage entrance so that it is not a dominant feature seen from the street?	Yes ☐ No ■ N/A ☐
Is the project consistent with the established pattern of building footprints and forms?	Yes ☐ No ☐ N/A ■
Is the scale of the project consistent with the common scale of houses in the neighborhood?	Yes ☐ No ☐ N/A ■
Is the placement of the proposed second story set back from the property lines to meet daylight plane requirements and maximize light into neighboring properties?	Yes ☐ No ☐ N/A ■
Does the placement of the proposed second story addition appear in balance with the home and with the neighboring homes?	Yes ☐ No ☐ N/A ■

Would the proposed second story create wall heights that are compatible with or different from the pattern of homes in the neighborhood?		Yes ☐ No ☐ N/A ■
Have some portions of the roof been brought down to the gutter or eave line of the first story roof to reduce the apparent mass of the building?		Yes ☐ No ■ N/A ☐
Are the building elements that define the architectural style of the house common to other houses in the neighborhood?		Yes ■ No ☐ N/A ☐
Is there an established roof pattern (forms, slopes, materials, massing) in the neighborhood?		Yes ■ No ☐ N/A ☐
Are the proposed roof form, slope, materials, and massing, compatible with roofs in the neighborhood and the existing home?		Yes ☐ No ☐ N/A ■
Does the addition change the appearance of any existing primary and secondary roof forms?		Yes ☐ No ☐ N/A ■
Do the proposed roof forms contribute to the overall style of the neighborhood		Yes ☐ No ☐ N/A ■
Does the addition include architectural features (stepping back the 2nd story or changing the building footprint, roof form, and windows) that break up the apparent mass of the house and add visual interest to long or tall walls?		Yes ☐ No ☐ N/A ■
Are new windows directly aligned with neighboring windows, or offset?		Yes ☐ No ■ N/A ☐
Is the privacy of the adjacent neighbors protected?		Yes ☐ No ☐ N/A ■
If the project is on a slope:		
	Does the addition step the home with the slope to avoid expanses of tall walls	Yes ☐ No ☐ N/A ■
	Does the addition use landscaping to mask tall, down-slope walls?	Yes ☐ No ☐ N/A ■
	Does the addition respect the neighbor's views?	Yes ☐ No ☐ N/A ■
Would the proposed addition impair view from neighboring homes?		Yes ☐ No ☐ N/A ■
Would the proposed addition create a greater view blockage than other homes on similar parcels in the neighborhood?		Yes ☐ No ☐ N/A ■
Are exterior materials consistent with those on the existing house and in the neighborhood?		Yes ☐ No ☐ N/A ■
Are the proportions of the window openings and materials consistent with those of the existing house or neighborhood?		Yes ☐ No ☐ N/A ■

Please provide an explanation for any item marked 'No' (attach additional pages if necessary).

*Driveway aprons are located between 11'-0" and 17'8" apart (13'8" or 15'6" typical). Guest parking is not available as parallel spaces between driveway aprons of SFD typical. Instead guest parking is provided within the development at other locations as parallel parking (at fronts of homes), and head-in parking. Enlarging streets, or space between driveway aprons to provide more parking on street would reduce the number of units on site precluding the development of these homes.

**The SFD are an alley loaded product type therefore the garages become a dominant feature along several streets in the proposed design. Altering the SFD homes to be front loaded paired with living space forward of garage doors to reduce the presence of garage doors would reduce the number of units thereby precluding the development of these homes. Living space typically overhangs the garages at the rear of the homes to help reduce emphasis of garages.

***Portions of the roof are not brought down to the gutter or eave line of the first story roof because the SFDs are 3 stories - doing so would reduce livable square footage considerably and preclude the development of these homes. Other elements such as awnings and front porches help break down the massing instead.

****New windows proposed on the SFD homes are offset and designed to avoid directly alignment with neighboring homes. Larger windows of the SFD homes are typically placed on the front or back of the home where adjacency concerns are not as great with 26' streets between typ. Side elevation windows are offset from adjacent plan windows with a floor plans more active side (more windows) being paired with the adjacent plans less active side (less windows of smaller size). Floor plans in one row of homes also alternate between plan 1 and 2 which creates less likelihood of adjacency concerns between windows.





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SITE ILLUSTRATION - BIRDS EYE **A0.4.0**





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SITE ILLUSTRATION - BIRDS EYE - MAIN STREET A0.4.1





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JETT LANDSCAPE ARCHITECTURE + DESIGN

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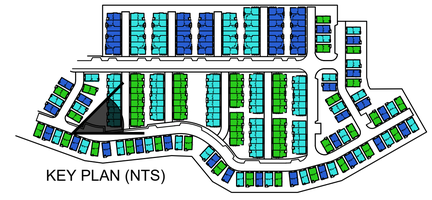
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SITE ILLUSTRATION - BIRDS EYE - SFD **A0.4.2**





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JETT LANDSCAPE ARCHITECTURE + DESIGN

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SITE ILLUSTRATION - BOX TOWNHOUSE **A0.4.3**





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(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

SITE ILLUSTRATION - CENTRAL OPEN SPACE **A0.4.4**




KEY PLAN (NTS)

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

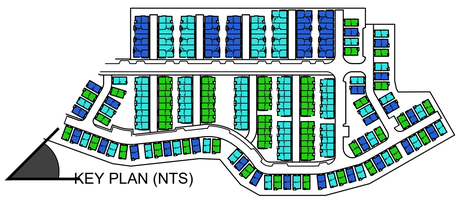
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

SITE ILLUSTRATION - INTERLOCKING TOWNHOUSES





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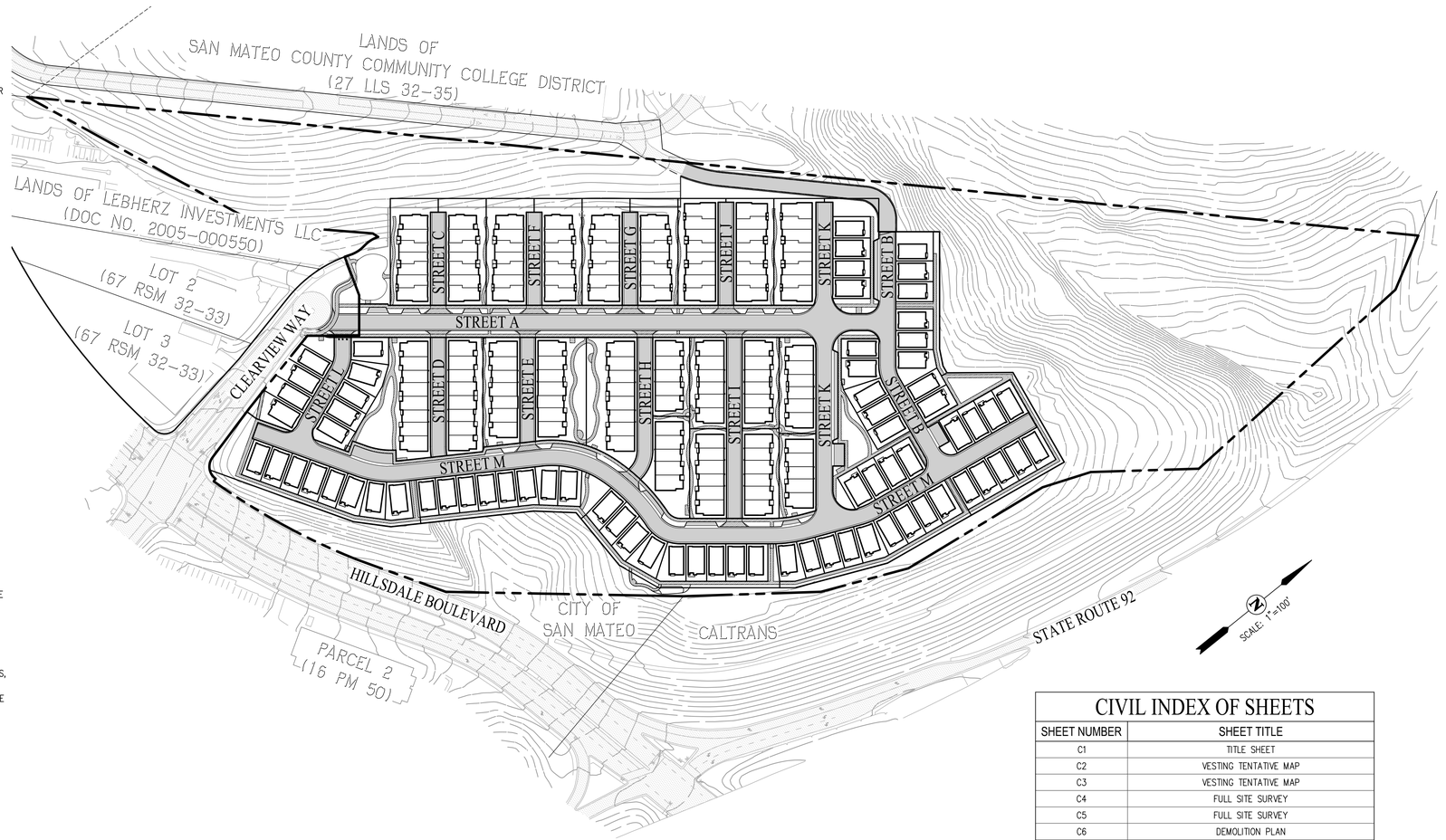
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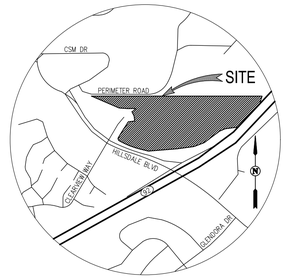
SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
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(3RD) MARCH 20, 2026

SITE ILLUSTRATION - SFD

A0.4.6

VESTING TENTATIVE MAP
CLEARVIEW HOUSING DEVELOPMENT





VICINITY MAP

GENERAL NOTES

1.	SITE ADDRESS:	3000 CLEARVIEW WAY, SAN MATEO, CA 3155 CLEARVIEW WAY, SAN MATEO, CA
2.	ACCESSORS PARCEL NO.:	041-361-120, 041-361-130
3.	EXISTING ZONING:	E1 – EXECUTIVE PARK
5.	CONTOUR INTERVAL:	1 FOOT
6.	SITE AREA (GROSS):	21.87 AC±
	SITE AREA (NET):	12.83 AC±
7.	EXISTING STRUCTURES:	EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
8.	NUMBER OF LOTS/PARCELS:	124
9.	TREES:	ALL EXISTING TREES WITHIN THE DEVELOPMENT OF THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
10.	UTILITY PROVIDERS:	
	WATER:	CALIFORNIA WATER SERVICES
	SANITARY SEWER:	CITY OF SAN MATEO
	STORM DRAIN:	CITY OF SAN MATEO
	GAS & ELECTRIC:	PG&E
11.	TELEPHONE:	AT&T
12.	CABLE TV:	COMCAST
13.	FIRE PROTECTION:	SAN MATEO CONSOLIDATED FIRE DEPARTMENT
14.	LIGHTING:	ALL LIGHTING ON PRIVATE STREETS SHALL BE PRIVATELY MAINTAINED.
15.	TRASH:	INDIVIDUAL TRASH CAN PICKUP IS TO BE PROVIDED BY RECOLOGY.
16.	STREETS:	ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
17.	GRADING:	PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
18.	DIMENSIONS:	ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
19.	EROSION CONTROL:	EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND CASQA RECOMMENDATIONS.
20	FLOOD ZONE:	ZONE X: AREAS OF MINIMAL FLOOD HAZARD. AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP. MAP NUMBER 06081C0162F DATED: JULY 16, 2015
21.	BASIS OF BEARINGS:	DETERMINED BY FOUND MONUMENTS DESIGNATION "POINT 107" AND DESIGNATION "POINT 16" PER RECORD OF SURVEY 2276 (41 LLS 91). THE BEARING N44°02'48"W, BEING A CALCULATED AND MEASURED BEARING.
22.	CONDOMINIUM MAP:	A CONDOMINIUM PLAN WILL BE RECORDED FOR PARCELS A THROUGH V. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 149 RESIDENTIAL CONDOMINIUM UNITS FOR PARCELS A THROUGH V.
23.	COMMON AREAS:	COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS WILL BE PROVIDED IN SELECT LOCATIONS OF COMMON AREA TO COVER UTILITIES AND ACCESS, AS NEEDED.
24.	MULTIPLE FINAL MAPS:	PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.
25.	TITLE REPORT:	THE LISTED OWNER AND EASEMENTS AND ENCUMBRANCES SHOWN ON THE VESTING TENTATIVE MAP ARE BASED ON THE TITLE REPORT DATED MARCH 12, 2026, DOCUMENT NUMBER: NCS-1204652-SM
26.	PHASING:	PROJECT MAY BE DEVELOPED IN PHASES.

CONTACTS

1.	DEVELOPER:	HARVEST PROPERTIES KEVIN CHOY 235 MONTGOMERY STREET, SUITE 2500 SAN FRANCISCO, CA 94104 (530) 574-5339
2.	CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. TERRY R. REEVES, P.E., RCE 75174 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322
3.	ARCHITECT:	KTGY ARCHITECTS, INC. DAVID BURTON 1814 FRANKLIN STREET. SUITE 400 OAKLAND, CA 94612 (510) 463-2072
4.	LANDSCAPE:	JETT LANDSCAPE ARCHITECTURE & DESIGN JESSE MARKMAN 2 THEATRE SQUARE, SUITE 218 ORINDA, CA 94563 (925) 254-5422
5.	OWNER:	CLEARVIEW SM PROPERTY OWNER, LLC 235 MONTGOMERY STREET, SUITE 2500 SAN FRANCISCO, CA 94104 (510) 594-2050

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		LOT LINE
		PARCEL LINE
		CURB, GUTTER & SIDEWALK
		ELECTROLIER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
EX 12" SS	12" SS	SANITARY SEWER PIPE
		STORM DRAIN CATCH BASIN
		STORM DRAIN FIELD INLET
		STORM DRAIN MANHOLE
EX 12" SD	12" SD	STORM DRAIN PIPE
	4" SD	WALL SUBDRAIN
		STREET LIGHT
		UTILITY POLE
EX 8" W	8" W	WATER PIPE
		BLOW OFF
		BIORETENTION AREA
		SILVA CELLS

I, TERRENCE R. REEVES, ATTEST THAT I HAVE REVIEWED THE INFORMATION CONTAINED IN THE INSTRUCTIONAL PACKET FOR LAND DIVISIONS, ZONING ORDINANCE, AND SUBDIVISION ORDINANCE PERTAINING TO TENTATIVE MAPS AND VESTING TENTATIVE MAPS, AND DO HEREBY ATTEST THAT I HAVE MET EACH OF THE AFOREMENTIONED REQUIREMENTS AS THEY APPLY TO THIS SUBDIVISION.

REGISTERED ENGINEER

03/20/2026
DATE

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

CIVIL INDEX OF SHEETS

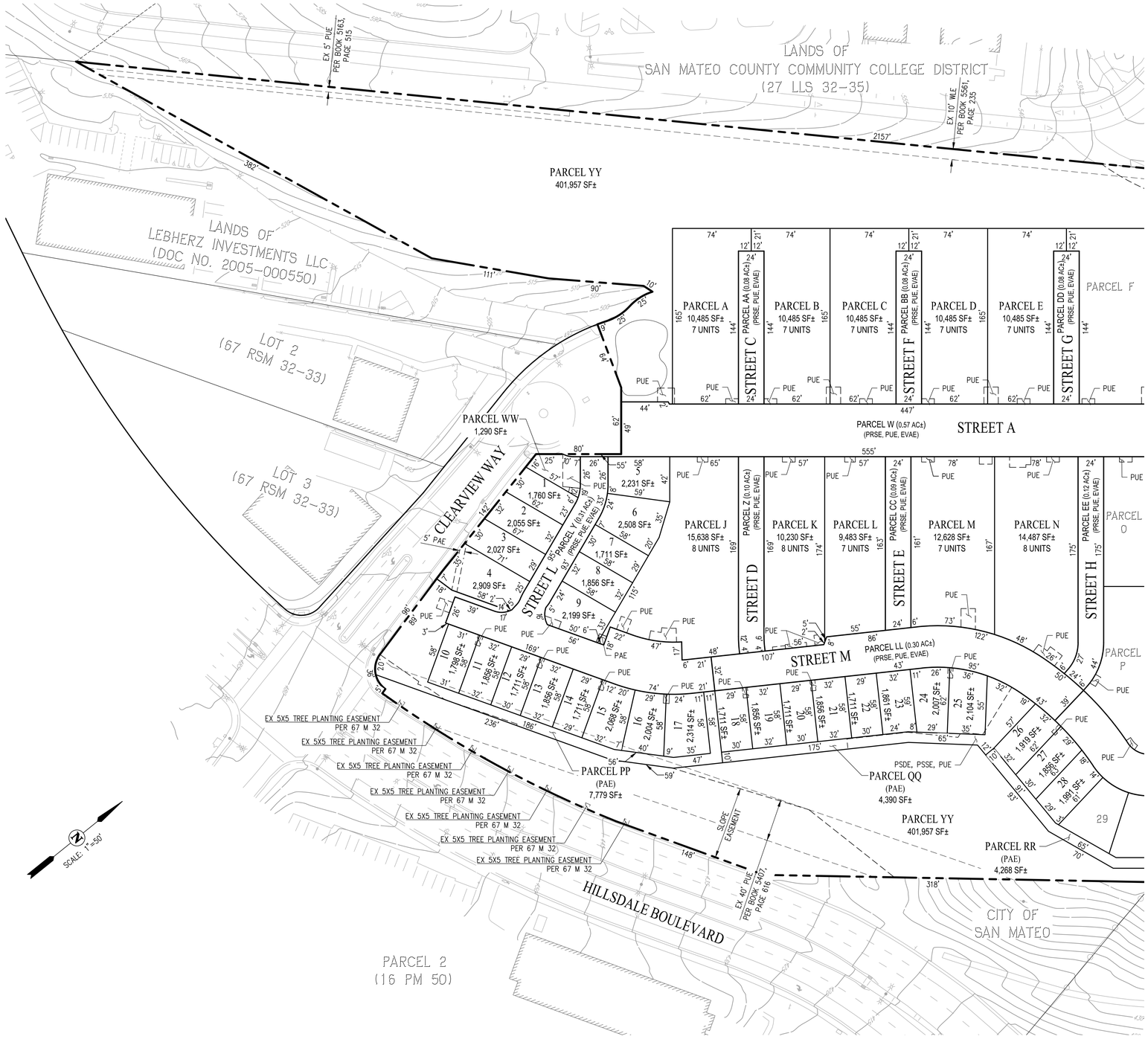
SHEET NUMBER	SHEET TITLE
C1	TITLE SHEET
C2	VESTING TENTATIVE MAP
C3	VESTING TENTATIVE MAP
C4	FULL SITE SURVEY
C5	FULL SITE SURVEY
C6	DEMOLITION PLAN
C7	DEMOLITION PLAN
C8	SITE PLAN
C9	SITE PLAN
C10	SITE PLAN
C11	STREET SECTIONS & DETAILS
C12	GRADING PLAN
C13	GRADING PLAN
C14	GRADING PLAN
C15	UTILITY PLAN
C16	UTILITY PLAN
C17	UTILITY PLAN
C18	STORMWATER CONTROL PLAN
C19	STORMWATER CONTROL PLAN
C20	VEHICLE MANUVERING – SU-30
C21	VEHICLE MANUVERING – FIRE TRUCK & ACCESS PLAN
C22	VEHICLE MANUVERING – GARBAGE TRUCK
C23	EROSION CONTROL PLAN
C24	EROSION CONTROL PLAN
C25	CASQA DETAILS
C26	RETAINING WALLS & PRIVATE STREETS – PLAN VIEW
C27	PRIVATE STREETS – PROFILE VIEW
C28	PRIVATE STREETS – PROFILE VIEW
C29	PRIVATE STREETS – PROFILE VIEW
C30	RETAINING WALL – PROFILE VIEW
C31	SIGNING AND STRIPING
C32	SIGNING AND STRIPING

ABBREVIATIONS

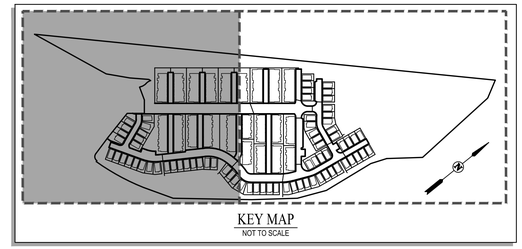
AC	ACRE
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACK FLOW PREVENTION
BOV	BLOW-OFF VALVE
BW	BACK OF WALK
C/L	CENTERLINE
CB	CATCH BASIN
DDCV	DOUBLE DETECTOR CHECK VALVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
GB	GRADE BREAK
GR	TOP OF GRATE ELEVATION
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION SERVICE
LF	LINEAL FOOT
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
OHW	OVERHEAD WIRE
PAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
PL	PROPERTY LINE
PR	PROPOSED
PRC	POINT OF REVERSE CURVE
PRSE	PRIVATE STREET EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TBQ	TO BE QUITCLAIMED
TC	TOP OF VERTICAL CURB
TCE	TEMPORARY CONSTRUCTION EASEMENT
TG	TOP OF GRATE
TRC	TOP OF ROLLED CURB
TSC	TOP OF SILVA CELLS
TSM	TOP OF SOIL MIX
TYP	TYPICAL
W	WATER
WM	WATER METER
WS	WATER SERVICE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LAB | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104



SEE SHEET C3



EASEMENT NOTES:

1. PRIVATE STREET EASEMENT (PRSE) FOR INGRESS/EGRESS, UNDERGROUND UTILITIES, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, GUEST PARKING AND LOADING ZONES.
2. PUBLIC UTILITY EASEMENT (PUE) FOR ALL UNDERGROUND PUBLIC UTILITIES, ASSOCIATED STRUCTURES AND MAINTENANCE ACCESS, SEE UTILITY PLAN FOR UTILITY LOCATIONS. STORM DRAINAGE AND SANITARY SEWER FACILITIES LOCATED WITHIN THE PUE SHALL BE PRIVATELY OWNED AND MAINTAINED.
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4. AS SPECIFIED IN THE CC&Rs, FOR PARCELS DESIGNATED FOR CONDOMINIUM PURPOSES, ALL AREA OUTSIDE THE FOOTPRINT OF BUILDINGS WILL BE FOR RESIDENT INGRESS/EGRESS.
5. STREETS AND SIDEWALKS WITHIN THE PRIVATE PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED.
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7. SLOPE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES, DRAINAGE DITCHES, DRAINAGE PIPES AND ANY APPURTENANCES

EXISTING PARCEL SUMMARY

NUMBER OF EXISTING PARCELS	EXISTING LAND USE
7	EXECUTIVE PARK

NOTES:
1. ALL EXISTING PARCELS ARE TO BE RE-SUBDIVIDED AS SHOWN ON THIS SHEET.
2. SEE SHEETS C4-C5 FOR EXTENTS OF EXISTING PARCELS

PARCEL / LOT SUMMARY

PARCEL	PROPOSED LAND USE
LOTS 1-73	RESIDENTIAL - SINGLE FAMILY DETACHED
PARCEL A	CONDOMINIUM UNITS & COMMON SPACE
PARCEL B	CONDOMINIUM UNITS & COMMON SPACE
PARCEL C	CONDOMINIUM UNITS & COMMON SPACE
PARCEL D	CONDOMINIUM UNITS & COMMON SPACE
PARCEL E	CONDOMINIUM UNITS & COMMON SPACE
PARCEL F	CONDOMINIUM UNITS & COMMON SPACE
PARCEL G	CONDOMINIUM UNITS & COMMON SPACE
PARCEL H	CONDOMINIUM UNITS & COMMON SPACE
PARCEL I	CONDOMINIUM UNITS & COMMON SPACE
PARCEL J	CONDOMINIUM UNITS & COMMON SPACE
PARCEL K	CONDOMINIUM UNITS & COMMON SPACE
PARCEL L	CONDOMINIUM UNITS & COMMON SPACE
PARCEL M	CONDOMINIUM UNITS & COMMON SPACE
PARCEL N	CONDOMINIUM UNITS & COMMON SPACE
PARCEL O	CONDOMINIUM UNITS & COMMON SPACE
PARCEL P	CONDOMINIUM UNITS & COMMON SPACE
PARCEL Q	CONDOMINIUM UNITS & COMMON SPACE
PARCEL R	CONDOMINIUM UNITS & COMMON SPACE
PARCEL S	CONDOMINIUM UNITS & COMMON SPACE
PARCEL T	CONDOMINIUM UNITS & COMMON SPACE
PARCEL U	CONDOMINIUM UNITS & COMMON SPACE
PARCEL V	CONDOMINIUM UNITS & COMMON SPACE
PARCEL W	PRIVATE STREET
PARCEL X	PRIVATE STREET
PARCEL Y	PRIVATE STREET
PARCEL Z	PRIVATE STREET
PARCEL AA	PRIVATE STREET
PARCEL BB	PRIVATE STREET
PARCEL CC	PRIVATE STREET
PARCEL DD	PRIVATE STREET
PARCEL EE	PRIVATE STREET
PARCEL FF	PRIVATE STREET
PARCEL GG	PRIVATE STREET
PARCEL HH	PRIVATE STREET
PARCEL II	PRIVATE STREET
PARCEL JJ	PRIVATE STREET
PARCEL KK	PRIVATE STREET
PARCEL LL	PRIVATE STREET
PARCEL MM	PRIVATE STREET
PARCEL NN	PRIVATE STREET
PARCEL OO	PRIVATE STREET
PARCEL PP	COMMON SPACE
PARCEL QQ	COMMON SPACE
PARCEL RR	COMMON SPACE
PARCEL SS	COMMON SPACE
PARCEL TT	COMMON SPACE
PARCEL UU	COMMON SPACE
PARCEL VV	COMMON SPACE
PARCEL WW	COMMON SPACE
PARCEL XX	COMMON SPACE
PARCEL YY	COMMON SPACE

TOTAL NUMBER OF PARCELS / LOTS: 222

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REETES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

ktgy
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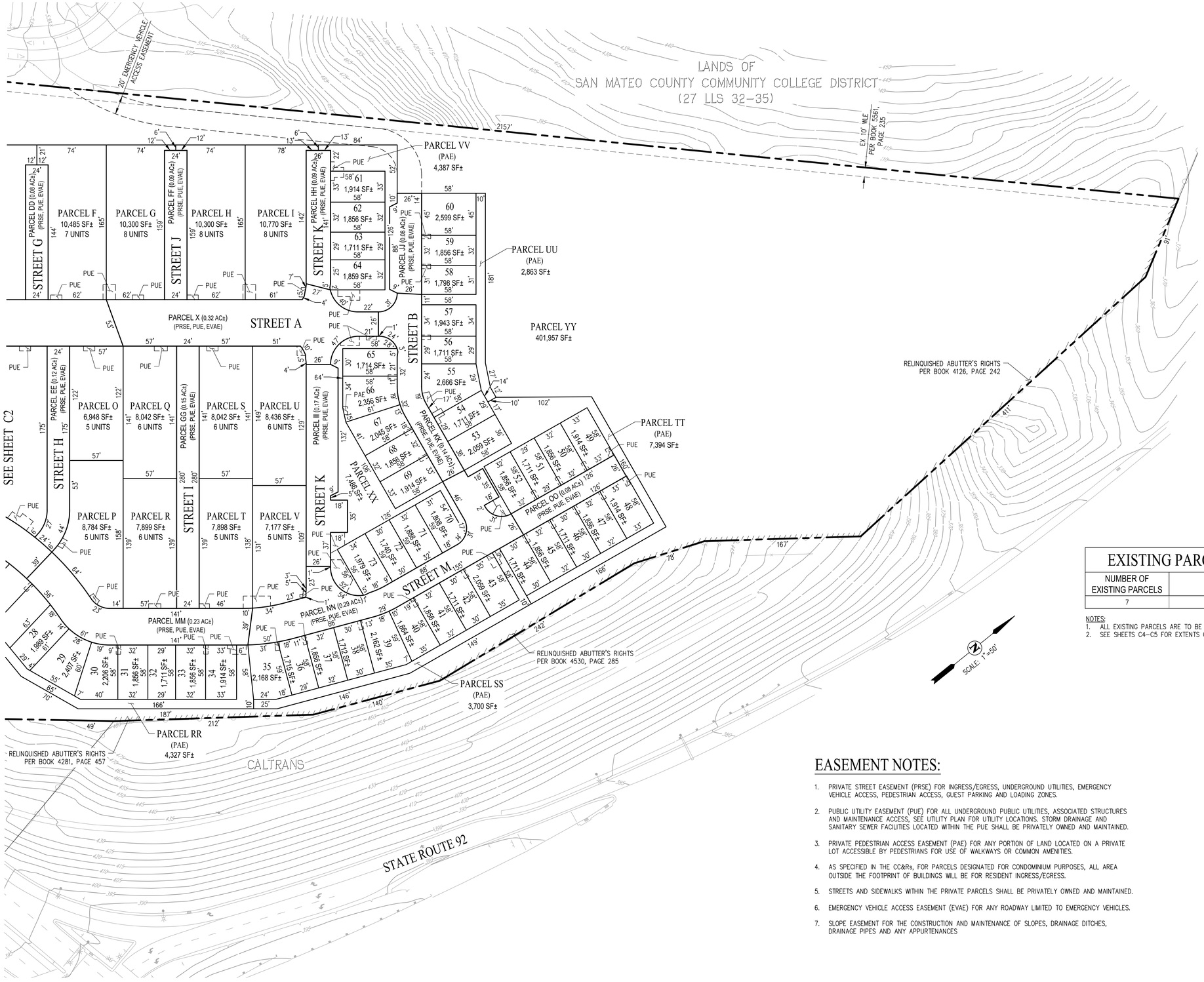
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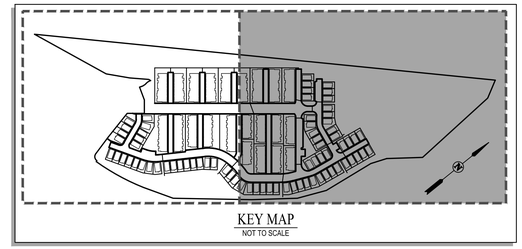
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

VESTING TENTATIVE MAP

C2





PARCEL / LOT SUMMARY

PARCEL	PROPOSED LAND USE
LOTS 1–73	RESIDENTIAL – SINGLE FAMILY DETACHED
PARCEL A	CONDOMINIUM UNITS & COMMON SPACE
PARCEL B	CONDOMINIUM UNITS & COMMON SPACE
PARCEL C	CONDOMINIUM UNITS & COMMON SPACE
PARCEL D	CONDOMINIUM UNITS & COMMON SPACE
PARCEL E	CONDOMINIUM UNITS & COMMON SPACE
PARCEL F	CONDOMINIUM UNITS & COMMON SPACE
PARCEL G	CONDOMINIUM UNITS & COMMON SPACE
PARCEL H	CONDOMINIUM UNITS & COMMON SPACE
PARCEL I	CONDOMINIUM UNITS & COMMON SPACE
PARCEL J	CONDOMINIUM UNITS & COMMON SPACE
PARCEL K	CONDOMINIUM UNITS & COMMON SPACE
PARCEL L	CONDOMINIUM UNITS & COMMON SPACE
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PARCEL TT	COMMON SPACE
PARCEL UU	COMMON SPACE
PARCEL VV	COMMON SPACE
PARCEL WW	COMMON SPACE
PARCEL XX	COMMON SPACE
PARCEL YY	COMMON SPACE

TOTAL NUMBER OF PARCELS / LOTS: 222

EXISTING PARCEL SUMMARY

NUMBER OF EXISTING PARCELS	EXISTING LAND USE
7	EXECUTIVE PARK

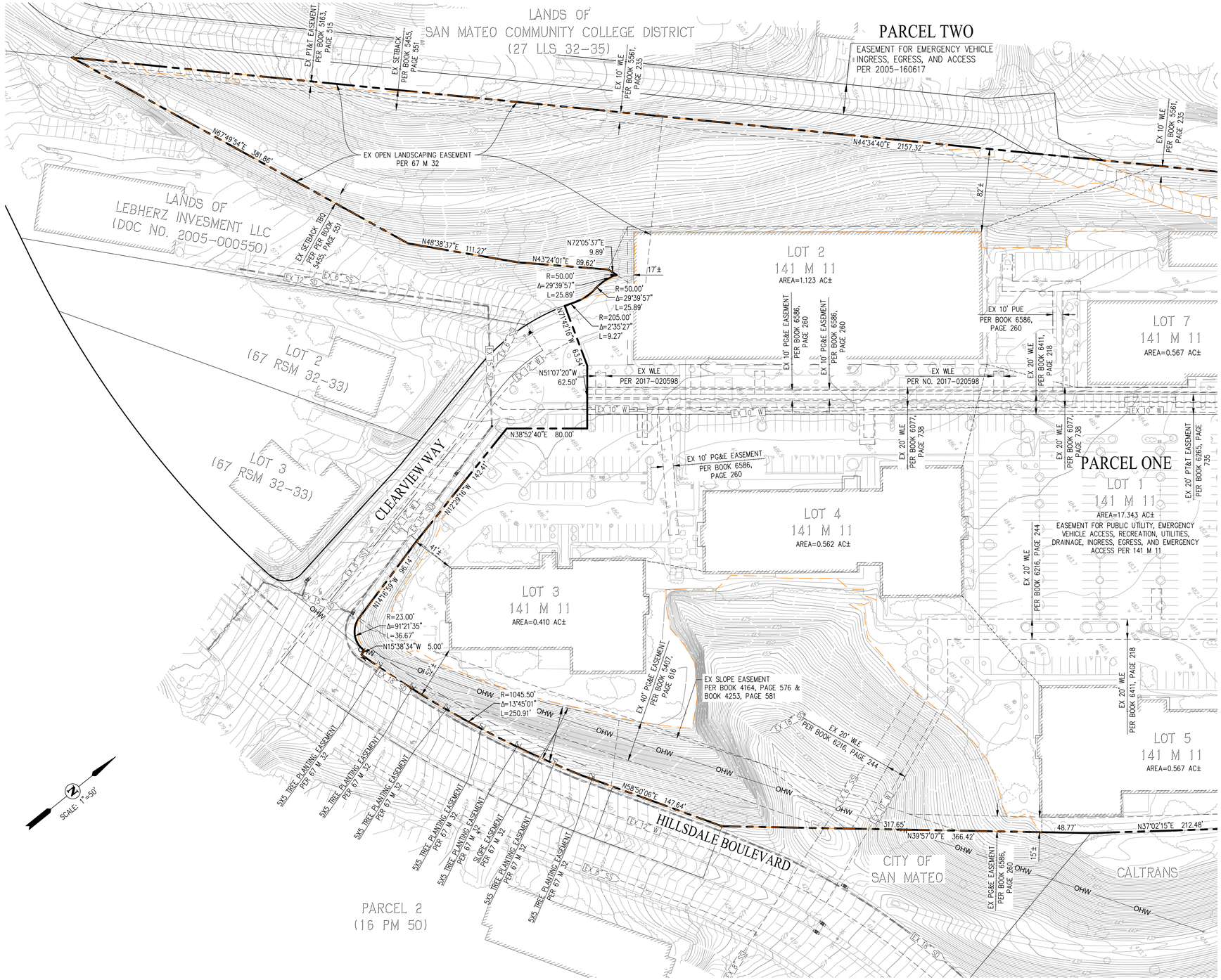
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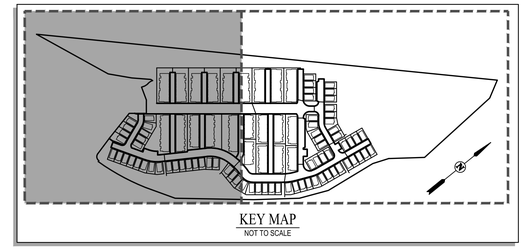
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50' 0' 25' 50' 100' 200'
GRAPHIC SCALE





SURVEYOR'S STATEMENT:

THIS BOUNDARY EXHIBIT REPRESENTS A SURBEY BY ME OR UNDER MY DIRECTION.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

03/20/2026
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

LEGEND

AREA WITH SLOPES EQUAL TO OR GREATER THAN 15%

NOTE:

SEE LANDSCAPE SHEET L4.01 FOR EXISTING TREE NUMBERS AND LANDSCAPE SHEETS L4.02-L4.08 FOR EXISTING TREE INFORMATION.

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

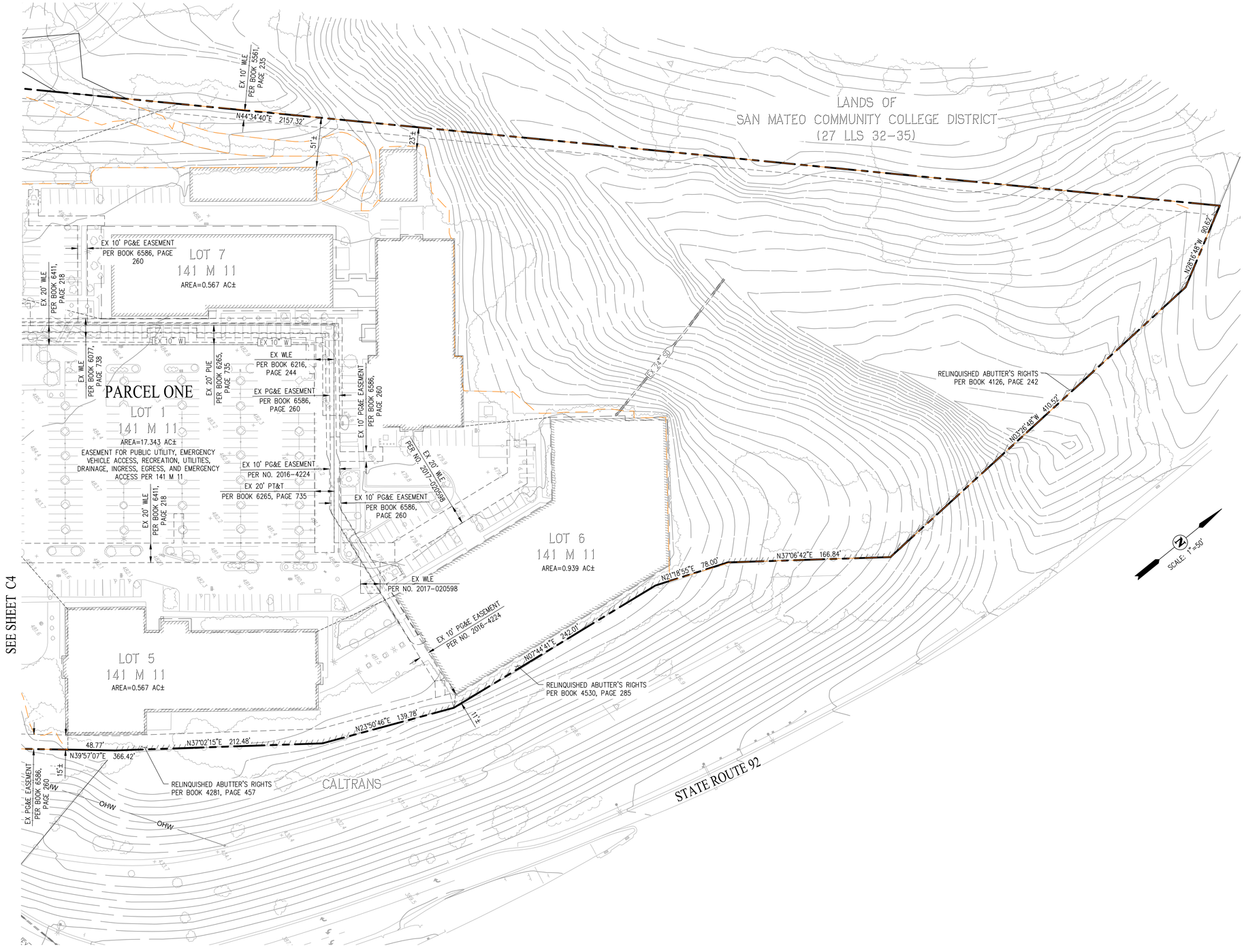
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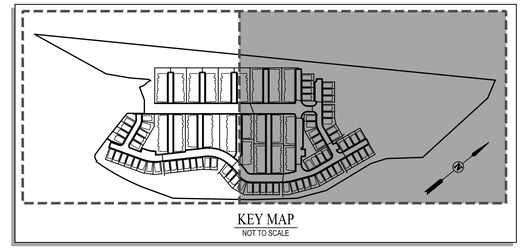
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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

FULL SITE SURVEY





SURVEYOR'S STATEMENT:

THIS BOUNDARY EXHIBIT REPRESENTS A SURBEY BY ME OR UNDER MY DIRECTION.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

03/20/2026
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

LEGEND

AREA WITH SLOPES EQUAL TO OR GREATER THAN 15%

NOTE:

SEE LANDSCAPE SHEET L4.01 FOR EXISTING TREE NUMBERS AND LANDSCAPE SHEETS L4.02-L4.08 FOR EXISTING TREE INFORMATION.

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

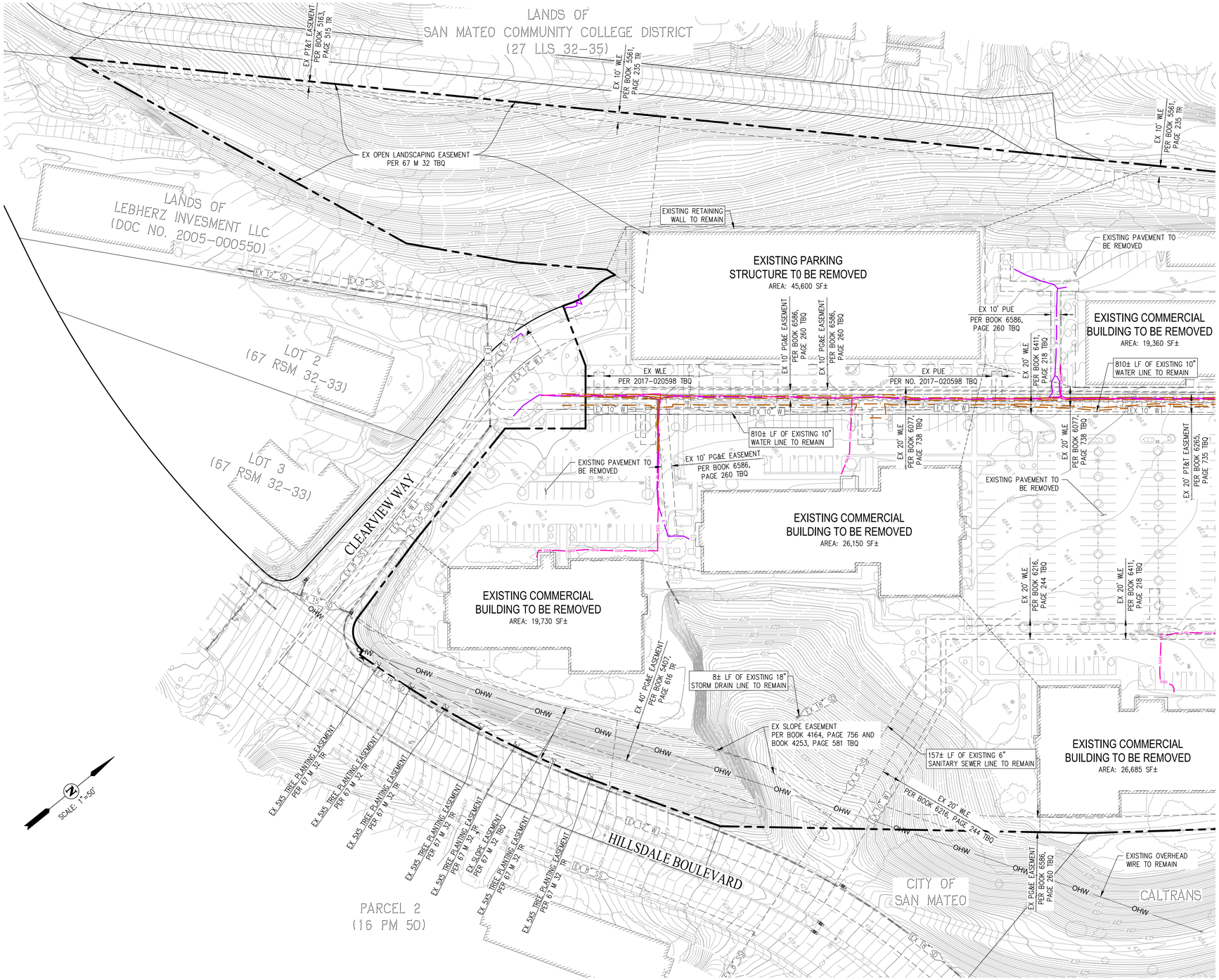
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

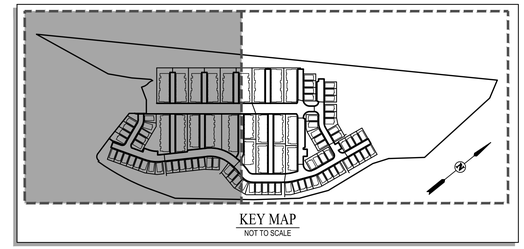
MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

FULL SITE SURVEY

C5



SEE SHEET C7



NOTES:

1. ALL EXISTING ONSITE UTILITIES AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED UNLESS NOTED ON THE LANDSCAPE PLANS FOR RETENTION.
4. EXISTING EASEMENTS WILL BE VACATED THROUGH THE RECORDING OF THE SUBSEQUENT FINAL MAP(S).

LEGEND

- EXISTING COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT LINE
- EXISTING GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS LINE
- EXISTING ELECTRICAL POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

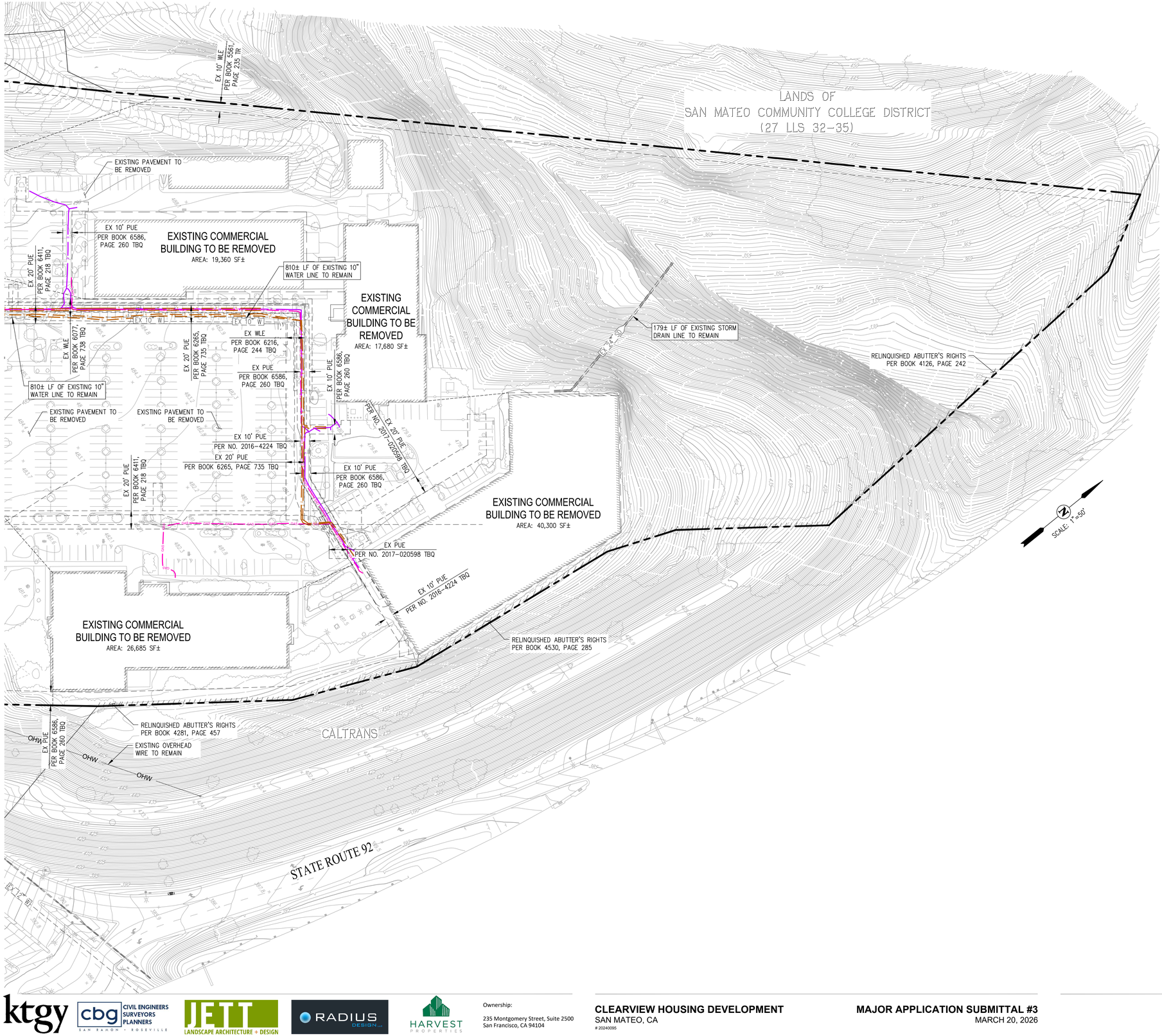
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Ownership:
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San Francisco, CA 94104

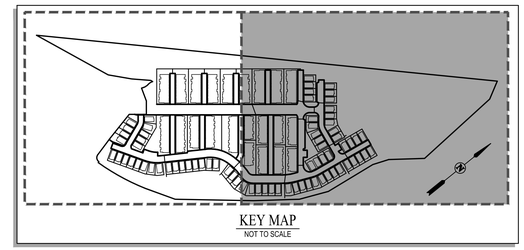
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

DEMOLITION PLAN **C6**



SEE SHEET C6



NOTES:

1. ALL EXISTING ONSITE UTILITIES AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED UNLESS NOTED ON THE LANDSCAPE PLANS FOR RETENTION.
4. EXISTING EASEMENTS WILL BE VACATED THROUGH THE RECORDING OF THE SUBSEQUENT FINAL MAP(S).

LEGEND

- T — T — T — EXISTING COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT LINE
- GAS — GAS — EXISTING GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS LINE
- E — E — E — EXISTING ELECTRICAL POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:

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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

DEMOLITION PLAN **C7**

LANDS OF
LEBHERZ INVESTMENTS LLC
(DOC NO. 2005-000550)

LOT 2
(167 RSM 32-33)

LOT 3
(167 RSM 32-33)

CLEARVIEW WAY

HILLSDALE BOULEVARD

IT-1
BLDG 1T7

IT-2
BLDG IT7(R)

IT-3
BLDG IT7

IT-4
BLDG IT7(R)

IT-5
BLDG 1T7

BT-1
BLDG BT8(R)

BT-2
BLDG BT8

BT-3
BLDG BT7(R)

BT-4
BLDG BT7

BT-5
BLDG BT8(R)

STREET A

STREET C

STREET D

STREET E

STREET F

STREET L

STREET M

LOADING

ACCESSIBLE RAMP (TYP)

PROPOSED DRIVEWAY PER
CALTRANS STD. PLAN A87A (TYP)

TRIANGULAR AREA OF VISIBILITY

REMOVABLE BOLLARDS. SEE DETAIL SHEET C31.
EMERGENCY VEHICLE ACCESS ONLY

EX 5X5 TREE PLANTING EASEMENT
PER 67 M 32

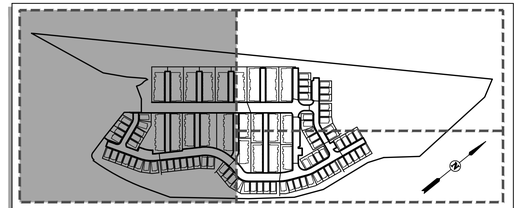
EX 46' PUE PER BOOK 5407, PAGE 616

SLOPE EASEMENT

PSDE, PSSE, PUE

SEE SHEET C9

SCALE: 1" = 30'



KEY MAP
NOT TO SCALE

PRODUCT SUMMARY

BUILDING TYPE	# OF BUILDINGS	# OF UNITS
SINGLE FAMILY DETACHED		
PLAN 1	–	38
PLAN 2	–	35
SUBTOTAL SINGLE FAMILY DETACHED		73
BOX TOWNS		
5-PLEX	1	5
5X-PLEX	2	10
6-PLEX	3	18
6X-PLEX	2	12
7-PLEX	2	14
8-PLEX	3	24
INTERLOCKING TOWNS		
7-PLEX	6	42
8-PLEX	3	24
SUBTOTAL CONDOMINIUM UNITS		149
TOTAL	22	222

* ACCESSIBLE UNITS (10% OF TOWNHOME UNITS REQUIRED): 15 PROVIDED

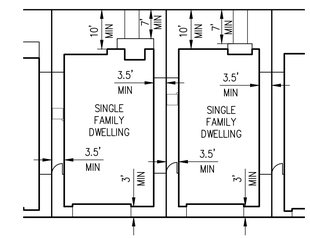
SITE GUEST PARKING SUMMARY

PARKING TYPE	# OF UNITS
STANDARD GUEST	33
ACCESSIBLE	2
(STANDARD ACCESSIBLE)	(1 OF 2)
(VAN ACCESSIBLE)	(1 OF 2)
VAN ACCESSIBLE & EV CAPABLE	1
EV CAPABLE	5
TOTAL	41
LOADING	1

LEGEND

ACCESSIBLE PATH OF TRAVEL

* ACCESSIBLE UNIT



TYPICAL SINGLE FAMILY DWELLING UNIT
NOT TO SCALE

NOTE: FENCE, REAR, FRONT AND SIDEYARDS, DRIVEWAY & WALKWAY OWNER OWNED & MAINTAINED (TYP)

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN LLC
HARVEST PROPERTIES

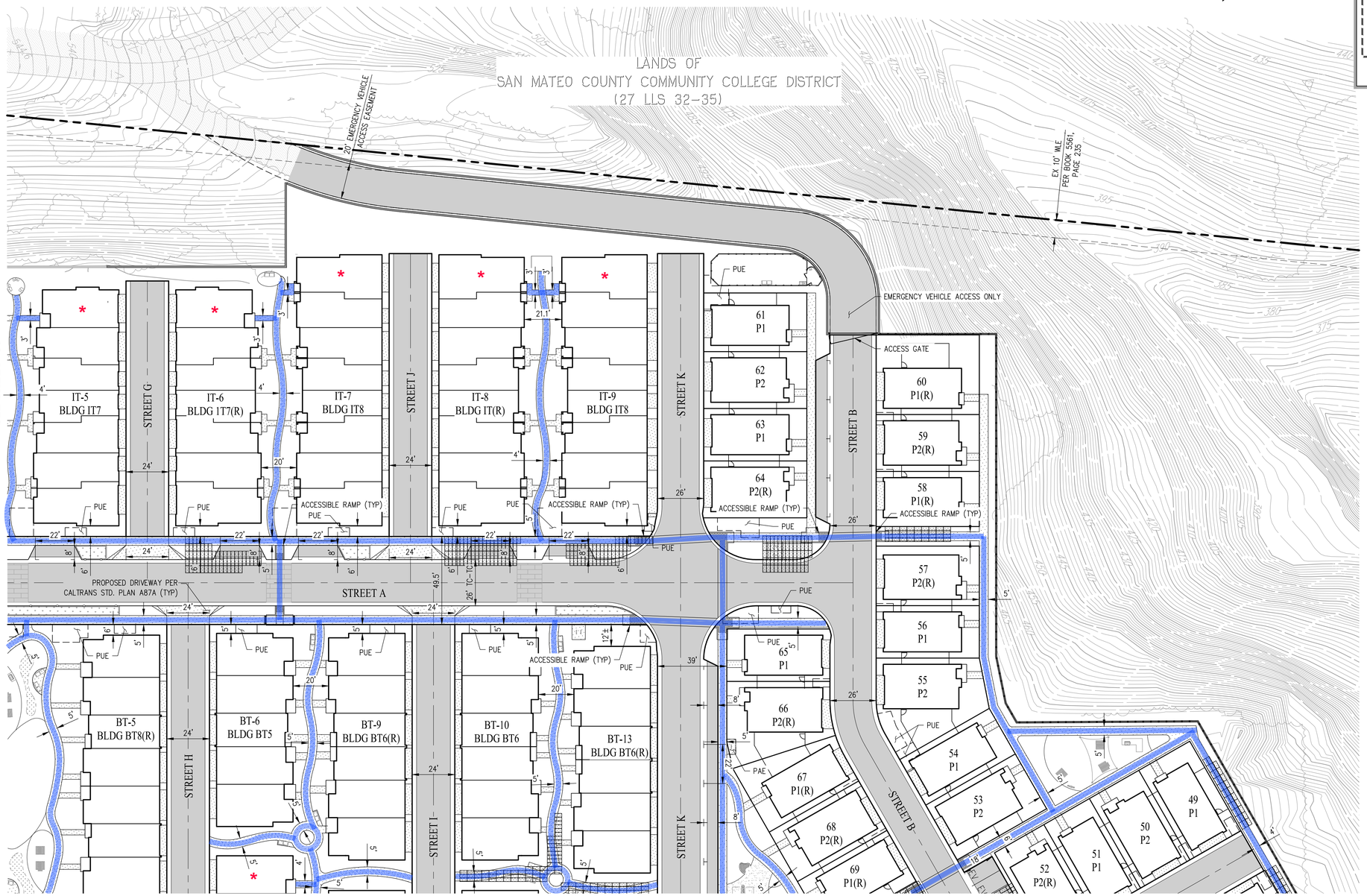
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

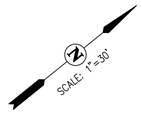
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20240095

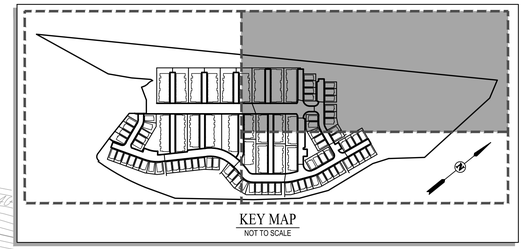
MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

SITE PLAN

C8







PRODUCT SUMMARY

BUILDING TYPE	# OF BUILDINGS	# OF UNITS
SINGLE FAMILY DETACHED		
PLAN 1	–	38
PLAN 2	–	35
SUBTOTAL SINGLE FAMILY DETACHED		73
BOX TOWNS		
5-PLEX	1	5
5X-PLEX	2	10
6-PLEX	3	18
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7-PLEX	2	14
8-PLEX	3	24
INTERLOCKING TOWNS		
7-PLEX	6	42
8-PLEX	3	24
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TOTAL	22	222

* ACCESSIBLE UNITS (10% OF TOWNHOME UNITS REQUIRED): 15 PROVIDED

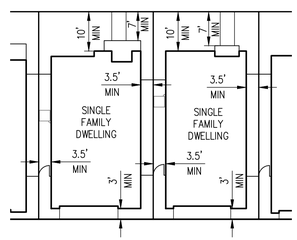
SITE GUEST PARKING SUMMARY

PARKING TYPE	# OF UNITS
STANDARD GUEST	33
ACCESSIBLE	2
(STANDARD ACCESSIBLE)	(1 OF 2)
(VAN ACCESSIBLE)	(1 OF 2)
VAN ACCESSIBLE & EV CAPABLE	1
EV CAPABLE	5
TOTAL	41
LOADING	1

LEGEND

ACCESSIBLE PATH OF TRAVEL

* ACCESSIBLE UNIT



TYPICAL SINGLE FAMILY DWELLING UNIT
NOT TO SCALE

NOTE: FENCE, REAR, FRONT AND SIDEYARDS, DRIVEWAY & WALKWAY OWNER OWNED & MAINTAINED (TYP)

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

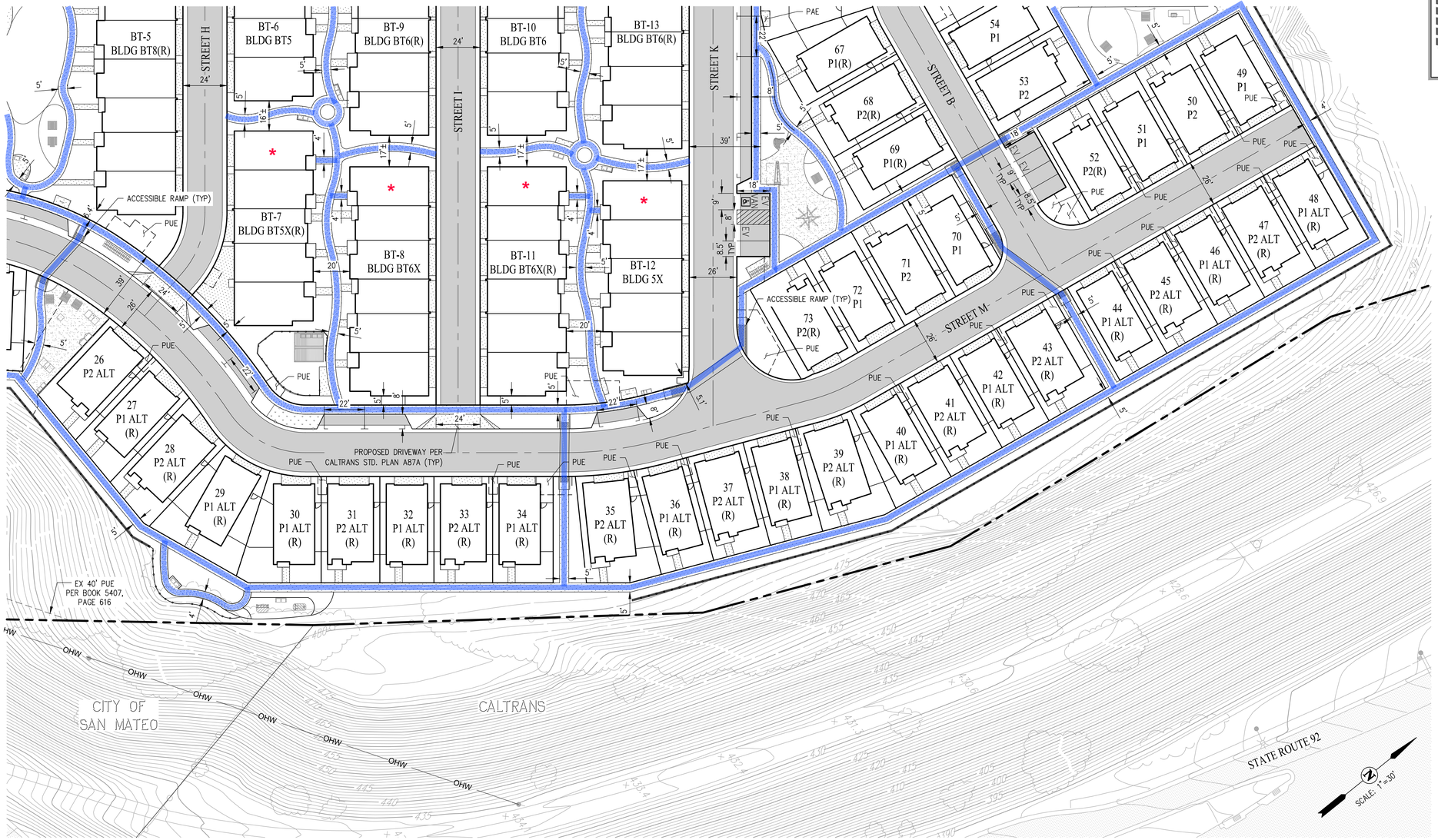
MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

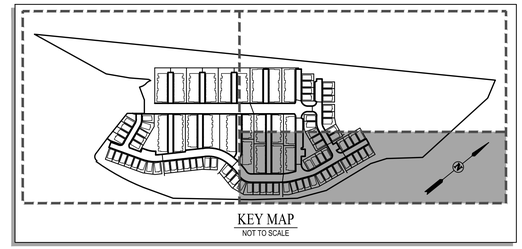
SITE PLAN

C9

SEE SHEET C9

SEE SHEET C8





PRODUCT SUMMARY

BUILDING TYPE	# OF BUILDINGS	# OF UNITS
SINGLE FAMILY DETACHED		
PLAN 1	–	38
PLAN 2	–	35
SUBTOTAL SINGLE FAMILY DETACHED		73
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5–PLEX	1	5
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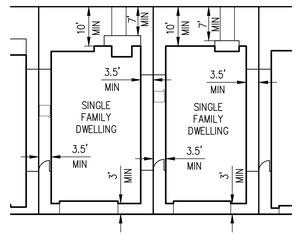
SITE GUEST PARKING SUMMARY

PARKING TYPE	# OF UNITS
STANDARD GUEST	33
ACCESSIBLE	2
(STANDARD ACCESSIBLE)	(1 OF 2)
(VAN ACCESSIBLE)	(1 OF 2)
VAN ACCESSIBLE & EV CAPABLE	1
EV CAPABLE	5
TOTAL	41
LOADING	1

LEGEND

ACCESSIBLE PATH OF TRAVEL

* ACCESSIBLE UNIT



TYPICAL SINGLE FAMILY DWELLING UNIT
NOT TO SCALE

NOTE: FENCE, REAR, FRONT AND SIDEYARDS, DRIVEWAY & WALKWAY OWNER OWNED & MAINTAINED (TYP)

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

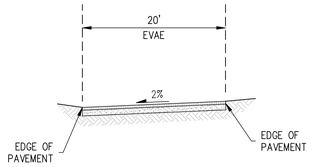
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Ownership:
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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
202400095

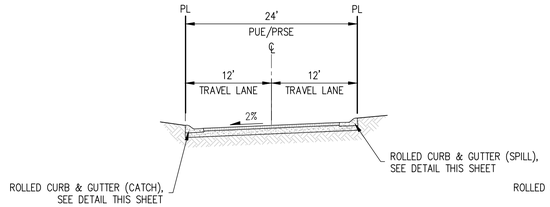
MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

SITE PLAN **C10**



20' EMERGENCY VEHICLE ACCESS ROAD

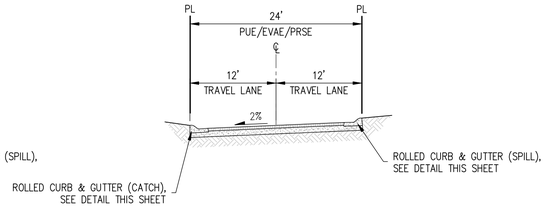
NOT TO SCALE



24' ROLLED CURB & GUTTER

STREET C, STREET F, STREET G, STREET J

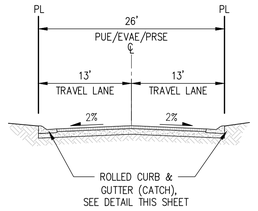
NOT TO SCALE



24' ROLLED CURB & GUTTER

STREET D, STREET E, STREET H, STREET I

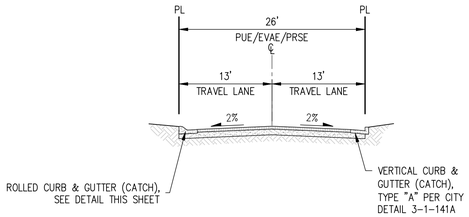
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26' ROLLED CURB & GUTTER

STREET B, STREET K, STREET L

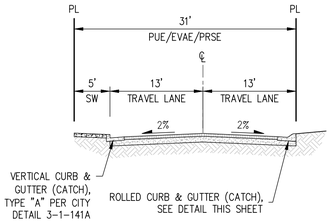
NOT TO SCALE



26' ROLLED & VERTICAL CURB & GUTTER

STREET M, STREET K

NOT TO SCALE

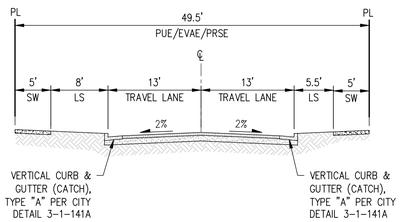


26' ROLLED & VERTICAL CURB & GUTTER

W/ ATTACHED SIDEWALK (ONE SIDE)

STREET M

NOT TO SCALE

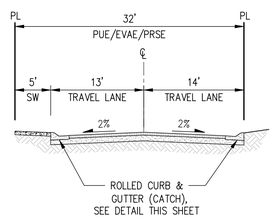


26' VERTICAL CURB & GUTTER

W/ DETACHED SIDEWALK & LANDSCAPE PLANTERS

STREET A

NOT TO SCALE

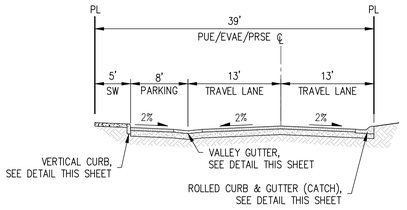


27' ROLLED CURB & GUTTER

W/ ATTACHED SIDEWALK (ONE SIDE)

STREET M

NOT TO SCALE

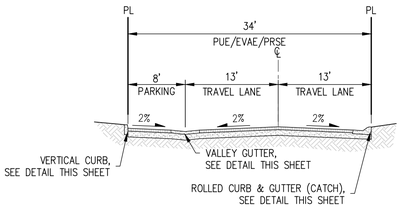


34' VERTICAL & ROLLED CURB & GUTTER

W/ PARALLEL PARKING & SIDEWALK (ONE SIDE)

STREET M

NOT TO SCALE

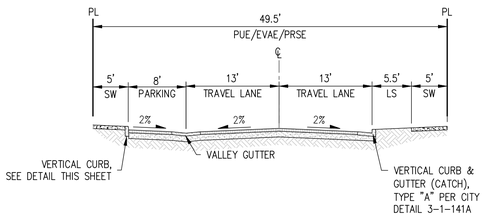


34' VERTICAL & ROLLED CURB & GUTTER

W/ PARALLEL PARKING

STREET B, STREET K

NOT TO SCALE



34' VERTICAL CURB & GUTTER

W/ PARALLEL PARKING & DETACHED SIDEWALK

STREET A

NOT TO SCALE

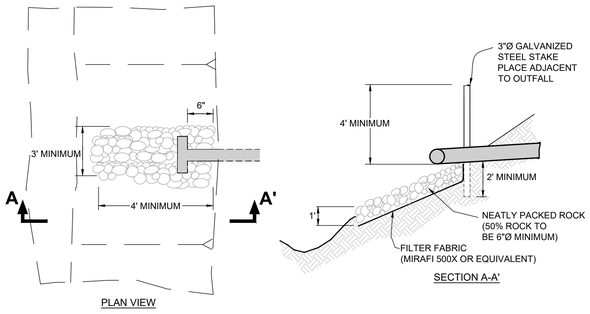
PAVEMENT DESIGN CHART

FLEXIBLE PAVEMENTS				
PAVEMENT SECTION	TI	R	AC (MIN)	AB (MIN)
EMERGENCY VEHICLE ACCESS ROAD	3.5	15	2.5"	6"
STREET A	5	15	3"	9"
STREET B	5	15	3"	9"
STREET C	5	15	3"	9"
STREET D	5	15	3"	9"
STREET E	5	15	3"	9"
STREET F	5	15	3"	9"
STREET G	5	15	3"	9"
STREET H	5	15	3"	9"
STREET I	5	15	3"	9"
STREET J	5	15	3"	9"
STREET K	5	15	3"	9"
STREET L	5	15	3"	9"
STREET M	5	15	3"	9"

RIGID PAVEMENTS		
PAVEMENT SECTION	PCC (MIN)	AB (MIN)
SIDEWALK	4"	6"

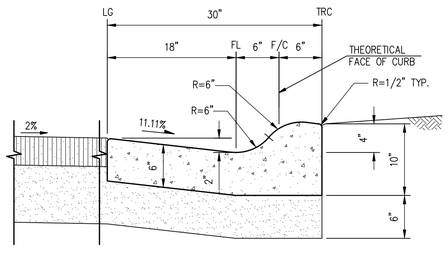
NOTES:

1. SEE PROJECT GEOTECH REPORT FOR DETAILED SPECIFICATIONS AND RECOMMENDATIONS.



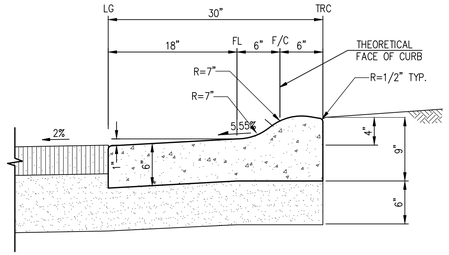
EXISTING STORM DRAIN OUTFALL

NOT TO SCALE



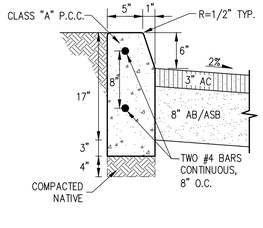
ROLLED CATCH CURB DETAIL

NOT TO SCALE



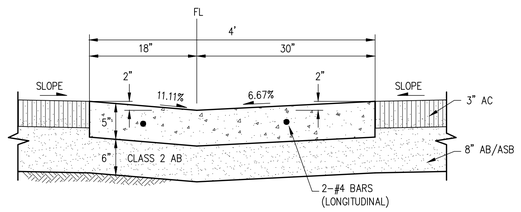
ROLLED SPILL CURB DETAIL

NOT TO SCALE



VERTICAL CURB DETAIL

NOT TO SCALE



VALLEY GUTTER DETAIL

NOT TO SCALE



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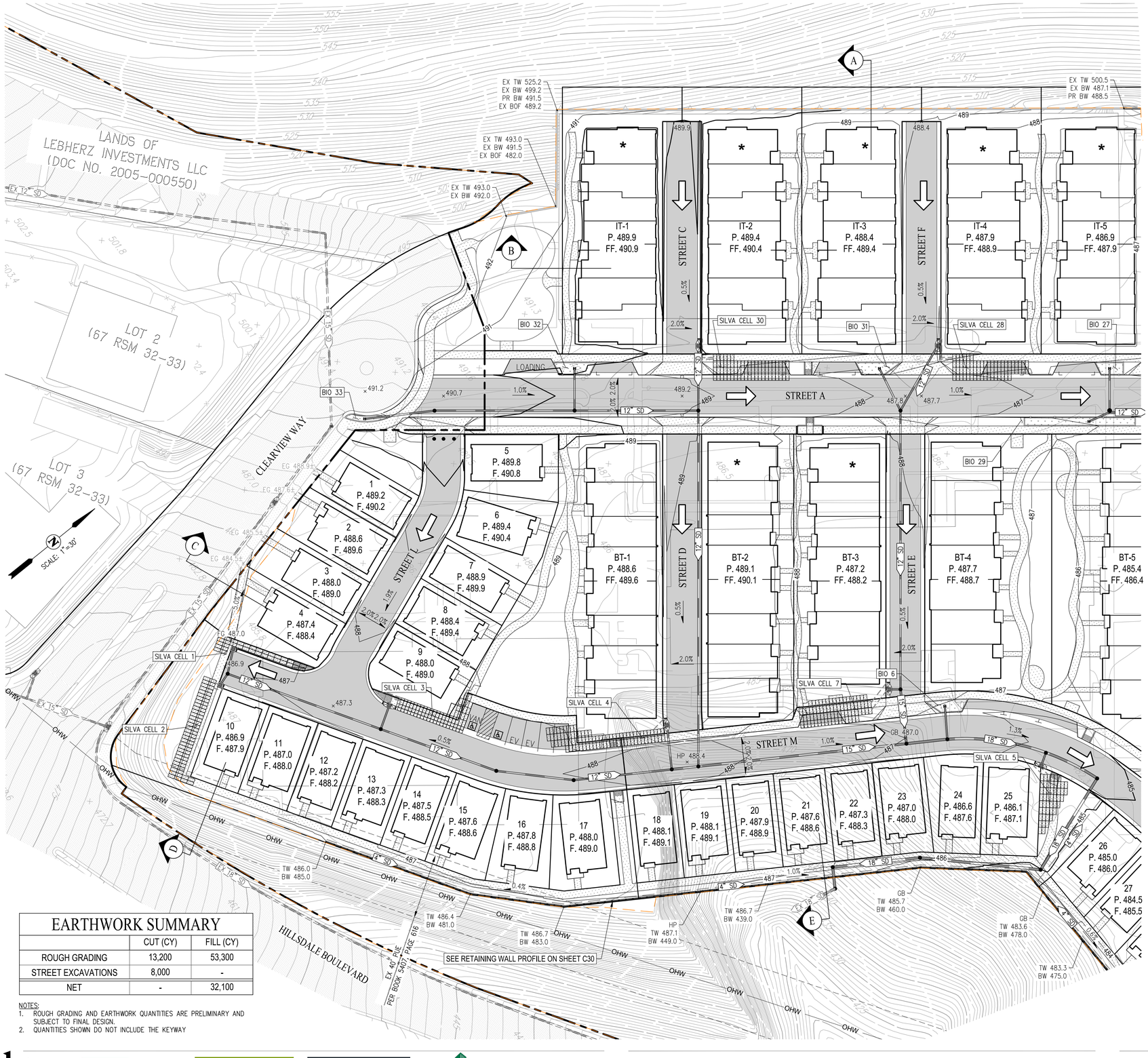
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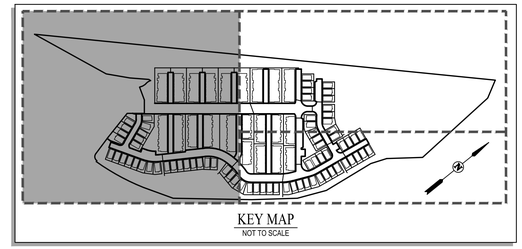
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San Francisco, CA 94104

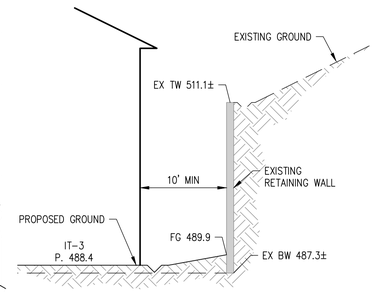
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SAN MATEO, CA
20240095

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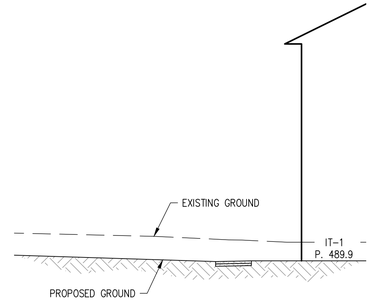
STREET SECTIONS & DETAILS C11







SECTION A
NOT TO SCALE

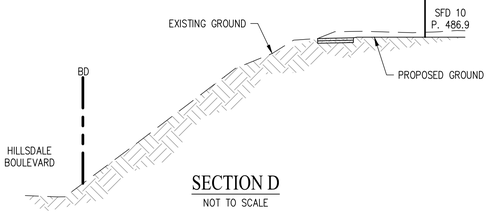


SECTION B
NOT TO SCALE

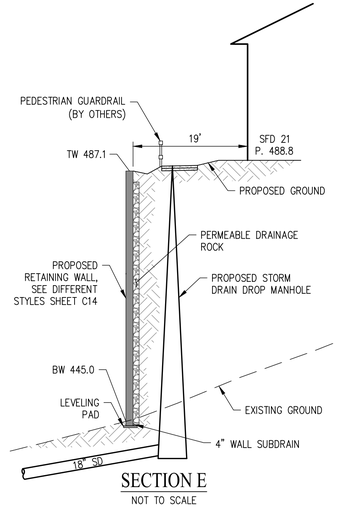
SEE SHEET C13

LEGEND

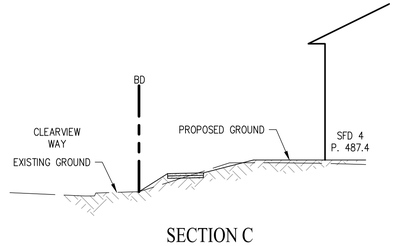
- * ACCESSIBLE UNITS
- DIRECTION OF OVERLAND RELEASE
- AREA WITH SLOPES EQUAL TO OR GREATER THAN 15%



SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE



SECTION C
NOT TO SCALE

EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
ROUGH GRADING	13,200	53,300
STREET EXCAVATIONS	8,000	-
NET	-	32,100

NOTES:
1. ROUGH GRADING AND EARTHWORK QUANTITIES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. QUANTITIES SHOWN DO NOT INCLUDE THE KEYWAY

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REYES
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:
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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

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GRADING PLAN

C12

LEGEND

* ACCESSIBLE UNITS

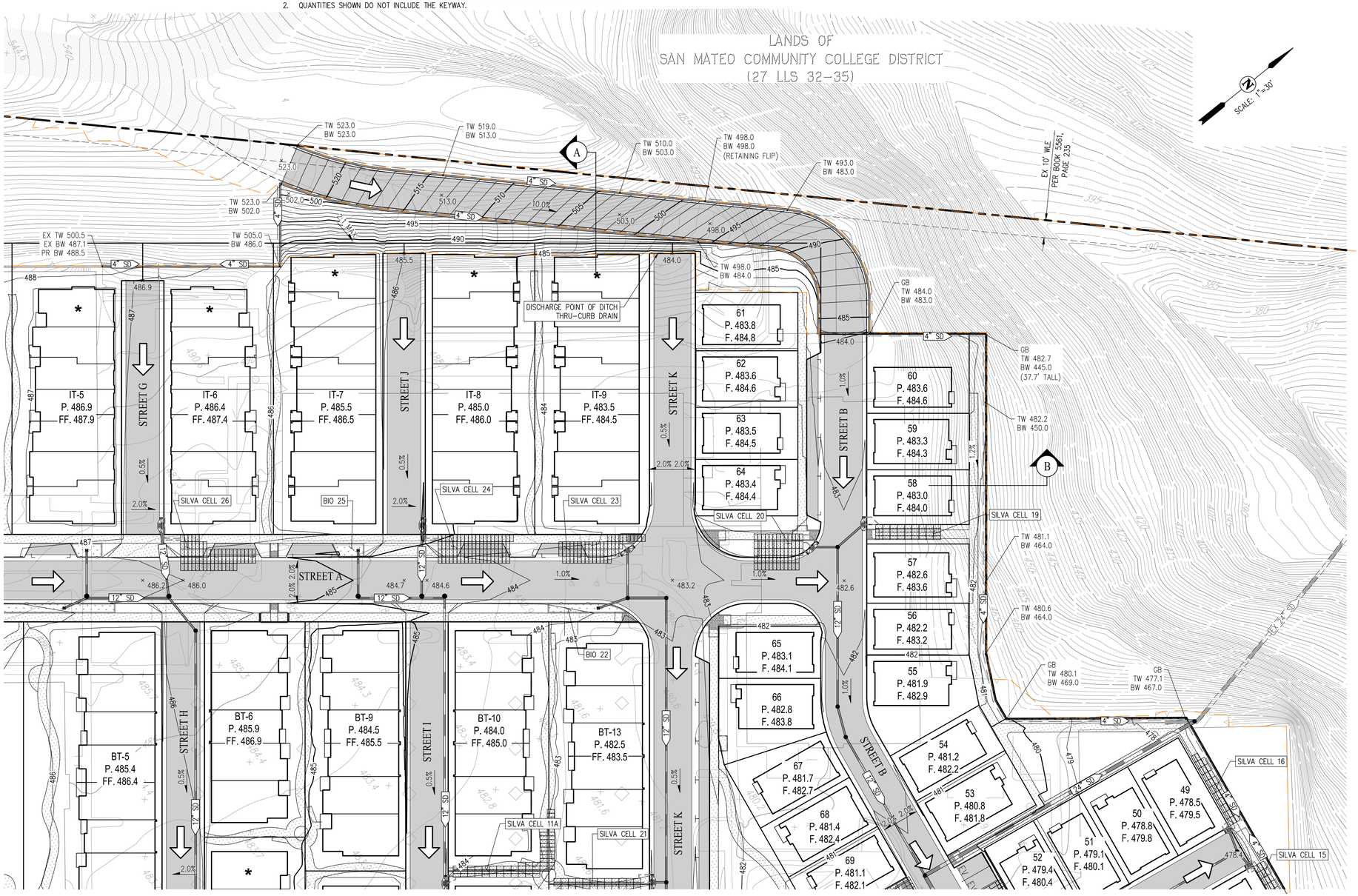
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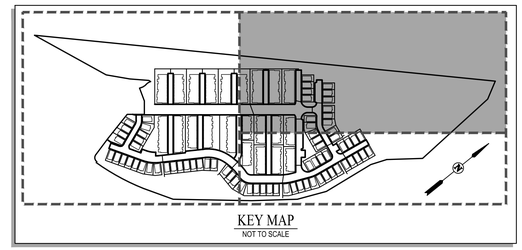
AREA WITH SLOPES EQUAL TO OR GREATER THAN 15%

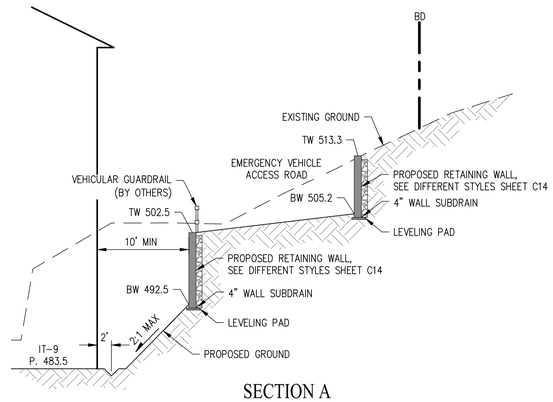
EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
ROUGH GRADING	13,200	53,300
STREET EXCAVATIONS	8,000	-
NET	-	32,100

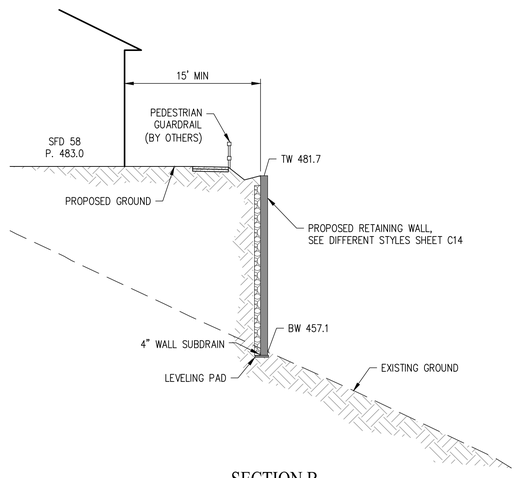
NOTES:
1. ROUGH GRADING AND EARTHWORK QUANTITIES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. QUANTITIES SHOWN DO NOT INCLUDE THE KEYWAY.







SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REETS
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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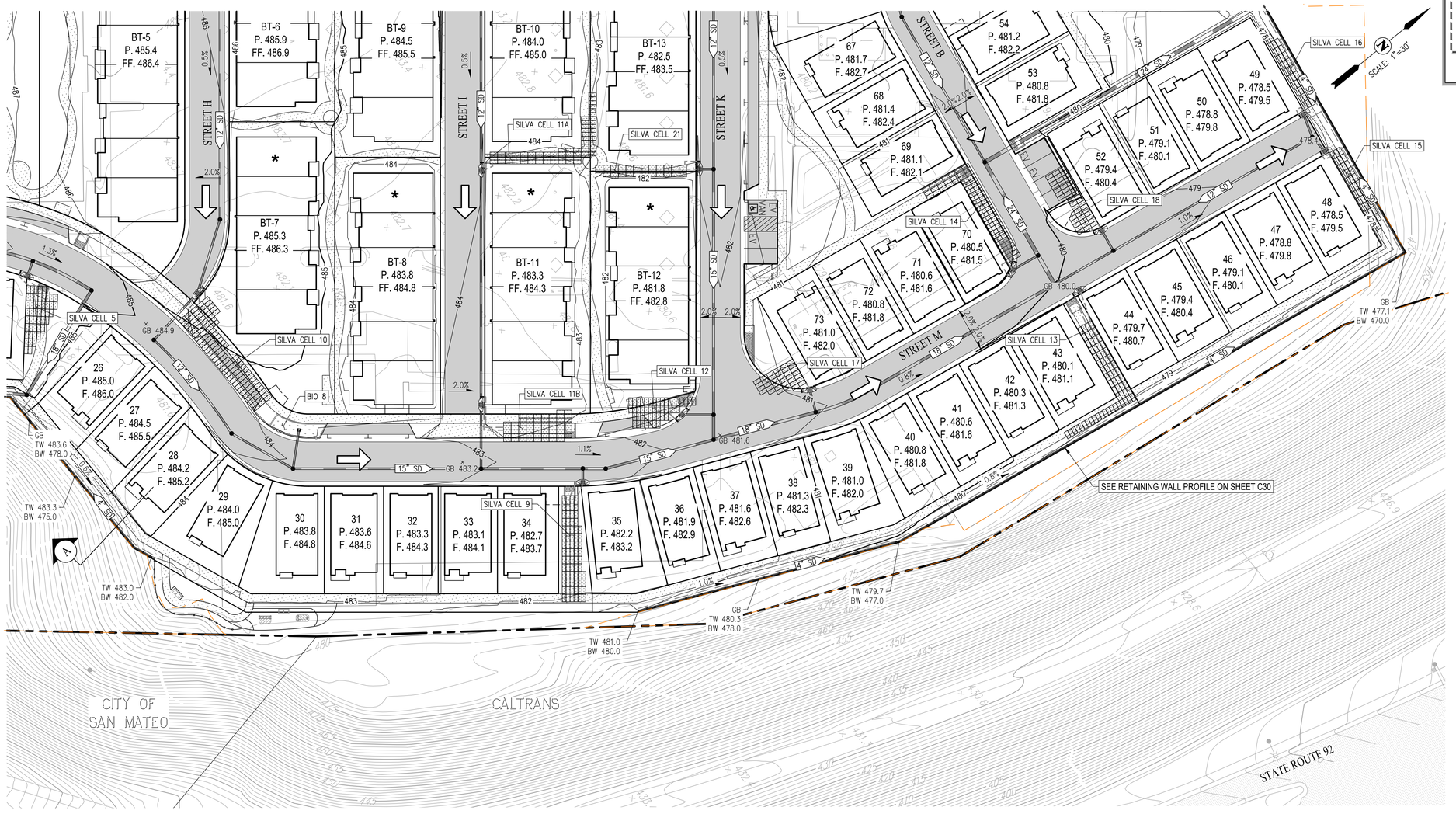
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20240095

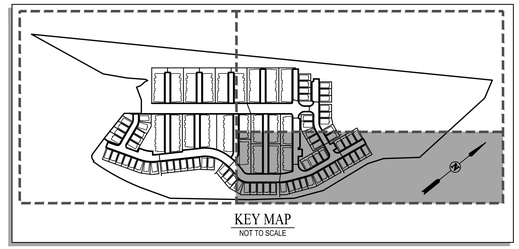
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MARCH 20, 2026

GRADING PLAN **C13**

SEE SHEET C13

SEE SHEET C12





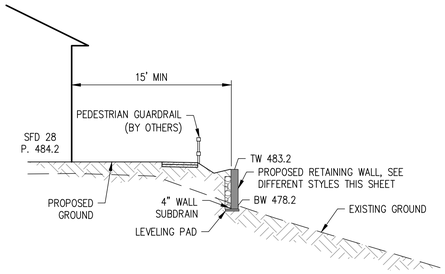
LEGEND

- * ACCESSIBLE UNITS
- DIRECTION OF OVERLAND RELEASE
- AREA WITH SLOPES EQUAL TO OR GREATER THAN 15%

EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
ROUGH GRADING	13,200	53,300
STREET EXCAVATIONS	8,000	-
NET	-	32,100

NOTES:
1. ROUGH GRADING AND EARTHWORK QUANTITIES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. QUANTITIES SHOWN DO NOT INCLUDE THE KEYWAY.



SECTION A
NOT TO SCALE



RETAINING WALL STYLES

NOTE: EXACT MATERIAL SPECIFICATION IS STILL TO BE DETERMINED AND AT THE SOLE DISCRETION OF THE DEVELOPER

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REETES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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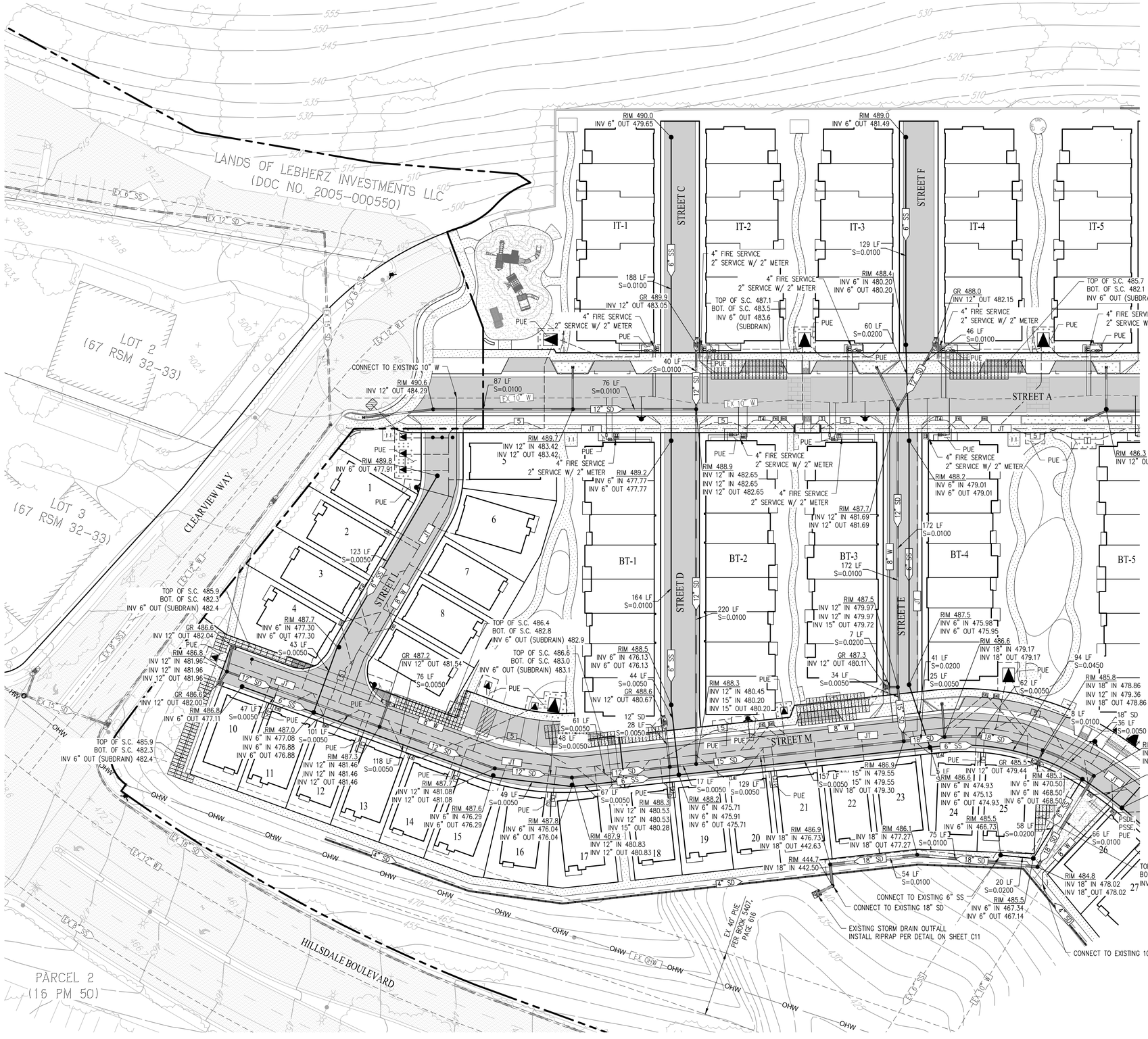
Ownership:
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San Francisco, CA 94104

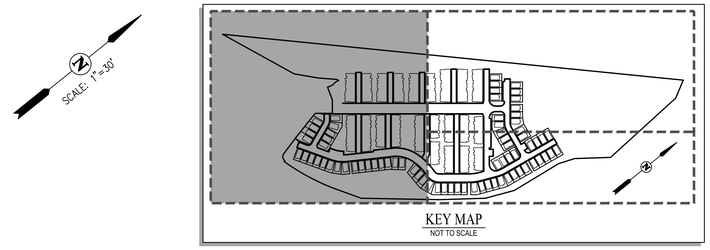
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SAN MATEO, CA
20240095

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MARCH 20, 2026

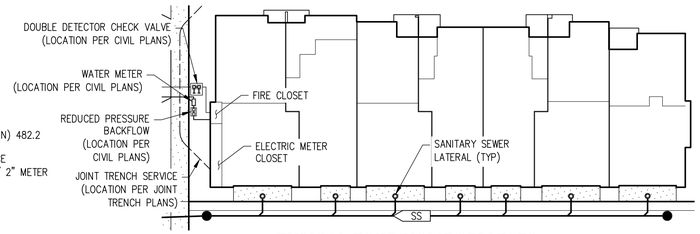
GRADING PLAN

C14

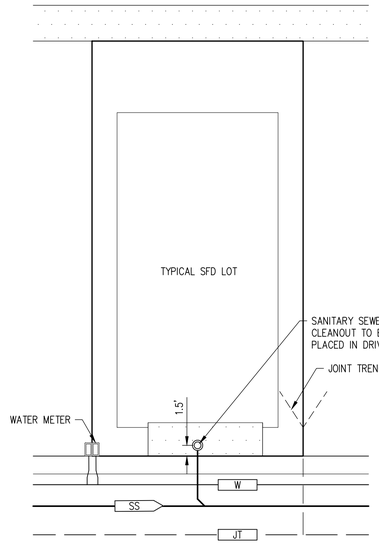




SCALE: 1" = 30'



TYPICAL TOWNHOME SERVICES
NOT TO SCALE



TYPICAL SFD LOT SERVICES
NOT TO SCALE

UTILITY NOTES:

1. ALL ON-SITE SANITARY SEWER AND STORM DRAIN UTILITIES ARE TO BE PRIVATELY MAINTAINED.
2. EXISTING PIPE SIZES INDICATED ON THIS TENTATIVE MAP ARE BASED ON AVAILABLE RECORDS AND SHALL BE FIELD-VERIFIED AT A LATER DATE.
3. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
4. SEE SHEETS C27-C29 FOR PRIVATE STREET PROFILES.

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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HARVEST PROPERTIES

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20240095

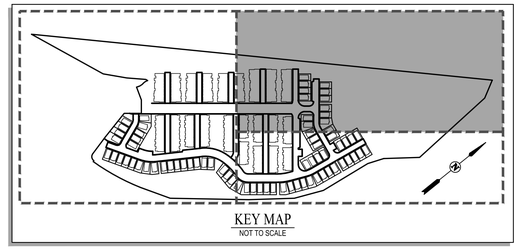
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MARCH 20, 2026

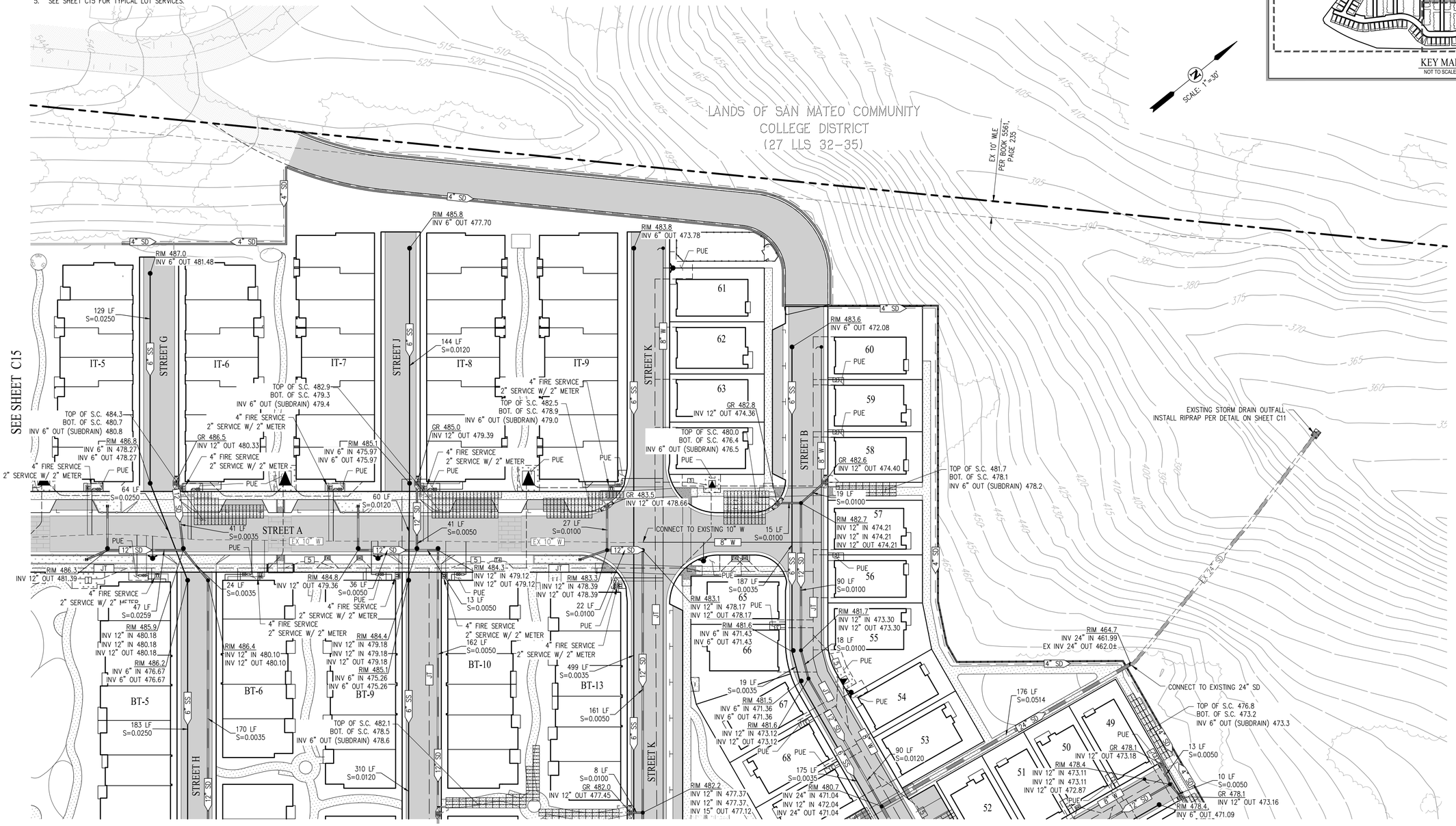
UTILITY PLAN

C15

UTILITY NOTES:

1. ALL ON-SITE SANITARY SEWER AND STORM DRAIN UTILITIES ARE TO BE PRIVATELY MAINTAINED.
2. EXISTING PIPE SIZES INDICATED ON THIS TENTATIVE MAP ARE BASED ON AVAILABLE RECORDS AND SHALL BE FIELD-VERIFIED AT A LATER DATE.
3. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
4. SEE SHEETS C27-C29 FOR PRIVATE STREET PROFILES.
5. SEE SHEET C15 FOR TYPICAL LOT SERVICES.



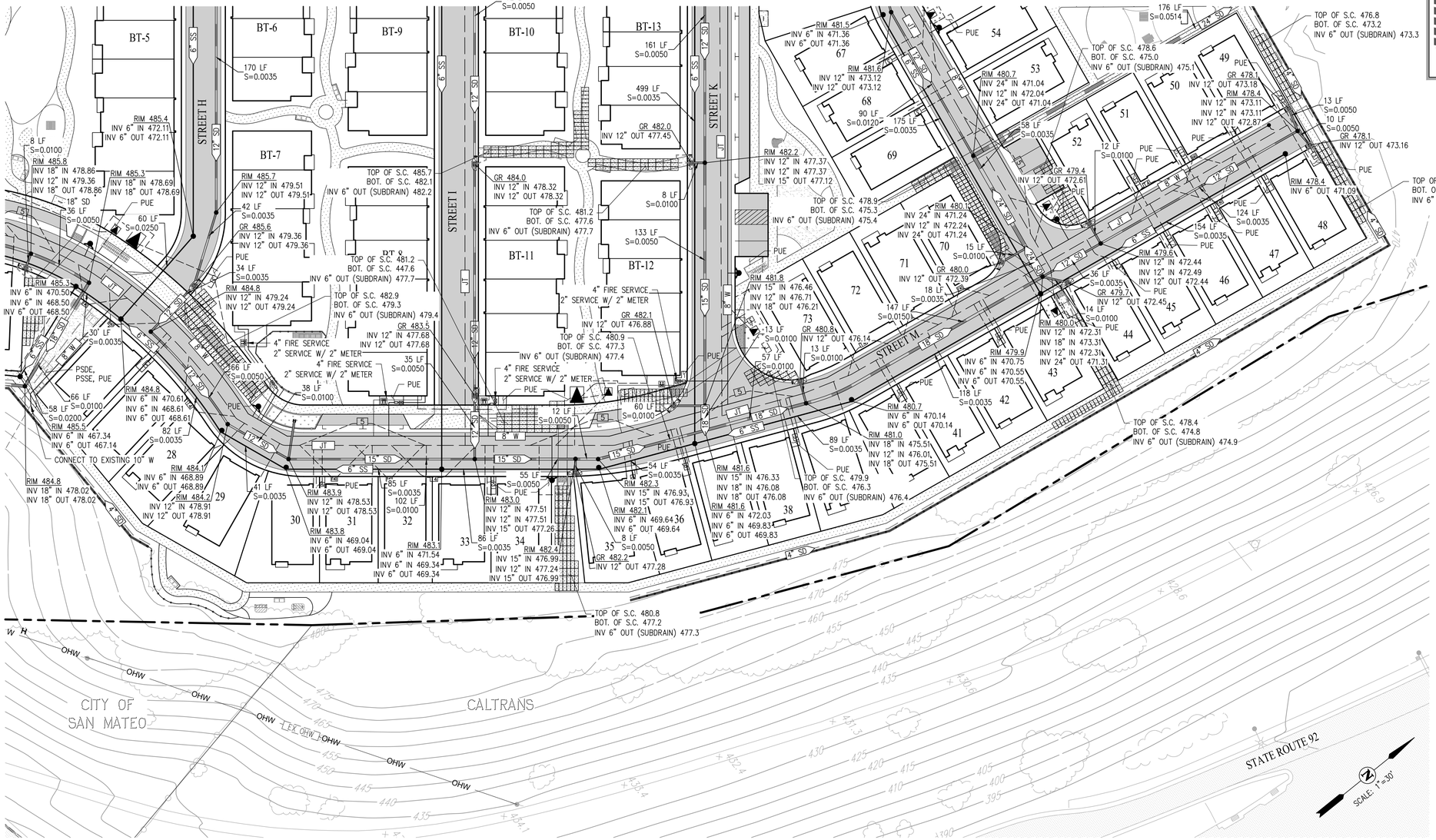


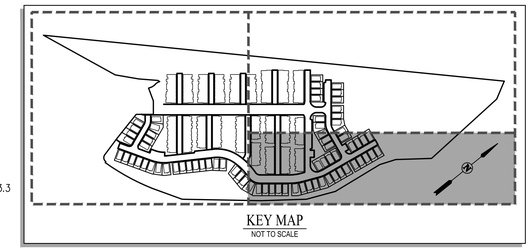
REGISTERED PROFESSIONAL ENGINEER TERRENCE R. REEVES 75174 CIVIL STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

SEE SHEET C16

SEE SHEET C15





UTILITY NOTES:

1. ALL ON-SITE SANITARY SEWER AND STORM DRAIN UTILITIES ARE TO BE PRIVATELY MAINTAINED.
2. EXISTING PIPE SIZES INDICATED ON THIS TENTATIVE MAP ARE BASED ON AVAILABLE RECORDS AND SHALL BE FIELD-VERIFIED AT A LATER DATE.
3. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
4. SEE SHEETS C27-C29 FOR PRIVATE STREET PROFILES.
5. SEE SHEET C15 FOR TYPICAL LOT SERVICES.

REGISTERED PROFESSIONAL ENGINEER TERRENCE R. REEVES 75174 CIVIL STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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Ownership:
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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

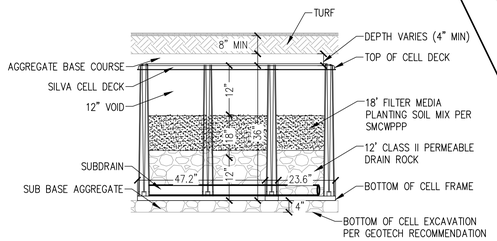
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MARCH 20, 2026

UTILITY PLAN **C17**

LEGEND

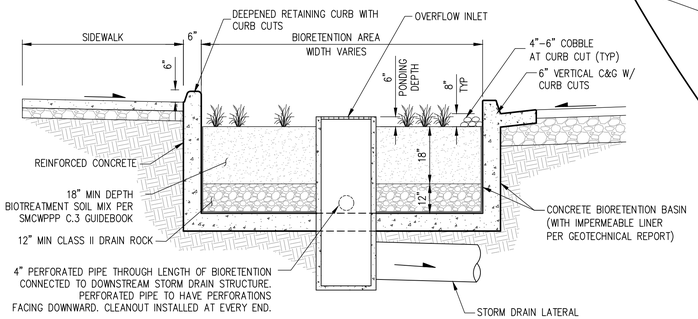
- DRAINAGE BOUNDARY
- BIORETENTION AREA (SEE DETAIL THIS SHEET)
- SILVA CELLS (SEE DETAIL THIS SHEET)
- PROPOSED IMPERVIOUS AREA TO BE TREATED
- EXISTING PAVEMENT
- SELF-TREATING AREA
- DRAINAGE ARROW

NOTE: SEE SHEET C19 FOR STORMWATER MANAGEMENT PLAN DMA SUMMARY TABLE



SILVA CELL DETAIL

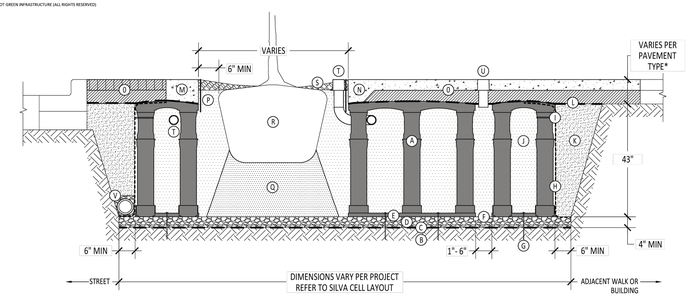
NOT TO SCALE



STORM PLANTER DETAIL

NOT TO SCALE

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SILVA CELL SYSTEM 3X

NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

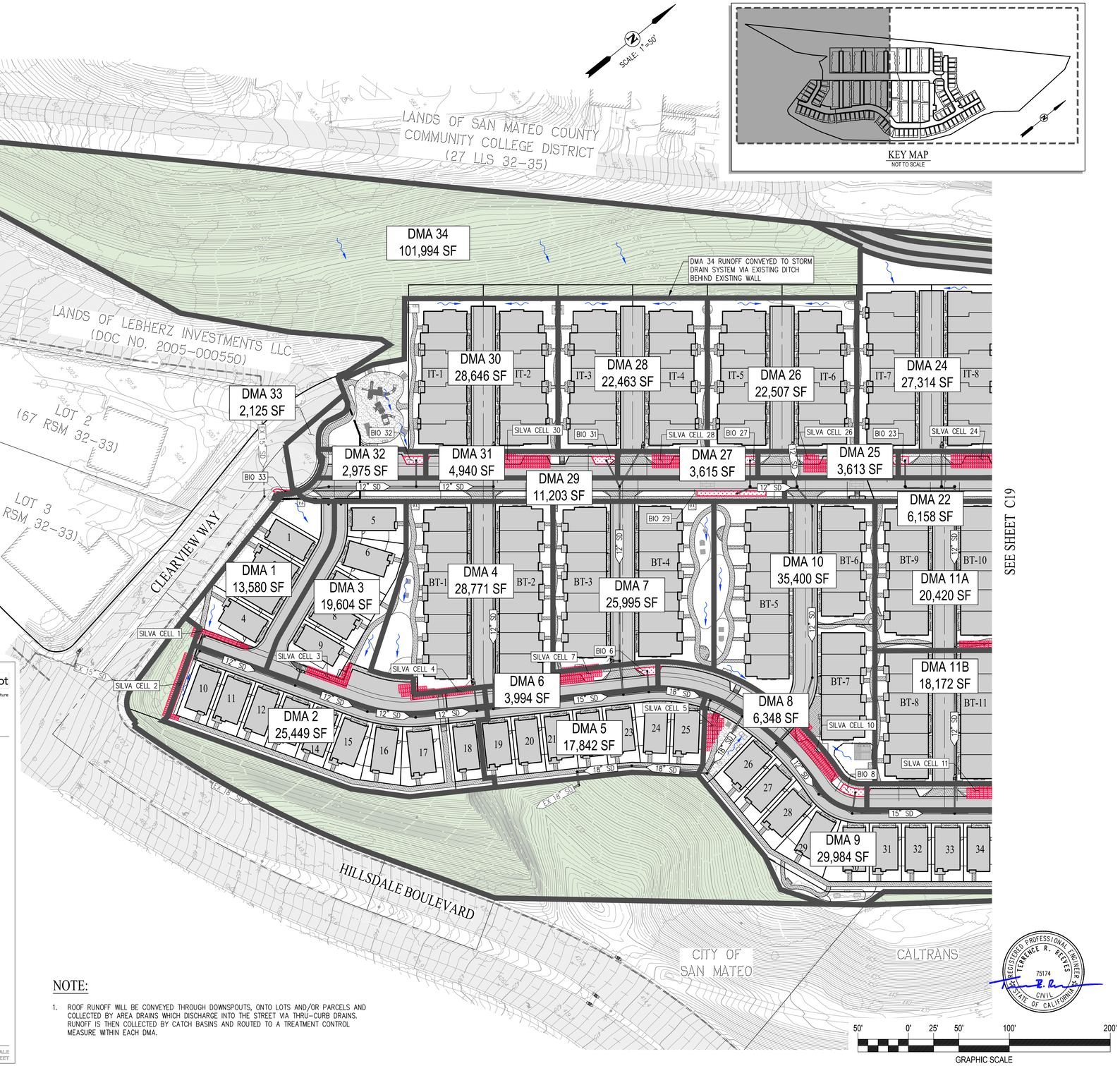
NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

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DeepRoot Green Infrastructure
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F 415 781 0191

SILVA CELL SYSTEM 3X

NOT TO SCALE
FEET



SEE SHEET C19

NOTE:

1. ROOF RUNOFF WILL BE CONVEYED THROUGH DOWNSPOUTS, ONTO LOTS AND/OR PARCELS AND COLLECTED BY AREA DRAINS WHICH DISCHARGE INTO THE STREET VIA THRU-CURB DRAINS. RUNOFF IS THEN COLLECTED BY CATCH BASINS AND ROUTED TO A TREATMENT CONTROL MEASURE WITHIN EACH DMA.

50' 0' 25' 50' 100' 200'

GRAPHIC SCALE

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

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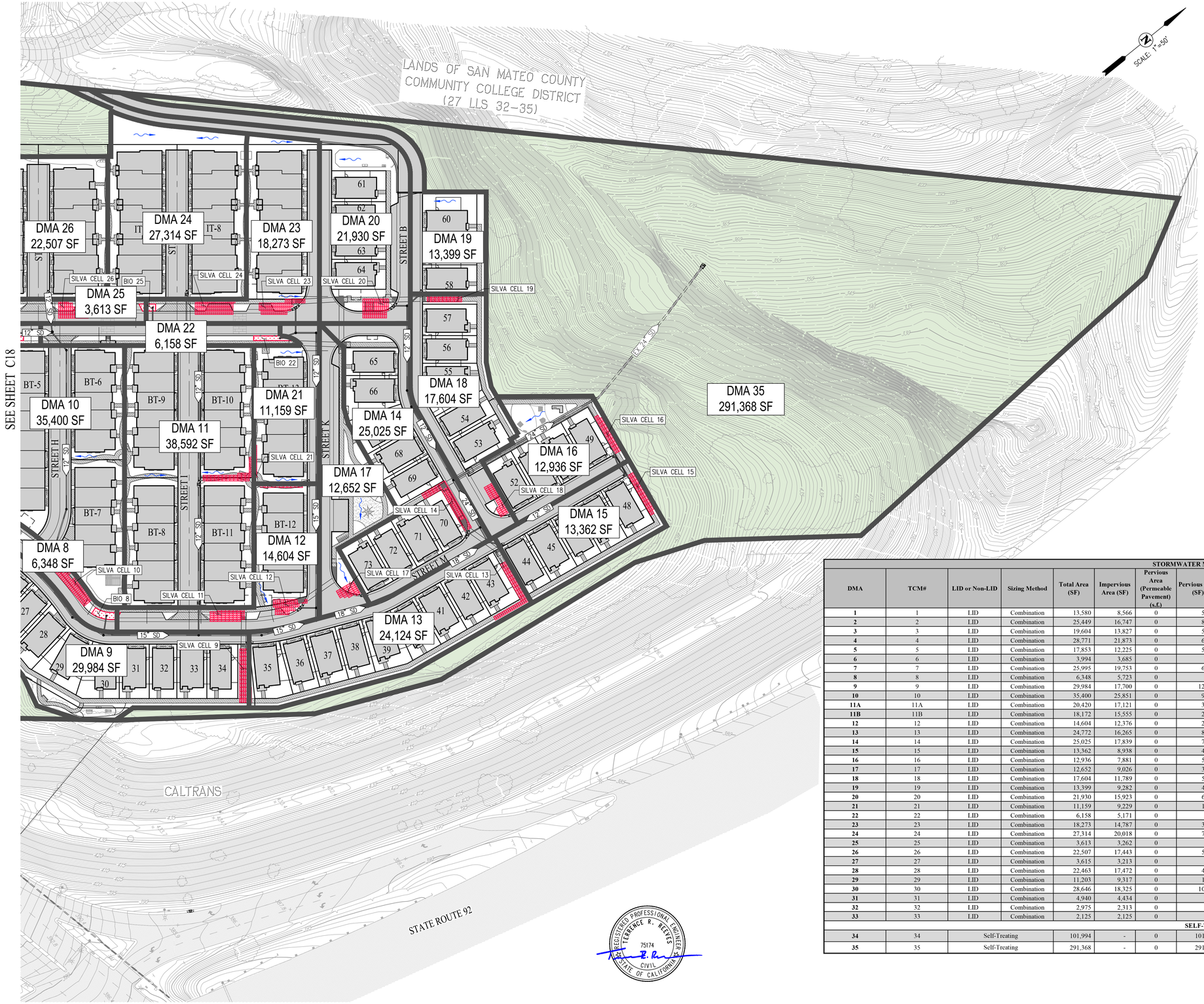
Ownership:

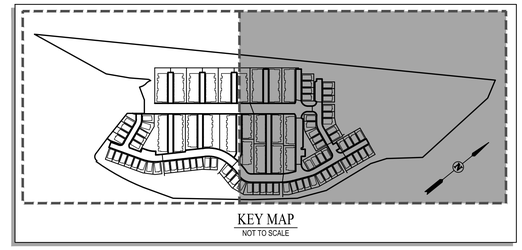
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San Francisco, CA 94104

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SAN MATEO, CA
20240095

MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

STORMWATER CONTROL PLAN





LEGEND

- DRAINAGE BOUNDARY
- BIORETENTION AREA (SEE DETAIL SHEET C18)
- SILVA CELLS (SEE DETAIL SHEET C18)
- PROPOSED IMPERVIOUS AREA TO BE TREATED
- EXISTING PAVEMENT
- SELF-TREATING AREA
- DRAINAGE ARROW

NOTES:

1. ROOF RUNOFF WILL BE CONVEYED THROUGH DOWNSPOUTS, ONTO LOTS AND/OR PARCELS AND COLLECTED BY AREA DRAINS WHICH DISCHARGE INTO THE STREET VIA THRU-CURB DRAINS. RUNOFF IS THEN COLLECTED BY CATCH BASINS AND ROUTED TO A TREATMENT CONTROL MEASURE WITHIN EACH DMA.

STORMWATER MANAGEMENT PLAN

DMA	TCM#	LID or Non-LID	Sizing Method	Total Area (SF)	Impervious Area (SF)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (SF)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Effective Impervious Area (SF)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	Treatment Type
1	1	LID	Combination	13,580	8,566	0	5,014	1.4%	9,067	293	297	6	0.5	0.5	Silva Cells
2	2	LID	Combination	25,449	16,747	0	8,702	2.7%	17,617	568	577	6	0.5	0.5	Silva Cells
3	3	LID	Combination	19,604	13,827	0	5,777	2.0%	14,405	464	464	6	0.5	0.5	Silva Cells
4	4	LID	Combination	28,771	21,873	0	6,898	3.0%	22,563	727	735	6	0.5	0.5	Silva Cells
5	5	LID	Combination	17,853	12,225	0	5,628	1.9%	12,788	412	420	6	0.5	0.5	Silva Cells
6	6	LID	Combination	3,994	3,685	0	309	0.4%	3,716	120	130	6	0.5	0.5	Storm Planter
7	7	LID	Combination	25,995	19,753	0	6,242	2.7%	20,377	657	665	6	0.5	0.5	Silva Cells
8	8	LID	Combination	6,348	5,723	0	625	0.7%	5,786	186	192	6	0.5	0.5	Storm Planter
9	9	LID	Combination	29,984	17,700	0	12,284	3.1%	18,928	610	612	6	0.5	0.5	Silva Cells
10	10	LID	Combination	35,400	25,851	0	9,549	3.7%	26,806	864	866	6	0.5	0.5	Silva Cells
11A	11A	LID	Combination	20,420	17,121	0	3,299	2.1%	17,451	562	569	6	0.5	0.5	Silva Cells
11B	11B	LID	Combination	18,172	15,555	0	2,617	1.9%	15,817	510	516	6	0.5	0.5	Silva Cells
12	12	LID	Combination	14,604	12,376	0	2,228	1.5%	12,599	406	411	6	0.5	0.5	Silva Cells
13	13	LID	Combination	24,772	16,265	0	8,507	2.6%	17,116	552	560	6	0.5	0.5	Silva Cells
14	14	LID	Combination	25,025	17,839	0	7,186	2.6%	18,558	598	603	6	0.5	0.5	Silva Cells
15	15	LID	Combination	13,362	8,938	0	4,424	1.4%	9,380	302	306	6	0.5	0.5	Silva Cells
16	16	LID	Combination	12,936	7,881	0	5,055	1.4%	8,387	270	280	6	0.5	0.5	Silva Cells
17	17	LID	Combination	12,652	9,026	0	3,626	1.3%	9,389	303	306	6	0.5	0.5	Silva Cells
18	18	LID	Combination	17,604	11,789	0	5,815	1.8%	12,371	399	402	6	0.5	0.5	Silva Cells
19	19	LID	Combination	13,399	9,282	0	4,117	1.4%	9,694	312	315	6	0.5	0.5	Silva Cells
20	20	LID	Combination	21,930	15,923	0	6,007	2.3%	16,524	532	533	6	0.5	0.5	Silva Cells
21	21	LID	Combination	11,159	9,229	0	1,930	1.2%	9,371	302	306	6	0.5	0.5	Silva Cells
22	22	LID	Combination	6,158	5,171	0	987	0.6%	5,270	170	174	6	0.5	0.5	Storm Planter
23	23	LID	Combination	18,273	14,787	0	3,486	1.9%	15,136	488	489	6	0.5	0.5	Silva Cells
24	24	LID	Combination	27,314	20,018	0	7,296	2.9%	20,748	668	674	6	0.5	0.5	Silva Cells
25	25	LID	Combination	3,613	3,262	0	351	0.4%	3,297	107	107	6	0.5	0.5	Storm Planter
26	26	LID	Combination	22,507	17,443	0	5,064	2.3%	17,949	578	586	6	0.5	0.5	Silva Cells
27	27	LID	Combination	3,615	3,213	0	402	0.4%	3,253	105	105	6	0.5	0.5	Storm Planter
28	28	LID	Combination	22,463	17,472	0	4,991	2.3%	17,971	579	586	6	0.5	0.5	Silva Cells
29	29	LID	Combination	11,203	9,317	0	1,886	1.2%	9,506	306	306	6	0.5	0.5	Storm Planter
30	30	LID	Combination	28,646	18,325	0	10,321	3.0%	19,357	623	630	6	0.5	0.5	Silva Cells
31	31	LID	Combination	4,940	4,434	0	506	0.5%	4,485	145	171	6	0.5	0.5	Storm Planter
32	32	LID	Combination	2,975	2,313	0	662	0.3%	2,379	76	153	6	0.5	0.5	Storm Planter
33	33	LID	Combination	2,125	2,125	0	-	0.2%	2,125	63	63	6	0.7	0.7	Storm Planter
SELF-TREATING															
34	34	Self-Treating		101,994	-	0	101,994	10.6%	Self-Treating						
35	35	Self-Treating		291,368	-	0	291,368	30.4%	Self-Treating						

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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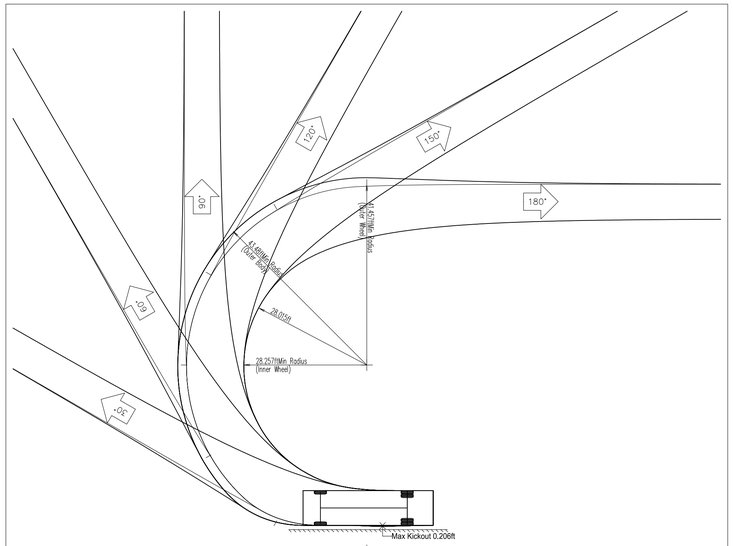
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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

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MARCH 20, 2026

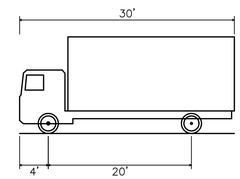
STORMWATER CONTROL PLAN C19





NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

TITLE:
SU-30 -
SINGLE UNIT
TRUCK



OVERALL LENGTH	30.0 FT
OVERALL WIDTH	8.0 FT
OVERALL BODY HEIGHT	13.5 FT
MIN BODY GROUND CLEARANCE	1.3 FT
TRACK WIDTH	8.0 FT
LOCK-TO-LOCK TIME	5.00 S
MAX STEERING ANGLE (VIRTUAL)	31.8°

AASHTO STANDARD SU-30 TRUCK

NOT TO SCALE

LEGEND

VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)



60' 0' 30' 60' 120' 240'

GRAPHIC SCALE

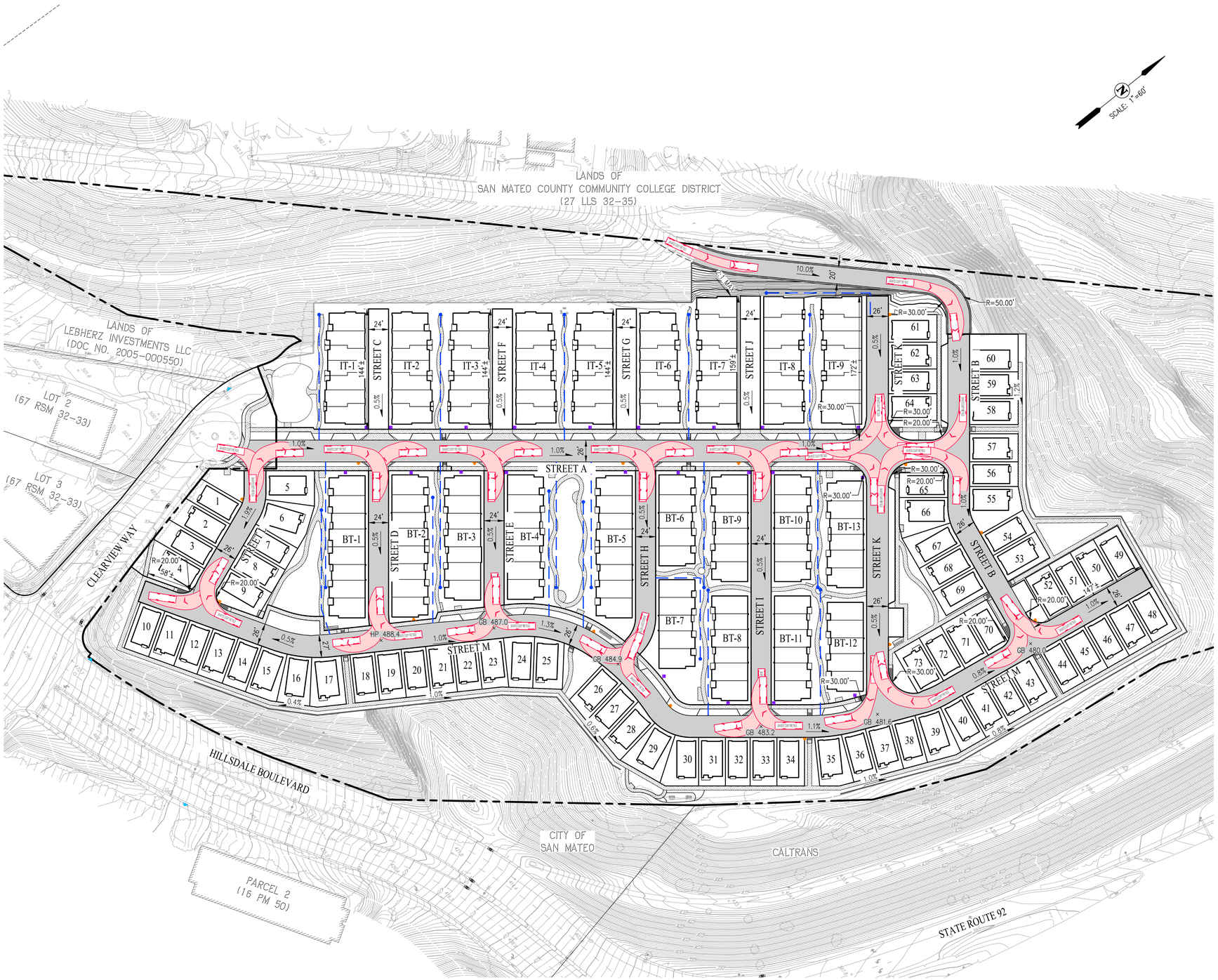
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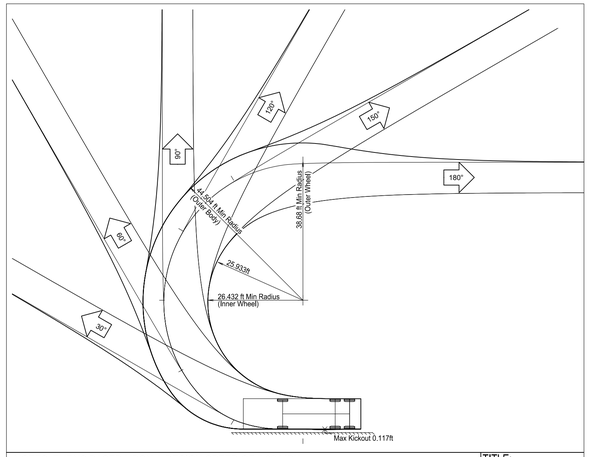
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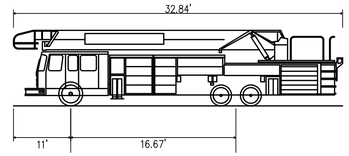
VEHICLE MANUVERING - SU-30 **C20**





NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

TITLE:
SAN MATEO
COUNTY FIRE
TRUCK



WIDTH	8.5 FT
TRACK	8.5 FT
LOCK TO LOCK TIME	6.0
STEERING ANGLE	31.9°

SAN MATEO COUNTY FIRE TRUCK

NOT TO SCALE

LEGEND

- FIRE ACCESS ROADS (SEE PAVEMENT DESIGN CHART SHEET 5)
- FIRE DEPARTMENT HOSE REACH (150')
- PROPOSED FIRE HYDRANT (15 TOTAL)
- EXISTING FIRE HYDRANT
- DOUBLE DETECTOR CHECK VALVE
- VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

REQUIRED BUILDING FIRE FLOW CALCULATIONS

BUILDING TYPE	FLOOR AREA USED IN FIRE FLOW CALCULATION	REQUIRED FIRE FLOW(1)	FLOW DURATION	FIRE SPRINKLER SYSTEM
TOWNHOMES– BUILDING IT–1 TO IT–9 & BT–1 TO BT–13 (TYPE V–B CONSTRUCTION, 3 STORIES, R3 OCCUPANCY) (22 BUILDINGS)	23,900 SF	2,125 GPM	4 HOURS	NFPA 13
SINGLE FAMILY DETACHED (TYPE V–B CONSTRUCTION, R3 OCCUPANCY) (73 UNITS)	2,475 SF	500 GPM	0.5 HOURS	NFPA 13–D

NOTES:
1. REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B.
2. FIRE HYDRANT REQUIREMENTS AND SPACING
   (PER TABLE C102.1 – CALIFORNIA FIRE CODE)
   - FIRE FLOW REQUIREMENT – 2,125 GPM
   - MINIMUM NUMBER OF HYDRANTS – 4
   - AVERAGE SPACING (FEET) – 450

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

60' 0' 30' 60' 120' 240'
GRAPHIC SCALE

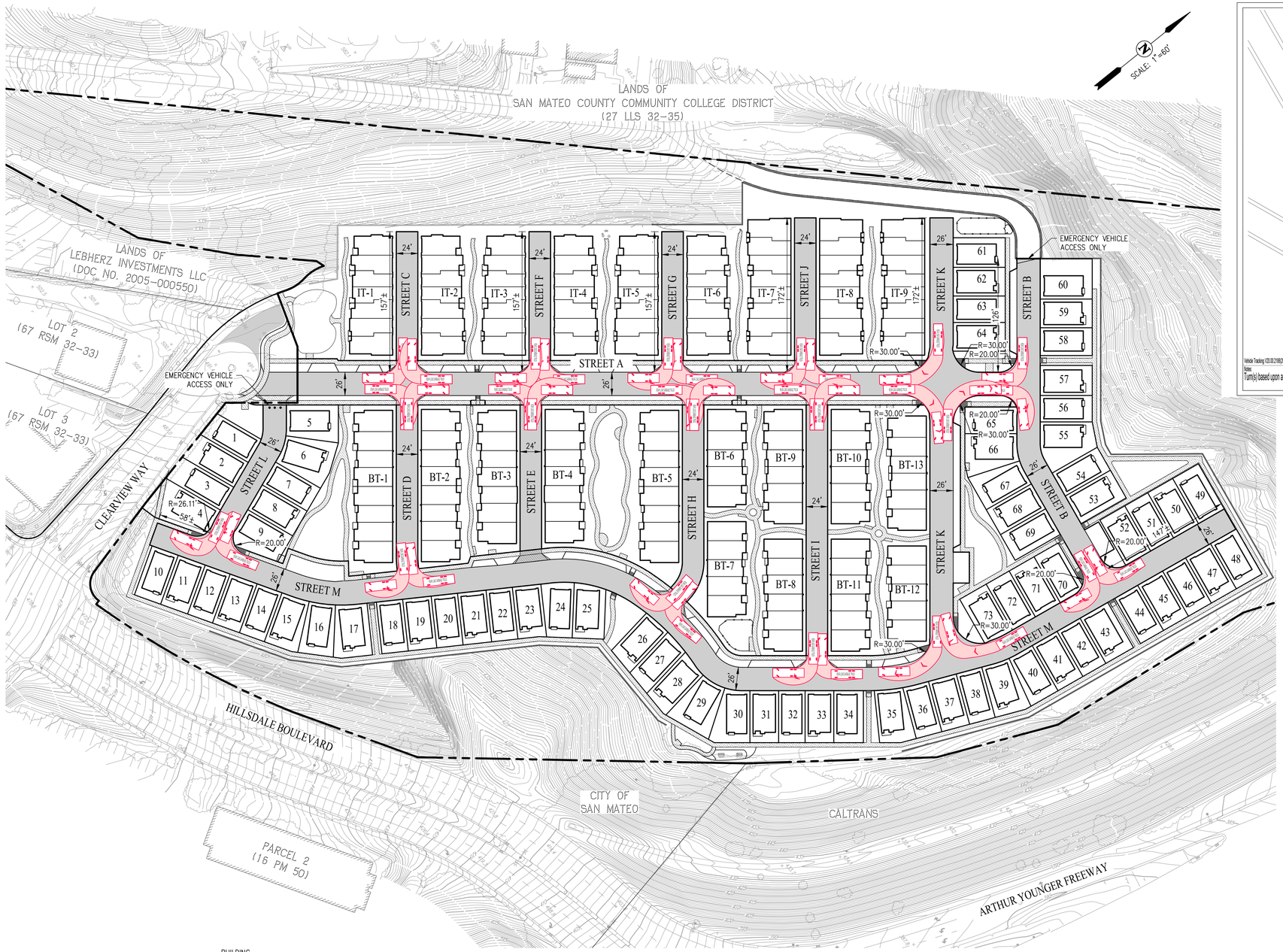
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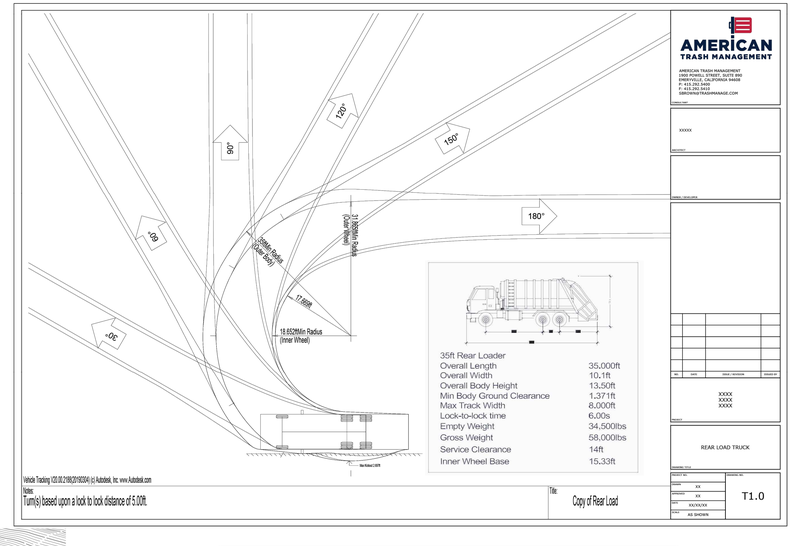
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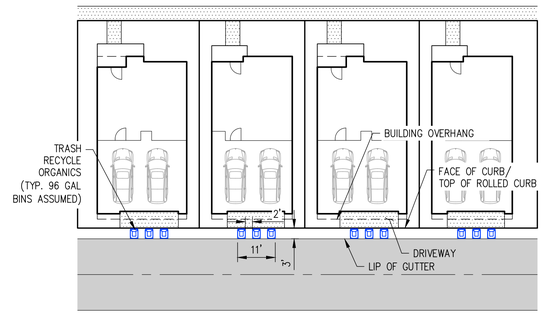
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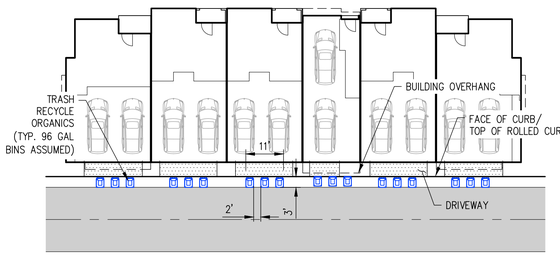
VEHICLE MANUVERING - FIRE TRUCK & ACCESS PLAN **C21**



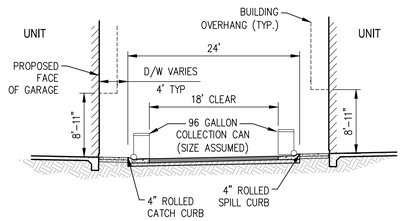




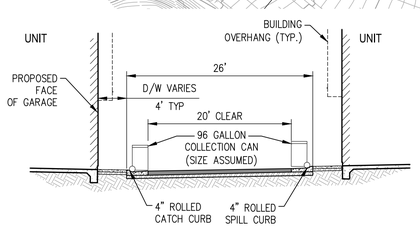
TYPICAL GARBAGE BIN SINGE FAMILY
CONFIGURATION DETAIL
NOT TO SCALE



TYPICAL GARBAGE BIN TOWNHOME
CONFIGURATION DETAIL
NOT TO SCALE



TYPICAL GARBAGE BIN
IN 24' ROADWAY SECTION
NOT TO SCALE



TYPICAL GARBAGE BIN
IN 26' ROADWAY SECTION
NOT TO SCALE

LEGEND

GARBAGE TRUCK ACCESS ROADS

VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REYES
75174
CIVIL
STATE OF CALIFORNIA

60' 0' 30' 60' 120' 240'
GRAPHIC SCALE

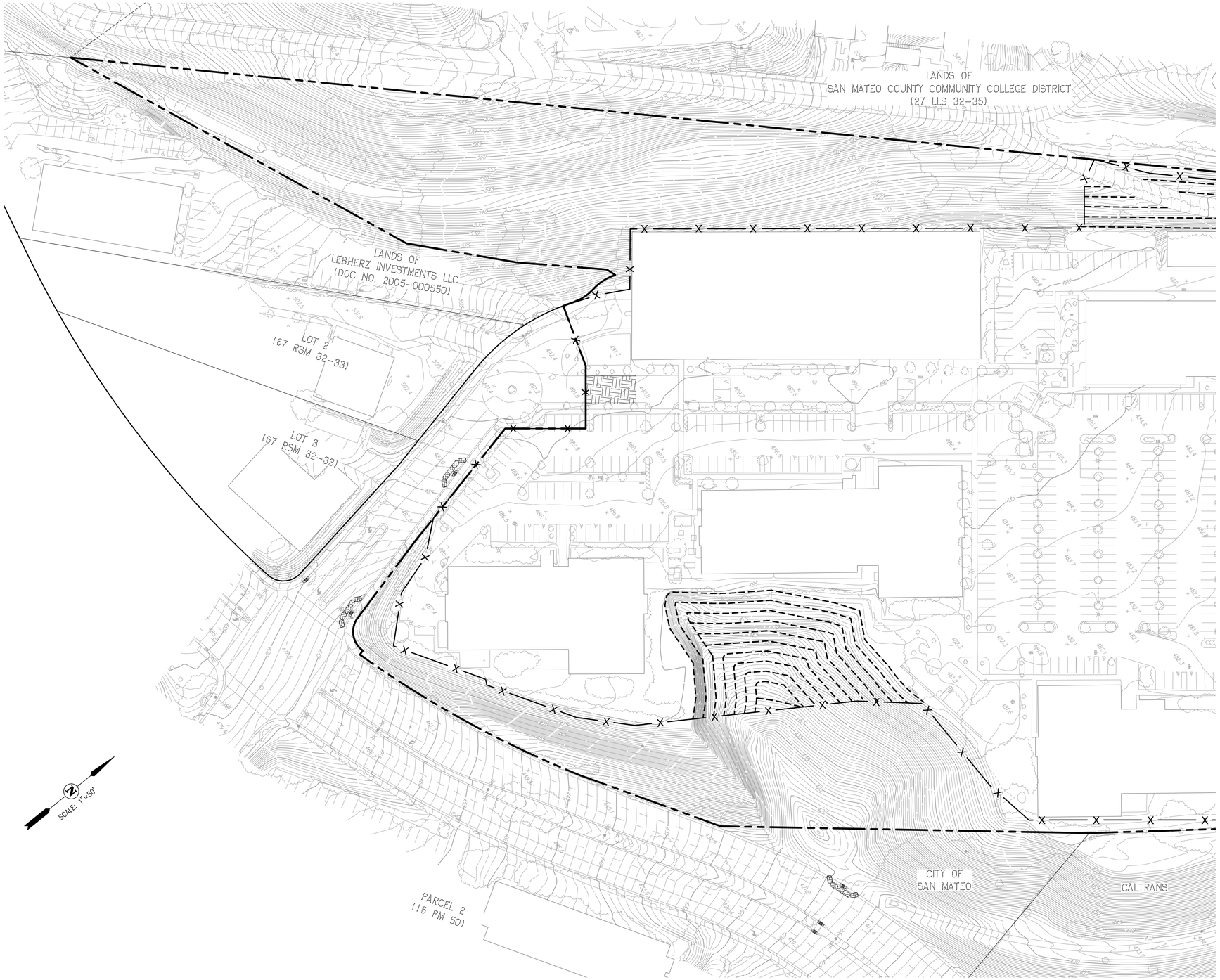
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HARVEST PROPERTIES

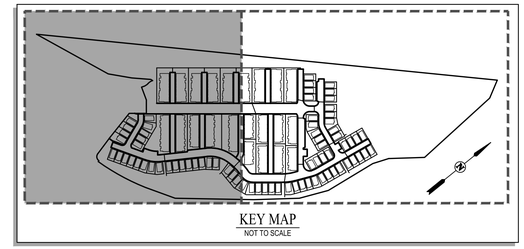
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MARCH 20, 2026

VEHICLE MANUVERING - GARBAGE TRUCK **C22**





LEGEND

- CURB INLET PROTECTION – (SE–10)
- SILT FENCE – (SE–1)
- FIBER ROLL – (SE–5)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC–1)

QUALIFIED SWPPP PRACTITIONER (QSP) MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM–1)
- VEHICLE CLEANING/MAINTENANCE/FUELING AREA – (NS–8, NS–9, NS–10)
- SANITARY FACILITY (WM–9)
- C — CONCRETE/WASTE WASHOUT (WM–8)

NOTES:

1. THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE CLEANING/MAINTENANCE/FUELING AREA, SANITARY FACILITY AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
3. VERTICAL SPACING FOR FIBER ROLL SLOPE INSTALLATIONS AS FOLLOWS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
4. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
5. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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Ownership:

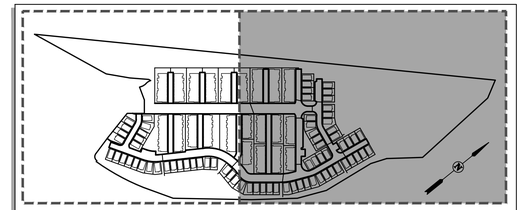
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20240095

MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

EROSION CONTROL PLAN **C23**





LEGEND

- CURB INLET PROTECTION – (SE-10)
- SILT FENCE – (SE-1)
- FIBER ROLL – (SE-5)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC-1)

QUALIFIED SWPPP PRACTITIONER (QSP) MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1)
- VEHICLE CLEANING/MAINTENANCE/FUELING AREA – (NS-8, NS-9, NS-10)
- SANITARY FACILITY (WM-9)
- C — CONCRETE/WASTE WASHOUT (WM-8)

NOTE:

* THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE CLEANING/MAINTENANCE/FUELING AREA, SANITARY FACILITY AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.



50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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Ownership:

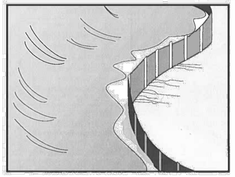
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20240095

MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

EROSION CONTROL PLAN **C24**

Silt Fence SE-1



Categories

- EC Erosion Control
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment (coarse sediment) ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-12 Manufactured Linear Sediment Controls
- SE-13 Compost Socks and Berms
- SE-14 Biofilter Bags

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Description and Purpose

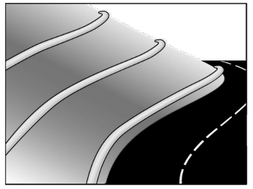
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like clays or silts.

Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (Storm Drain Inlet Protection, SE-10). Silt fences should not be used in locations where the flow is concentrated. Silt fences should always be used in combination with erosion controls. Suitable applications include:

- At perimeter of a project (although they should not be installed up and down slopes).
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

Fiber Rolls SE-5



Categories

- EC Erosion Control ☒
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- SE-1 Silt Fence
- SE-6 Gravel Bag Berm
- SE-8 Sandbag Barrier
- SE-12 Manufactured Linear Sediment Controls
- SE-13 Compost Socks and Berms
- SE-14 Biofilter Bags

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Description and Purpose

A fiber roll (also known as a wattle or log) consists of straw, coir, curled wood fiber, or other biodegradable materials bound into a tight tubular roll wrapped by netting. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight, when staking the rolls are not feasible (such as use as inlet protection).

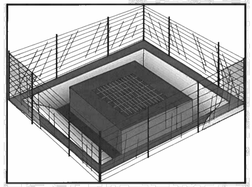
When fiber rolls are placed at the top, toe, and on the face of slopes along the contours, fiber rolls intercept runoff, reduce flow velocity, release runoff as sheet flow, and provide sediment removal from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

Suitable Applications

Fiber rolls may be suitable:

- Along the top, toe, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed soil areas.

Storm Drain Inlet Protection SE-10



Categories

- EC Erosion Control
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash ☒
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-8 Sandbag Barrier
- SE-14 Biofilter Bags
- SE-13 Compost Socks and Berms

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Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

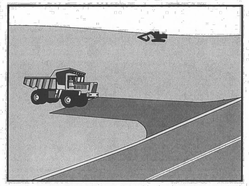
Suitable Applications

- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

Stabilized Construction Entrance/Exit TC-1



Categories

- EC Erosion Control ☒
- SE Sediment Control ☒
- TC Tracking Control ☑
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

None

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Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

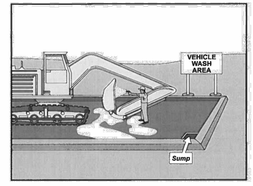
Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

Vehicle and Equipment Cleaning NS-8



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment ☑
- Nutrients ☑
- Trash
- Metals
- Bacteria
- Oil and Grease ☑
- Organics ☑

Potential Alternatives

None

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Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

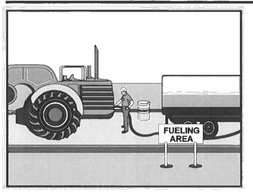
Limitations

Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

Vehicle and Equipment Fueling NS-9



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease ☑
- Organics

Potential Alternatives

None

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Description and Purpose

Vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment fueling takes place.

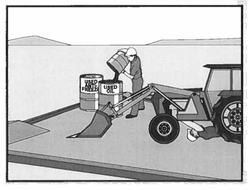
Limitations

Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/ Exit.

Implementation

- Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.
- Discourage "topping-off" of fuel tanks.

Vehicle & Equipment Maintenance NS-10



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment
- Nutrients ☑
- Trash ☑
- Metals
- Bacteria
- Oil and Grease ☑
- Organics ☑

Potential Alternatives

None

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Description and Purpose

Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately. Employees and subcontractors must be trained in proper procedures.

Suitable Applications

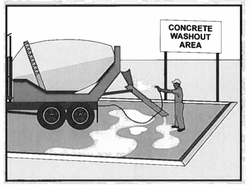
These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (engine fluid leaks). For further information on vehicle or equipment servicing, see NS-8,

Concrete Waste Management WM-8



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☒
- WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash
- Metals ☑
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

None

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Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

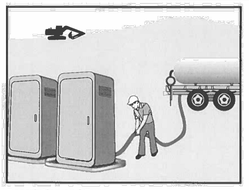
Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing Portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

Sanitary/Septic Waste Management WM-9



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment
- Nutrients ☑
- Trash ☑
- Metals
- Bacteria ☑
- Oil and Grease
- Organics ☑

Potential Alternatives

None

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Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

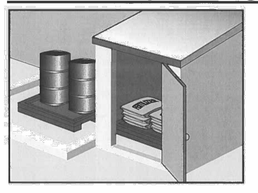
Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

Material Delivery and Storage WM-1



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients ☑
- Trash ☑
- Metals ☑
- Bacteria
- Oil and Grease ☑
- Organics ☑

Potential Alternatives

None

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Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
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20240095

MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

CASQA DETAILS C25

NOTE: SEE SHEET C27-C30 FOR PRIVATE STREET PROFILES.

SCALE: 1" =60'

LANDS OF SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT (27 LLS 32-35)

LANDS OF LEBHERZ INVESTMENTS LLC (DOC NO. 2005-000550)

LOT 2 (67 RSM 32-33)

LOT 3 (67 RSM 32-33)

CLEARVIEW WAY

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

STREET K

STREET L

STREET M

IT-1 IT-2 IT-3 IT-4 IT-5 IT-6 IT-7 IT-8 IT-9

BT-1 BT-2 BT-3 BT-4 BT-5 BT-6 BT-7 BT-8 BT-9 BT-10 BT-11 BT-12 BT-13

SEE RETAINING WALL PROFILE ON SHEET C30

SEE RETAINING WALL PROFILE ON SHEET C30

HILLSDALE BOULEVARD

CITY OF SAN MATEO

CALTRANS

PARCEL 2 (16 PM 50)

STATE ROUTE 92

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
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60' 0' 30' 60' 120' 240'

GRAPHIC SCALE

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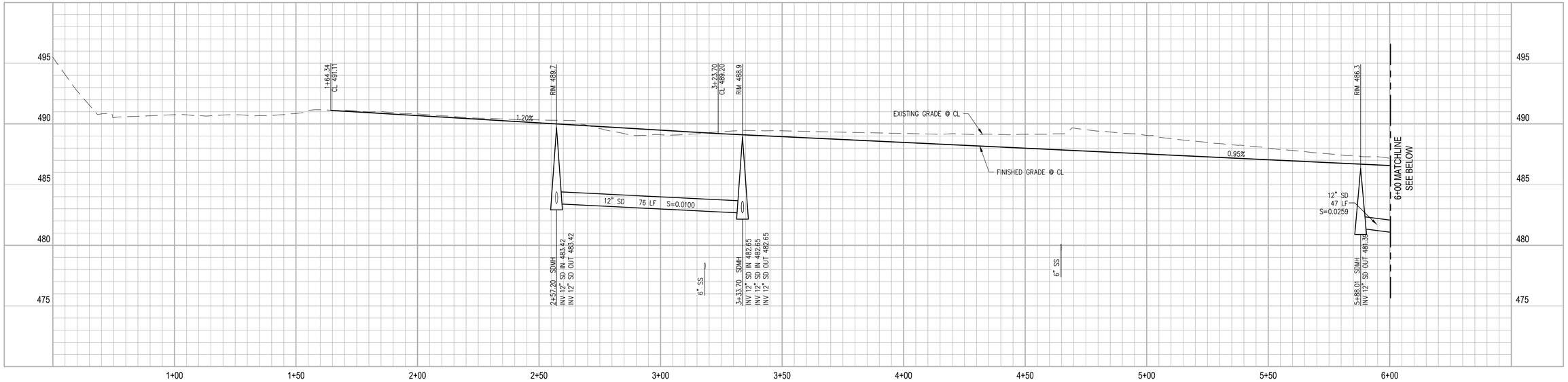
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MARCH 20, 2026

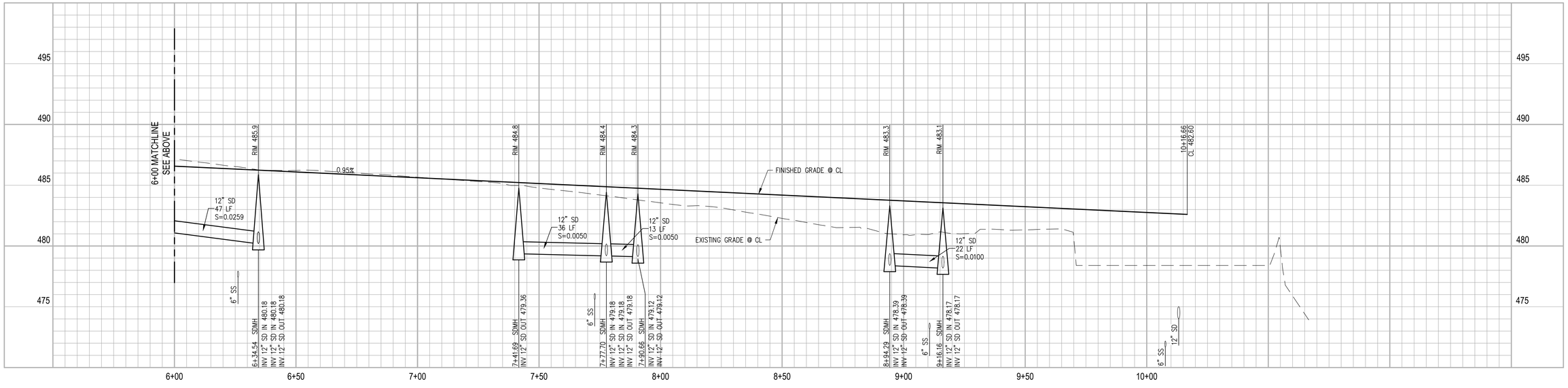
RETAINING WALLS & PRIVATE STREETS - PLAN VIEW

C26



STREET A PROFILE (START-6+00)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



STREET A PROFILE (6+00-END)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

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TERRANCE R. REEVES
75174
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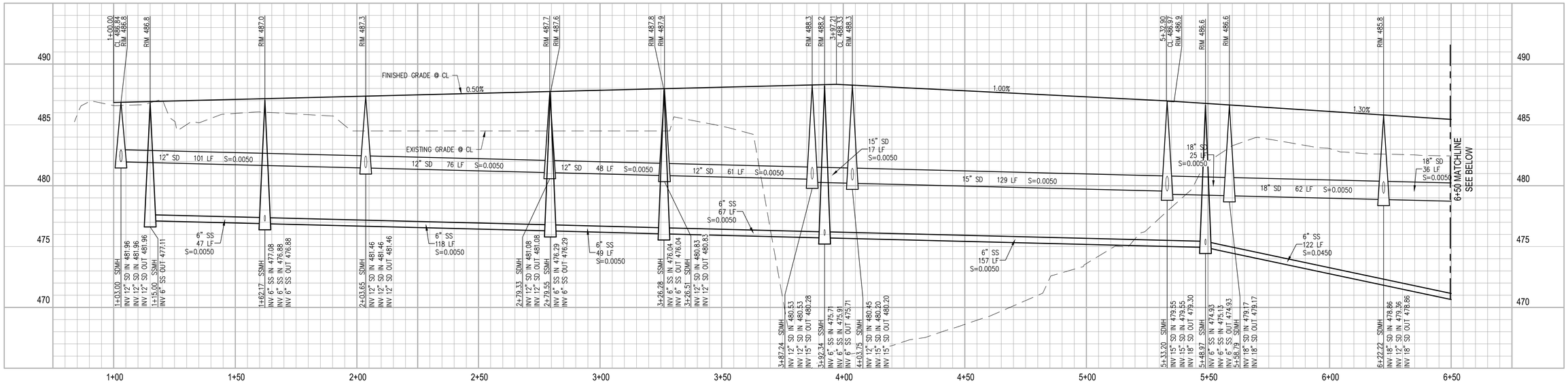
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MARCH 20, 2026

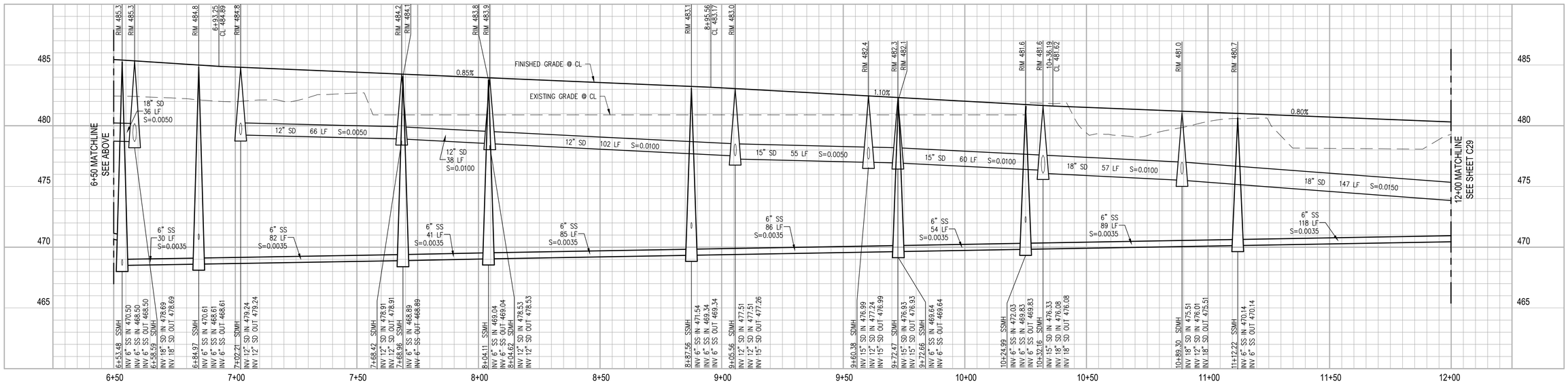
PRIVATE STREETS - PROFILE VIEW

C27



STREET M PROFILE (START-6+50)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



STREET M PROFILE (6+50-12+00)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

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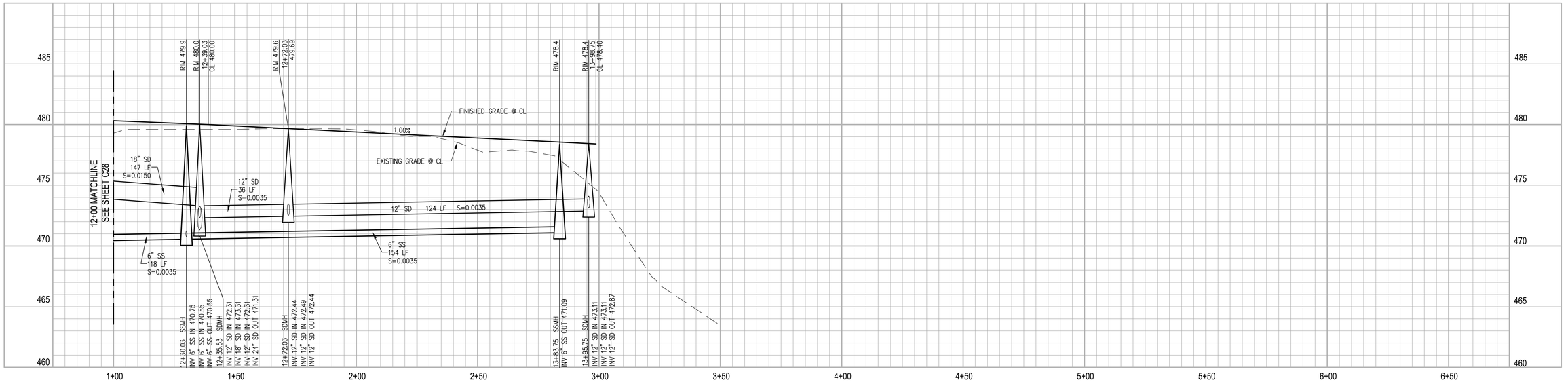
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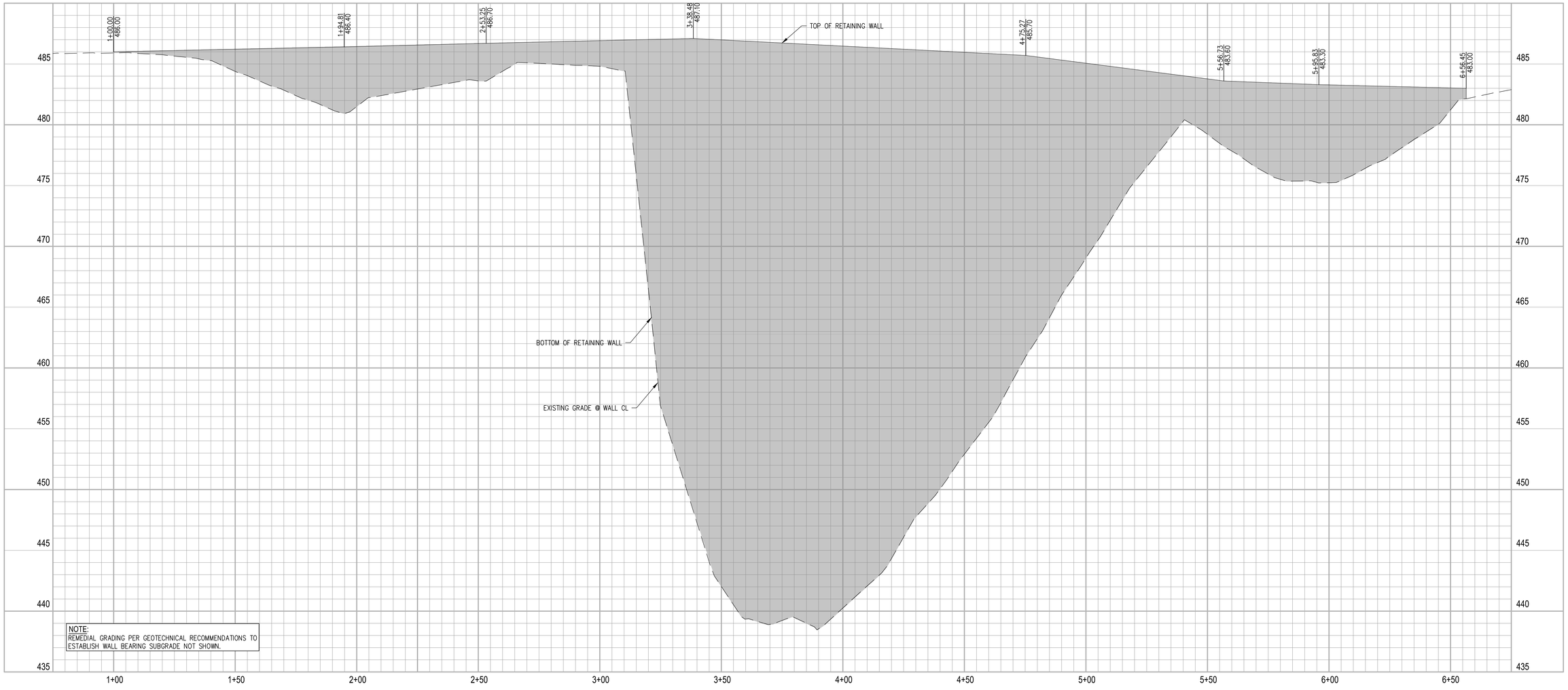
PRIVATE STREETS - PROFILE VIEW



STREET M PROFILE (12+00-END)

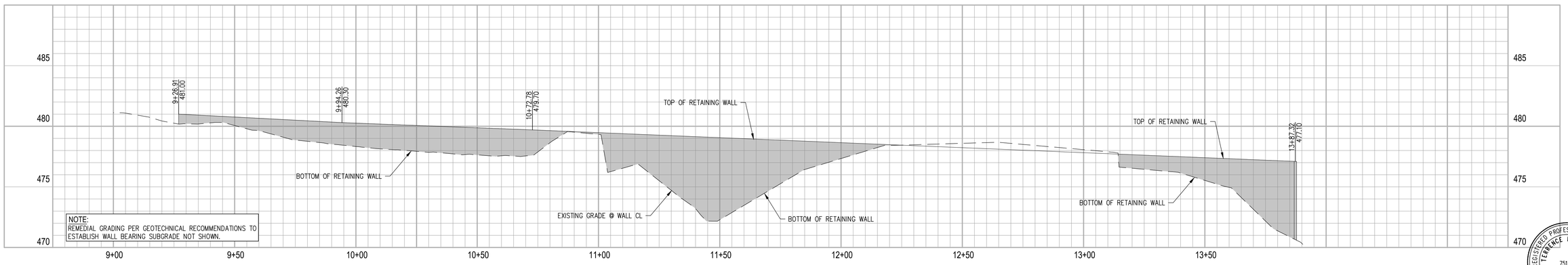
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

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RETAINING WALL PROFILE (LOTS 13-28)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



RETAINING WALL PROFILE (LOTS 35-48)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

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TERRANCE R. REEVES
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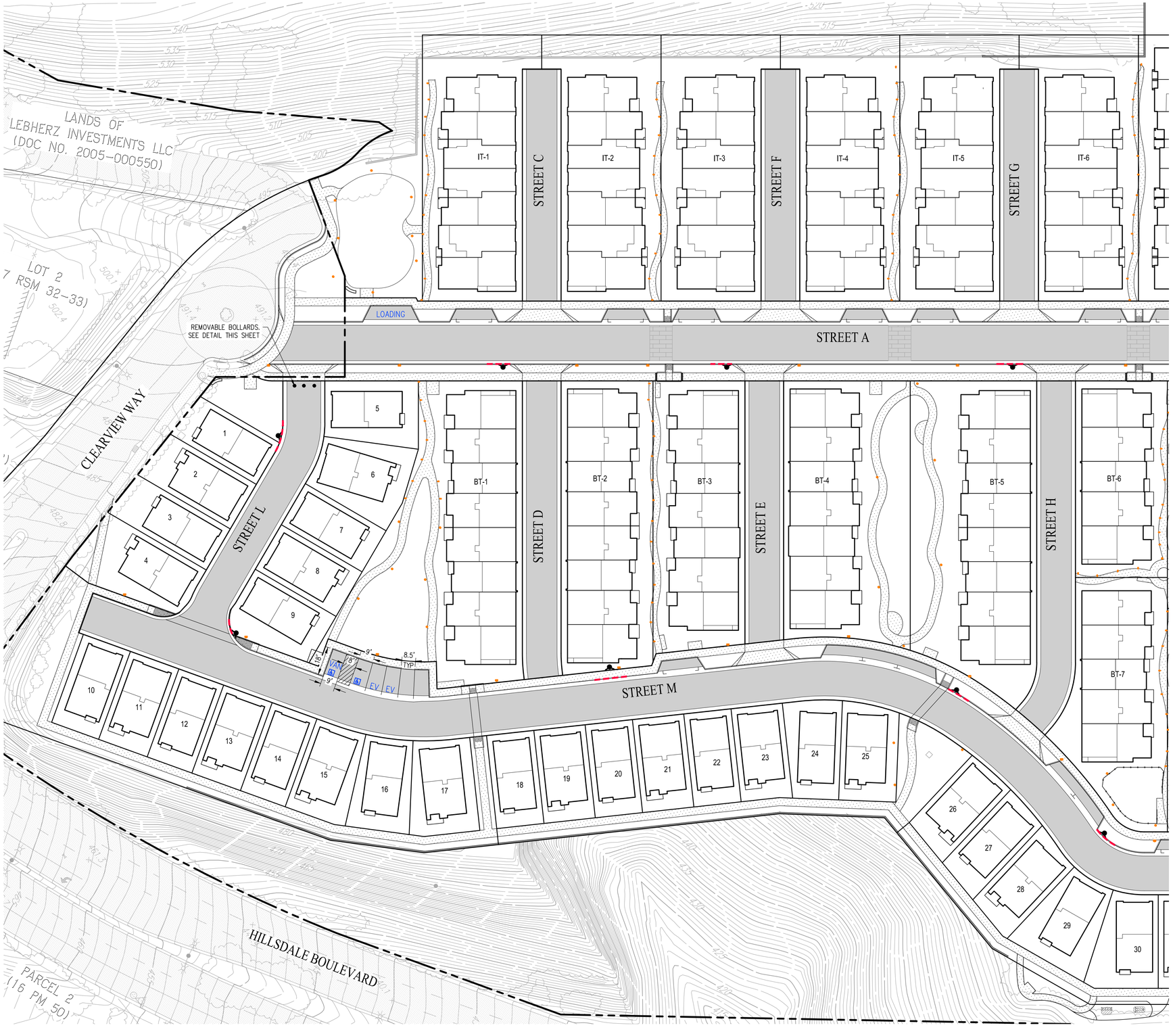
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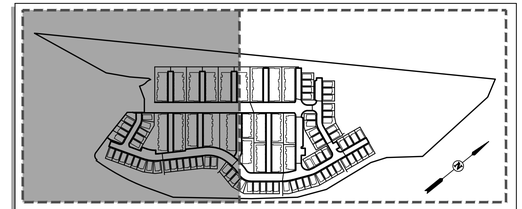
MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

RETAINING WALL - PROFILE VIEW **C30**



SEE SHEET C32

SCALE: 1" = 30'



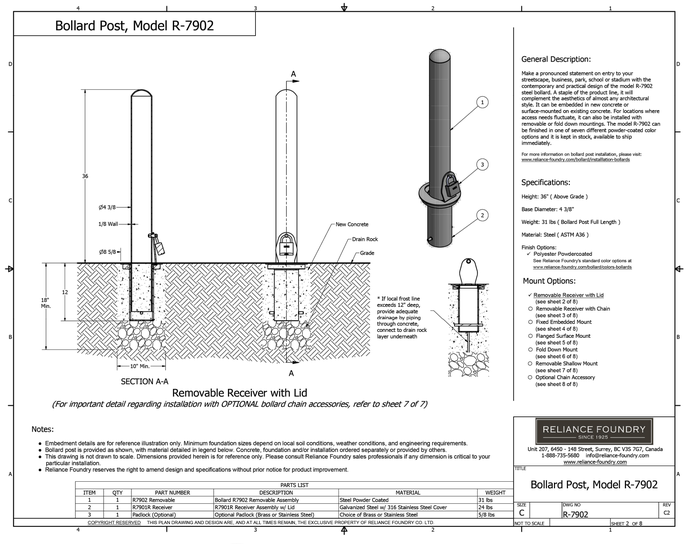
KEY MAP
NOT TO SCALE

SITE GUEST PARKING SUMMARY

PARKING TYPE	# OF UNITS
STANDARD GUEST	33
ACCESSIBLE	2
(STANDARD ACCESSIBLE)	(1 OF 2)
(VAN ACCESSIBLE)	(1 OF 2)
VAN ACCESSIBLE & EV CAPABLE	1
EV CAPABLE	5
TOTAL	41
LOADING	1

LEGEND

- ACCESSIBLE PARKING STALL (PER CALTRANS STANDARD A90A)
- VAN — VAN ACCESSIBLE PARKING STALL (PER CALTRANS STANDARD A90A)
- LOADING — LOADING ZONE
- EV — ELECTRIC VEHICLE CHARGING CAPABLE PARKING STALL PER 2019 GREEN BUILDING CODE SECTION 4.106.4.2
- RED CURB
- FIRE HYDRANT
- STREET LIGHT / POLE LIGHT / BOLLARD LIGHT
- STREET SIGN



REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
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STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

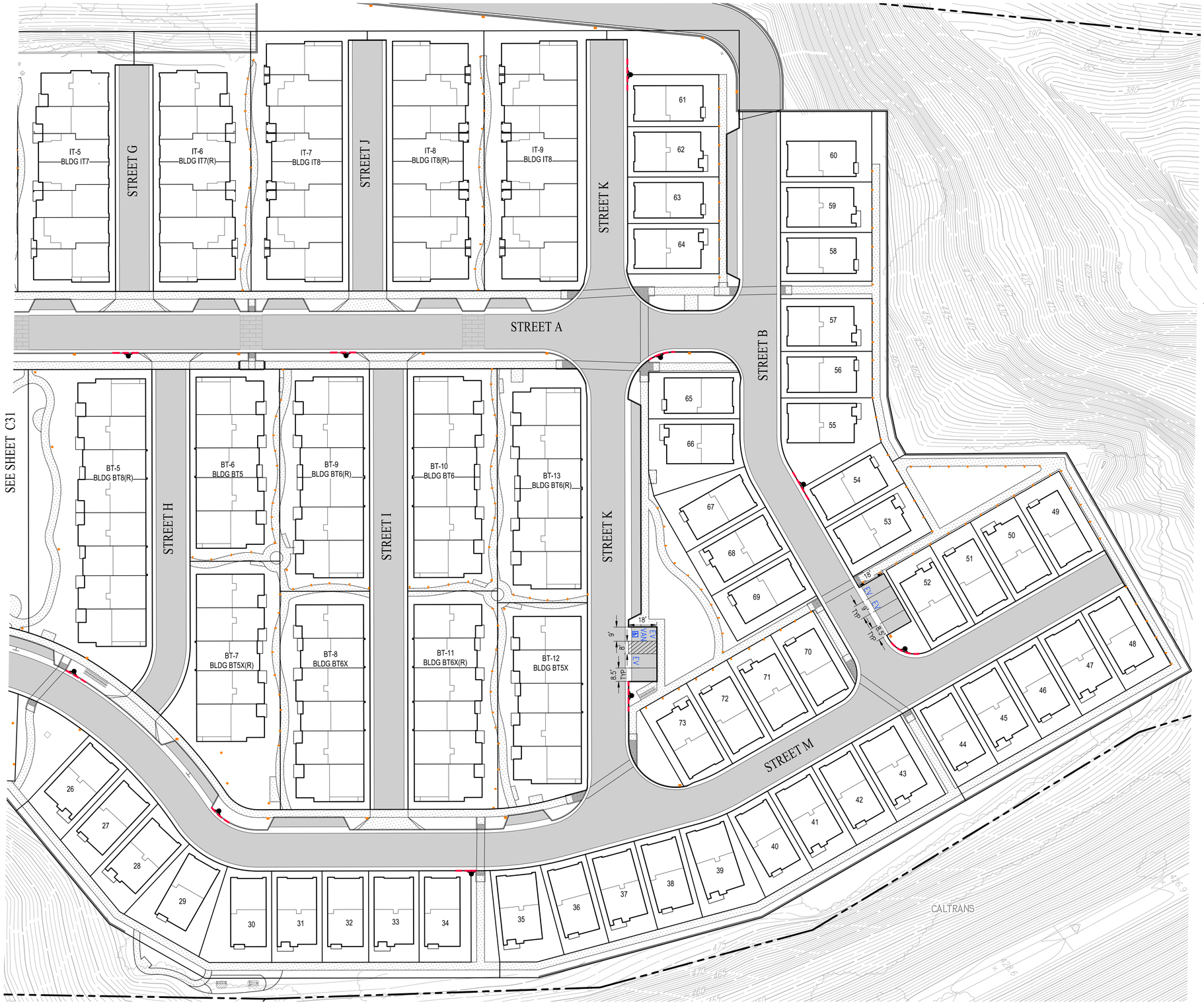
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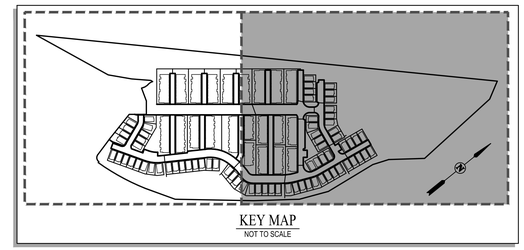
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MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

SIGNING AND STRIPING C31





SCALE: 1" = 30'

SITE GUEST PARKING SUMMARY

PARKING TYPE	# OF UNITS
STANDARD GUEST	33
ACCESSIBLE	2
(STANDARD ACCESSIBLE)	(1 OF 2)
(VAN ACCESSIBLE)	(1 OF 2)
VAN ACCESSIBLE & EV CAPABLE	1
EV CAPABLE	5
TOTAL	41
LOADING	1

LEGEND

♿	ACCESSIBLE PARKING STALL (PER CALTRANS STANDARD A90A)
VAN	VAN ACCESSIBLE PARKING STALL (PER CALTRANS STANDARD A90A)
LOADING	LOADING ZONE
EV	ELECTRIC VEHICLE CHARGING CAPABLE PARKING STALL PER 2019 GREEN BUILDING CODE SECTION 4.106.4.2
	RED CURB
	FIRE HYDRANT
	STREET LIGHT / POLE LIGHT / BOLLARD LIGHT

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TERRENCE R. REEVES
75174
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30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

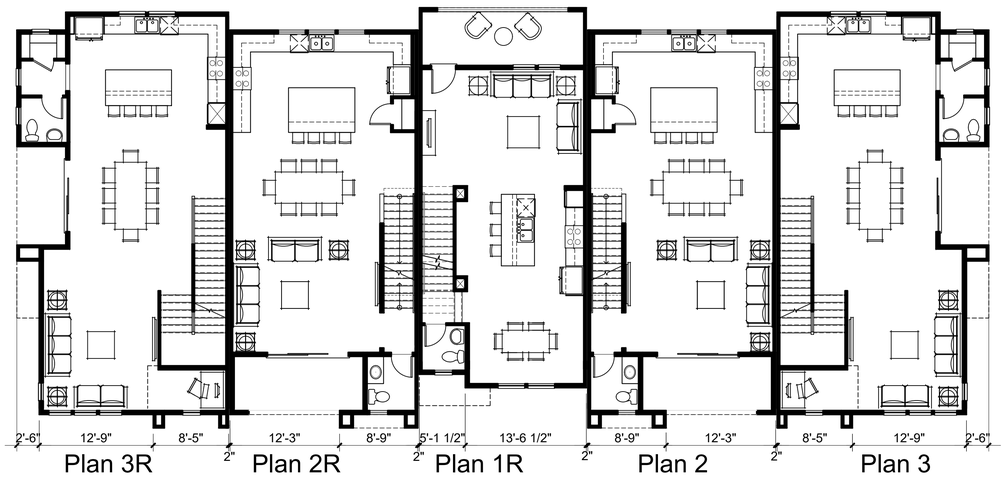
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:
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20240095

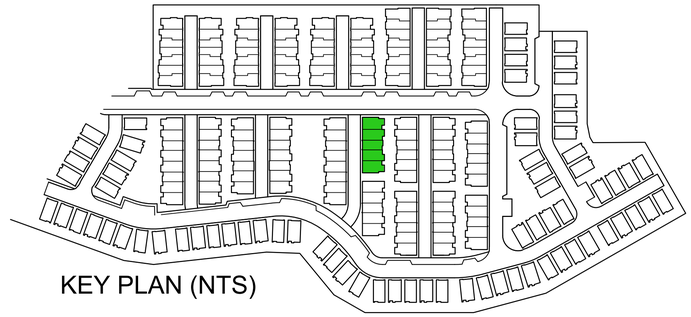
MAJOR APPLICATION SUBMITTAL #3
MARCH 20, 2026

SIGNING AND STRIPING C32



LEVEL 2C

0 4 8 16 Scale 1" = 8'

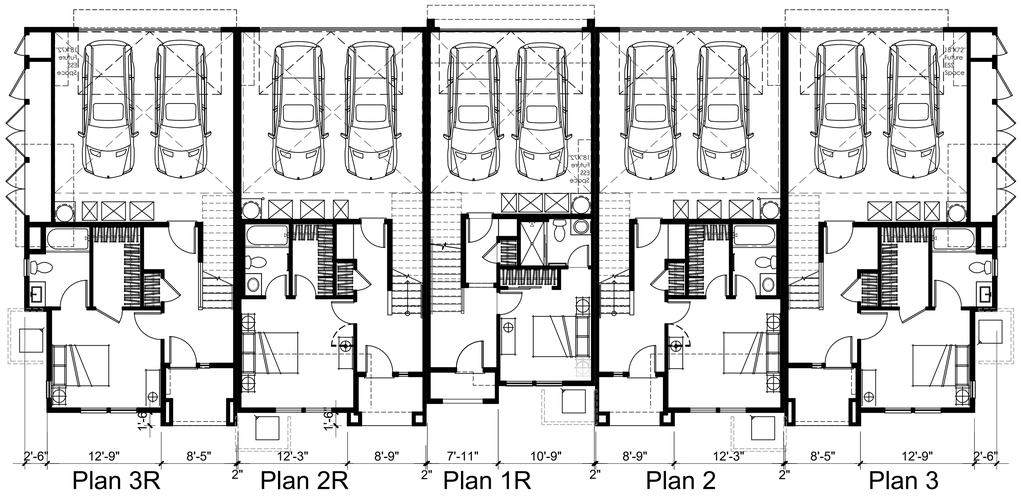


STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



LEVEL 1C

0 4 8 16 Scale 1" = 8'

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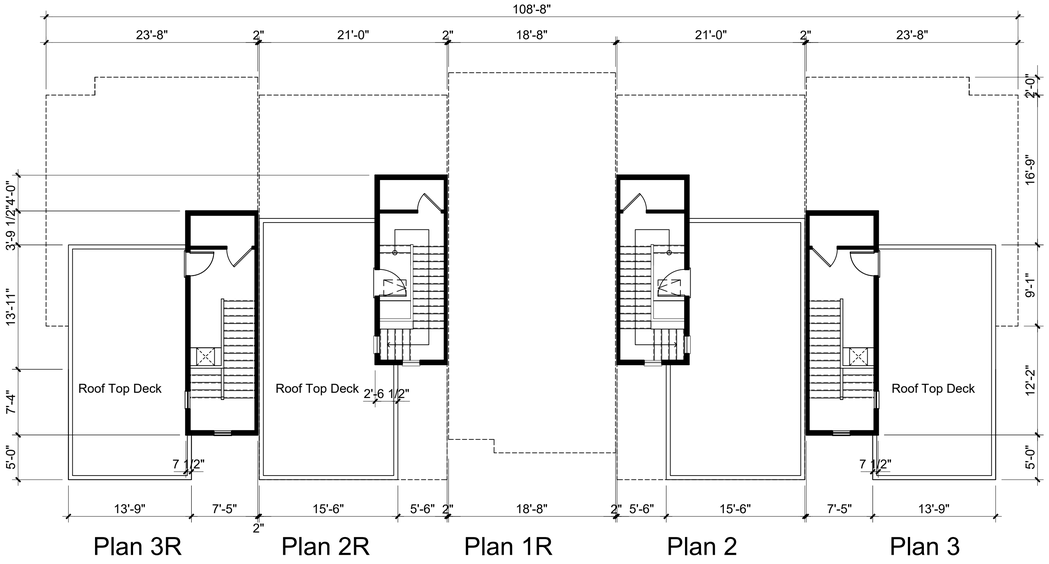
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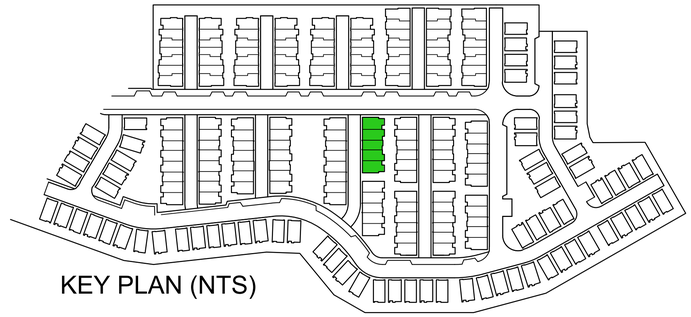
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SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

BT_5PLEX C 1ST - 2ND BUILDING PLANS **A1.1.0**





STYLE 'A' SPANISH

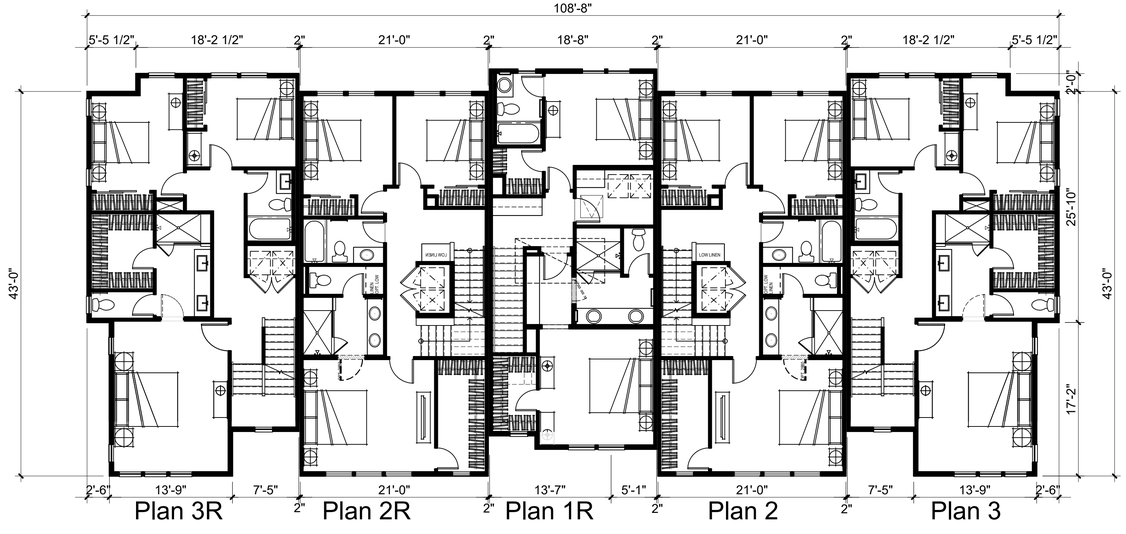
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

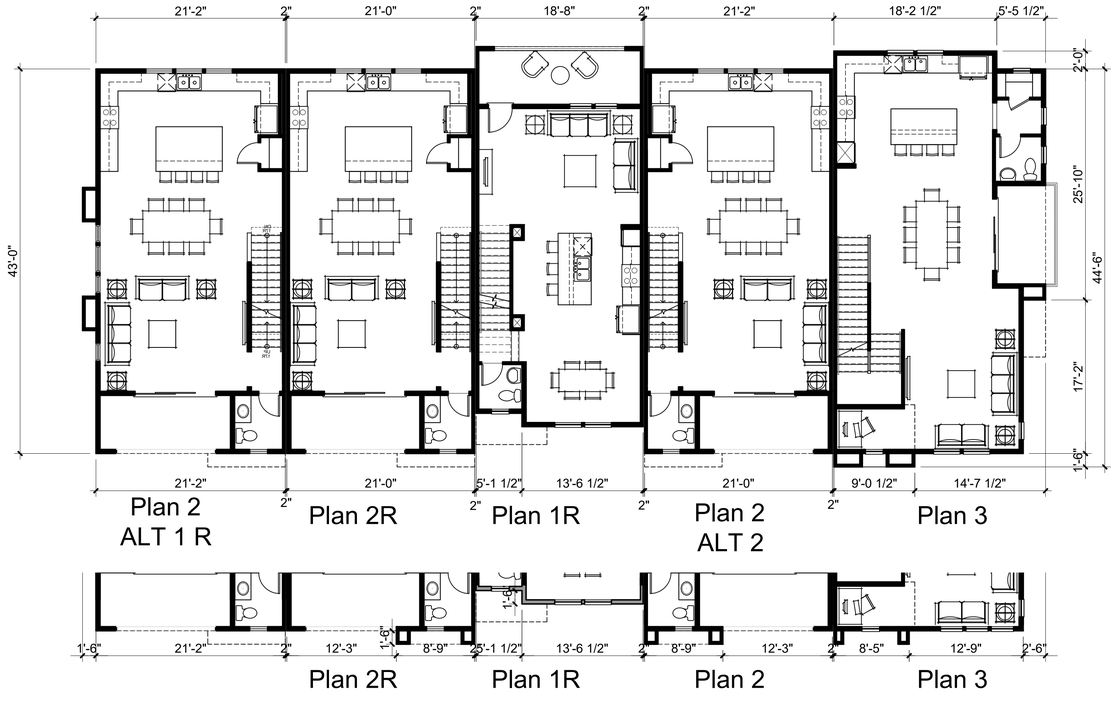
ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



LEVEL 3

0 4 8 16 Scale 1" = 8'



LEVEL 2A

LEVEL 2C

0 4 8 16 Scale 1" = 8'

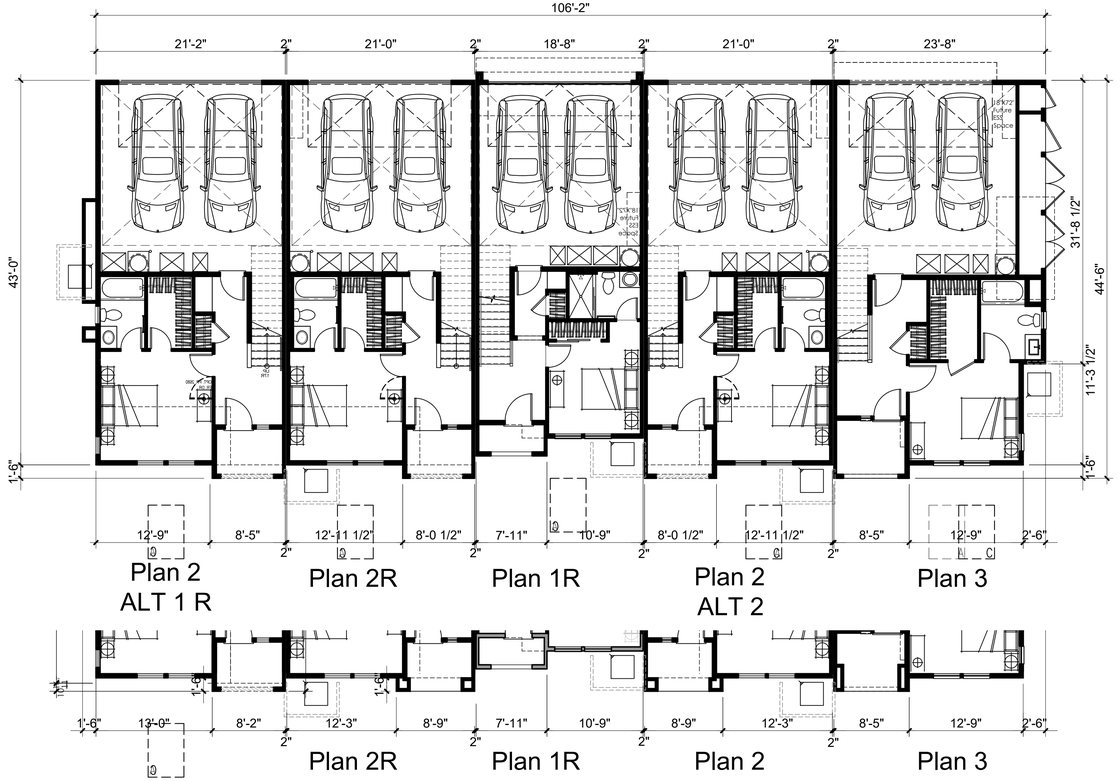


STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



LEVEL 1A

LEVEL 1C

0 4 8 16 Scale 1" = 8'

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JETT LANDSCAPE ARCHITECTURE + DESIGN

RADIUS DESIGN

HARVEST PROPERTIES

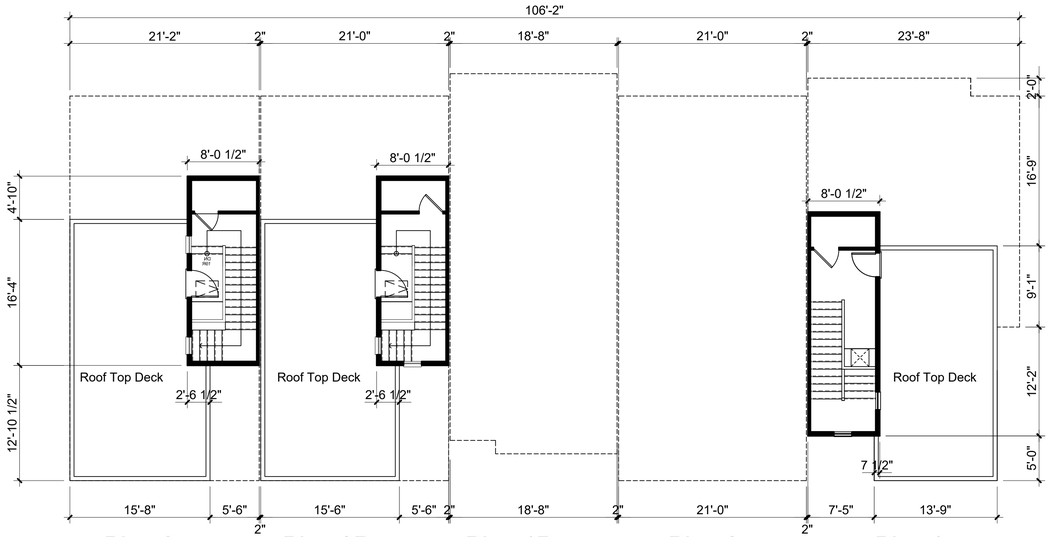
Ownership:

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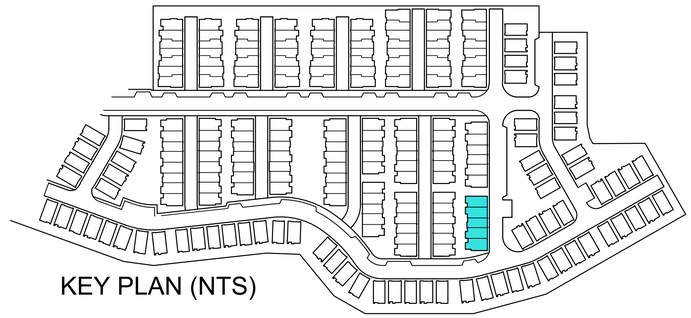
SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
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(3RD) MARCH 20, 2026

BT_5XPLEX A AND C 1ST - 2ND BUILDING PLANS A1.1.2



ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

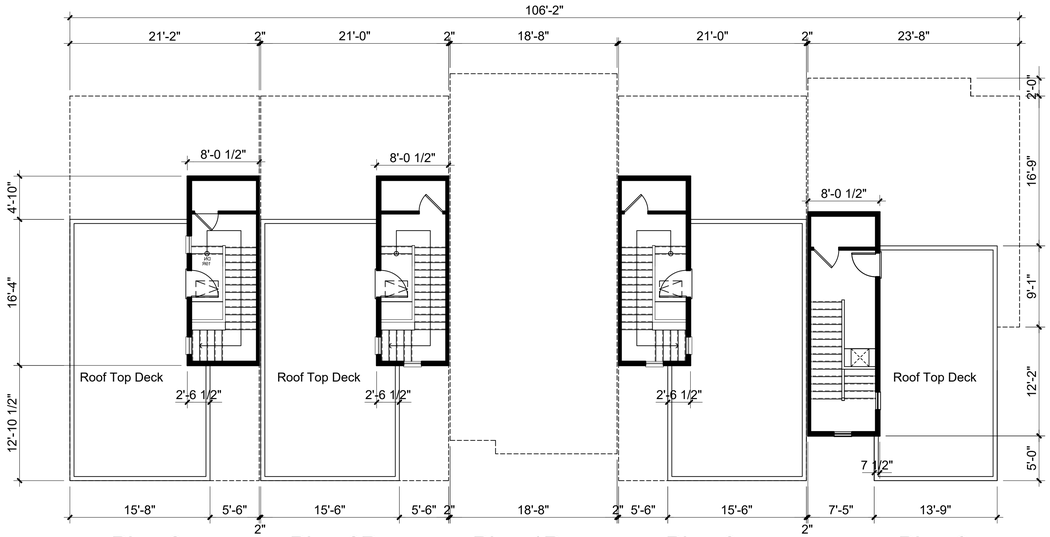
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



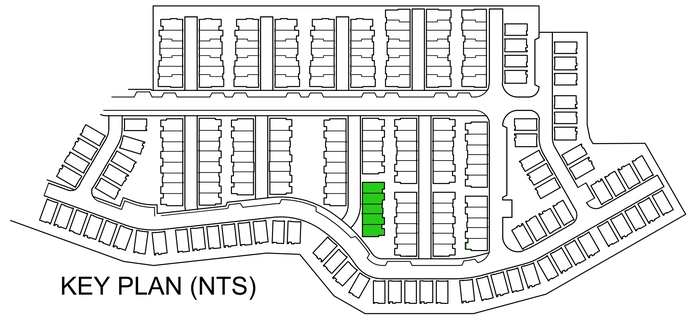
LEVEL 3

0 4 8 16 Scale 1" = 8'



ROOF TOP DECK

0 4 8 16 Scale 1" = 8'

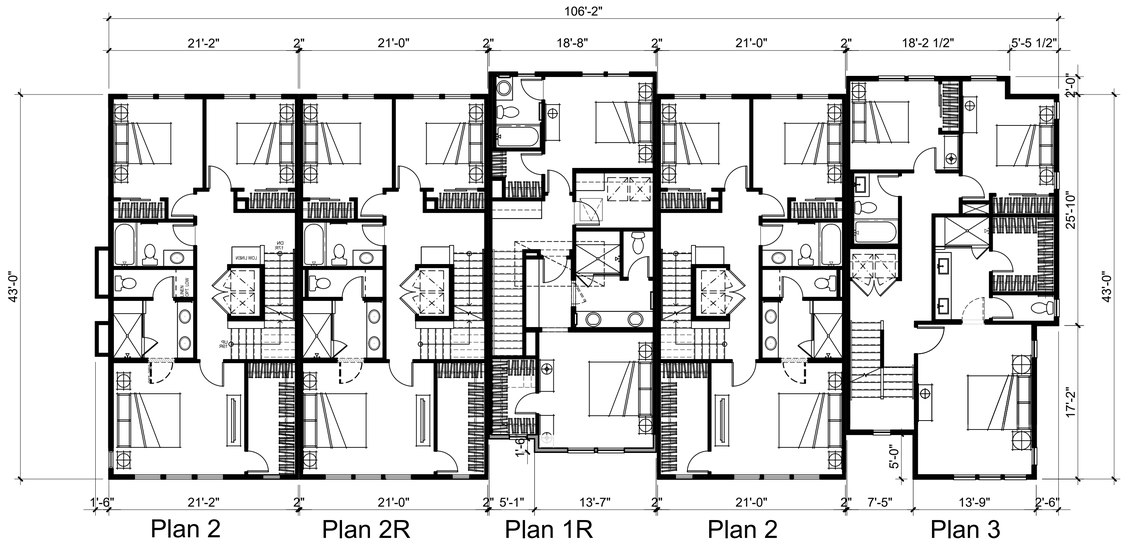


STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

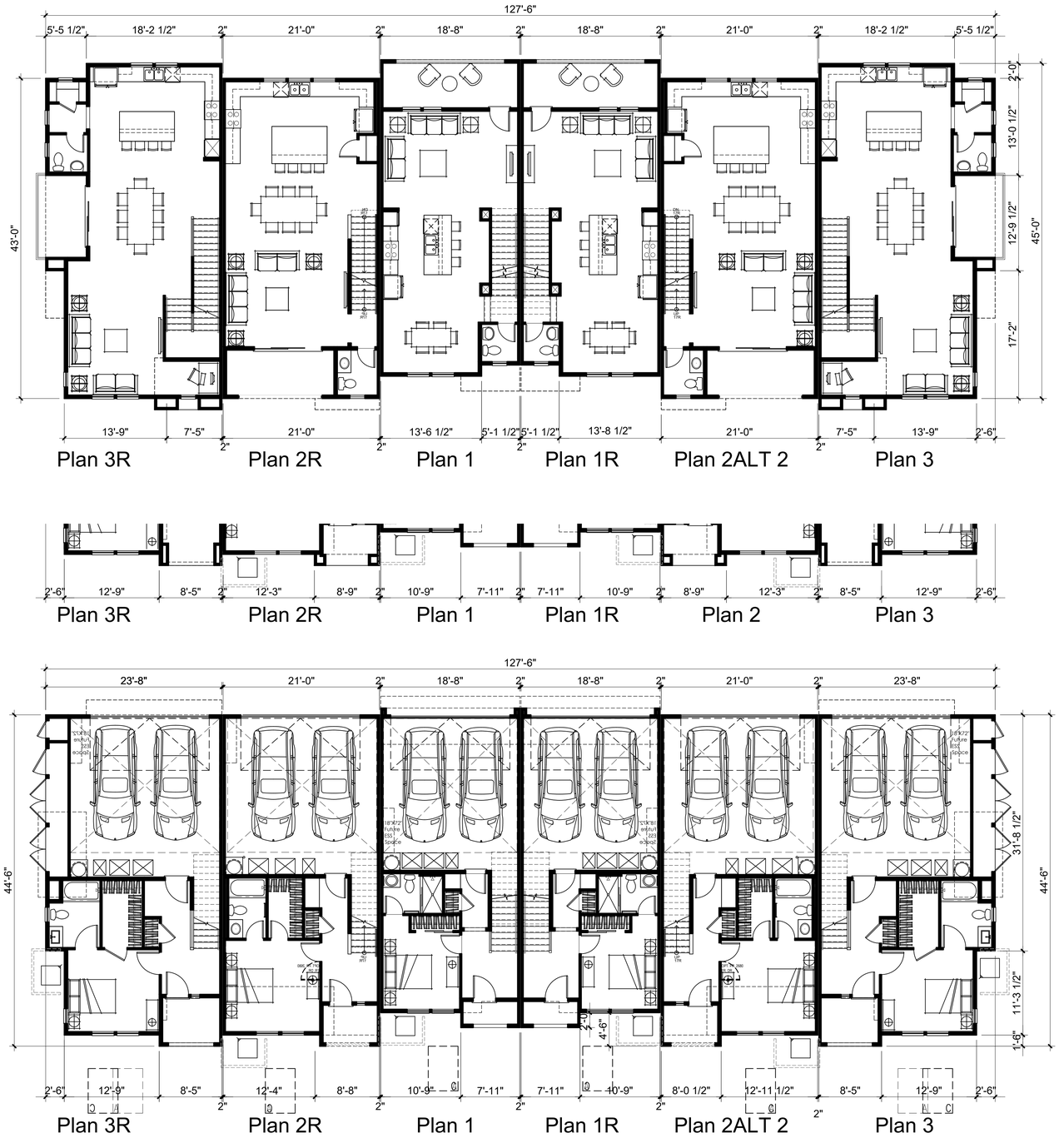
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



LEVEL 3

0 4 8 16 Scale 1" = 8'



LEVEL 2A

LEVEL 2C



STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

0 4 8 16 Scale 1" = 8'

LEVEL 1A

LEVEL 1C

0 4 8 16 Scale 1" = 8'

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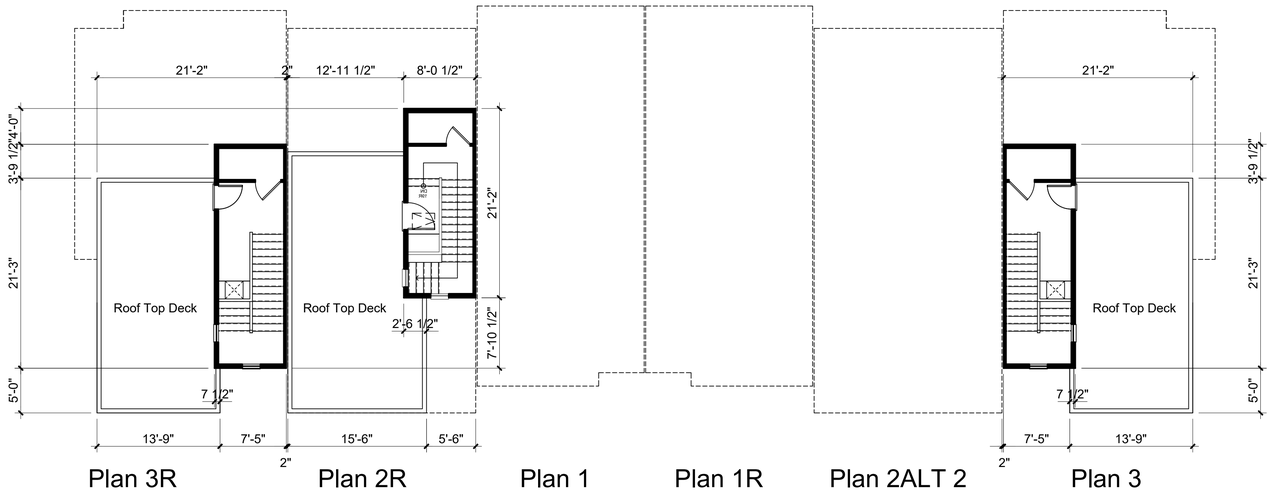
Ownership:

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20240095

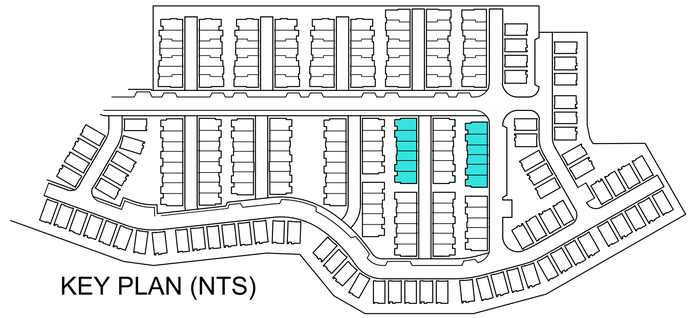
SB330 / FORMAL APPLICATION
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(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

BT_6PLEX A AND C 1ST - 2ND BUILDING PLANS A1.1.4



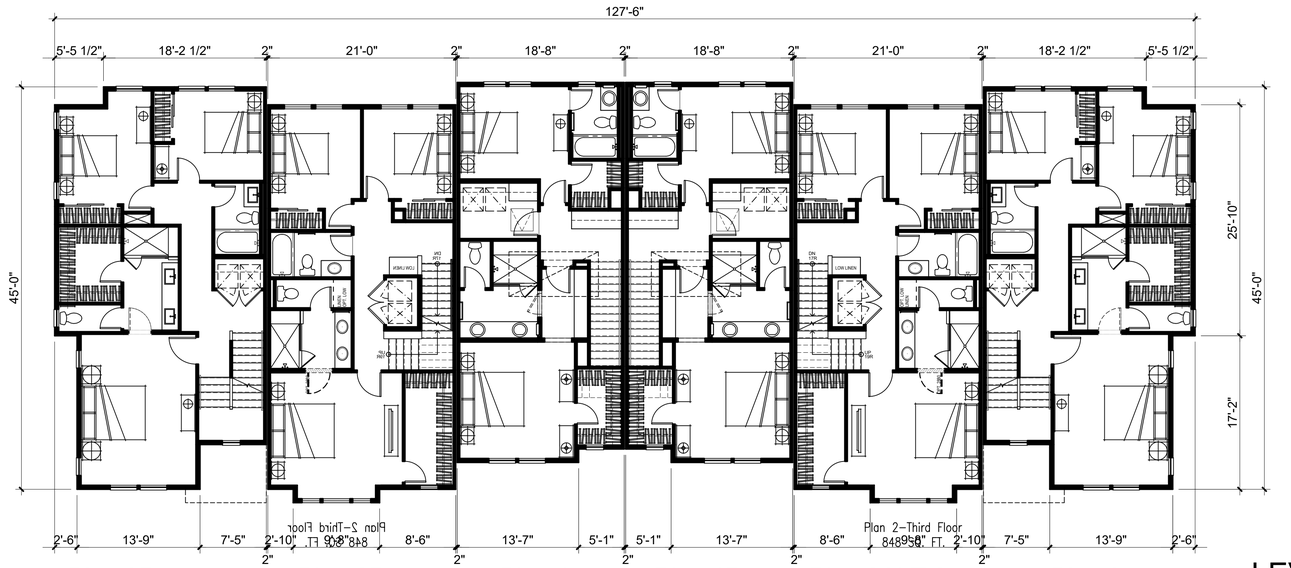
ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



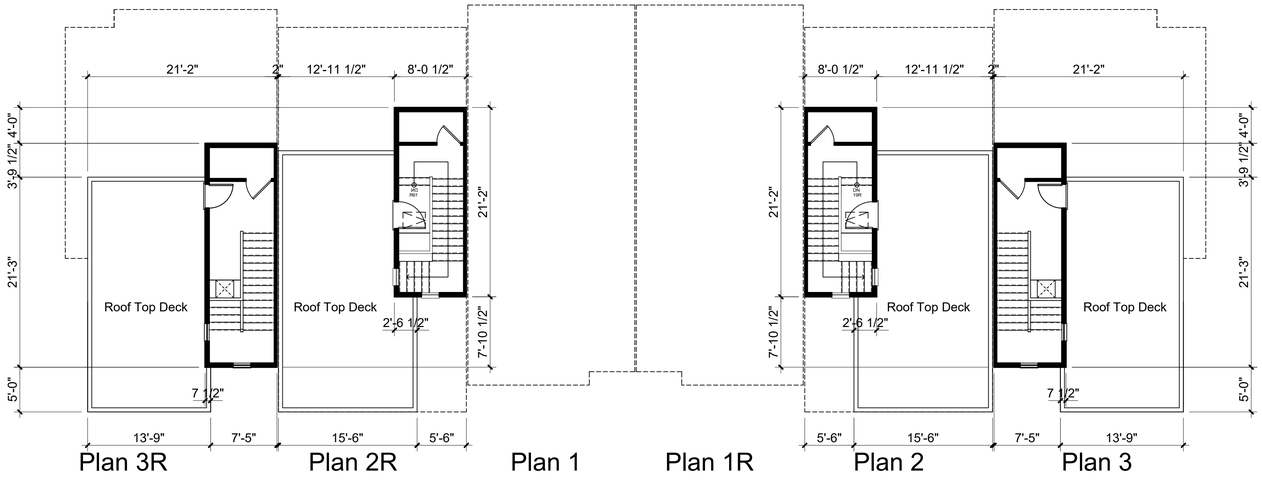
- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

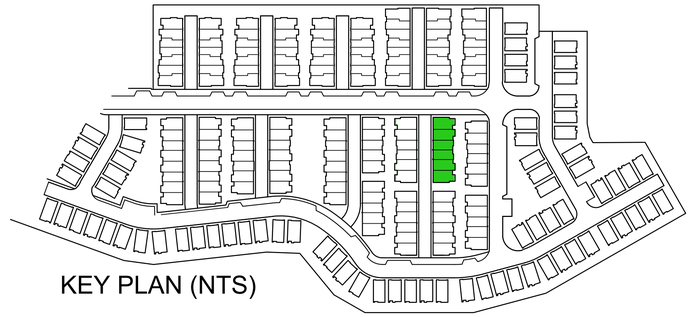
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



LEVEL 3

0 4 8 16 Scale 1" = 8'





STYLE 'A' SPANISH

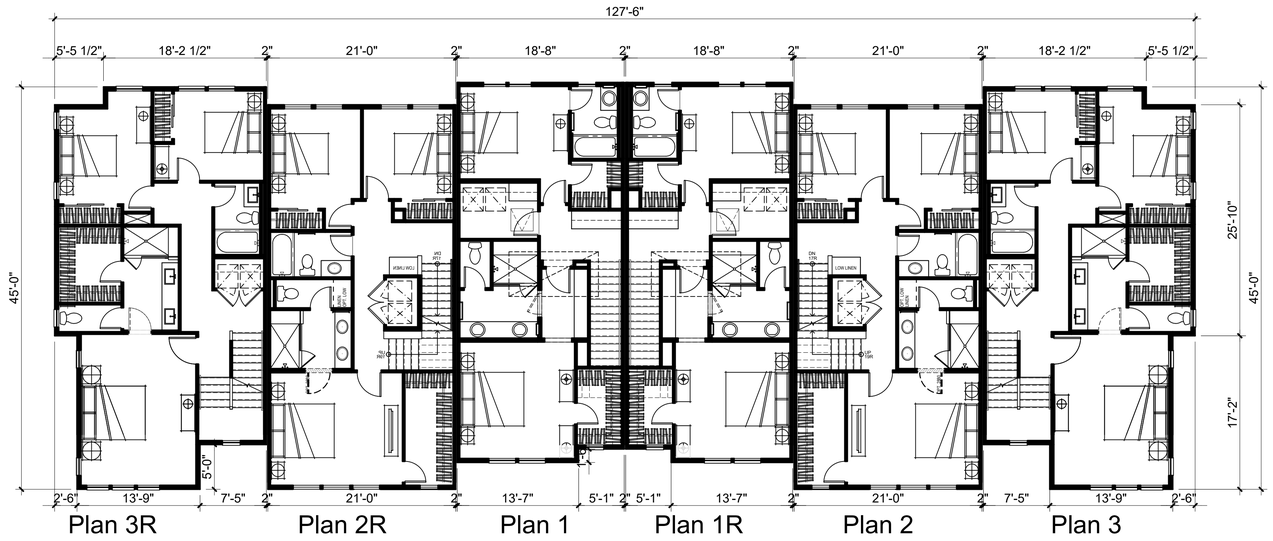
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



LEVEL 3

0 4 8 16 Scale 1" = 8'

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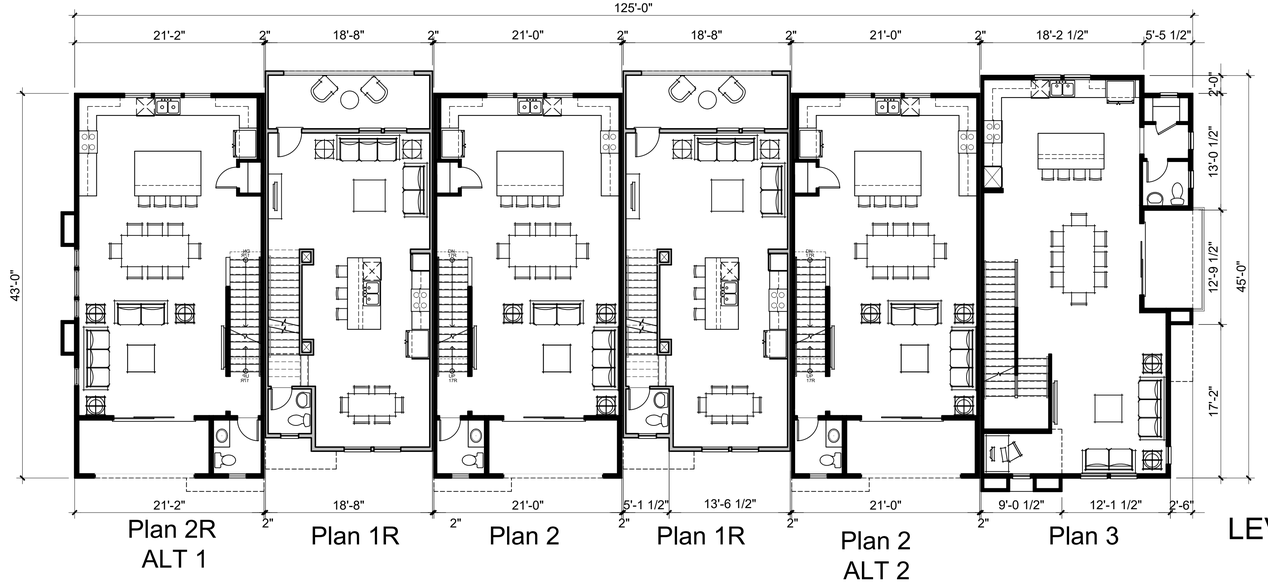
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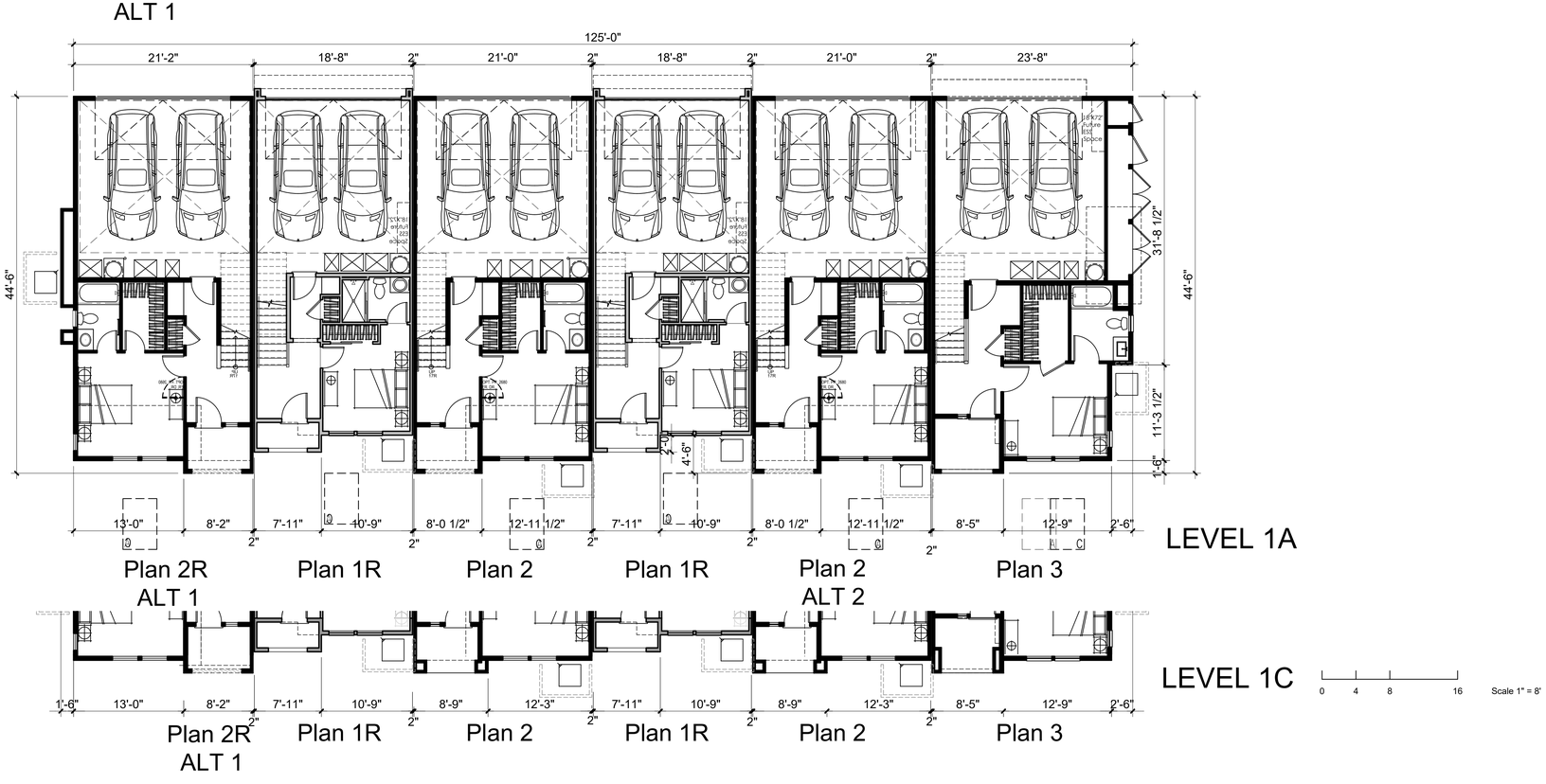
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
202400095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

BT_6PLEX C 3RD - RTD BUILDING PLANS **A1.1.5A**







STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

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JETT LANDSCAPE ARCHITECTURE + DESIGN

RADIUS DESIGN

HARVEST PROPERTIES

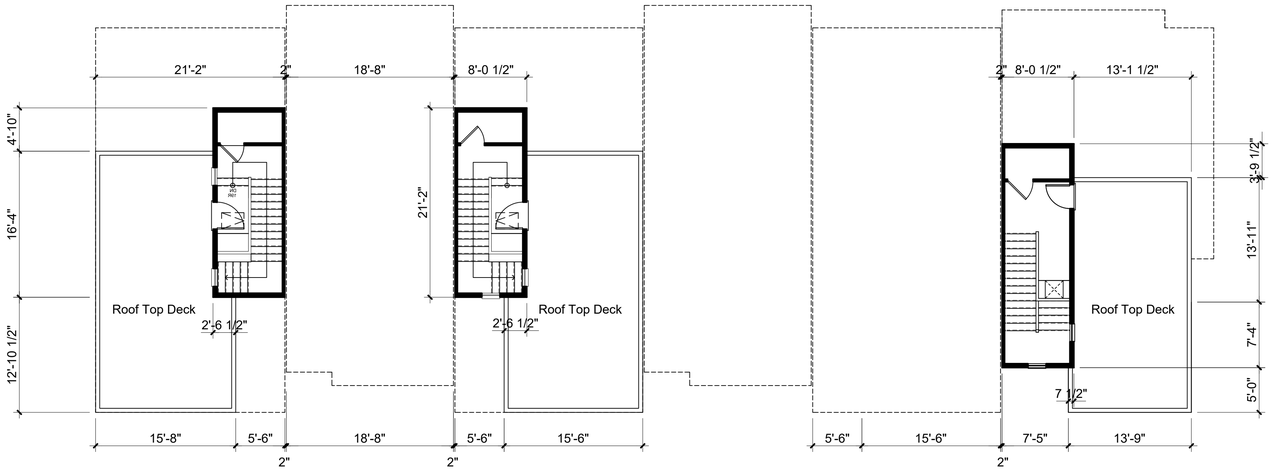
Ownership:

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SB330 / FORMAL APPLICATION
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(3RD) MARCH 20, 2026

BT_6XPLEX A AND C 1ST - 2ND BUILDING PLANS A1.1.6



Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 ALT 2 | Plan 3

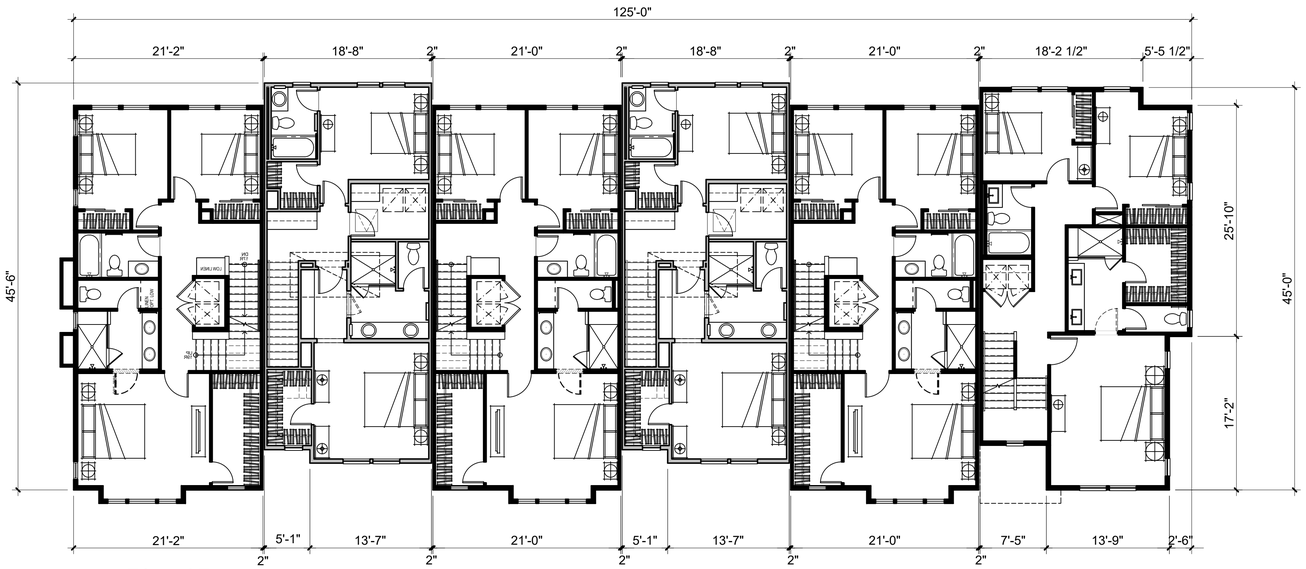
ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

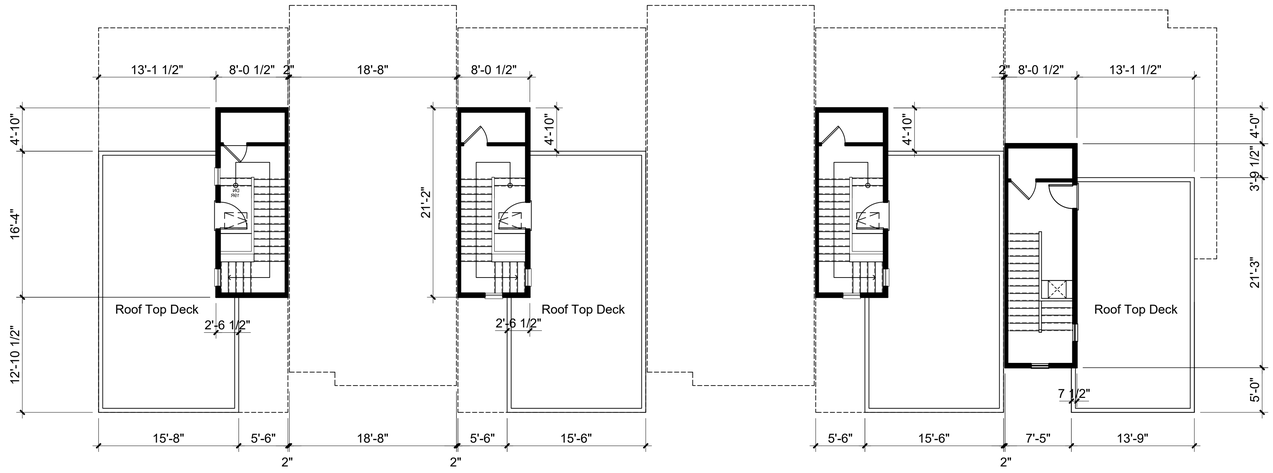
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 ALT 2 | Plan 3

LEVEL 3

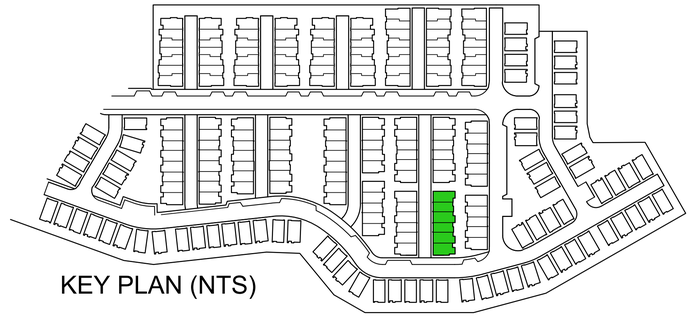
0 4 8 16 Scale 1" = 8'



Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 | Plan 3

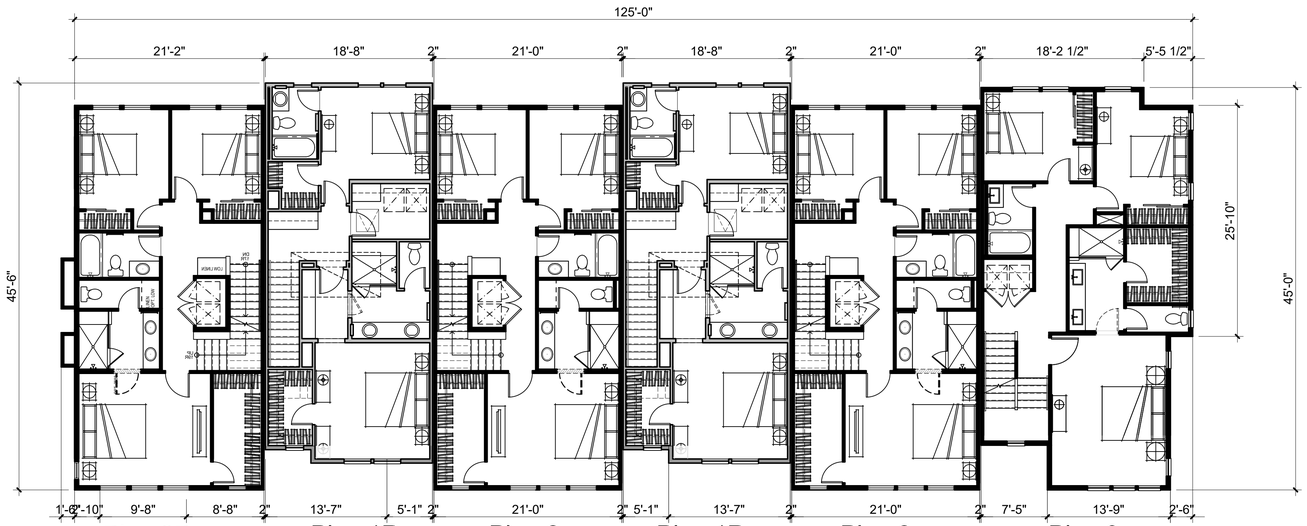
ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

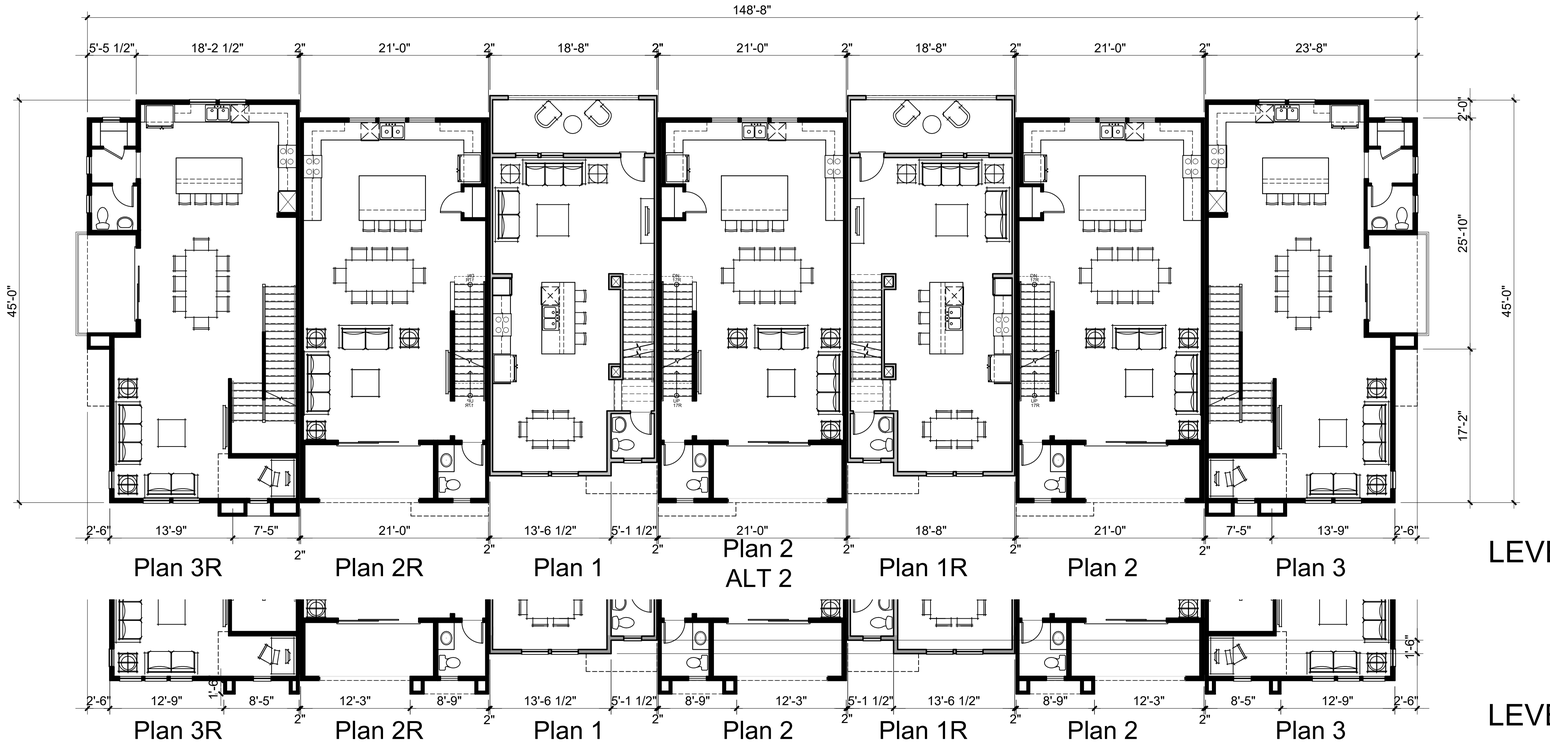
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 | Plan 3

LEVEL 3

0 4 8 16 Scale 1" = 8'



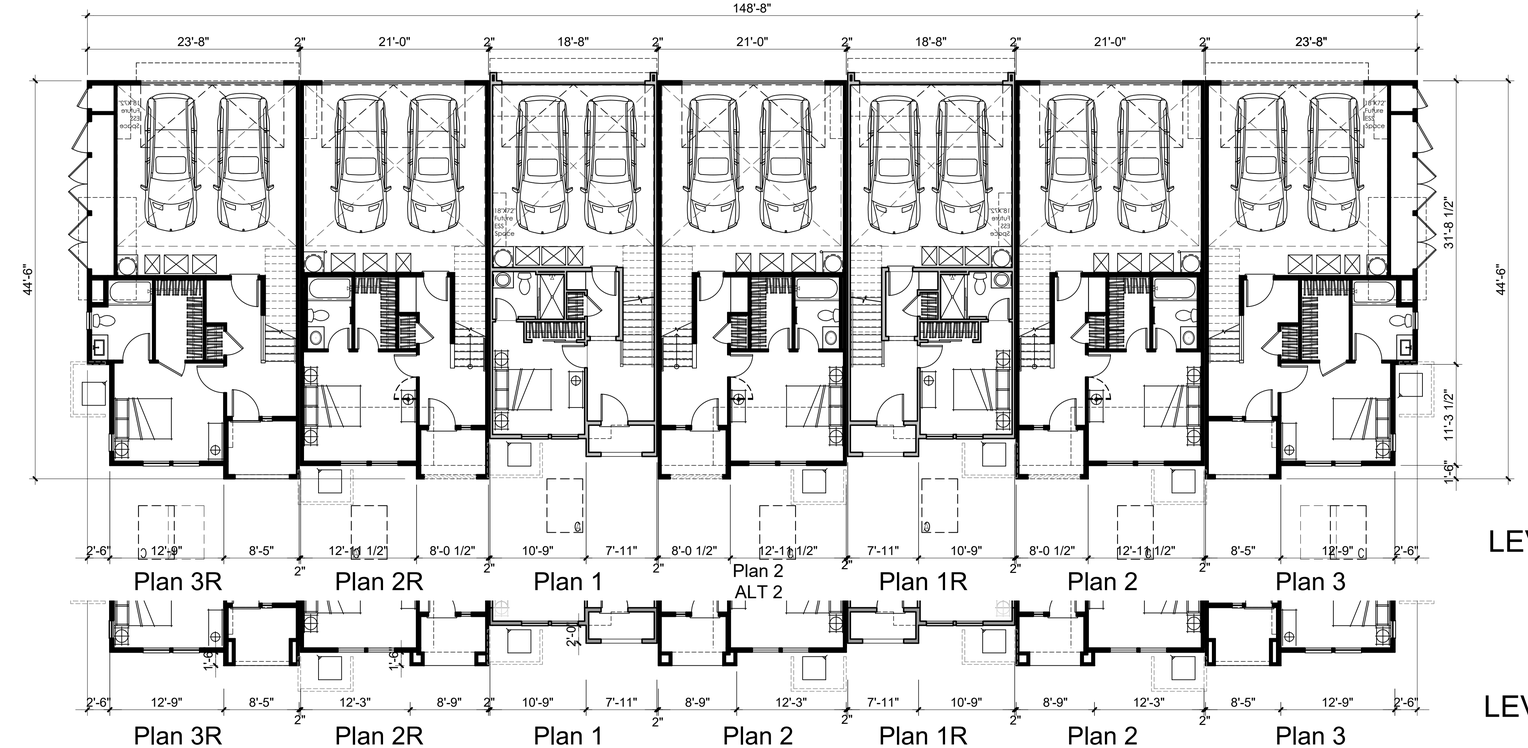
LEVEL 2A

LEVEL 2C

0 4 8 16 Scale 1" = 8'

- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



LEVEL 1A

LEVEL 1C

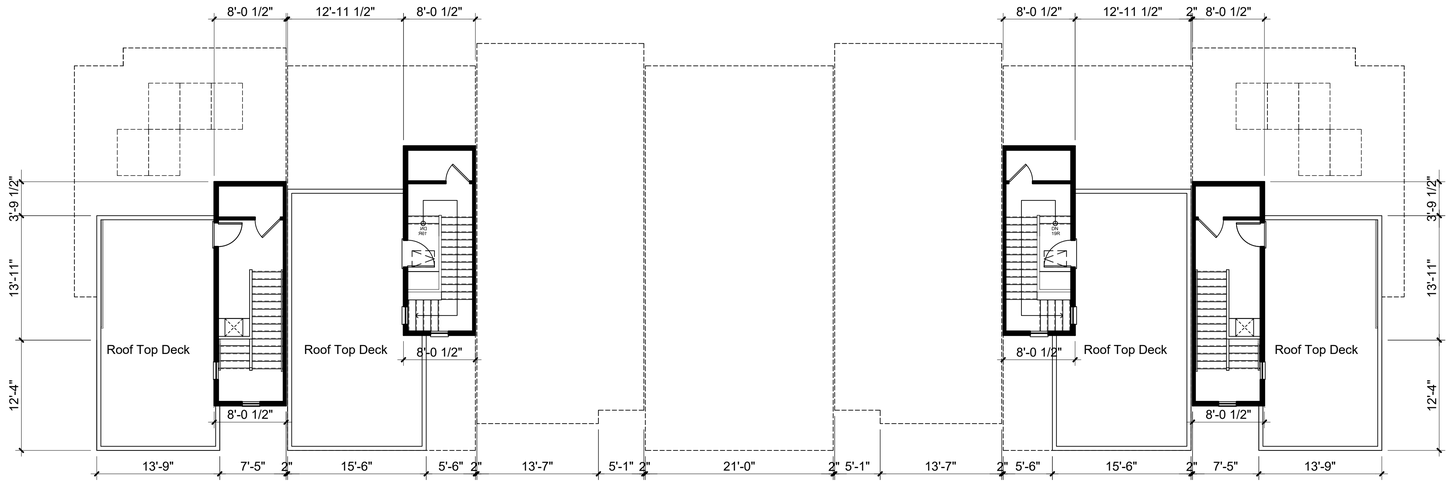
0 4 8 16 Scale 1" = 8'

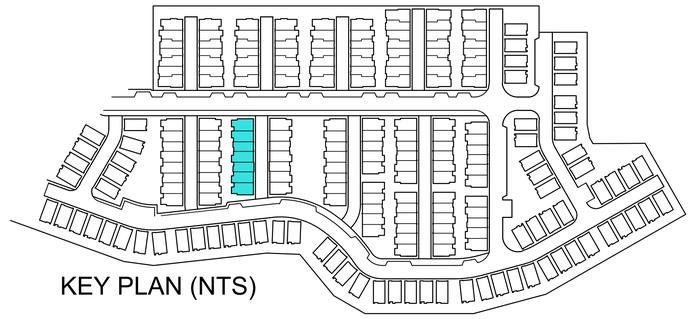
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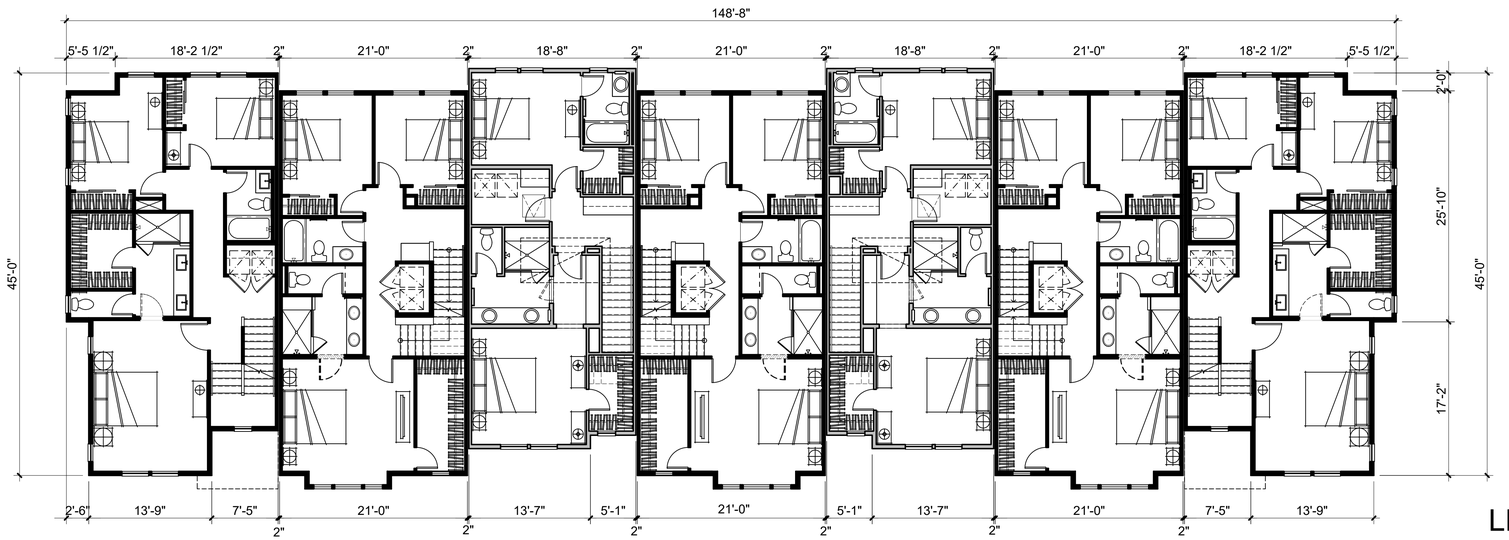


ROOF TOP DECK

0 4 8 16 Scale 1" = 8'

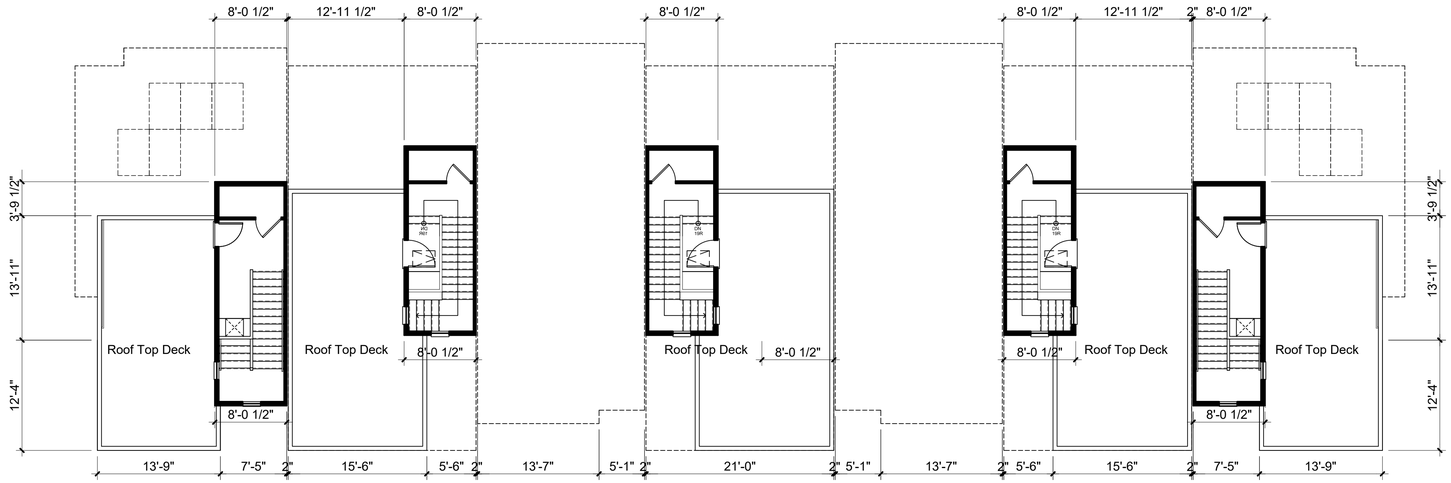
- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



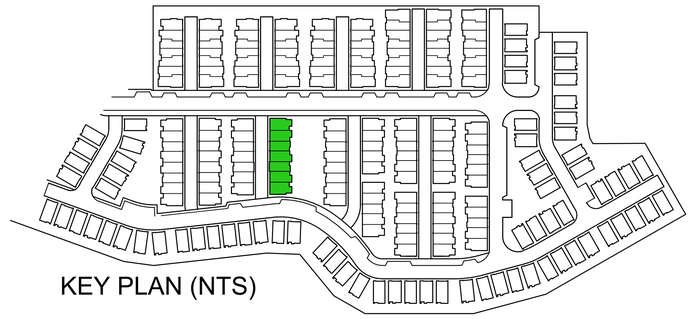
LEVEL 3

0 4 8 16 Scale 1" = 8'



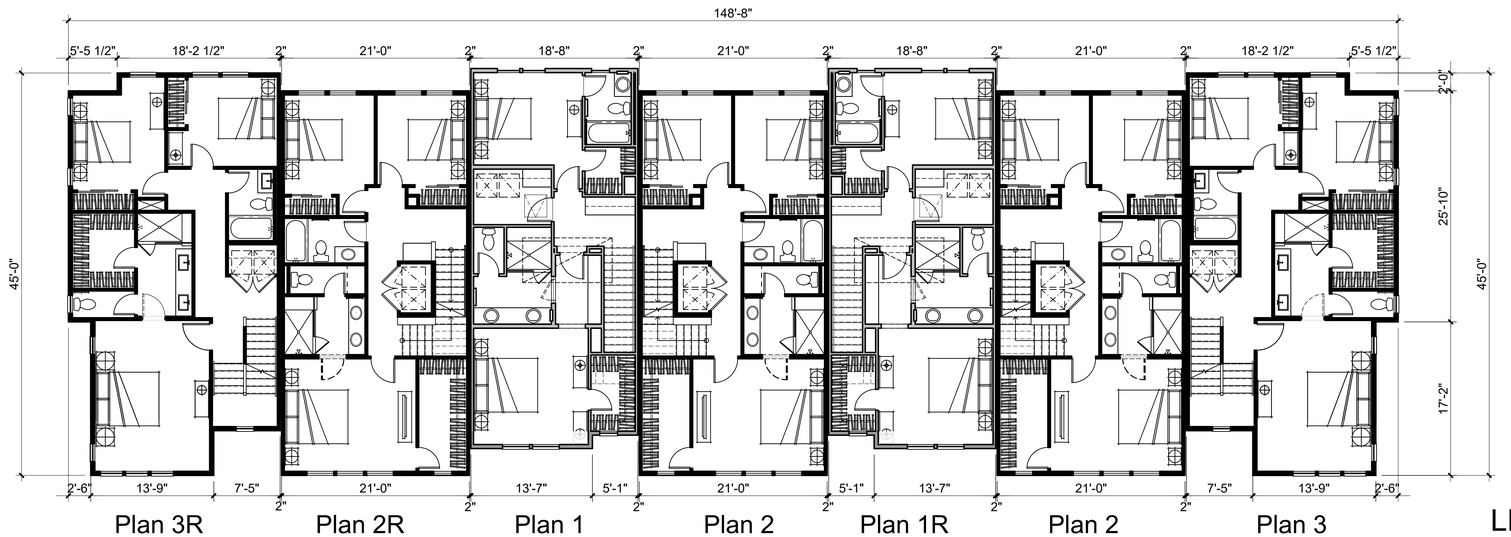
ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



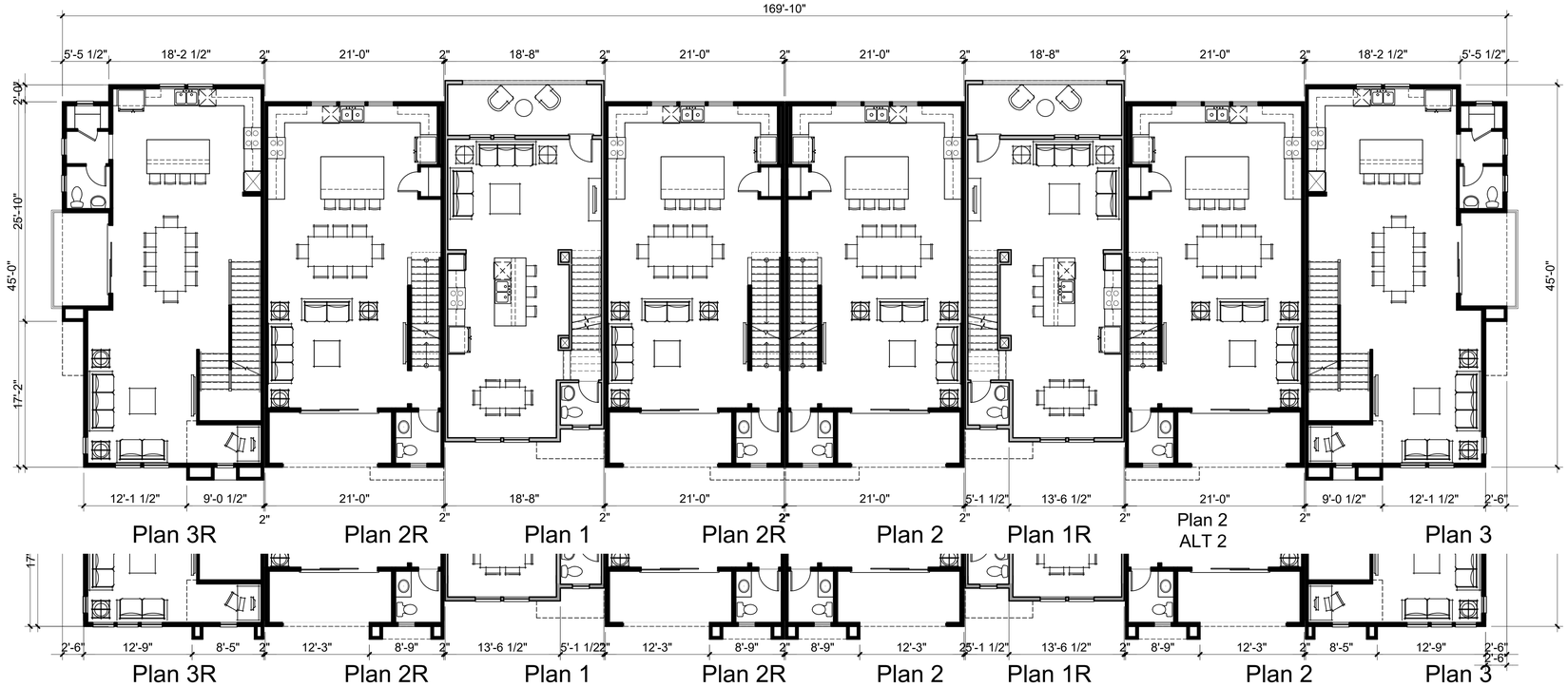
- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



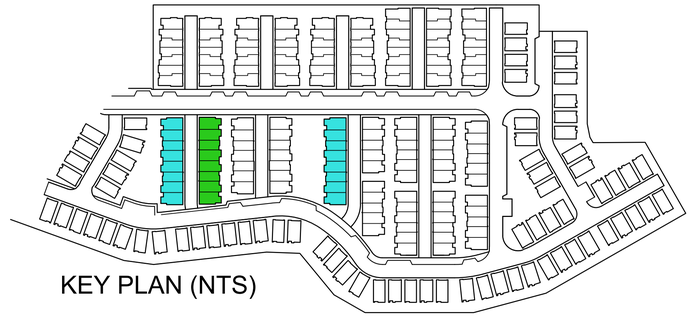
LEVEL 3

0 4 8 16 Scale 1" = 8'



LEVEL 2A

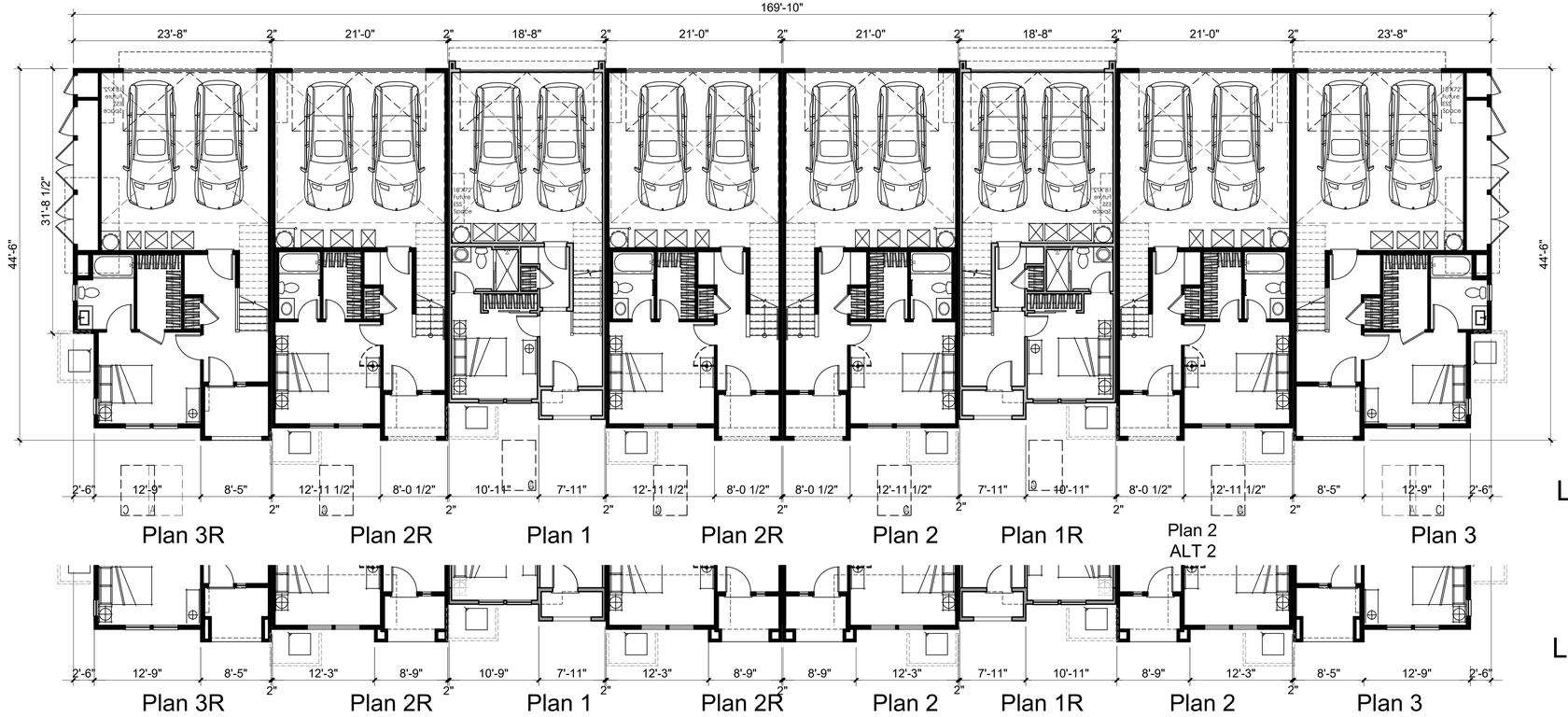
LEVEL 2C



- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

0 4 8 16 Scale 1" = 8'



LEVEL 1A

LEVEL 1C

0 4 8 16 Scale 1" = 8'

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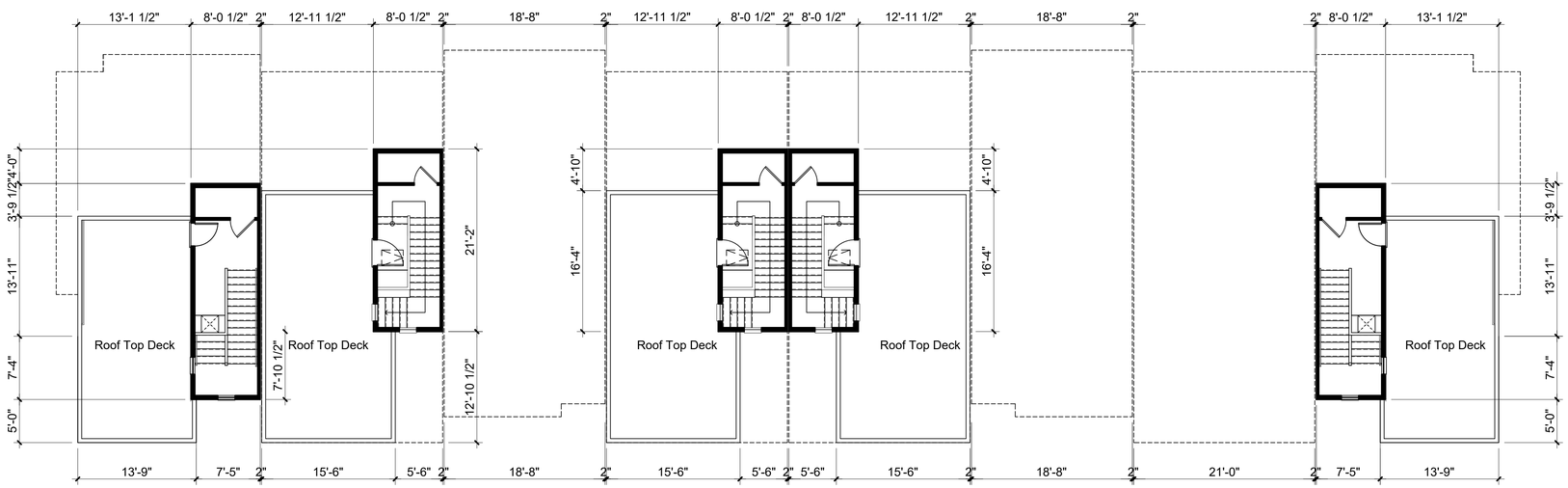
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

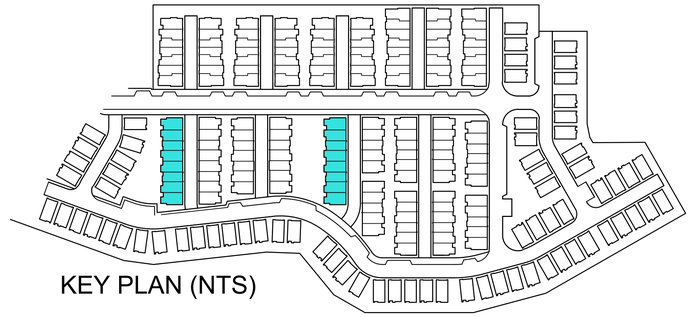
SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

BT_8PLEX A AND C 1ST - 2ND BUILDING PLANS A1.1.10



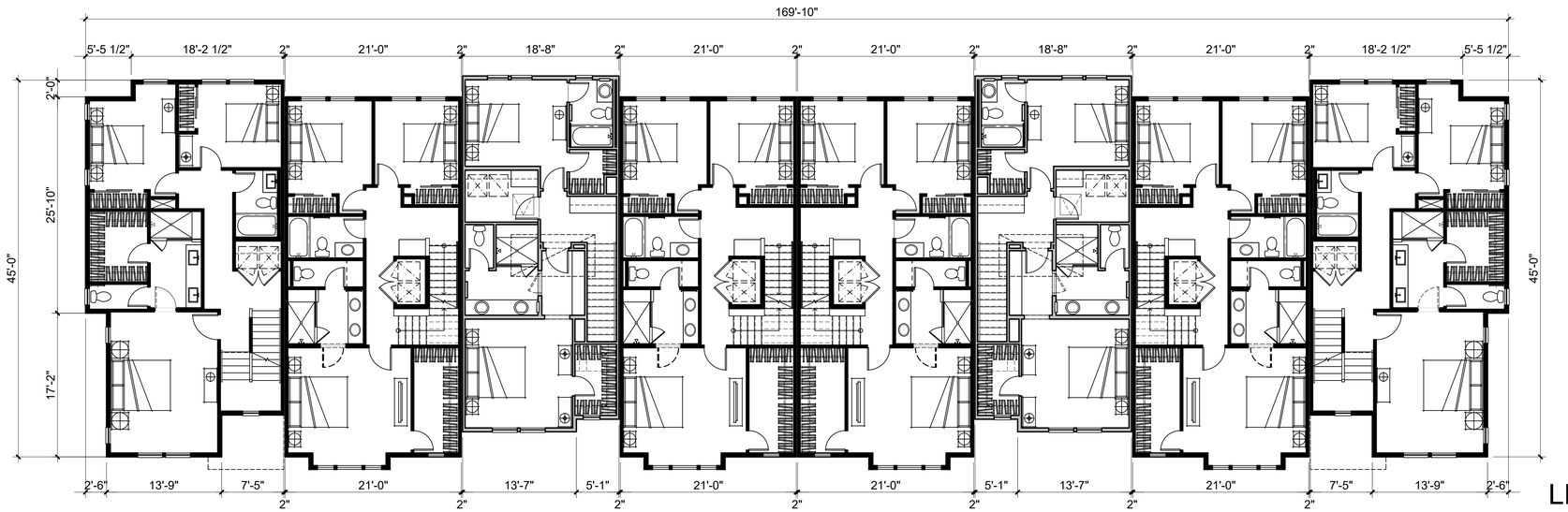
ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



LEVEL 3

0 4 8 16 Scale 1" = 8'

ktgy

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SAN RAMON • ROSEVILLE

JETT LANDSCAPE ARCHITECTURE + DESIGN

RADIUS DESIGN

HARVEST PROPERTIES

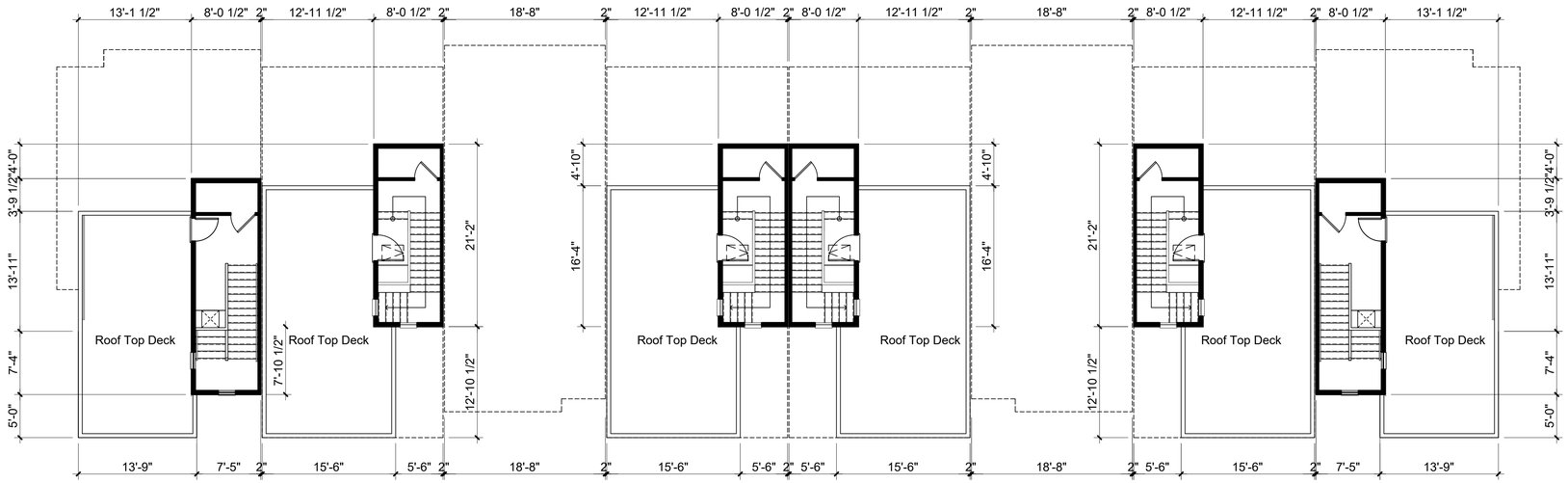
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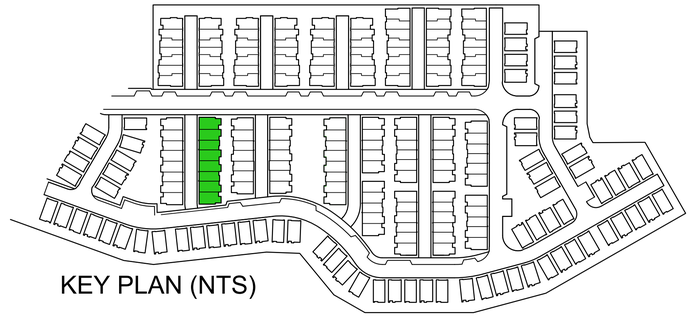
235 Montgomery Street, Suite 2500
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20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

BT_8PLEX A 3RD - RTD BUILDING PLANS **A1.1.11**





STYLE 'A' SPANISH

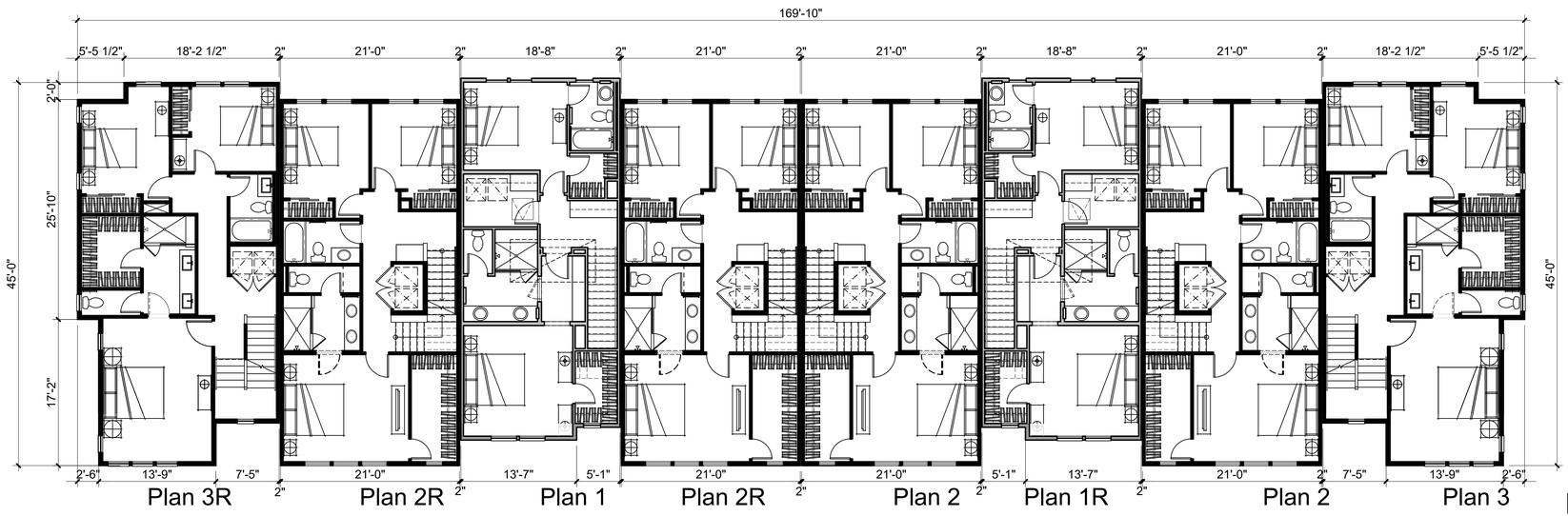
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



LEVEL 3

0 4 8 16 Scale 1" = 8'

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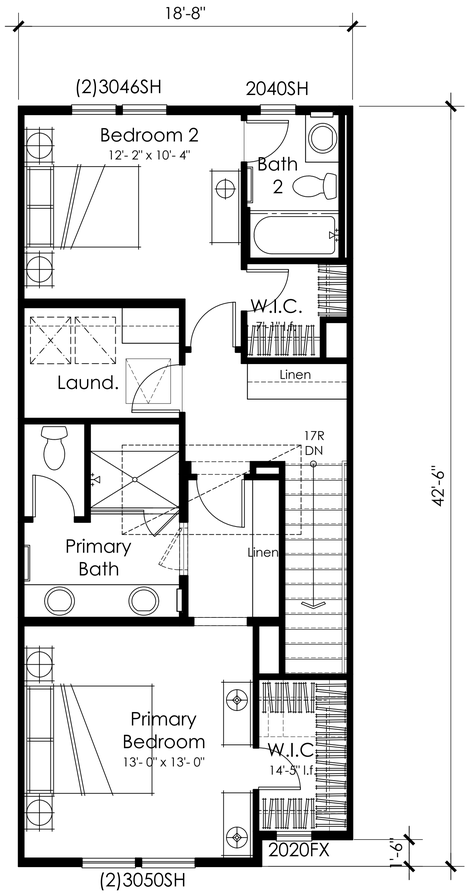
Ownership:

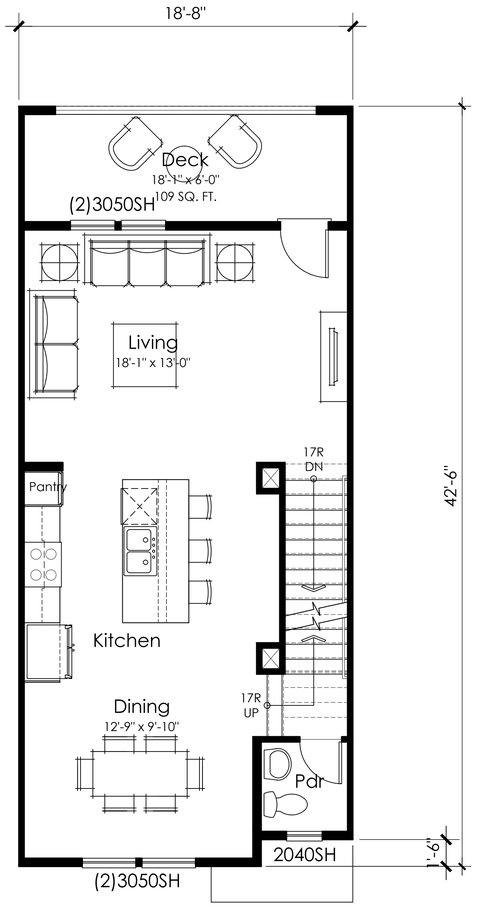
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

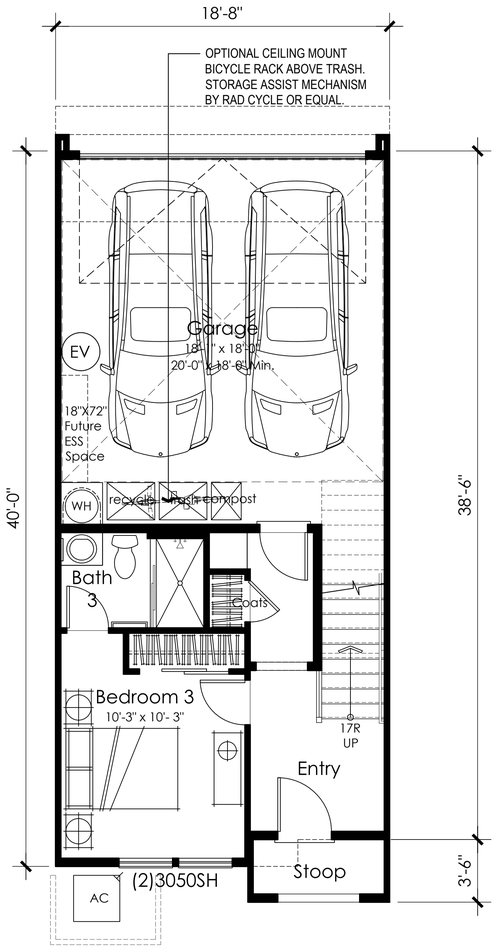
CLEARVIEW HOUSING DEVELOPMENT
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SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

BT_8PLEX C 3RD - RTD BUILDING PLANS **A1.1.11A**







Third Floor

Plan 3: 715 SQ. FT.

0 2 4 8 Scale 1" = 4'

Second Floor

Plan 3: 627 s.f.

0 2 4 8 Scale 1" = 4'

First Floor

Plan 3: 326 SQ. FT.

0 2 4 8 Scale 1" = 4'

Unit 1 Floor Plan
(A & C Style)
3 Bedroom + 3.5 Bath
1,668 s.f.(net)
2,355 s.f. (SB330)
2,206 s.f. (SMMC)

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

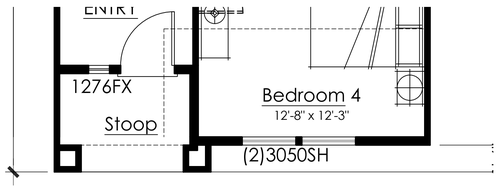
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LAB | HARVEST PROPERTIES

Ownership:
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San Francisco, CA 94104

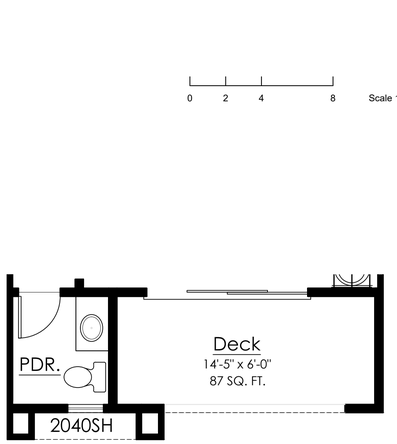
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

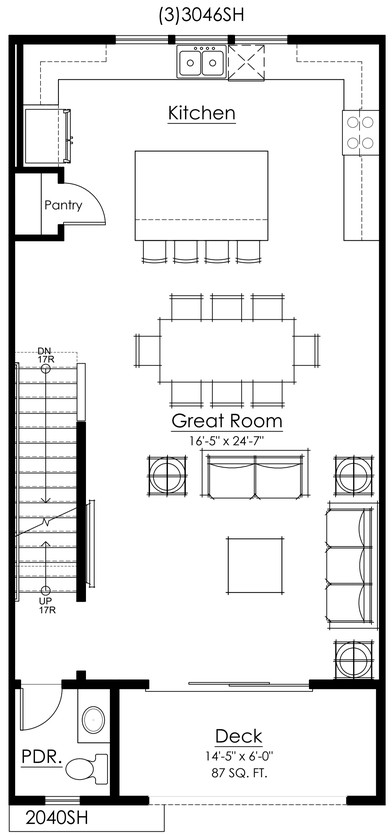
BT_UNIT 1 FLOOR PLAN **A1.2.0**



First Floor Style C

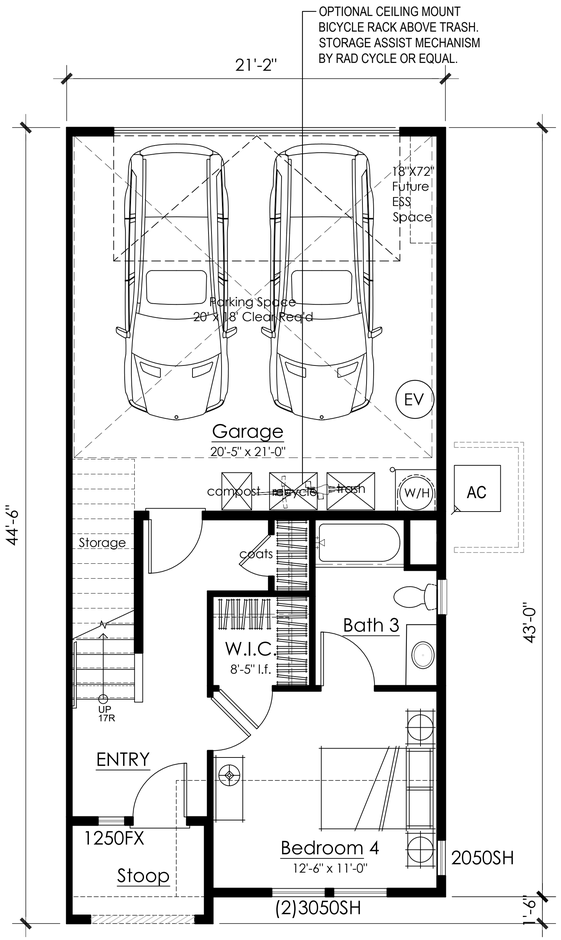


Second Floor Style C



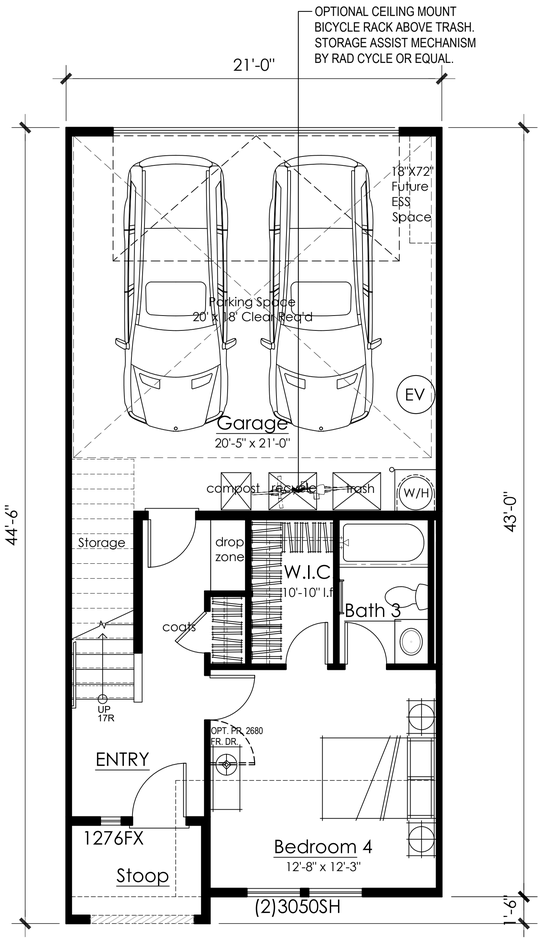
Second Floor

Plan 2: 761 SQ. FT.



First Floor Ground Floor Accessible

Plan 2 Alt: 392 SQ. FT.



First Floor

Plan 2: 392 SQ. FT.

Unit 2 Floor Plan

4 Bedroom + 3.5 Bath

2 A Style	2,091 s.f.(net)	2,928 s.f. (SB330)	2,787 s.f. (SMMC)
2 C Style	2,076 s.f.(net)	2,914 s.f. (SB330)	2,773 s.f. (SMMC)

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

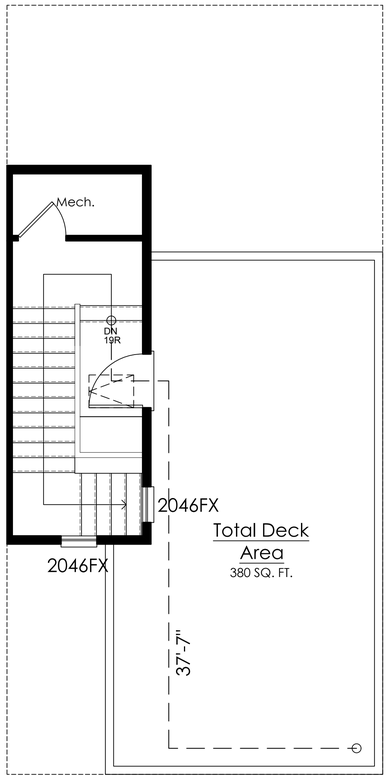
Ownership:

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San Francisco, CA 94104

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SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
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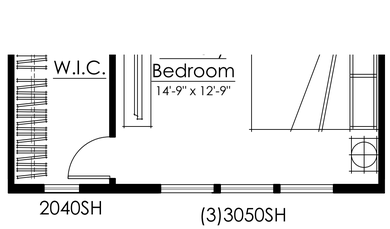
BT_UNIT 2 1ST - 2ND FLOOR PLAN **A1.2.1**



Roof Top Deck

Plan 2: 87 SQ. FT.

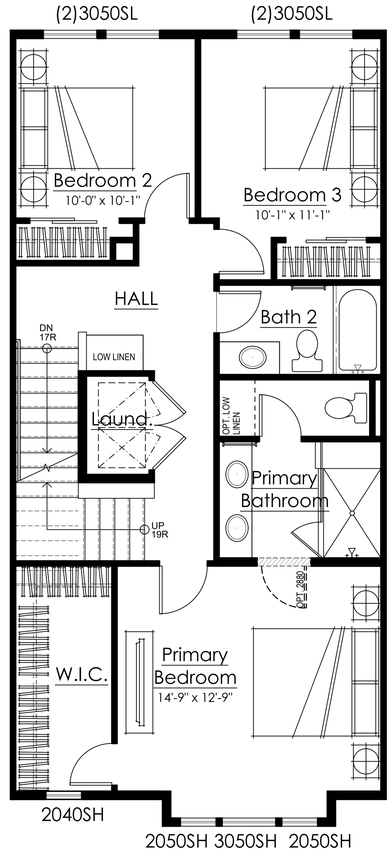
0 2 4 8 Scale 1" = 4'



Third Floor Style C

*Reduction in 15 SF from Style A

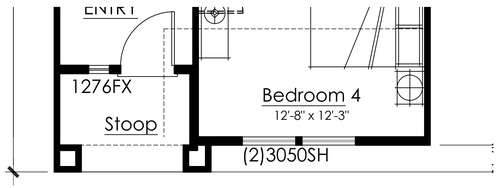
0 2 4 8 Scale 1" = 4'



Third Floor

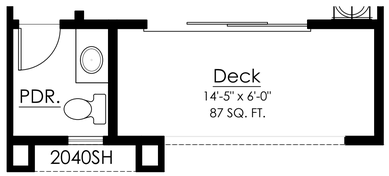
Plan 2: 851 SQ. FT.

0 2 4 8 Scale 1" = 4'

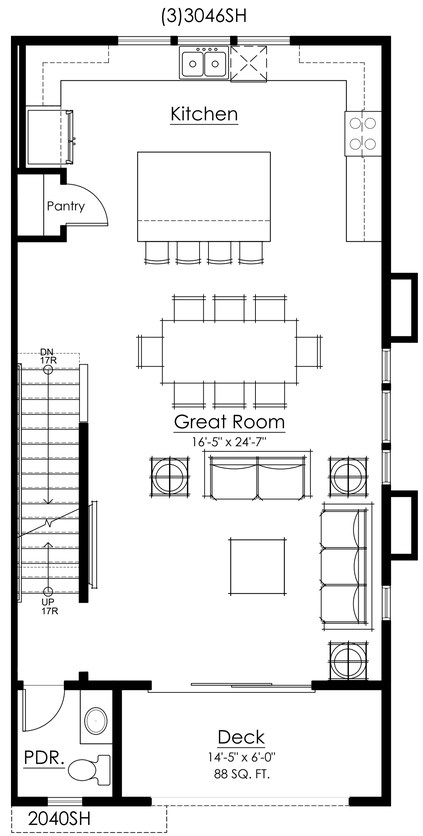


First Floor Style C



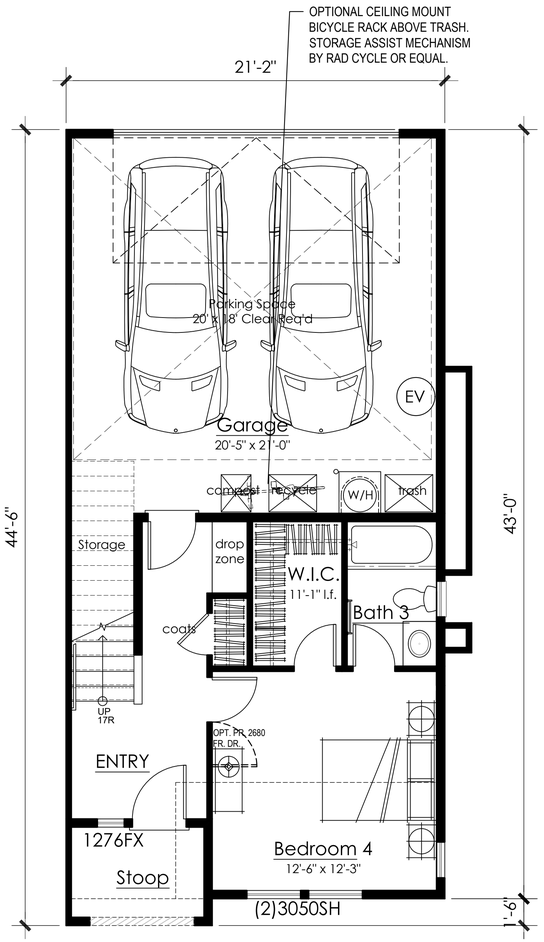


Second Floor Style C



Second Floor

Plan 2: 761 SQ. FT.



First Floor

Plan 2: 392 SQ. FT.

Unit 2 Alt1 Floor Plan

4 Bedroom + 3.5 Bath

2Alt1 A Style 2,091 s.f.(net) 3,007 s.f. (SB330) 2,865 s.f. (SMMC)

2Alt1 C Style 2,076 s.f.(net) 2,992 s.f. (SB330) 2,850 s.f. (SMMC)

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

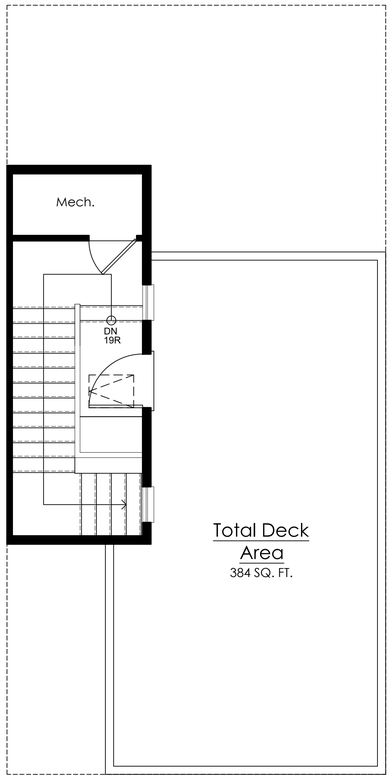
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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:

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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

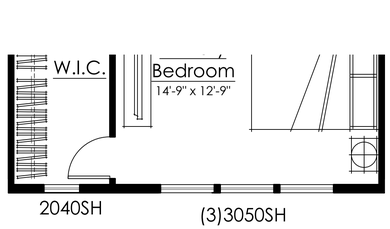
SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026



Roof Top Deck

Plan 2: 87 SQ. FT.

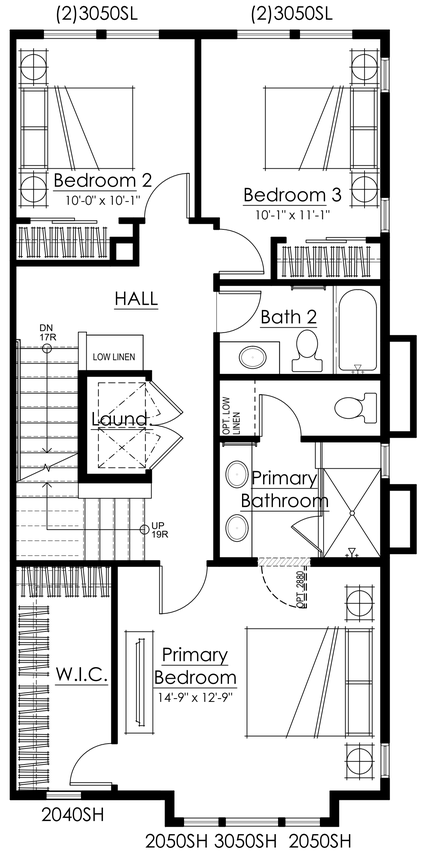
0 2 4 8 Scale 1" = 4'



Third Floor Style C

*Reduction in 15 SF from Style A

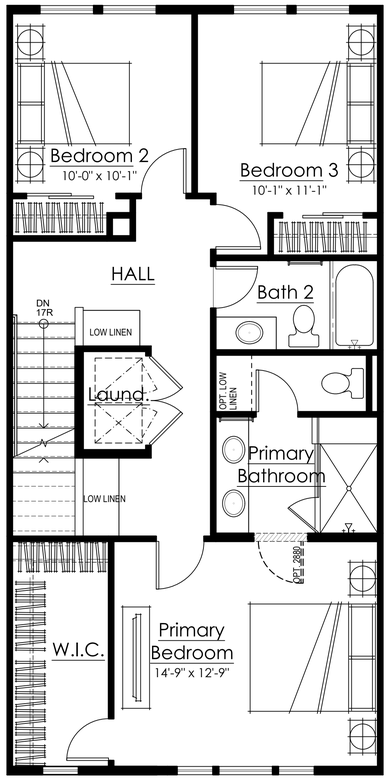
0 2 4 8 Scale 1" = 4'



Third Floor

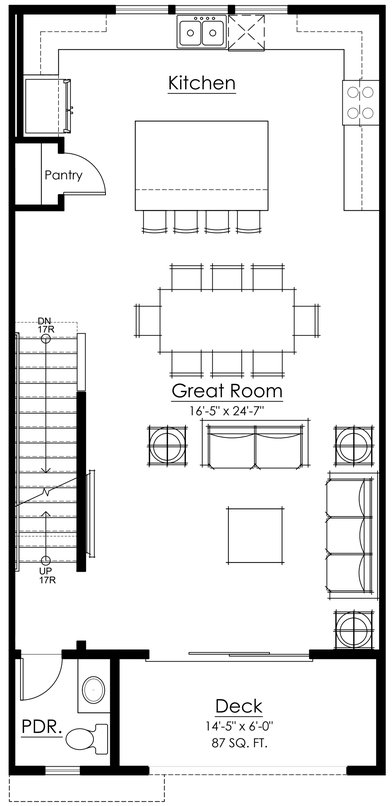
Plan 2: 851 SQ. FT.

0 2 4 8 Scale 1" = 4'



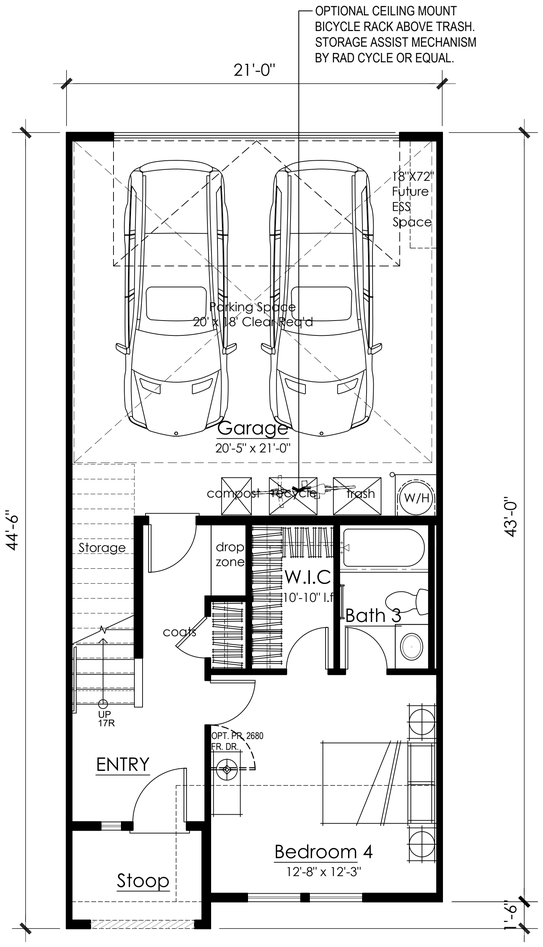
Third Floor

Plan 2: 851 SQ. FT.



Second Floor

Plan 2: 761 SQ. FT.



First Floor

Plan 2: 392 SQ. FT.

0 2 4 8 Scale 1" = 4'

0 2 4 8 Scale 1" = 4'

0 2 4 8 Scale 1" = 4'

Unit 2 Alt2 Floor Plan

4 Bedroom + 3.5 Bath

2Alt2 A Style 2,091 s.f.(net) 2,756 s.f. (SB330) 2,615 s.f. (SMMC)

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

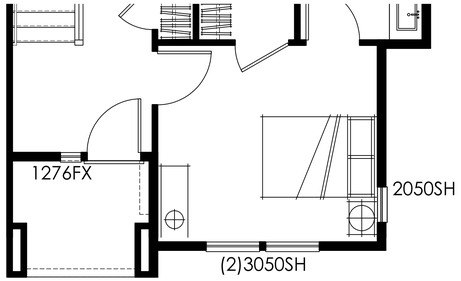
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

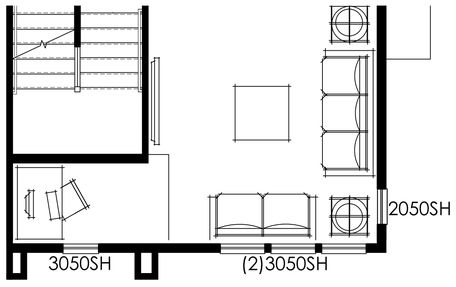
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

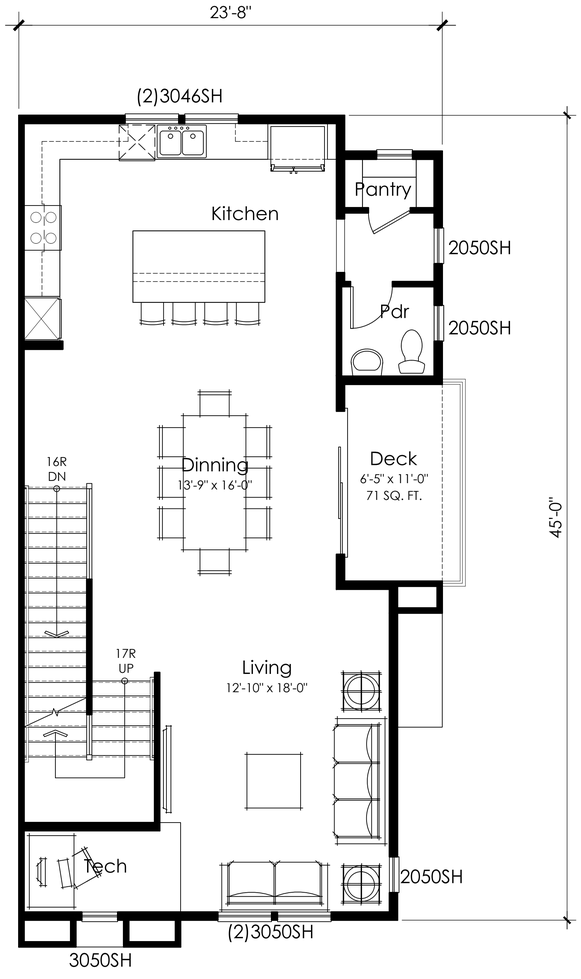
BT_UNIT 2 ALT 2 1ST - 3RD FLOOR PLAN **A1.2.2C**



First Floor Style C

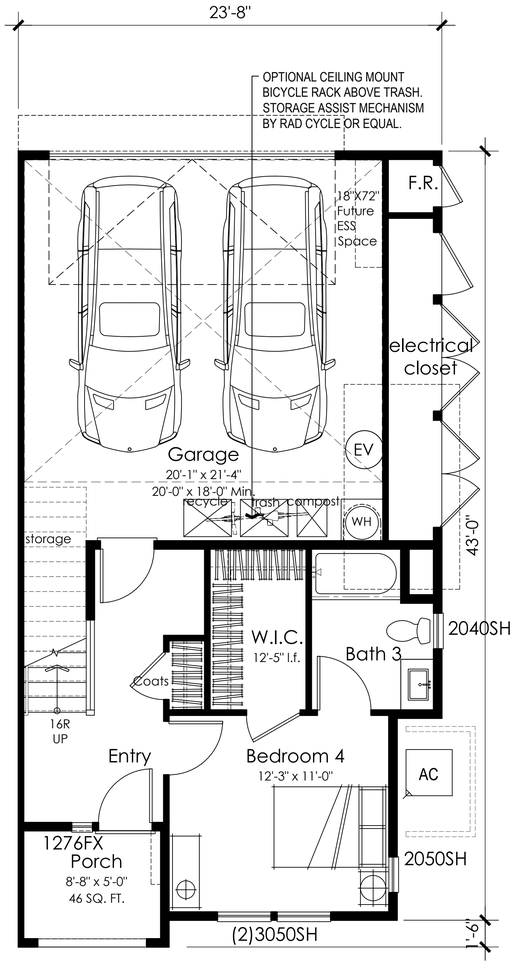


Second Floor Style C



Second Floor

Plan 3: 889 SQ. FT.



First Floor

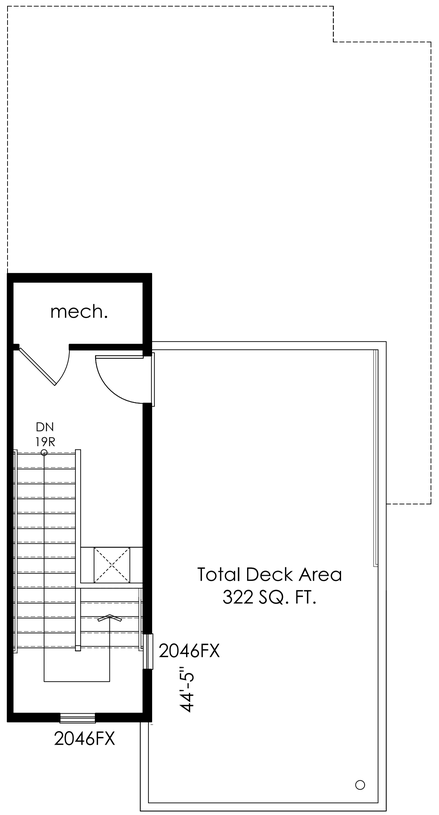
Plan 3: 407 SQ. FT.

0 2 4 8 Scale 1" = 4"

0 2 4 8 Scale 1" = 4"

Unit 3 Floor Plan
(A & C Style)
4 Bedroom + 3.5 Bath
2,245 s.f.(net)
3,214 s.f. (SB330)
3,101 s.f. (SMMC)

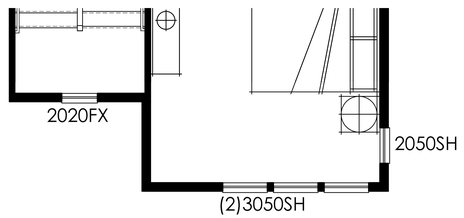
EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE



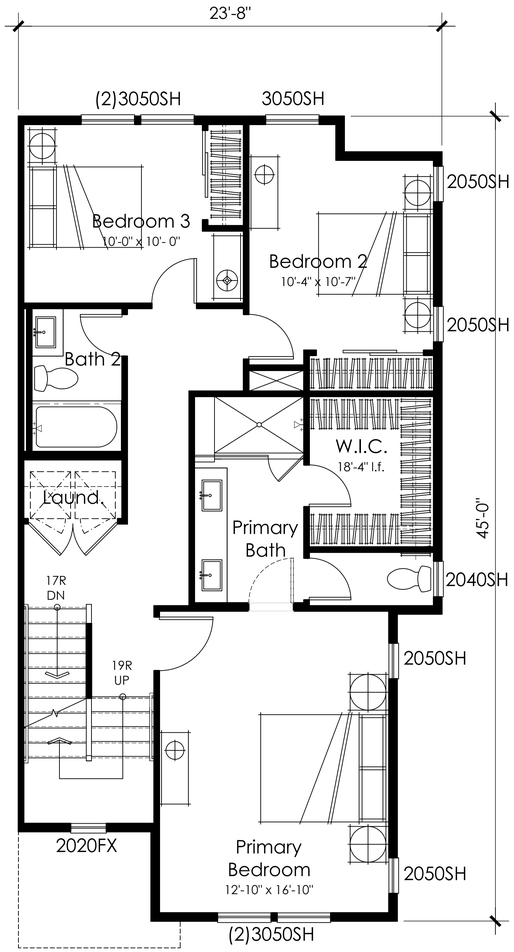
Roof Top Deck

Plan 3: 99 SQ. FT.

0 2 4 8 Scale 1" = 4'



Third Floor Style C

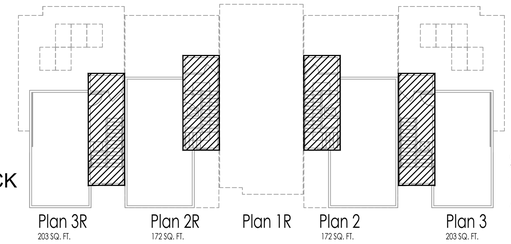


Third Floor

Plan 3: 850 SQ. FT.

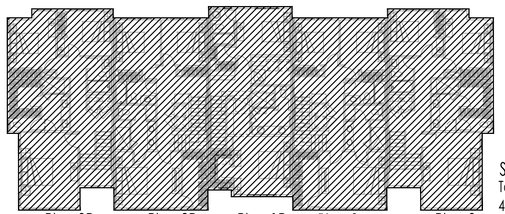
0 2 4 8 Scale 1" = 4'

ROOF TOP DECK



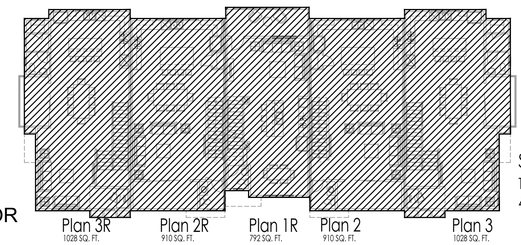
Style C
Total
750 SQ. FT.

THIRD FLOOR



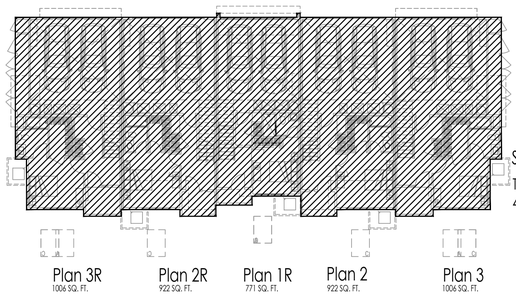
Style C
Total
4566 SQ. FT.

SECOND FLOOR



Style C
Total
4668 SQ. FT.

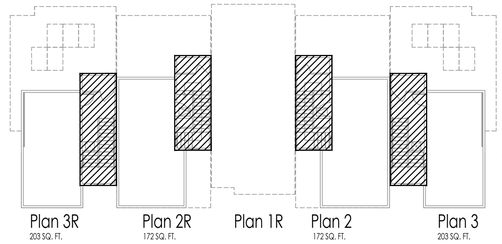
FIRST FLOOR



Style C
Total
4627 SQ. FT.

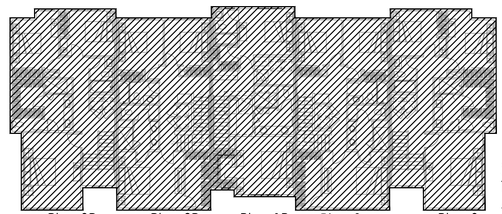
GROSS AREA DIAGRAM (PER C.B.C) - SB330

ROOF TOP DECK



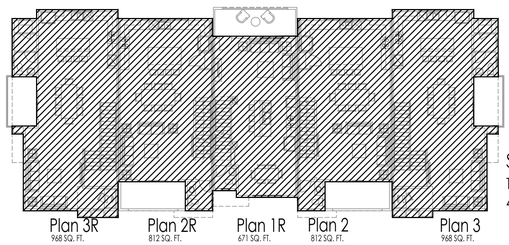
Style C
Total
750 SQ. FT.

THIRD FLOOR



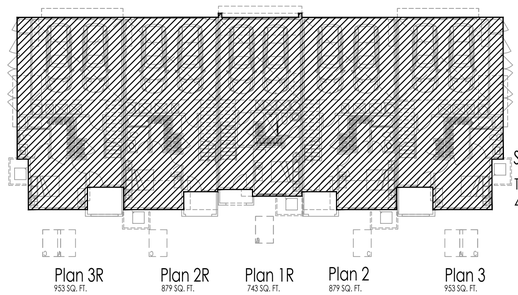
Style C
Total
4566 SQ. FT.

SECOND FLOOR



Style C
Total
4231 SQ. FT.

FIRST FLOOR



Style C
Total
4407 SQ. FT.

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

BT - 5 Plex C		
	CBC Def.	San Mateo Def.
1st Floor	4627	4407
2nd Floor	4668	4231
3rd Floor	4566	4566
RTD	750	750
Total	14,611 SF	13,954 SF

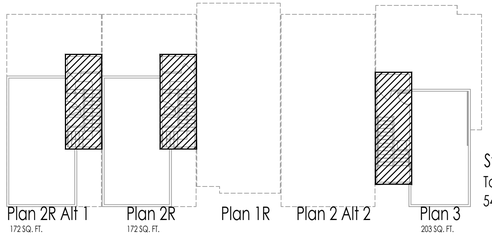
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

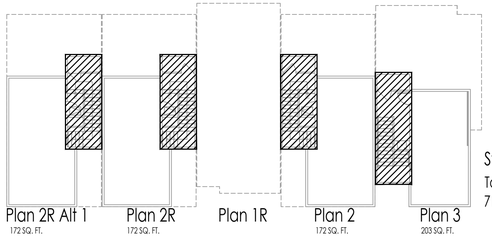
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

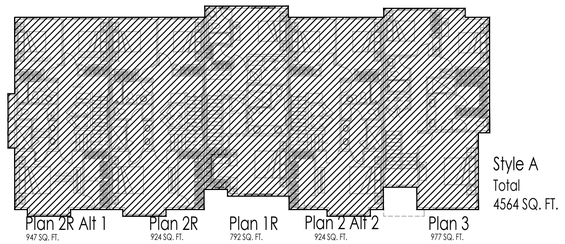
SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

BT_5PLEX FLOOR AREA CALCULATIONS **A1.3.0**

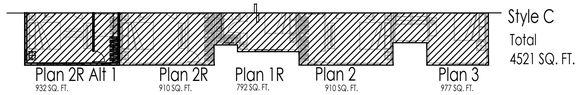


ROOF TOP DECK

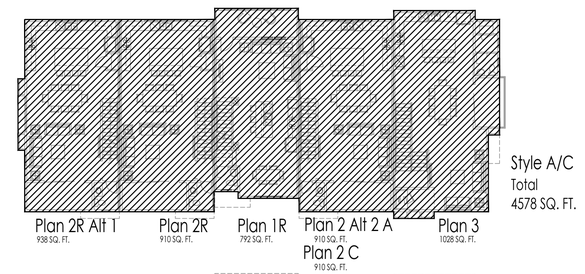


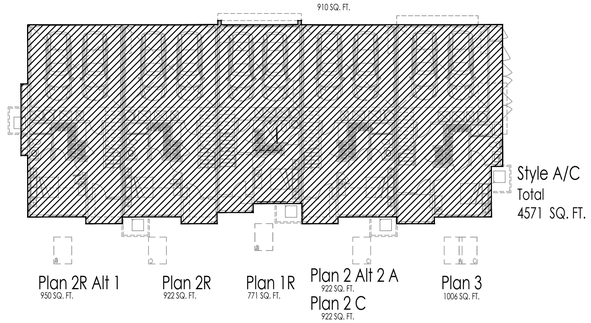


THIRD FLOOR



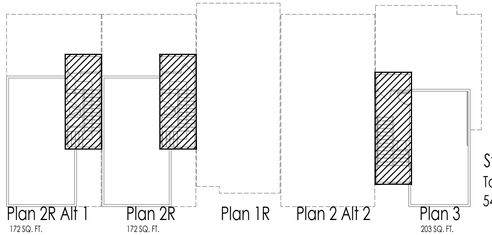
SECOND FLOOR



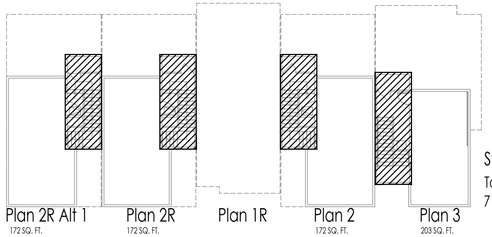


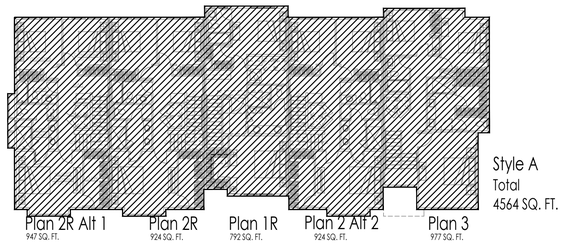
FIRST FLOOR

GROSS AREA DIAGRAM (PER C.B.C) - SB330

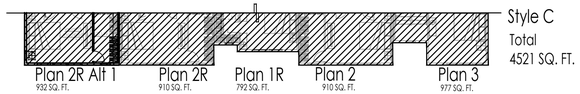


ROOF TOP DECK

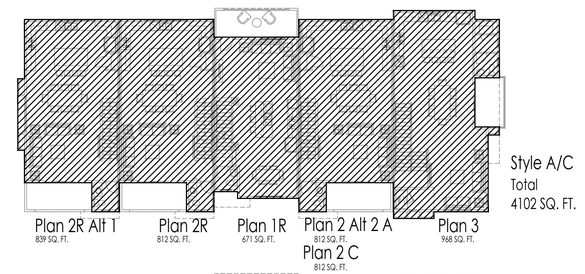


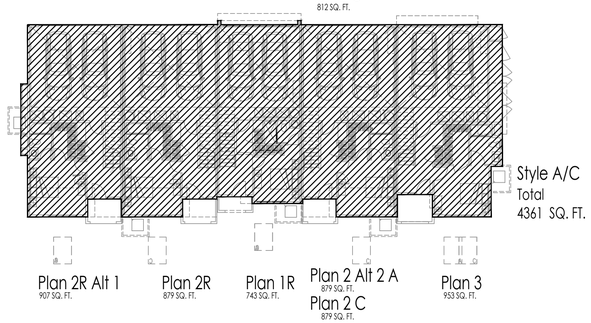


THIRD FLOOR



SECOND FLOOR





FIRST FLOOR

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

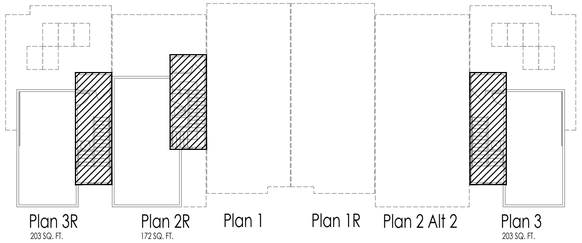
BT - 5X Plex A

	CBC Def.	San Mateo Def.
1st Floor	4571	4361
2nd Floor	4578	4102
3rd Floor	4564	4564
RTD	547	547
Total	14,260 SF	13,574 SF

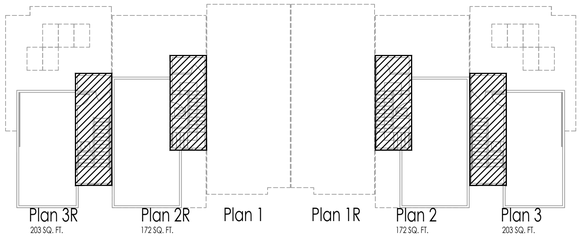
BT - 5X Plex C

	CBC Def.	San Mateo Def.
1st Floor	4571	4361
2nd Floor	4578	4102
3rd Floor	4521	4521
RTD	719	719
Total	14,389 SF	13,703 SF

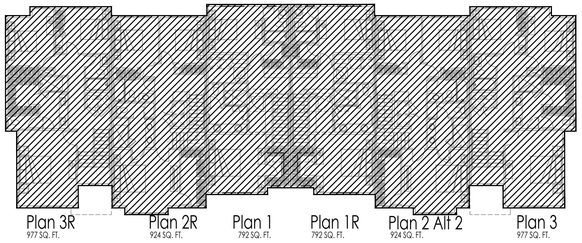
ROOF TOP DECK



Style A
Total
578 SQ. FT.

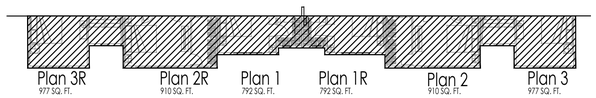


Style C
Total
750 SQ. FT.



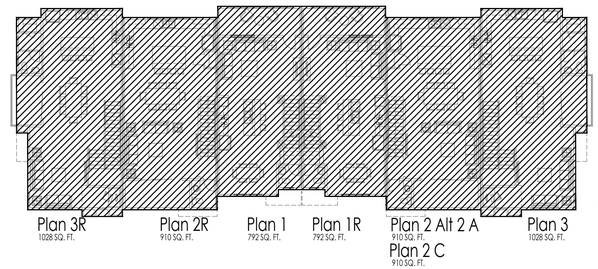
Style A
Total
5386 SQ. FT.

THIRD FLOOR



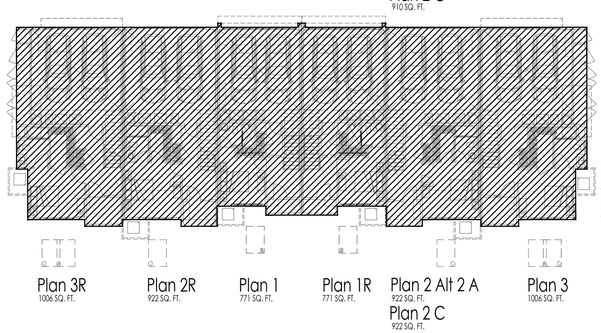
Style C
Total
5358 SQ. FT.

SECOND FLOOR



Style A/C
Total
5460 SQ. FT.

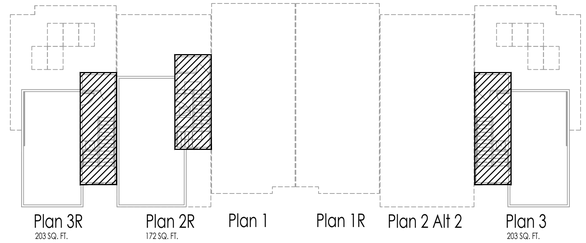
FIRST FLOOR



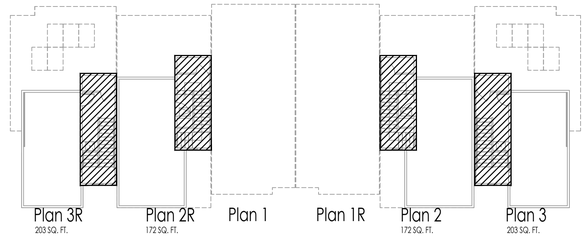
Style A/C
Total
5398 SQ. FT.

GROSS AREA DIAGRAM (PER C.B.C) - SB330

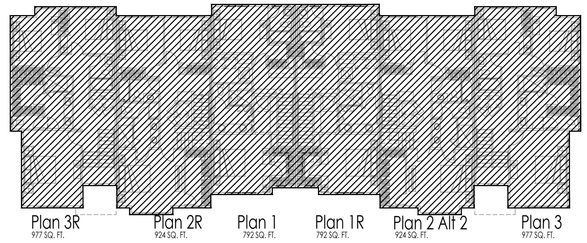
ROOF TOP DECK



Style A
Total
578 SQ. FT.

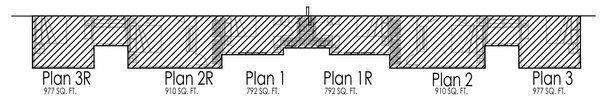


Style C
Total
750 SQ. FT.



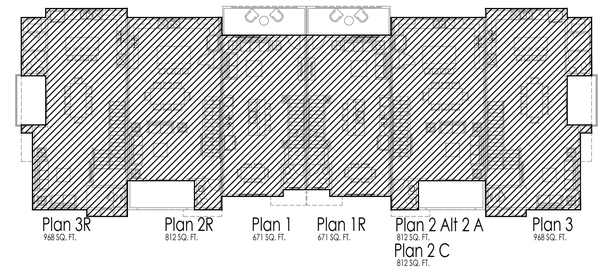
Style A
Total
5386 SQ. FT.

THIRD FLOOR



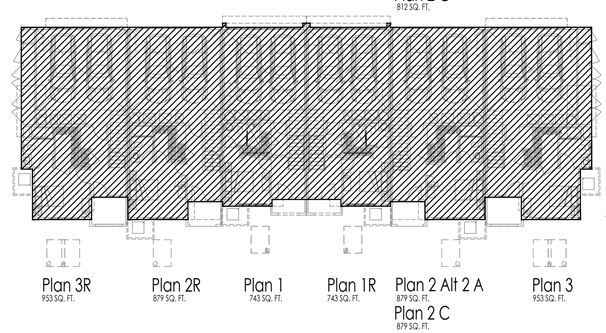
Style C
Total
5358 SQ. FT.

SECOND FLOOR



Style A/C
Total
4902 SQ. FT.

FIRST FLOOR



Style A/C
Total
5150 SQ. FT.

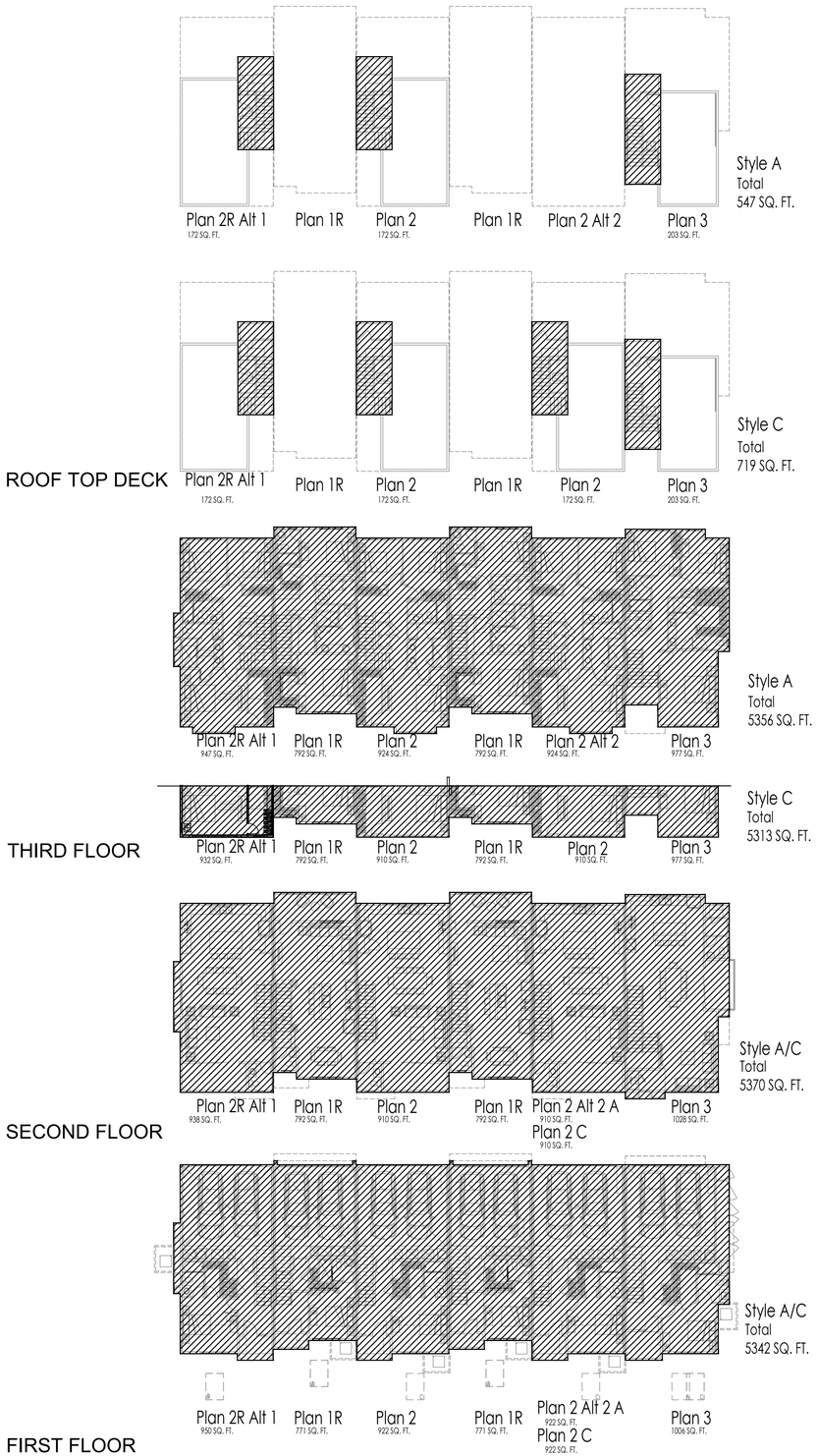
GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

BT- 6 Plex A

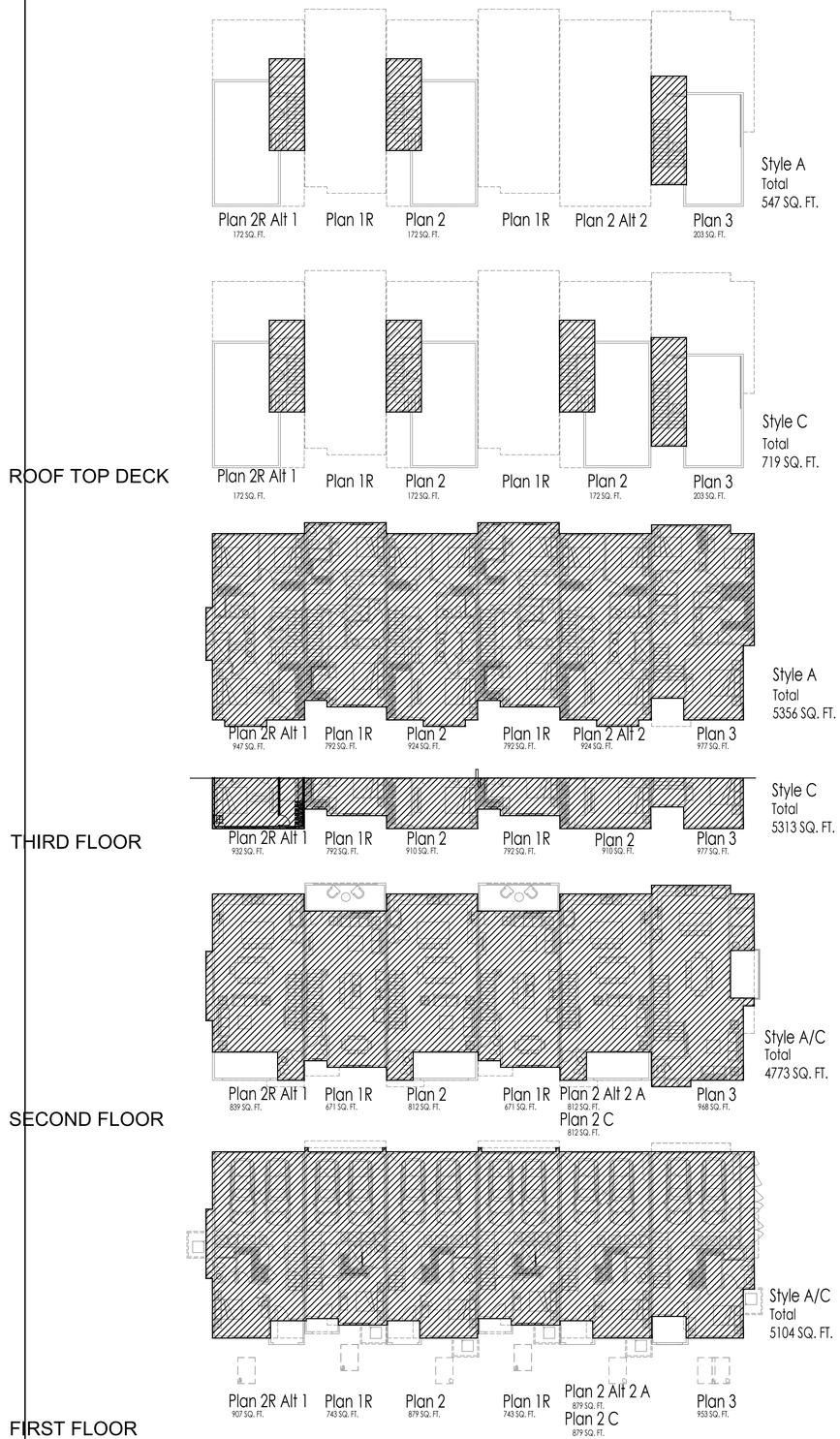
	CBC Def.	San Mateo Def.
1st Floor	5398	5150
2nd Floor	5460	4902
3rd Floor	5386	5386
RTD	578	578
Total	16,822 SF	16,016 SF

BT- 6 Plex C

	CBC Def.	San Mateo Def.
1st Floor	5398	5150
2nd Floor	5460	4902
3rd Floor	5358	5358
RTD	750	750
Total	16,966 SF	16,160 SF



GROSS AREA DIAGRAM (PER C.B.C) - SB330



GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

BT - 6X Plex A

	CBC Def.	San Mateo Def.
1st Floor	5342	5104
2nd Floor	5370	4773
3rd Floor	5356	5356
RTD	547	547
Total	16,615 SF	15,780 SF

BT - 6X Plex C

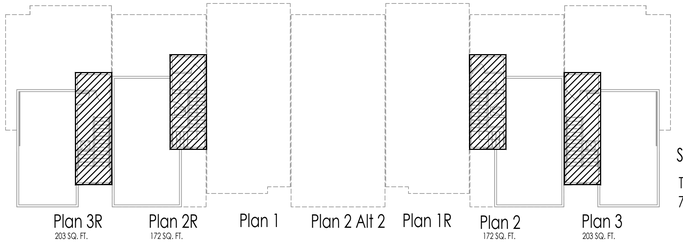
	CBC Def.	San Mateo Def.
1st Floor	5342	5104
2nd Floor	5370	4773
3rd Floor	5313	5313
RTD	719	719
Total	16,744 SF	15,909 SF

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN LLC
HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

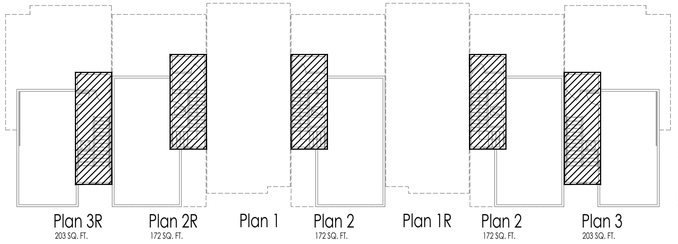
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240066

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

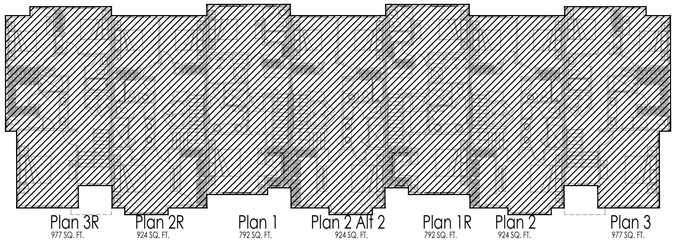


Style A
Total
750 SQ. FT.

ROOF TOP DECK

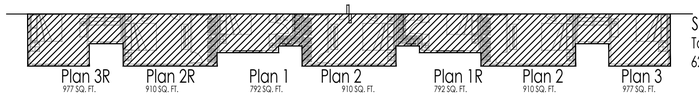


Style C
Total
922 SQ. FT.



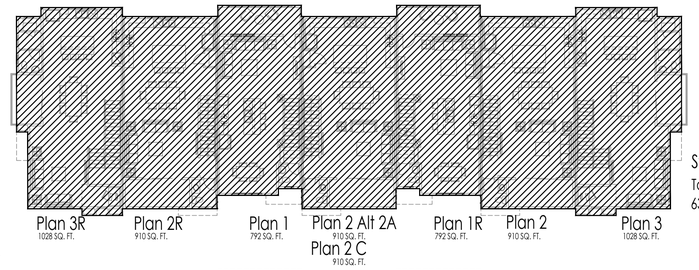
Style A
Total
6310 SQ. FT.

THIRD FLOOR



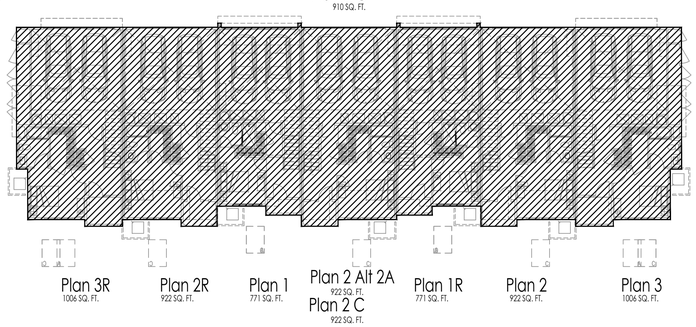
Style C
Total
6268 SQ. FT.

SECOND FLOOR



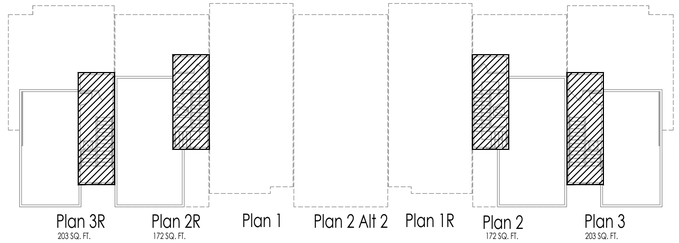
Style A/C
Total
6370 SQ. FT.

FIRST FLOOR



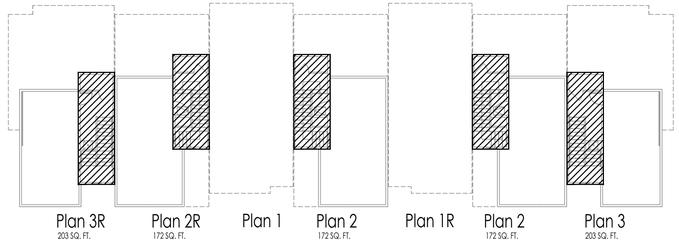
Style A/C
Total
6320 SQ. FT.

GROSS AREA DIAGRAM (PER C.B.C) - SB330

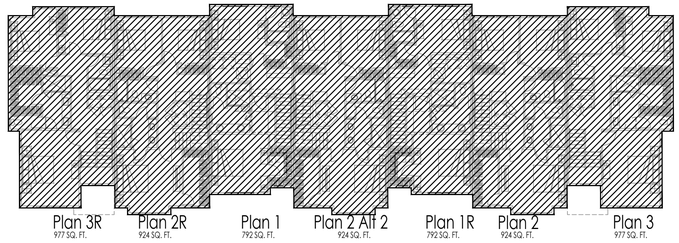


Style A
Total
750 SQ. FT.

ROOF TOP DECK

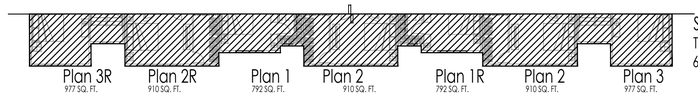


Style C
Total
922 SQ. FT.



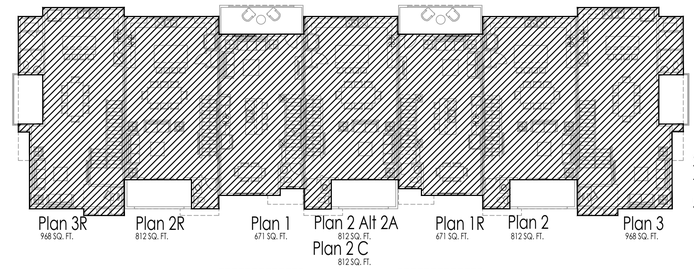
Style A
Total
6310 SQ. FT.

THIRD FLOOR



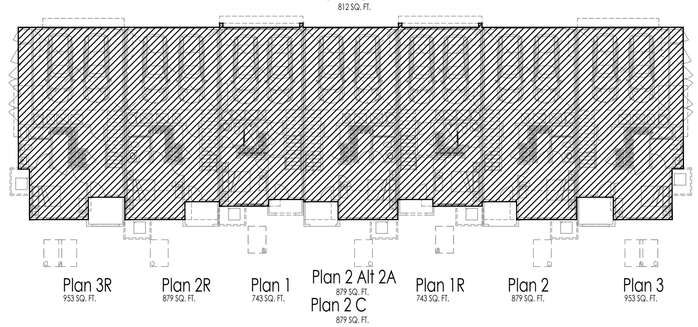
Style C
Total
6268 SQ. FT.

SECOND FLOOR



Style A/C
Total
5714 SQ. FT.

FIRST FLOOR



Style A/C
Total
6029 SQ. FT.

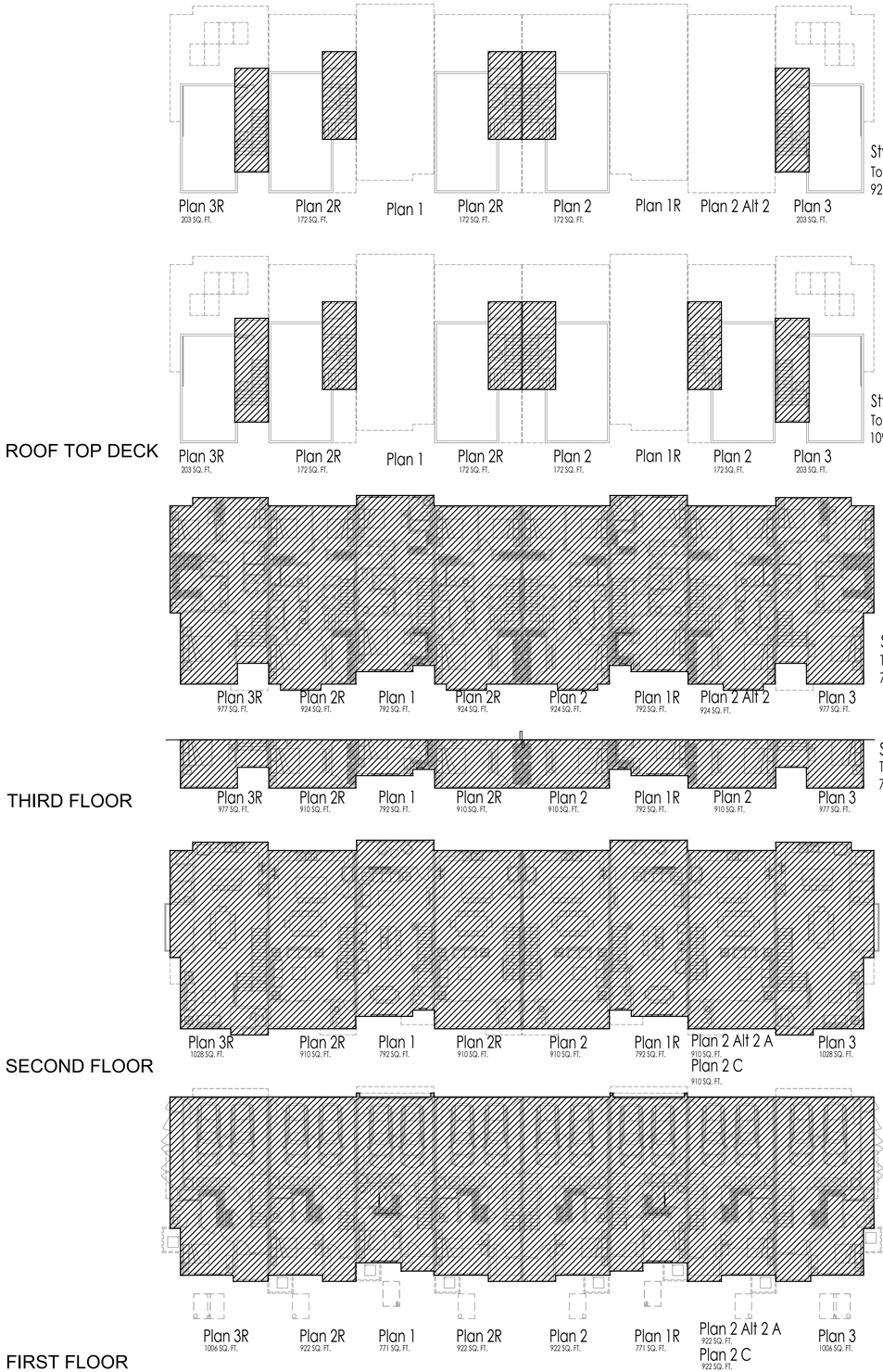
GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

BT - 7 Plex A

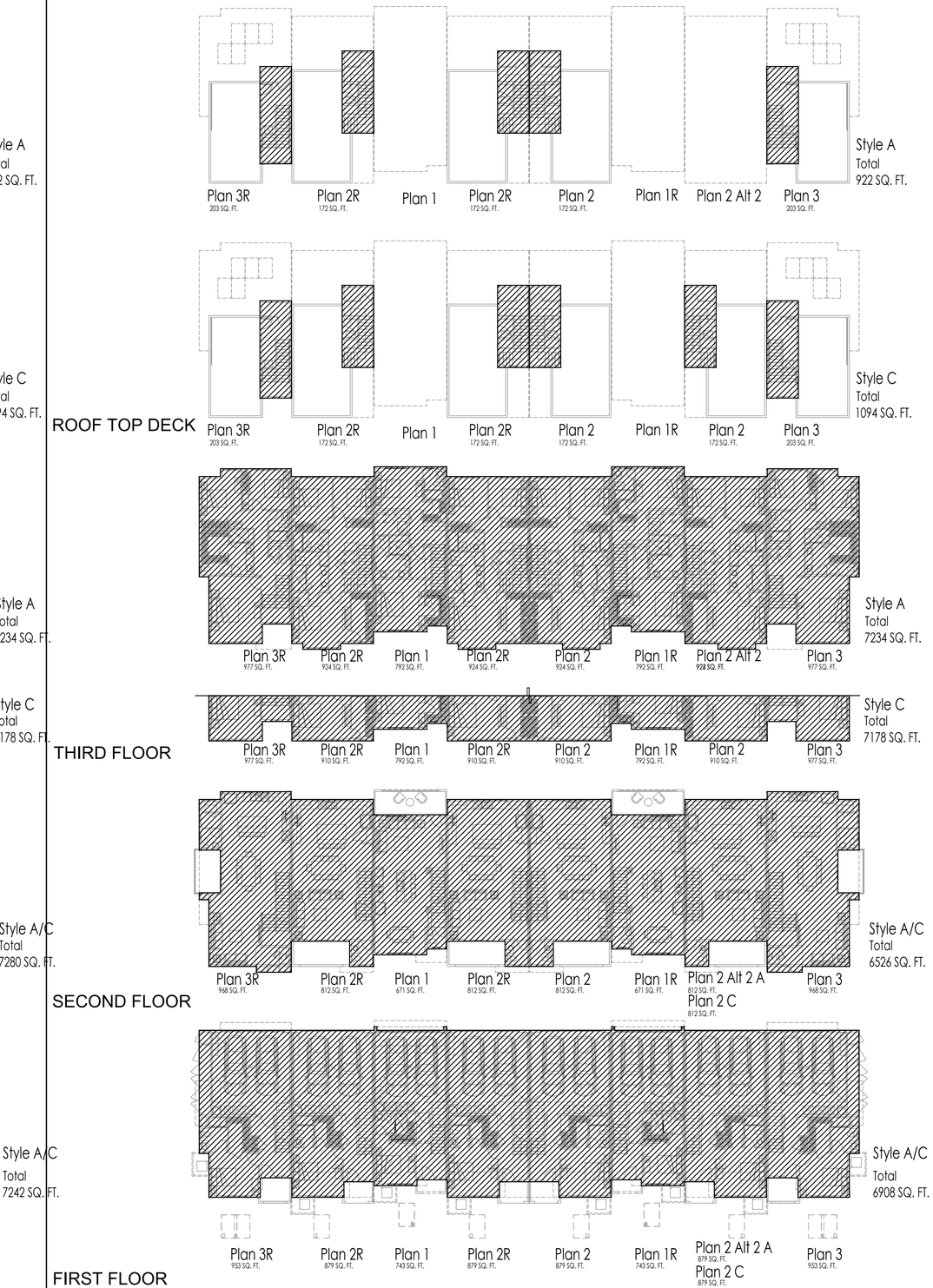
	CBC Def.	San Mateo Def.
1st Floor	6320	6029
2nd Floor	6370	5714
3rd Floor	6310	6310
RTD	750	750
Total	19,750 SF	18,803 SF

BT - 7 Plex C

	CBC Def.	San Mateo Def.
1st Floor	6320	6029
2nd Floor	6370	5714
3rd Floor	6268	6268
RTD	922	922
Total	19,880 SF	18,933 SF



GROSS AREA DIAGRAM (PER C.B.C) - SB330



GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

BT - 8 Plex A

	CBC Def.	San Mateo Def.
1st Floor	7242	6908
2nd Floor	7280	6526
3rd Floor	7234	7234
RTD	922	922
Total	22,678 SF	21,590 SF

BT - 8 Plex C

	CBC Def.	San Mateo Def.
1st Floor	7242	6908
2nd Floor	7280	6526
3rd Floor	7178	7178
RTD	1094	1094
Total	22,794 SF	21,706 SF

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Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

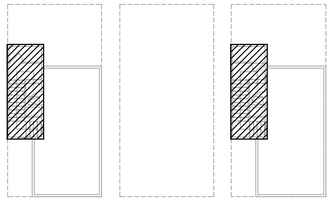
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240066

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

BT_8PLEX FLOOR AREA CALCULATIONS **A1.3.5**



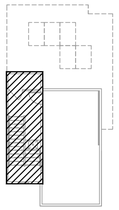
Plan 1 Style A & C



Plan 2 Style A & C
172 SQ. FT.

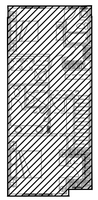
Plan 2 Alt 2
Style A

Plan 2 ALT 1
Style A & C
172 SQ. FT.

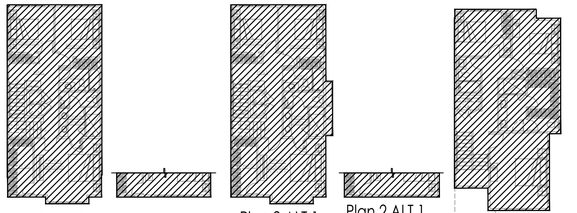


Plan 3 Style A & C
203 SQ. FT.

ROOF TOP DECK



Plan 1 Style A & C
792 SQ. FT.



Plan 2/2Alt2
Style A
924 SQ. FT.

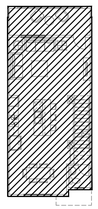
Plan 2 Style C
910 SQ. FT.

Plan 2 ALT 1
Style A
947 SQ. FT.

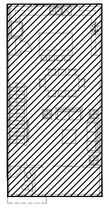
Plan 2 ALT 1
Style C
932 SQ. FT.

Plan 3 Style A & C
977 SQ. FT.

THIRD FLOOR

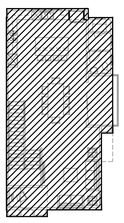


Plan 1 Style A & C
792 SQ. FT.



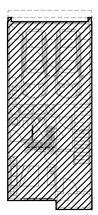
Plan 2 Style A & C
910 SQ. FT.

Plan 2 ALT 1
Style A & C
938 SQ. FT.

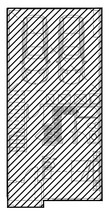


Plan 3 Style A & C
1028 SQ. FT.

SECOND FLOOR

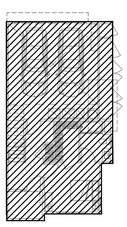


Plan 1 Style A & C
771 SQ. FT.



Plan 2 Style A & C
922 SQ. FT.

Plan 2 ALT 1
Style A & C
950 SQ. FT.



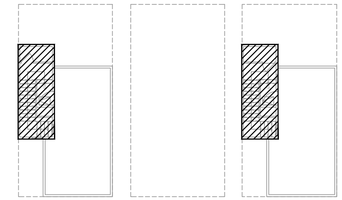
Plan 3 Style A & C
1006 SQ. FT.

FIRST FLOOR

GROSS AREA DIAGRAM (PER C.B.C) - SB330



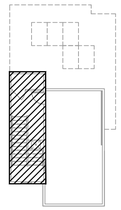
Plan 1 Style A & C



Plan 2 Style A & C
172 SQ. FT.

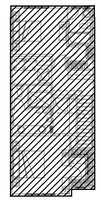
Plan 2 Alt 2
Style A

Plan 2 ALT 1
Style A & C
172 SQ. FT.

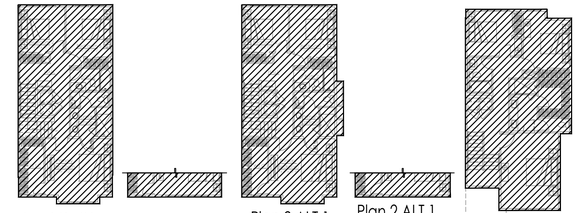


Plan 3 Style A & C
203 SQ. FT.

ROOF TOP DECK



Plan 1 Style A & C
792 SQ. FT.



Plan 2/2Alt2
Style A
924 SQ. FT.

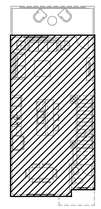
Plan 2 Style C
910 SQ. FT.

Plan 2 ALT 1
Style A
947 SQ. FT.

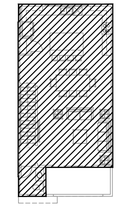
Plan 2 ALT 1
Style C
932 SQ. FT.

Plan 3 Style A & C
977 SQ. FT.

THIRD FLOOR

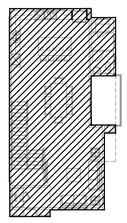


Plan 1 Style A & C
671 SQ. FT.



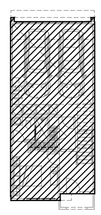
Plan 2 Style A & C
812 SQ. FT.

Plan 2 ALT 1
Style A & C
839 SQ. FT.

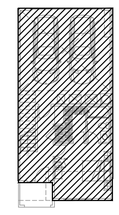


Plan 3 Style A & C
968 SQ. FT.

SECOND FLOOR

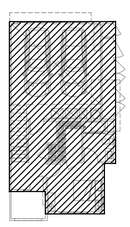


Plan 1 Style A & C
743 SQ. FT.



Plan 2 Style A & C
879 SQ. FT.

Plan 2 ALT 1
Style A & C
907 SQ. FT.



Plan 3 Style A & C
953 SQ. FT.

FIRST FLOOR

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

BT- UNIT 1 A & C		
	CBC Def.	San Mateo Def.
1st Floor	771	743
2nd Floor	792	671
3rd Floor	792	792
RTD	0	0
Total	2,355 SF	2,206 SF

BT- UNIT 2 A		
	CBC Def.	San Mateo Def.
1st Floor	922	879
2nd Floor	910	812
3rd Floor	924	924
RTD	172	172
Total	2,928 SF	2,787 SF

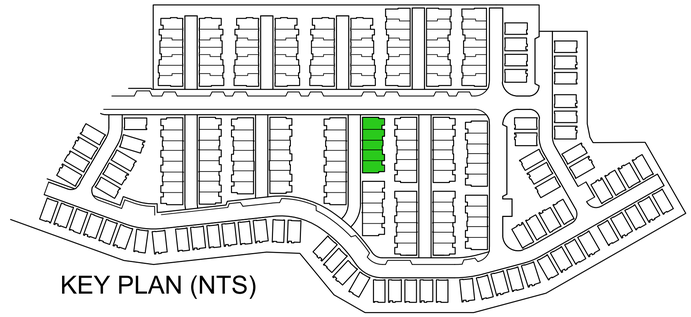
BT- UNIT 2 C		
	CBC Def.	San Mateo Def.
1st Floor	922	879
2nd Floor	910	812
3rd Floor	910	910
RTD	172	172
Total	2,914 SF	2,773 SF

BT- UNIT 2 Alt 1 A		
	CBC Def.	San Mateo Def.
1st Floor	950	907
2nd Floor	938	839
3rd Floor	947	947
RTD	172	172
Total	3,007 SF	2,865 SF

BT- UNIT 2 Alt 1 C		
	CBC Def.	San Mateo Def.
1st Floor	950	907
2nd Floor	938	839
3rd Floor	932	932
RTD	172	172
Total	2,992 SF	2,850 SF

BT- UNIT 2 Alt 2 A		
	CBC Def.	San Mateo Def.
1st Floor	922	879
2nd Floor	910	812
3rd Floor	924	924
RTD	0	0
Total	2,756 SF	2,615 SF

BT- UNIT 3 A & C		
	CBC Def.	San Mateo Def.
1st Floor	1006	953
2nd Floor	1028	968
3rd Floor	977	977
RTD	203	203
Total	3,214 SF	3,101 SF



KEY PLAN (NTS)

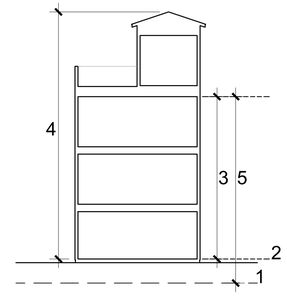
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

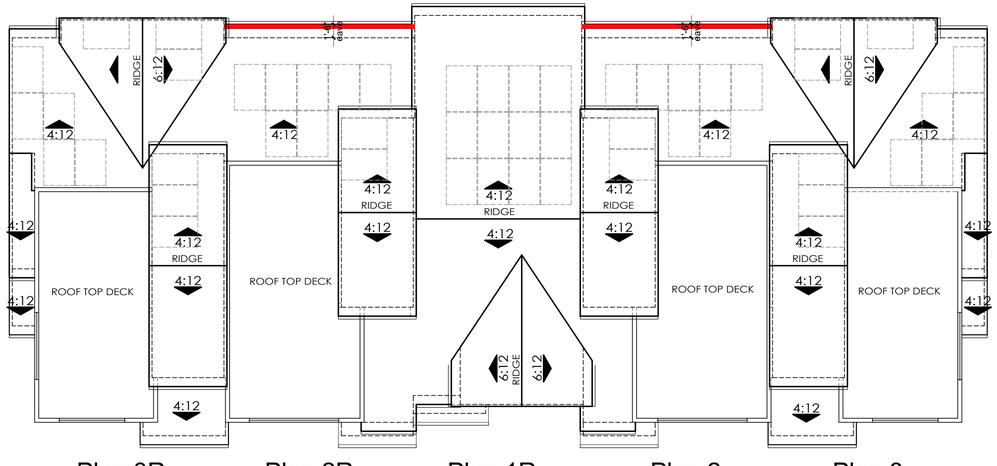
HEIGHT TABLE GUIDE



NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.

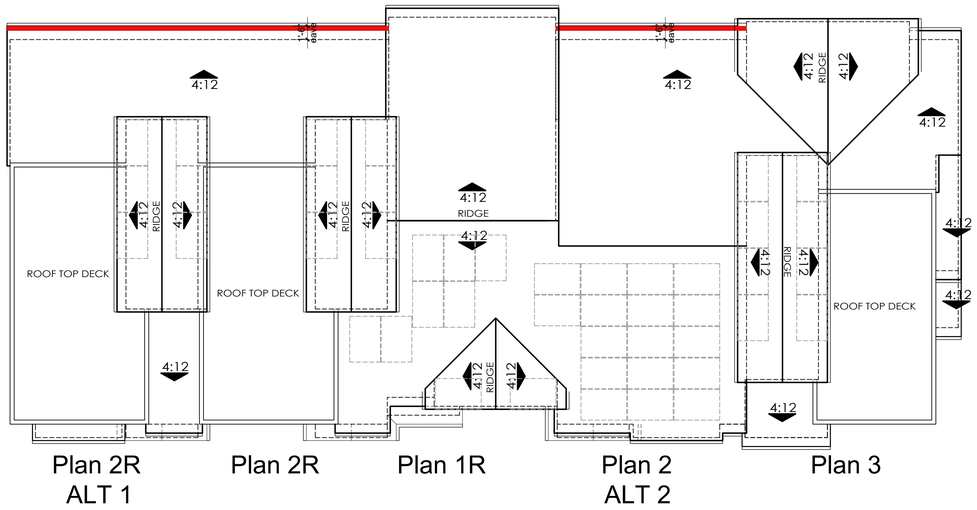


Plan 3R Plan 2R Plan 1R Plan 2 Plan 3

5PLEX C - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'

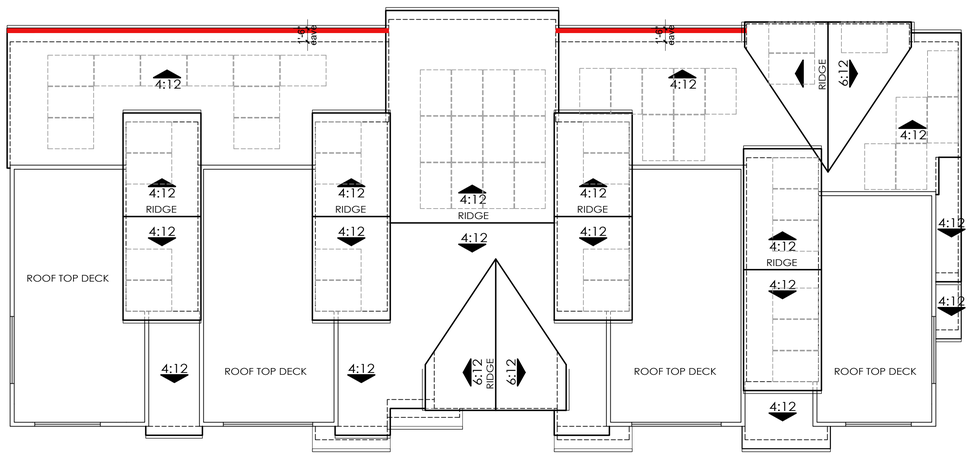


Plan 2R ALT 1 | Plan 2R | Plan 1R | Plan 2 ALT 2 | Plan 3

5XPLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.



Plan 2R ALT 1 | Plan 2R | Plan 1R | Plan 2 | Plan 3

5XPLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

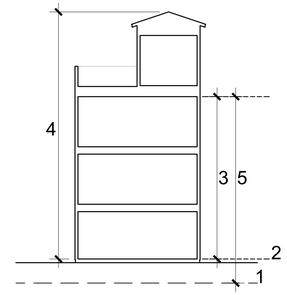
4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.



- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

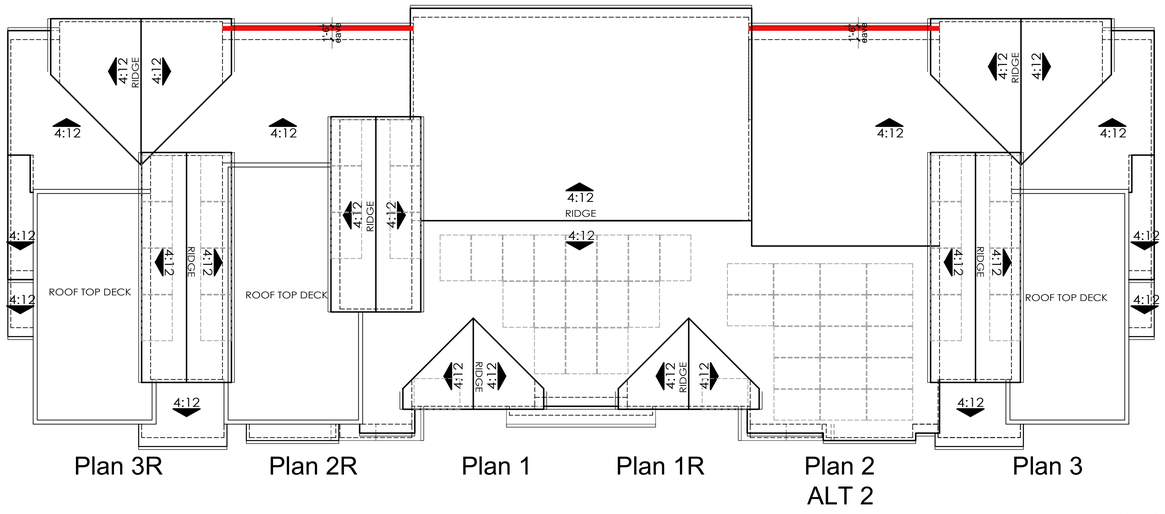
HEIGHT TABLE GUIDE



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No roof mounted mechanical equipment.

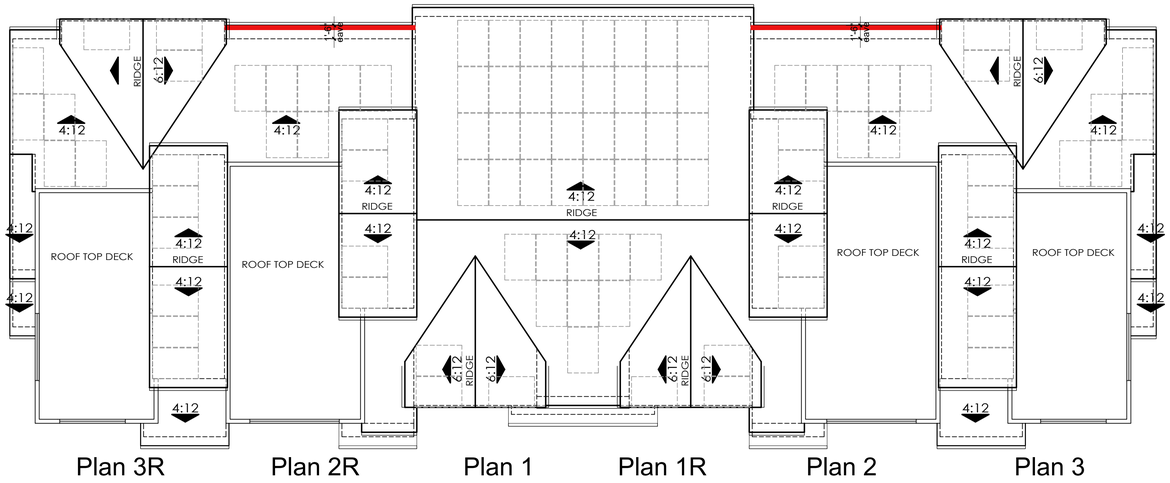
Eave height less than 30' for fire ground ladder access.



6PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.



6PLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.



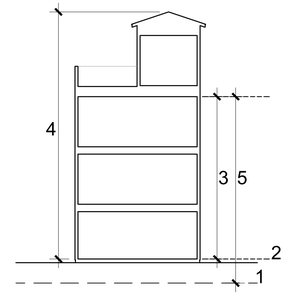
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

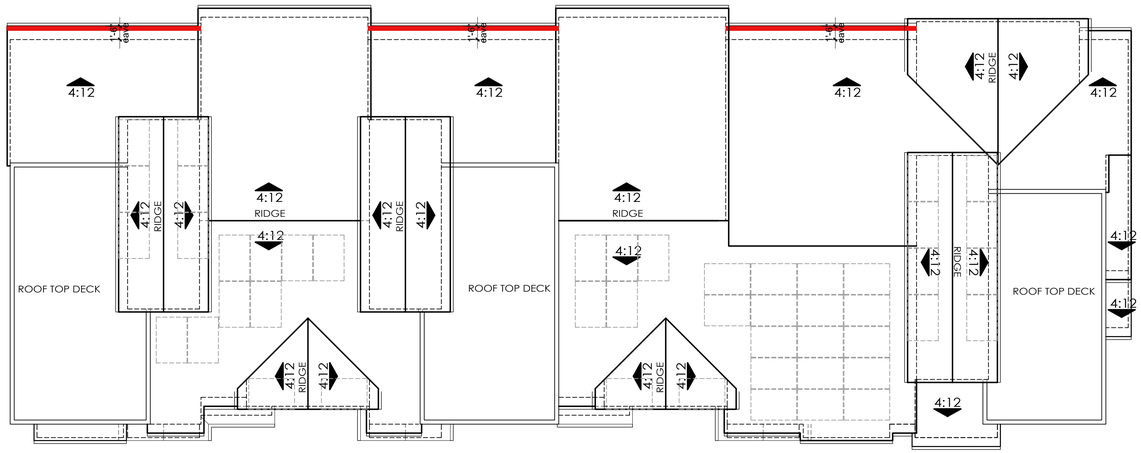
HEIGHT TABLE GUIDE



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No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.



Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 ALT 2 | Plan 3

6XPLEX A - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'



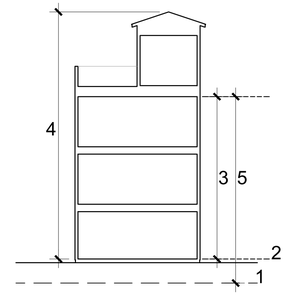
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

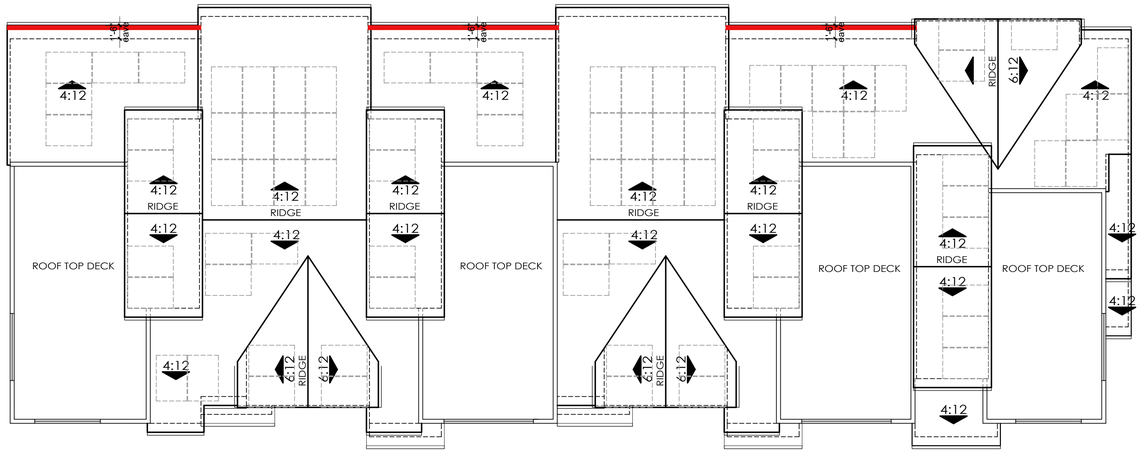
HEIGHT TABLE GUIDE



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No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.

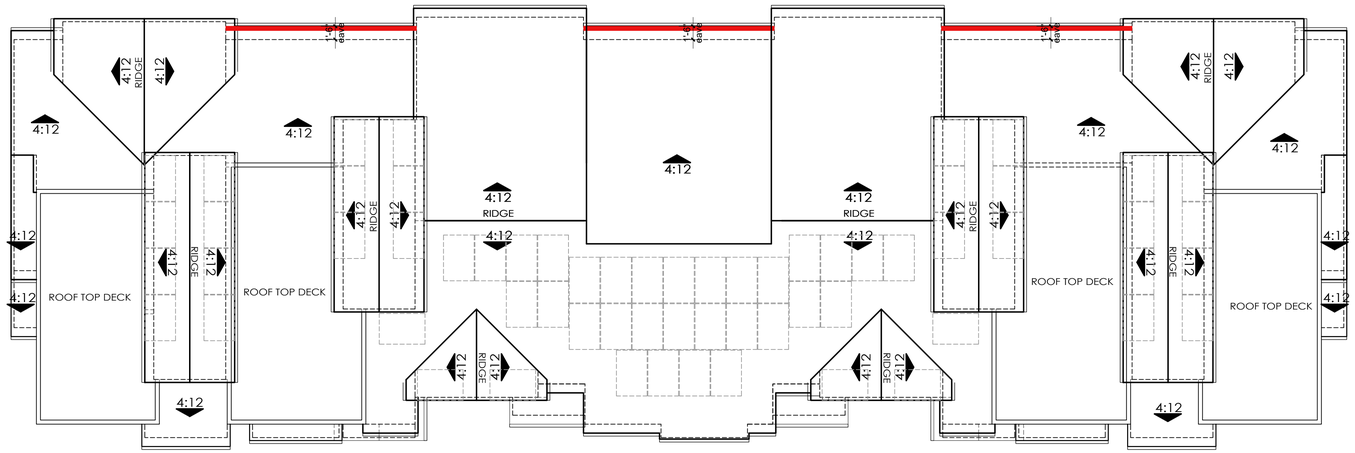


Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 | Plan 3

6XPLEX C - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'

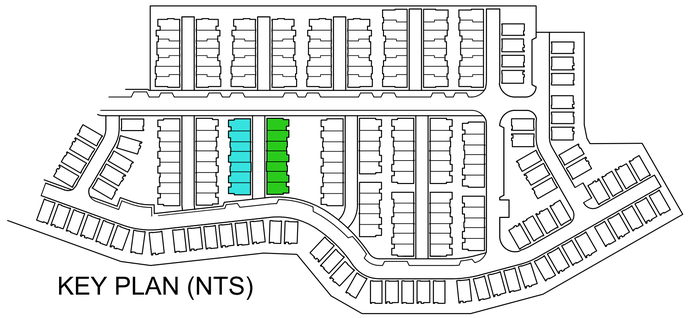


Plan 3R | Plan 2R | Plan 1 | Plan 2R ALT 2 | Plan 1R | Plan 2 | Plan 3

7PLEX A - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'

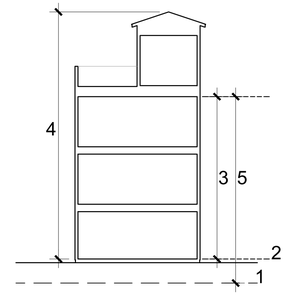


KEY PLAN (NTS)

- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

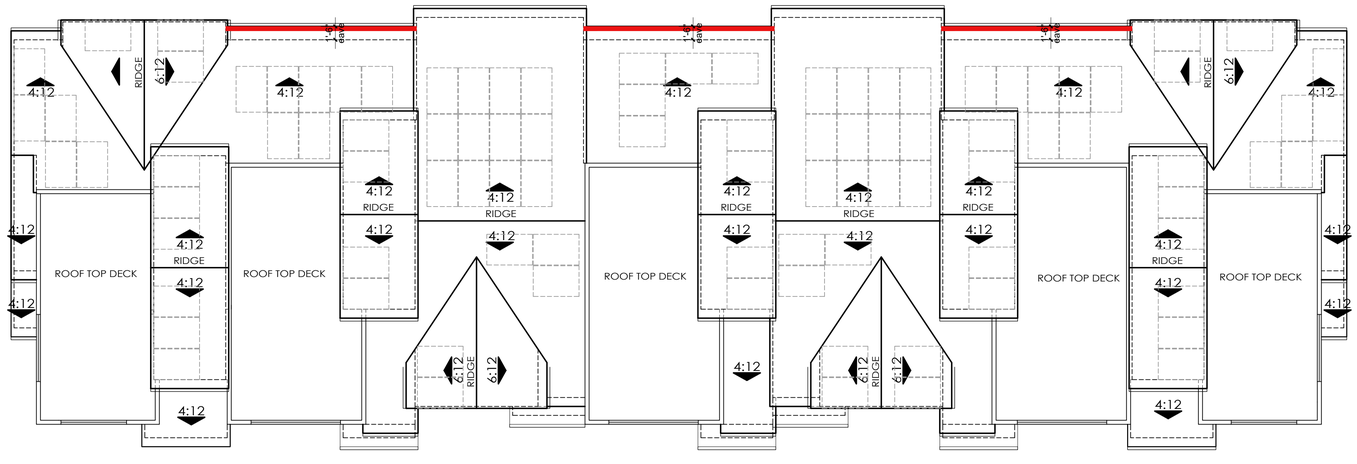
HEIGHT TABLE GUIDE



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No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.

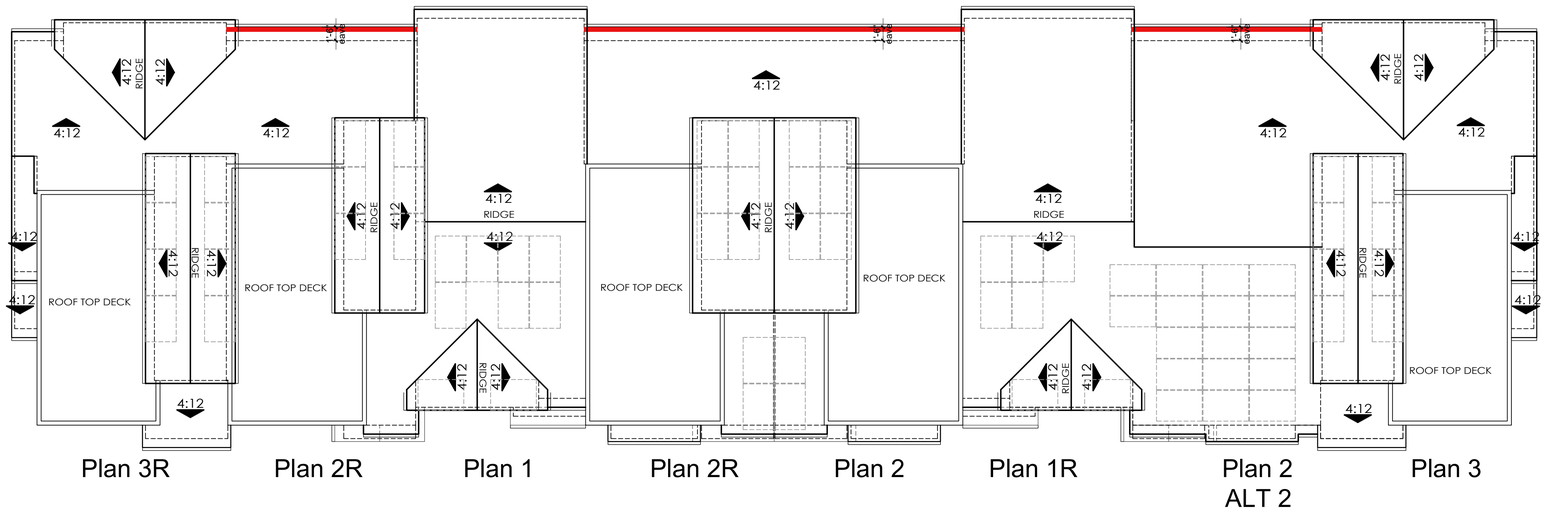


Plan 3R | Plan 2R | Plan 1 | Plan 2R | Plan 1R | Plan 2 | Plan 3

7PLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

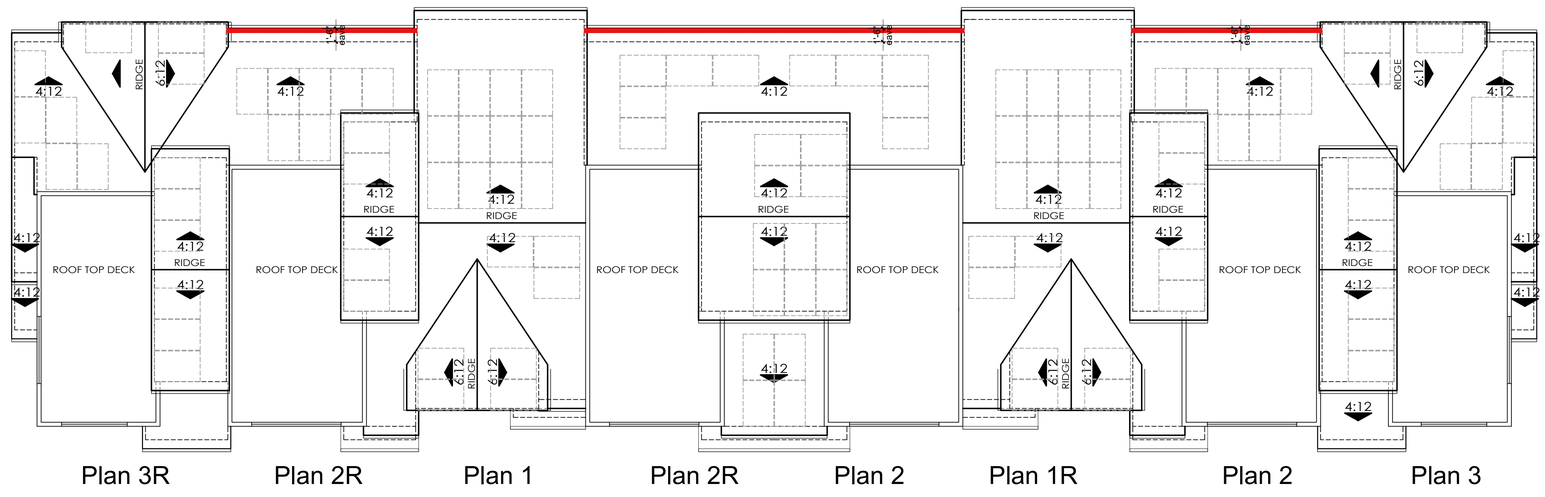
4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.



8PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

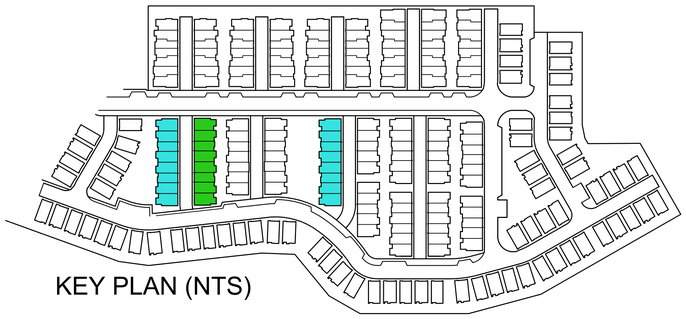
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.



8PLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.



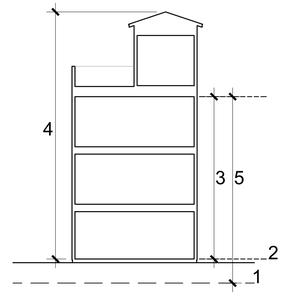
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.

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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

BT_8PLEX A AND C ROOF PLANS **A1.4.5**



KEY PLAN (NTS)

HEIGHT TABLE: BT-Boxtown Townhouses-C Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
BT-2	8	478.33	490.1	31.3	46.5	43.07
BT-3	7R	485.07	488.2	31.3	46.5	34.43
BT-5	8R	482.85	486.4	31.3	46.5	34.85
BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
BT-11	6XR	482	484.3	31.3	46.5	33.6
BT-12	5X	481.61	482.8	31.3	46.5	32.49

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

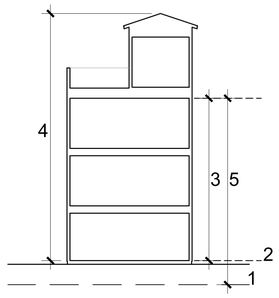
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

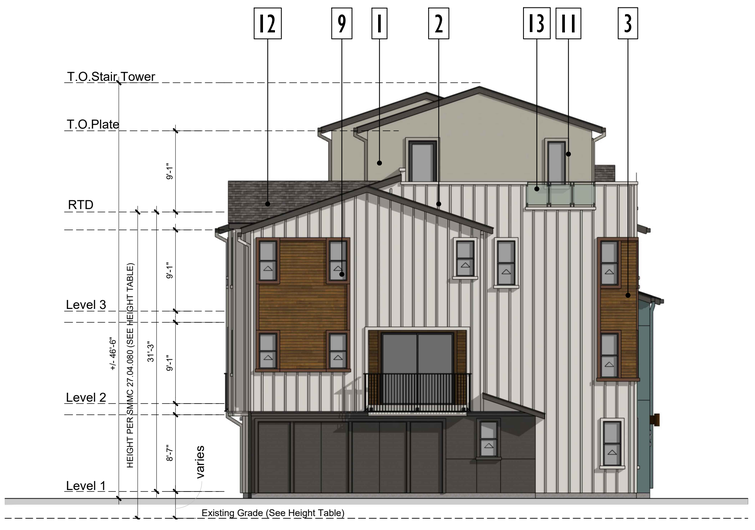




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 3R

LEFT ELEVATION



Plan 3R Plan 2R Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_5PLEX C FRONT - LEFT ELEVATIONS **A1.5.2**



KEY PLAN (NTS)

HEIGHT TABLE: BT-Boxtown Townhouses-C Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
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BT-3	7R	485.07	488.2	31.3	46.5	34.43
BT-5	8R	482.85	486.4	31.3	46.5	34.85
BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
BT-11	6XR	482	484.3	31.3	46.5	33.6
BT-12	5X	481.61	482.8	31.3	46.5	32.49

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

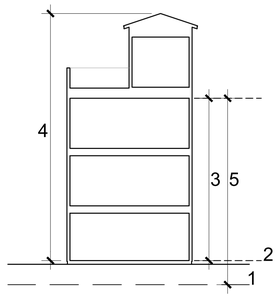
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

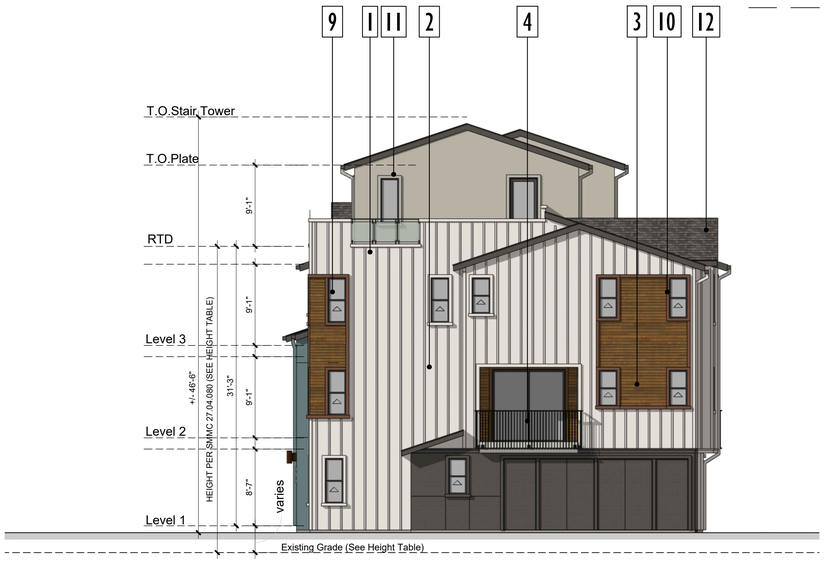




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 3
RIGHT ELEVATION



Plan 3 Plan 2 Plan 1R Plan 2R Plan 3R
REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_5PLEX C REAR - RIGHT ELEVATIONS **A1.5.3**



KEY PLAN (NTS)

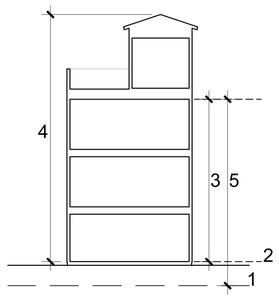
HEIGHT TABLE: BT-Boxtown Townhouses-A Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
BT-1	8R	474.47	489.6	31.3	45	46.43
BT-4	7	482.7	488.7	31.3	45	37.3
BT-7	5XR	482.19	486.3	31.3	45	35.41
BT-8	6X	480.9	484.8	31.3	45	35.2
BT-10	6	482.25	485	31.3	45	34.05
BT-13	6R	481.24	483.5	31.3	46.5	33.56

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

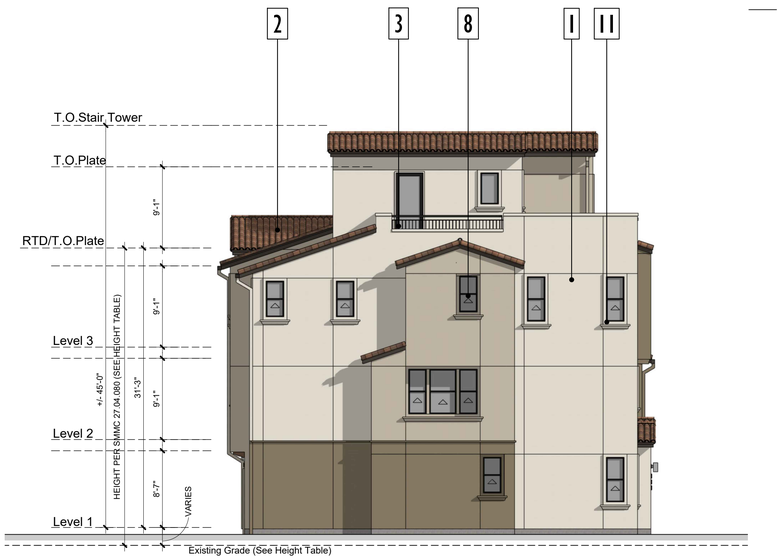




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 2R ALT1
LEFT ELEVATION



Plan 2R ALT1 Plan 2R Plan 1R Plan 2 ALT 2 Plan 3
FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_5XPLEX A FRONT - LEFT ELEVATIONS **A1.5.4**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

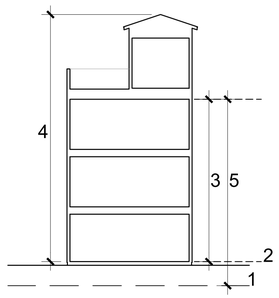
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: BT-Boxtown Townhouses-A Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
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BT-7	5XR	482.19	486.3	31.3	45	35.41
BT-8	6X	480.9	484.8	31.3	45	35.2
BT-10	6	482.25	485	31.3	45	34.05
BT-13	6R	481.24	483.5	31.3	46.5	33.56

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HEIGHT TABLE GUIDE

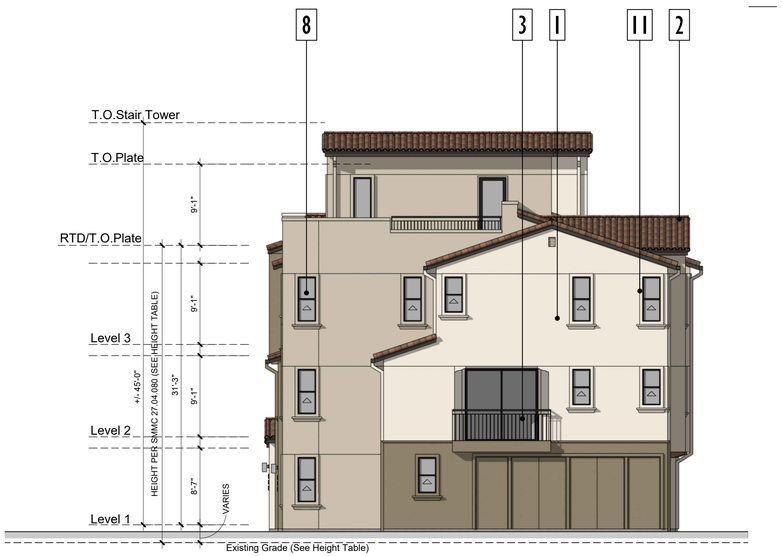




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 3

RIGHT ELEVATION



Plan 3 Plan 2 ALT 2 Plan 1R Plan 2R Plan 2R ALT1

REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_5XPLEX A REAR - RIGHT ELEVATIONS **A1.5.5**



KEY PLAN (NTS)

HEIGHT TABLE: BT-Boxtown Townhouses-C Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
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BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
BT-11	6XR	482	484.3	31.3	46.5	33.6
BT-12	5X	481.61	482.8	31.3	46.5	32.49

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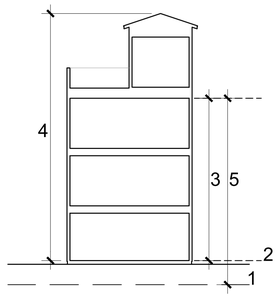
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

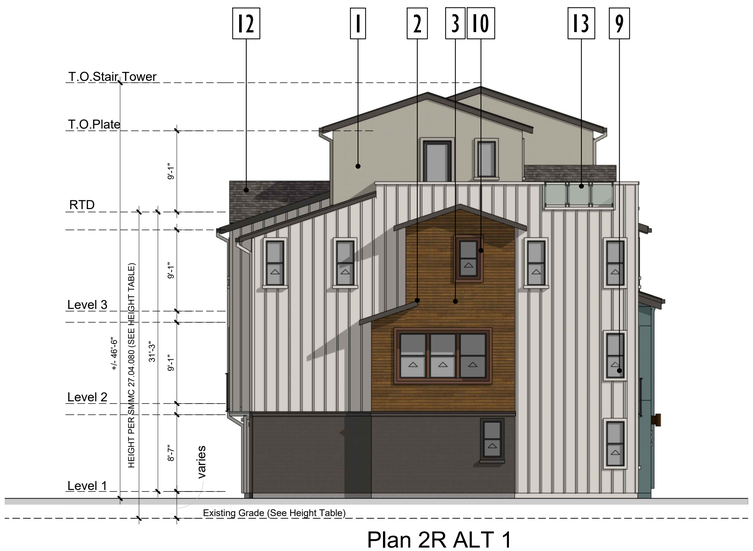




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 2R ALT 1

LEFT ELEVATION



Plan 2R ALT 1 Plan 2R Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_5XPLEX C FRONT - LEFT ELEVATIONS **A1.5.6**



KEY PLAN (NTS)

HEIGHT TABLE: BT-Boxtown Townhouses-C Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
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BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
BT-11	6XR	482	484.3	31.3	46.5	33.6
BT-12	5X	481.61	482.8	31.3	46.5	32.49

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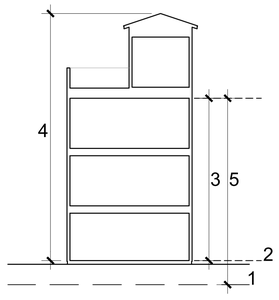
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

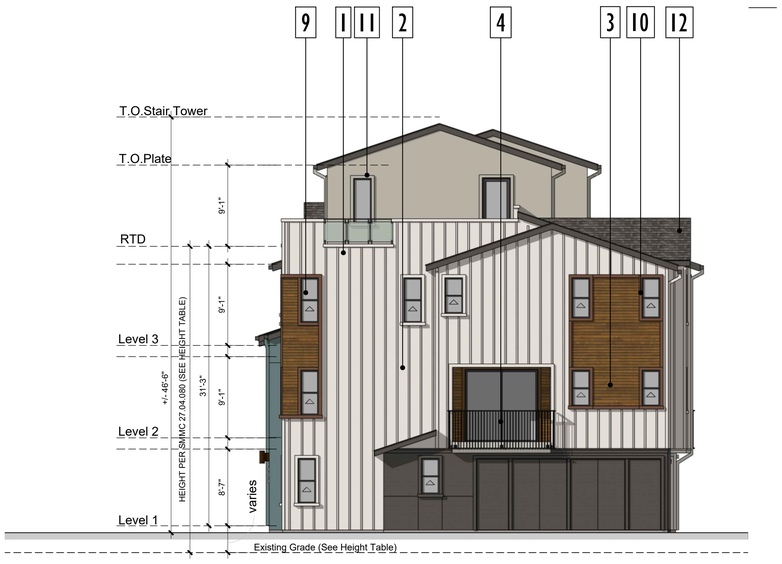




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 3

RIGHT ELEVATION



Plan 3 Plan 2 Plan 1R Plan 2R Plan 2R ALT1

REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_5XPLEX C REAR - RIGHT ELEVATIONS **A1.5.7**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

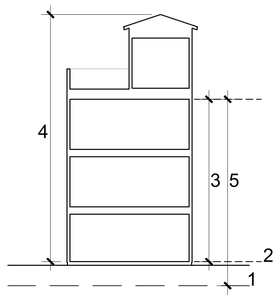
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: BT-Boxtown Townhouses-A Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
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HEIGHT TABLE GUIDE

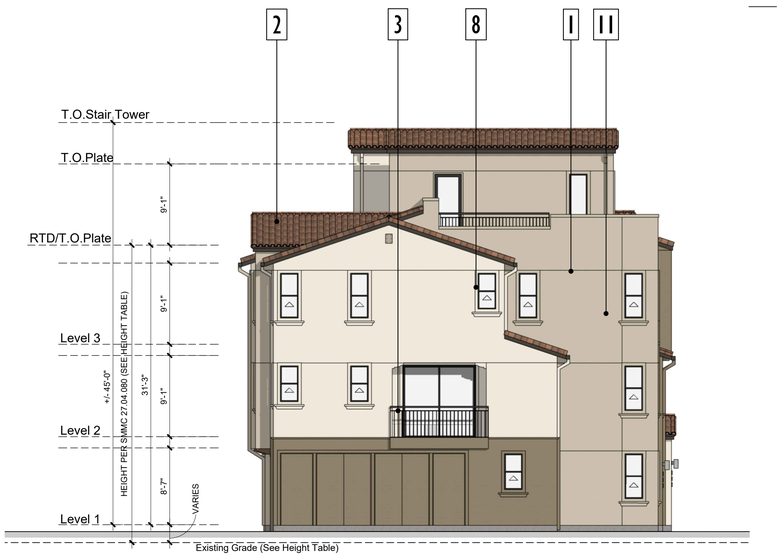




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
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3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 3R

LEFT ELEVATION



Plan 3R Plan 2R Plan 1 Plan 1R Plan 2 ALT 2 Plan 3

FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_6PLEX A FRONT - LEFT ELEVATIONS **A1.5.8**



KEY PLAN (NTS)

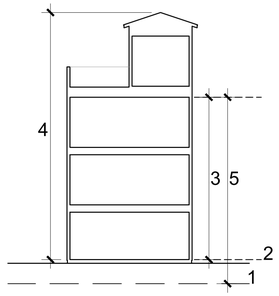
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

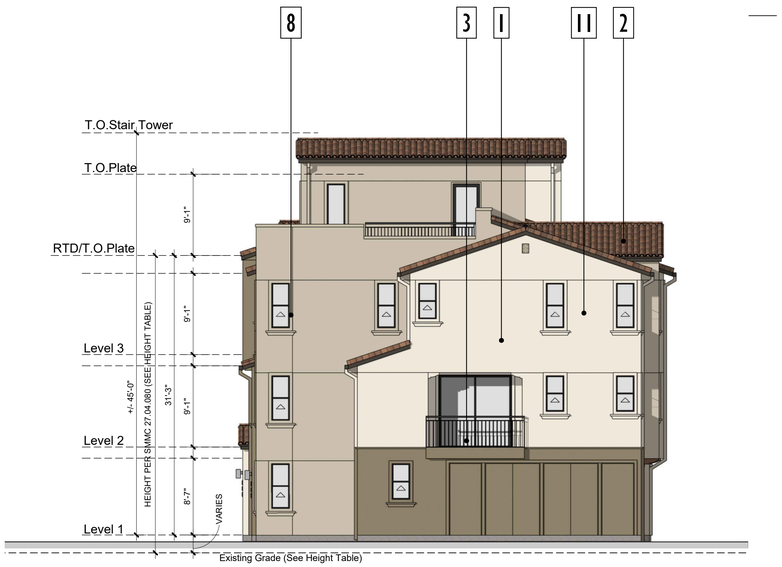




REAR RIGHT PERSPECTIVE

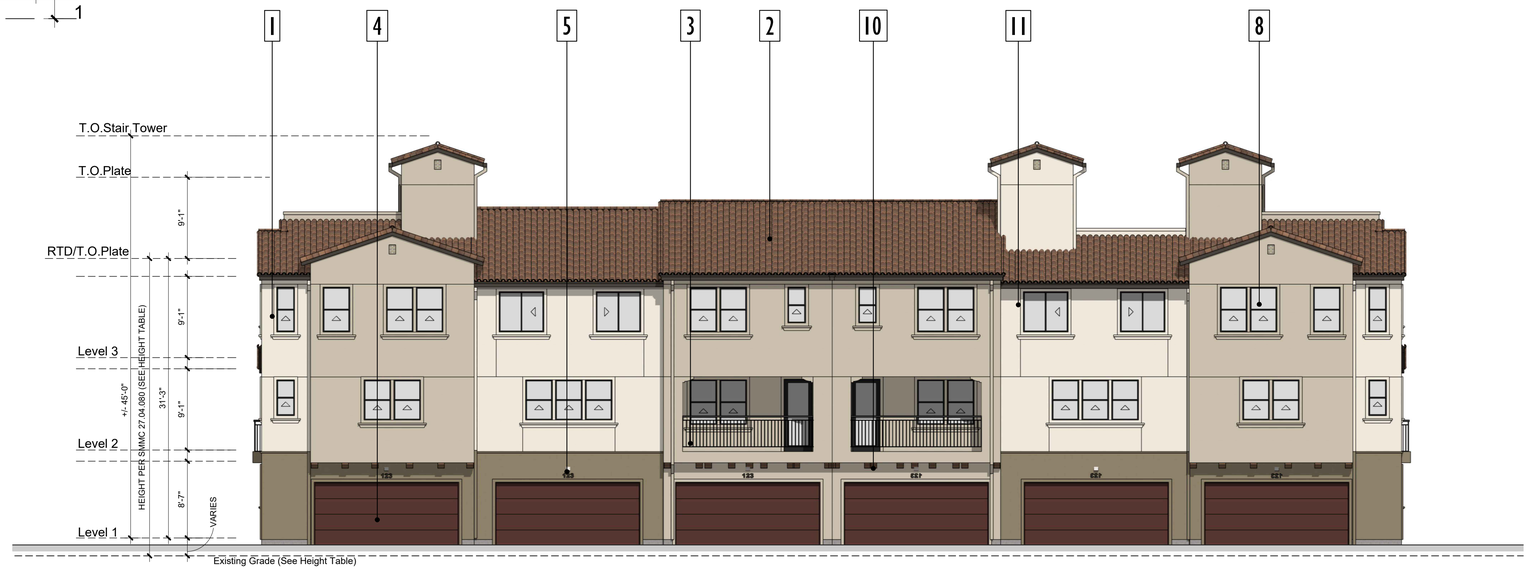
MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 3

RIGHT ELEVATION



Plan 3 Plan 2 ALT 2 Plan 1R Plan 1 Plan 2R Plan 3R

REAR ELEVATION

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Ownership:

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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

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(3RD) MARCH 20, 2026

0 4 8 16 Scale 1" = 8'

BT_6PLEX A REAR - RIGHT ELEVATIONS **A1.5.9**



KEY PLAN (NTS)

HEIGHT TABLE: BT-Boxtown Townhouses-C Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
BT-2	8	478.33	490.1	31.3	46.5	43.07
BT-3	7R	485.07	488.2	31.3	46.5	34.43
BT-5	8R	482.85	486.4	31.3	46.5	34.85
BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
BT-11	6XR	482	484.3	31.3	46.5	33.6
BT-12	5X	481.61	482.8	31.3	46.5	32.49

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

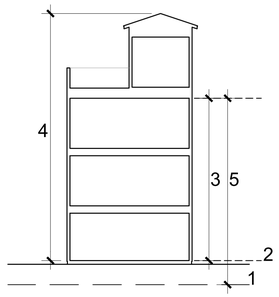
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

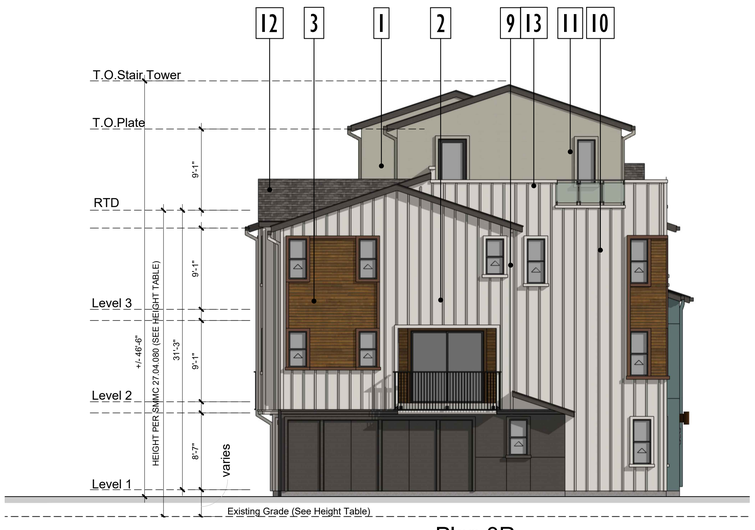




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 3R

LEFT ELEVATION



Plan 3R Plan 2R Plan 1 Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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BT_6PLEX C FRONT - LEFT ELEVATIONS **A1.5.10**



KEY PLAN (NTS)

HEIGHT TABLE: BT-Boxtown Townhouses-C Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
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BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
BT-11	6XR	482	484.3	31.3	46.5	33.6
BT-12	5X	481.61	482.8	31.3	46.5	32.49

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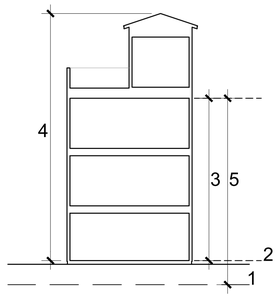
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

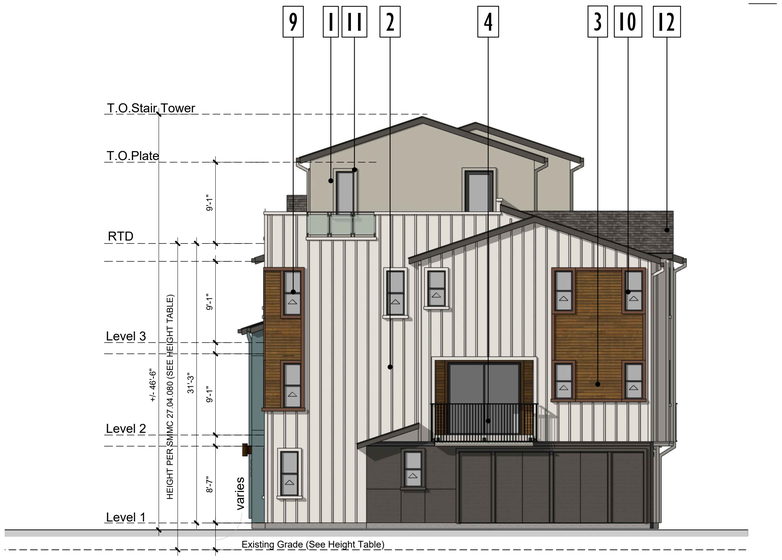




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 3
RIGHT ELEVATION



Plan 3 Plan 2 Plan 1R Plan 1 Plan 2R Plan 3R
REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_6PLEX C REAR - RIGHT ELEVATIONS **A1.5.11**



KEY PLAN (NTS)

HEIGHT TABLE: BT-Boxtown Townhouses-A Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
BT-1	8R	474.47	489.6	31.3	45	46.43
BT-4	7	482.7	488.7	31.3	45	37.3
BT-7	5XR	482.19	486.3	31.3	45	35.41
BT-8	6X	480.9	484.8	31.3	45	35.2
BT-10	6	482.25	485	31.3	45	34.05
BT-13	6R	481.24	483.5	31.3	46.5	33.56

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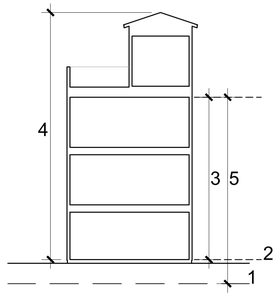
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

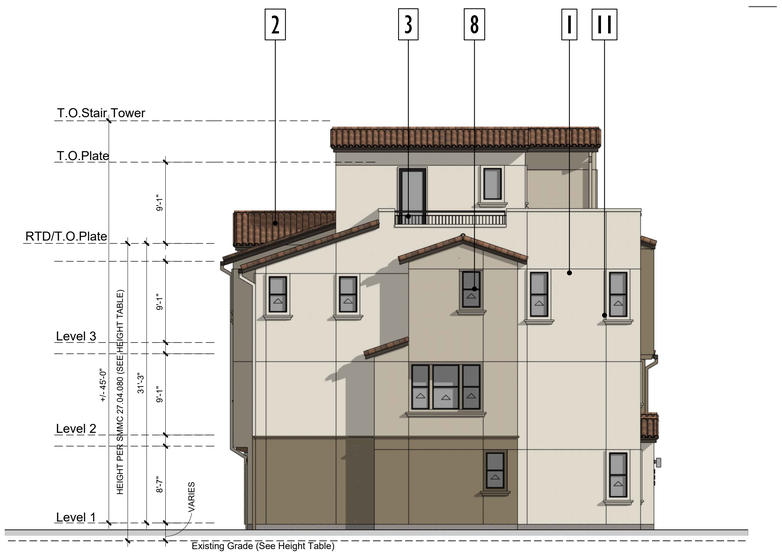




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 2R ALT 1

LEFT ELEVATION



Plan 2R ALT 1 Plan 1R Plan 2 Plan 1R Plan 2 ALT 2 Plan 3

FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_6XPLEX A FRONT - LEFT ELEVATIONS **A1.5.12**



KEY PLAN (NTS)

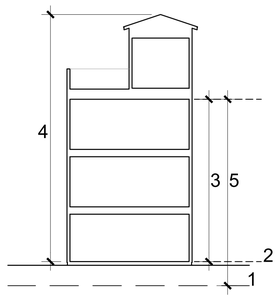
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

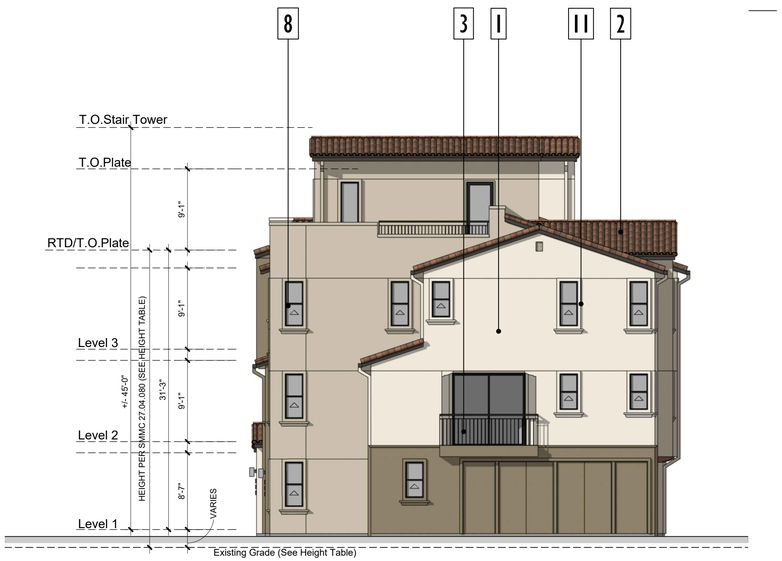




REAR RIGHT PERSPECTIVE

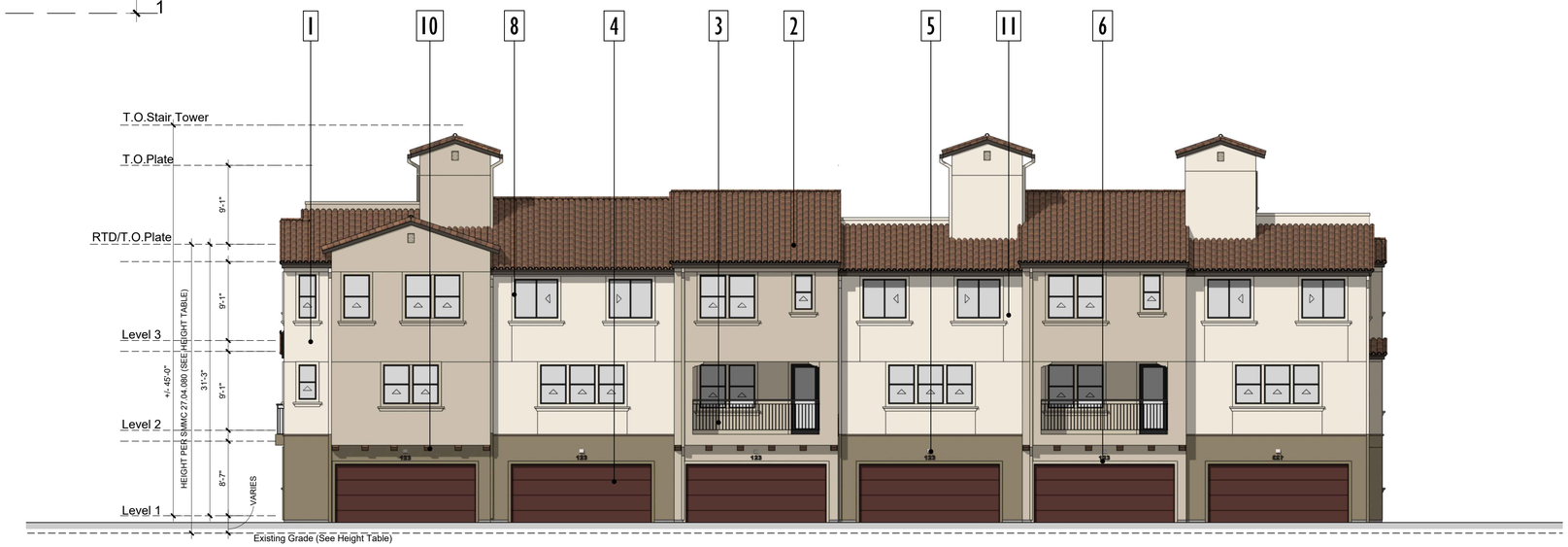
MATERIAL LEGEND SPANISH A

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4. Metal Garage Door (Wayne Dalton or Equal)
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11. High Density Foam Trim



Plan 3

RIGHT ELEVATION



Plan 3 Plan 2 ALT 2 Plan 1R Plan 2 Plan 1R Plan 2R ALT 1

REAR ELEVATION

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BT_6XPLEX A REAR - RIGHT ELEVATIONS **A1.5.13**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

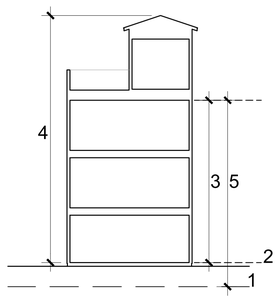
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: BT-Boxtown Townhouses-C Style

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		Foot Elevation ±				
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BT-3	7R	485.07	488.2	31.3	46.5	34.43
BT-5	8R	482.85	486.4	31.3	46.5	34.85
BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
BT-11	6XR	482	484.3	31.3	46.5	33.6
BT-12	5X	481.61	482.8	31.3	46.5	32.49

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HEIGHT TABLE GUIDE

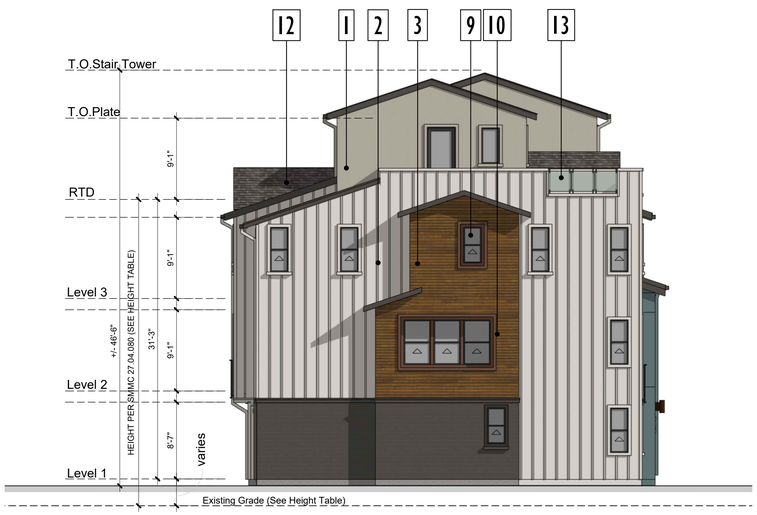




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

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8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 2R ALT1

LEFT ELEVATION



Plan 2R ALT1 Plan 1R Plan 2 Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_6XPLEX C FRONT - LEFT ELEVATIONS **A1.5.14**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

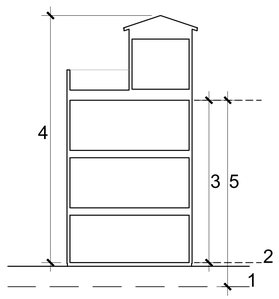
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: BT-Boxtown Townhouses-C Style

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HEIGHT TABLE GUIDE

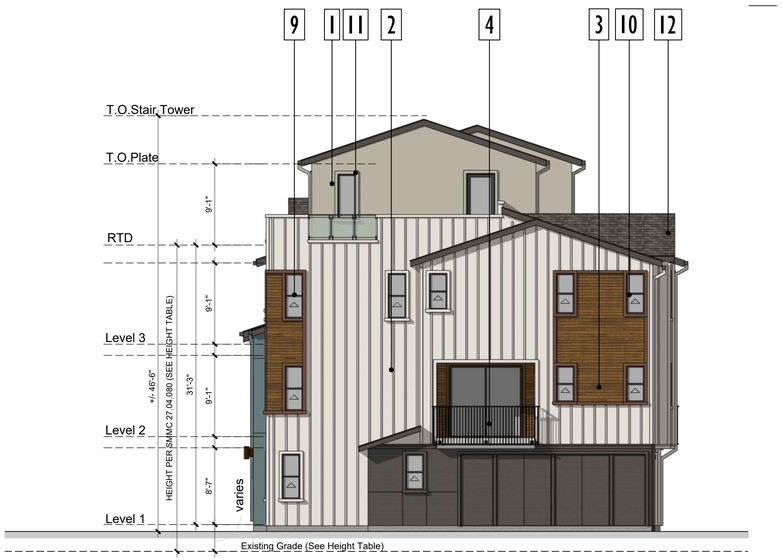




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

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12. Composition Shingle Roof
13. Glass Railing



Plan 3

RIGHT ELEVATION



Plan 3 Plan 2 Plan 1R Plan 2 Plan 1R Plan 2R ALT1

REAR ELEVATION

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BT_6XPLEX C REAR - RIGHT ELEVATIONS **A1.5.15**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

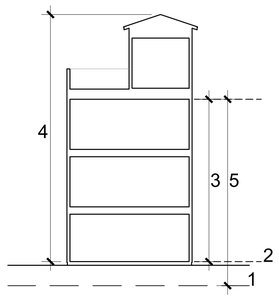
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: BT-Boxtown Townhouses-A Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
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BT-4	7	482.7	488.7	31.3	45	37.3
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BT-13	6R	481.24	483.5	31.3	46.5	33.56

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HEIGHT TABLE GUIDE

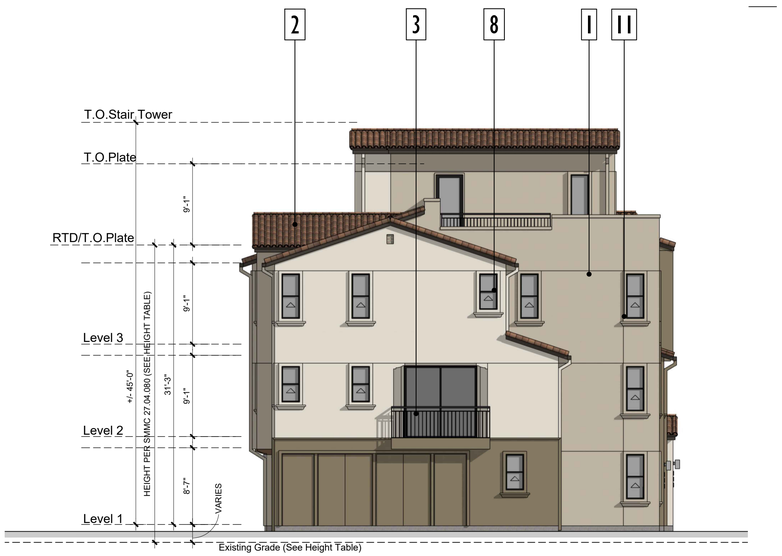




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
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9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 3R

LEFT ELEVATION



Plan 3R Plan 2R Plan 1 Plan 2 ALT 2 Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_7PLEX A FRONT - LEFT ELEVATIONS **A1.5.16**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

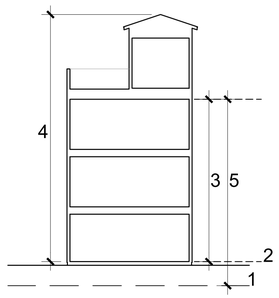
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: BT-Boxtown Townhouses-A Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
BT-1	8R	474.47	489.6	31.3	45	46.43
BT-4	7	482.7	488.7	31.3	45	37.3
BT-7	5XR	482.19	486.3	31.3	45	35.41
BT-8	6X	480.9	484.8	31.3	45	35.2
BT-10	6	482.25	485	31.3	45	34.05
BT-13	6R	481.24	483.5	31.3	46.5	33.56

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

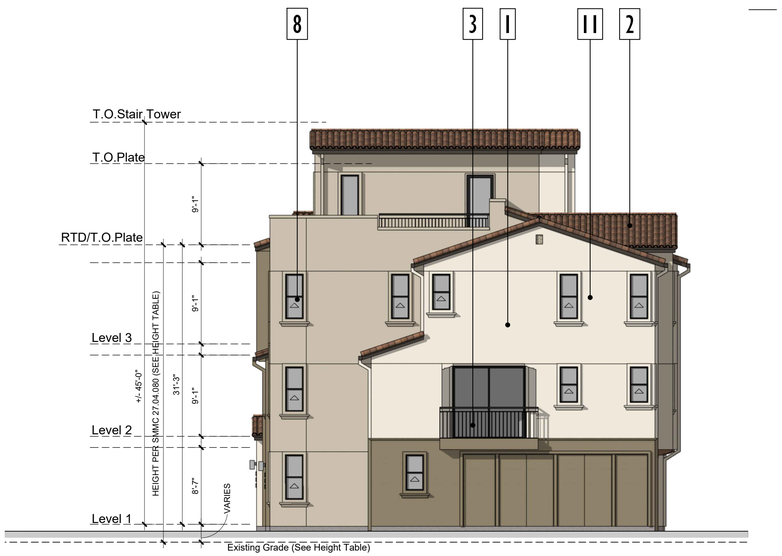




REAR RIGHT PERSPECTIVE

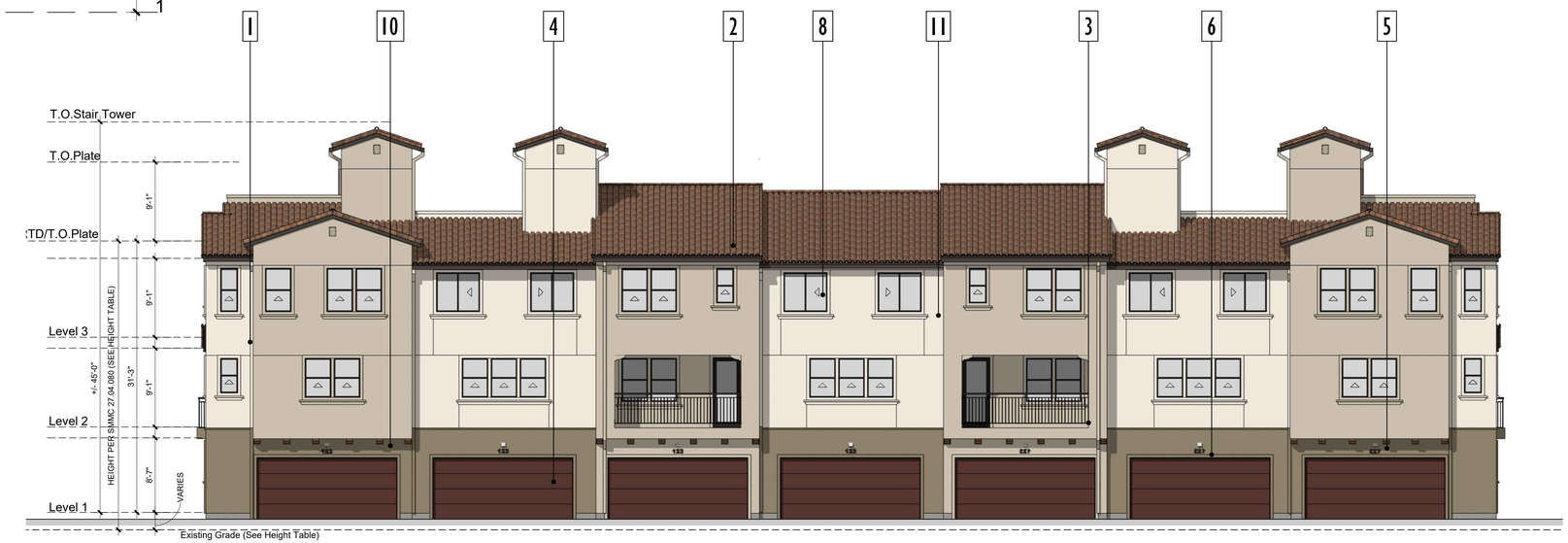
MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 3

RIGHT ELEVATION



Plan 3 Plan 2 Plan 1R Plan 2 ALT 2 Plan 1 Plan 2R Plan 3R

REAR ELEVATION

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Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

0 4 8 16 Scale 1" = 8'

BT_7PLEX A REAR - RIGHT ELEVATIONS **A1.5.17**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

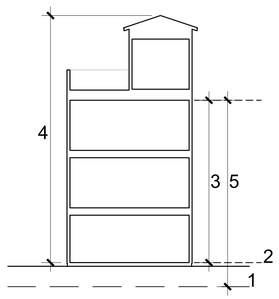
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: BT-Boxtown Townhouses-C Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
BT-2	8	478.33	490.1	31.3	46.5	43.07
BT-3	7R	485.07	488.2	31.3	46.5	34.43
BT-5	8R	482.85	486.4	31.3	46.5	34.85
BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
BT-11	6XR	482	484.3	31.3	46.5	33.6
BT-12	5X	481.61	482.8	31.3	46.5	32.49

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

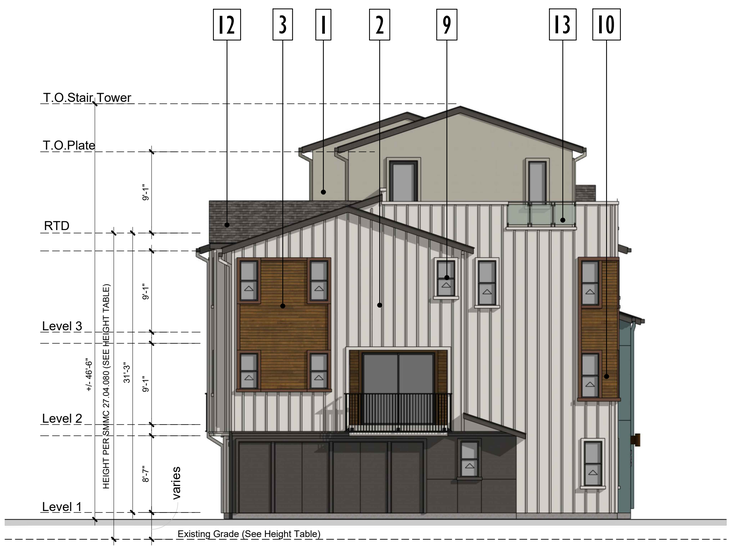




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 3R

LEFT ELEVATION



Plan 3R Plan 2R Plan 1 Plan 2 Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_7PLEX C FRONT - LEFT ELEVATIONS **A1.5.18**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

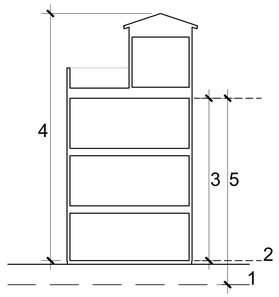
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: BT-Boxtown Townhouses-C Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
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BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
BT-11	6XR	482	484.3	31.3	46.5	33.6
BT-12	5X	481.61	482.8	31.3	46.5	32.49

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

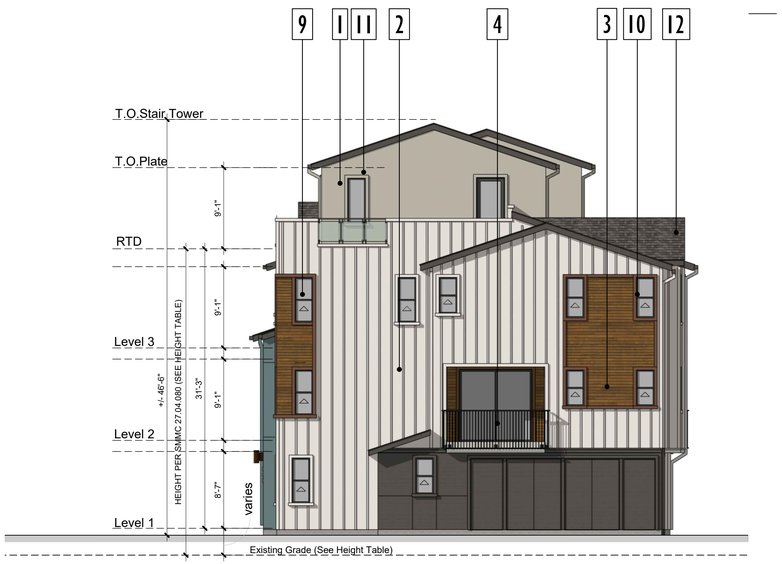




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 3

RIGHT ELEVATION



Plan 3 Plan 2 Plan 1R Plan 2 Plan 1 Plan 2R Plan 3R

REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_7PLEX C REAR - RIGHT ELEVATIONS **A1.5.19**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

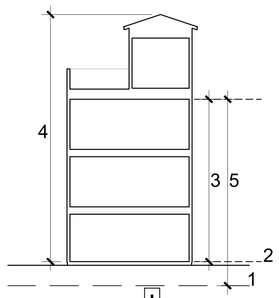
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: BT-Boxtown Townhouses-A Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
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BT-8	6X	480.9	484.8	31.3	45	35.2
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BT-13	6R	481.24	483.5	31.3	46.5	33.56

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HEIGHT TABLE GUIDE

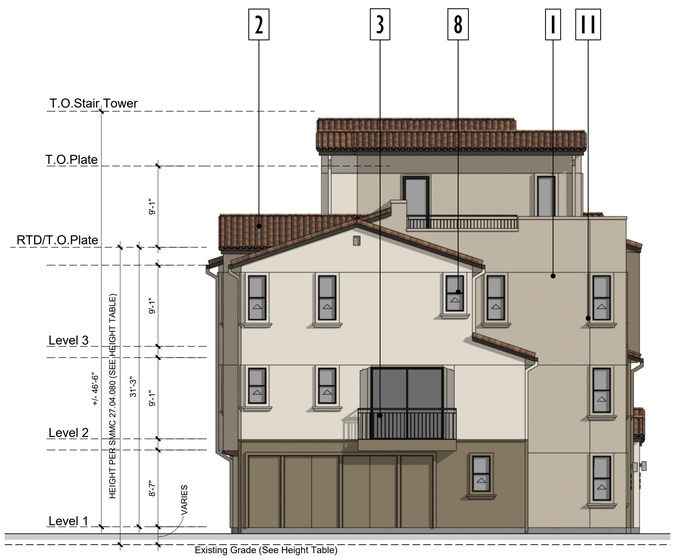




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 3R
LEFT ELEVATION



Plan 3R | Plan 2R | Plan 1 | Plan 2R | Plan 2 | Plan 1R | Plan 2 ALT 2 | Plan 3
FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_8PLEX A FRONT - LEFT ELEVATIONS **A1.5.20**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

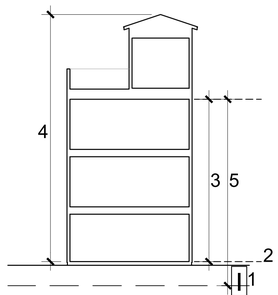
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: BT-Boxtown Townhouses-A Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
BT-1	8R	474.47	489.6	31.3	45	46.43
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HEIGHT TABLE GUIDE

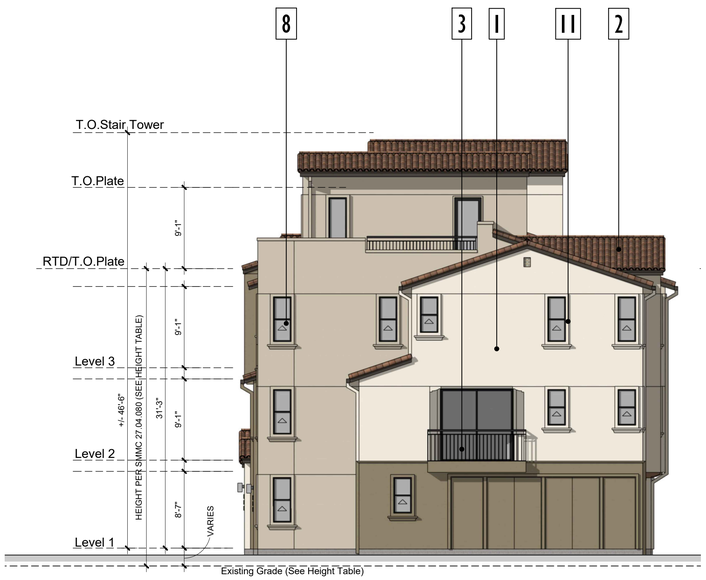




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 3

RIGHT ELEVATION



Plan 3 Plan 2 ALT 2 Plan 1R Plan 2 Plan 2R Plan 1 Plan 2R Plan 3R

REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_8PLEX A REAR - RIGHT ELEVATIONS **A1.5.21**



KEY PLAN (NTS)

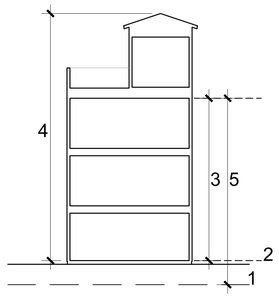
HEIGHT TABLE: BT-Boxtown Townhouses-C Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
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BT-3	7R	485.07	488.2	31.3	46.5	34.43
BT-5	8R	482.85	486.4	31.3	46.5	34.85
BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
BT-11	6XR	482	484.3	31.3	46.5	33.6
BT-12	5X	481.61	482.8	31.3	46.5	32.49

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

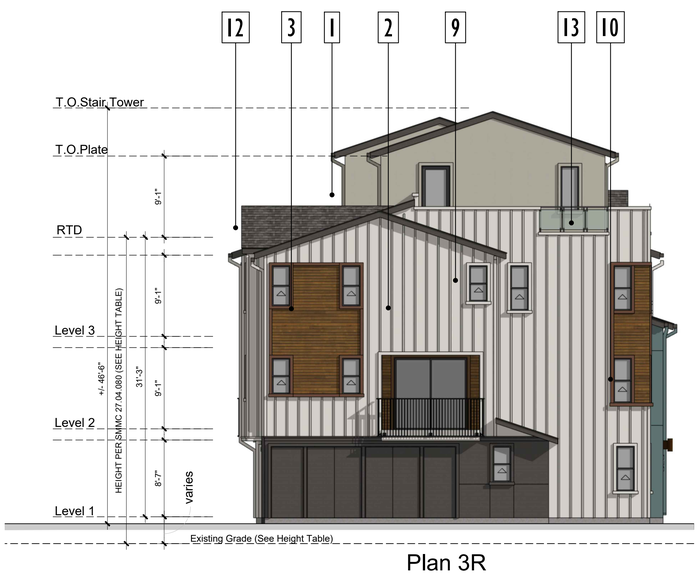




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 3R

LEFT ELEVATION



Plan 3R Plan 2R Plan 1 Plan 2R Plan 2 Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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BT_8PLEX C FRONT - LEFT ELEVATIONS **A1.5.22**



KEY PLAN (NTS)

HEIGHT TABLE: BT-Boxtown Townhouses-C Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
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BT-6	5	483.78	486.9	31.3	46.5	34.42
BT-9	6R	482.92	485.5	31.3	46.5	33.88
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BT-12	5X	481.61	482.8	31.3	46.5	32.49

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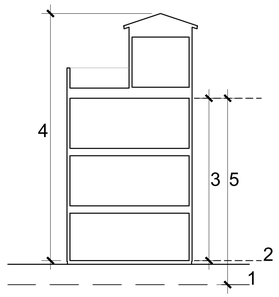
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

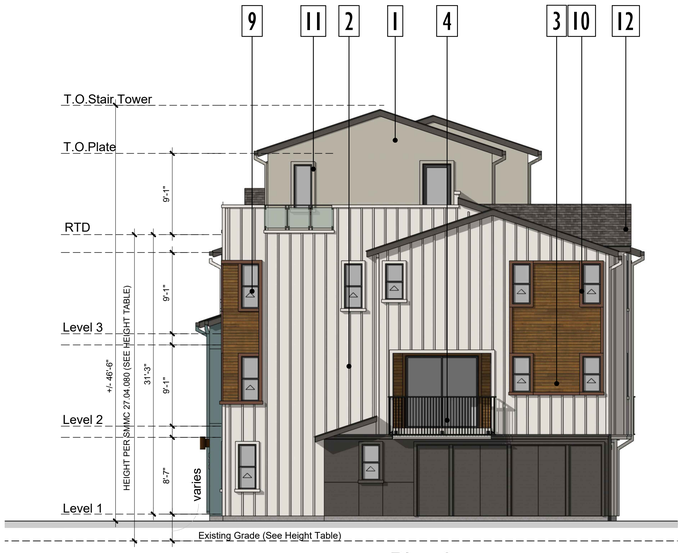




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



Plan 3

RIGHT ELEVATION



Plan 3 Plan 2 Plan 1R Plan 2 Plan 2R Plan 1 Plan 2R Plan 3R

REAR ELEVATION

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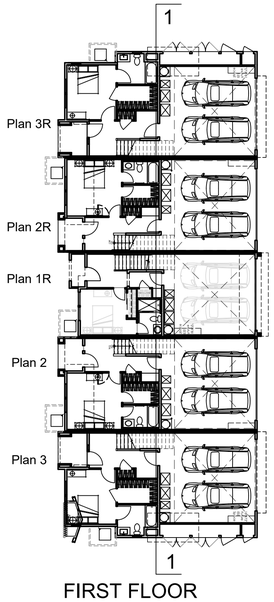
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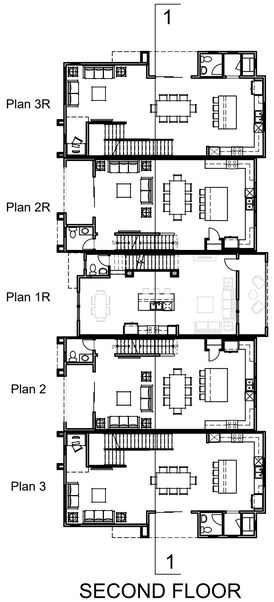
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0 4 8 16 Scale 1" = 8'

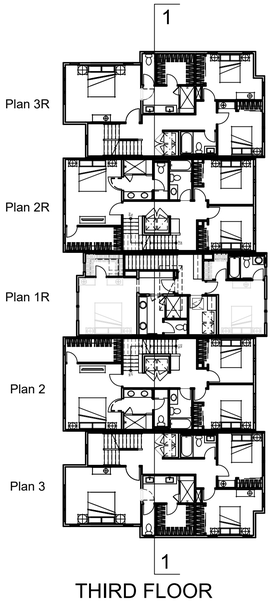
BT_8PLEX C REAR - RIGHT ELEVATIONS **A1.5.23**



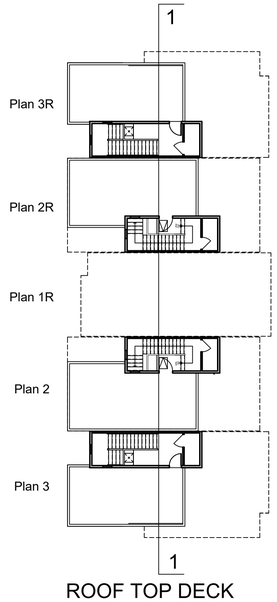
FIRST FLOOR



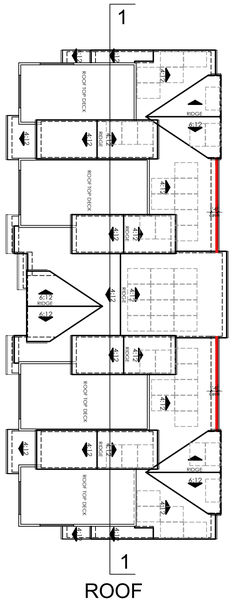
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

5-PLEX C KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1. 5-PLEX C LONGITUDINAL SECTION

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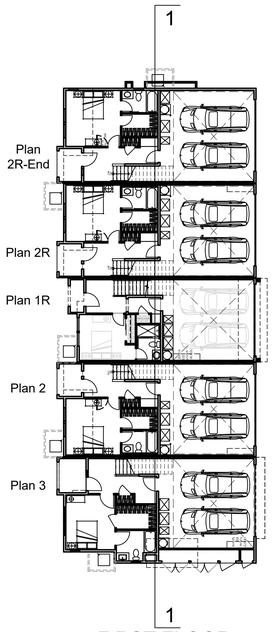
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San Francisco, CA 94104

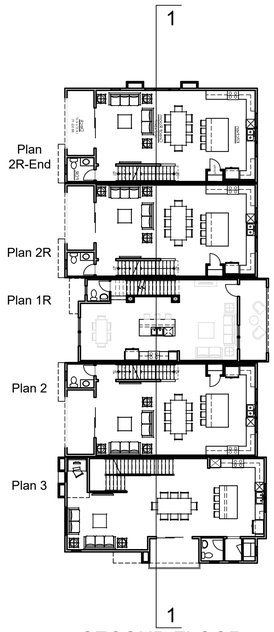
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

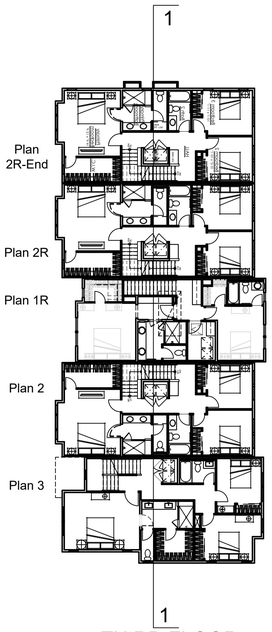
BT_5PLEX C LONG SECTION **A1.6.0**



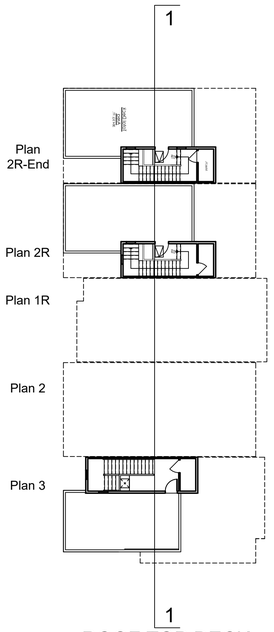
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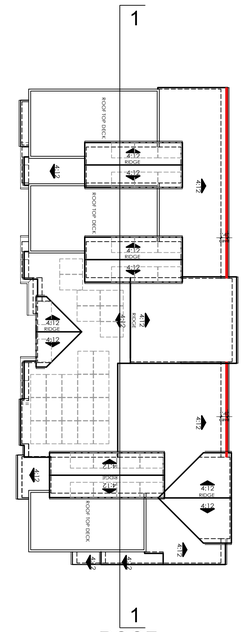
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THIRD FLOOR



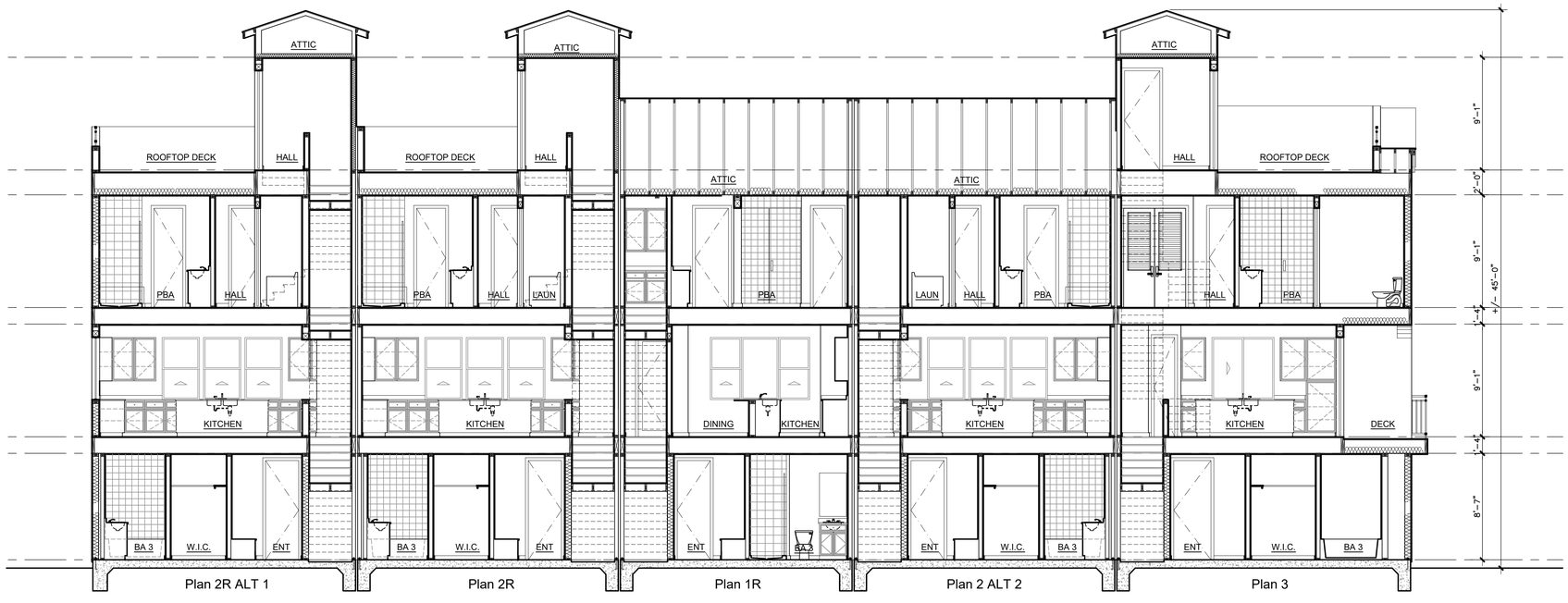
ROOF TOP DECK



ROOF

5X-PLEX A KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1. 5X-PLEX A LONGITUDINAL SECTION

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Ownership:

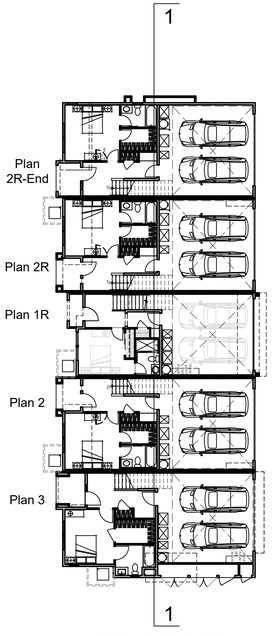
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20240095

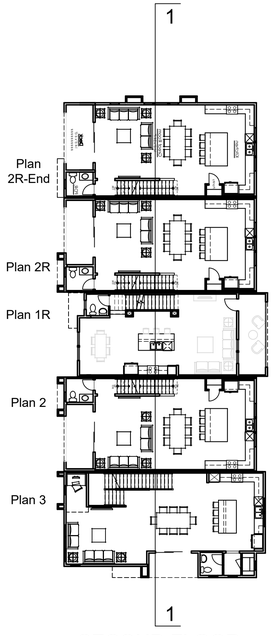
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BT_5XPLEX A LONG SECTION

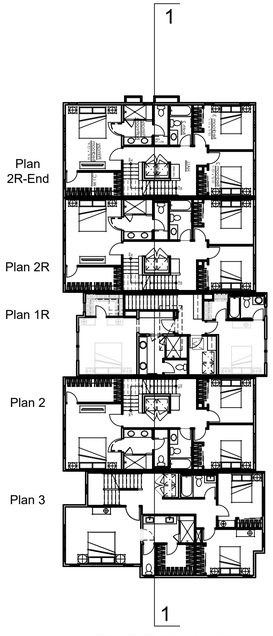
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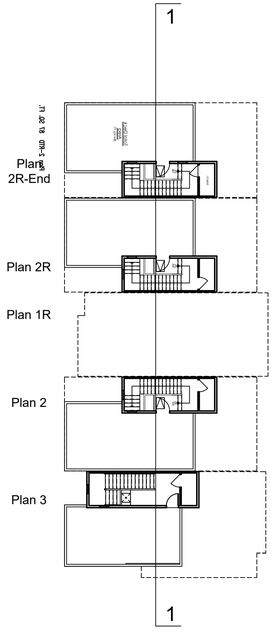
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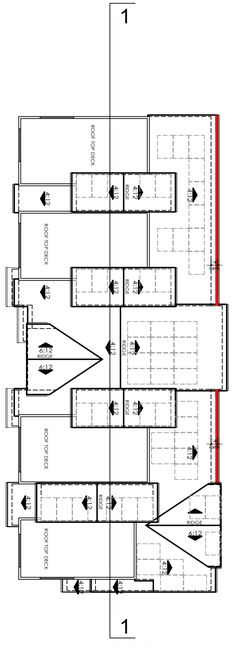
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

5X-PLEX C KEY PLANS

0 8 16 32 Scale 1" = 16'

0 4 8 12 Scale 3/16" = 1'

1. 5X-PLEX C LONGITUDINAL SECTION

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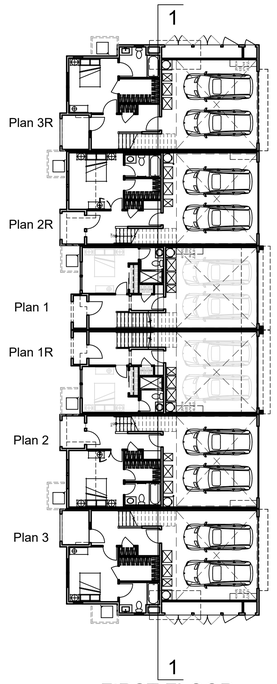
Ownership:

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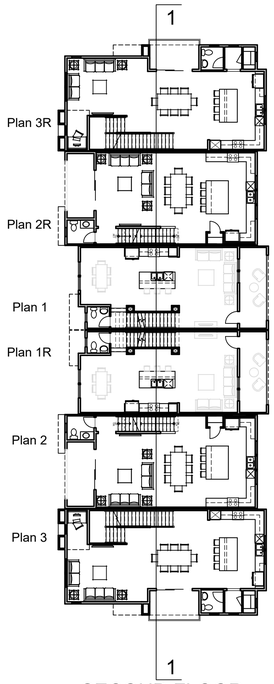
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SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
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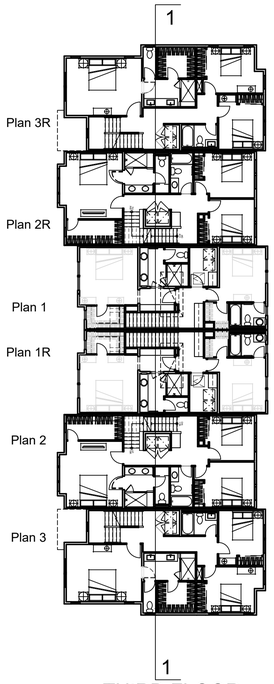
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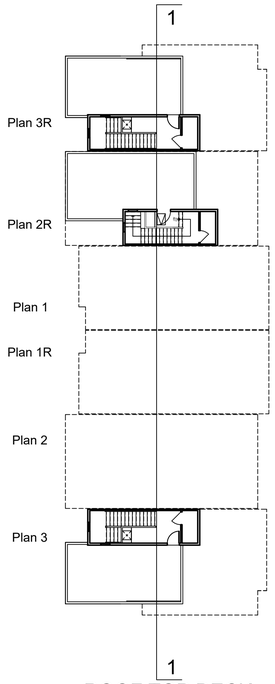
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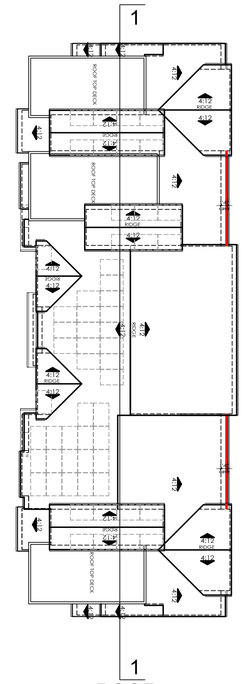
SECOND FLOOR



THIRD FLOOR



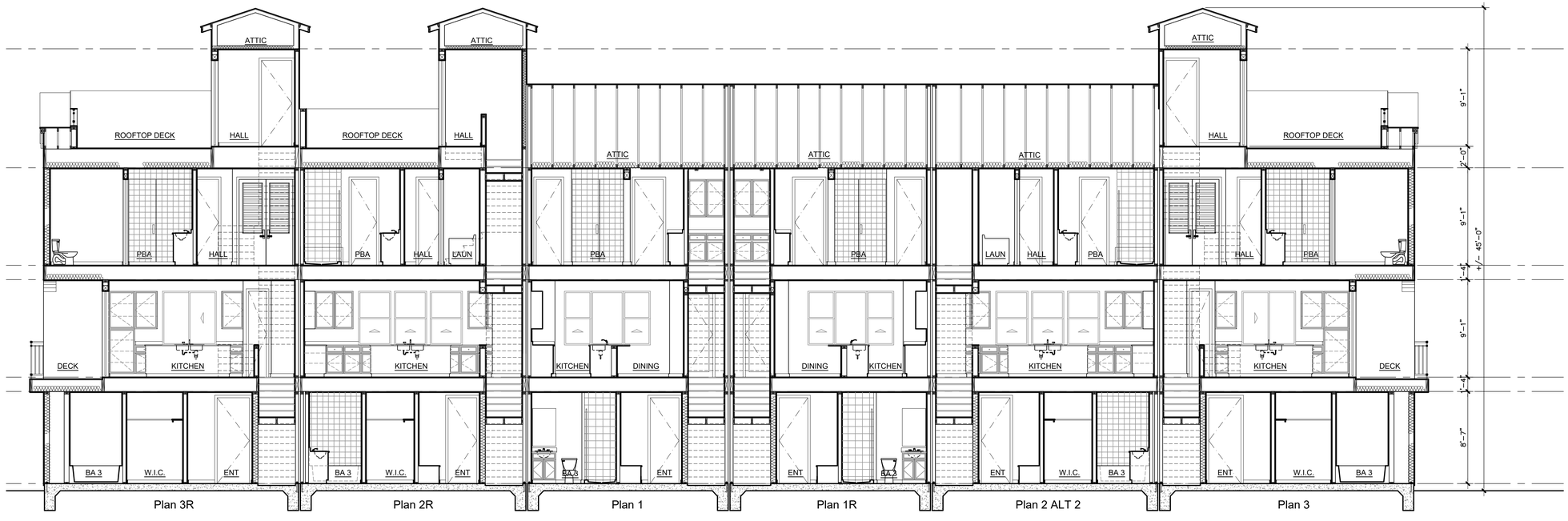
ROOF TOP DECK



ROOF

6-PLEX A KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1. 6-PLEX A LONGITUDINAL SECTION

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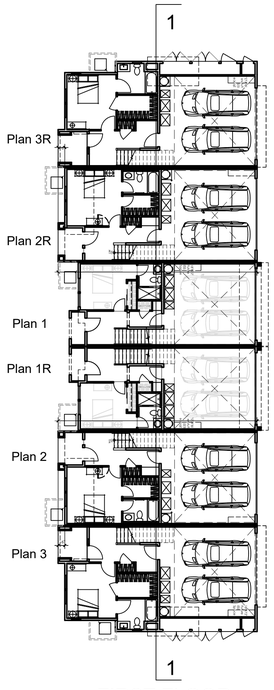
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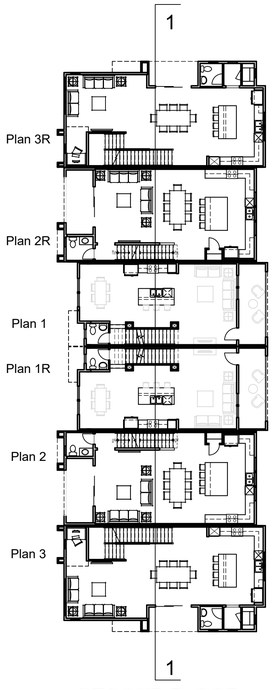
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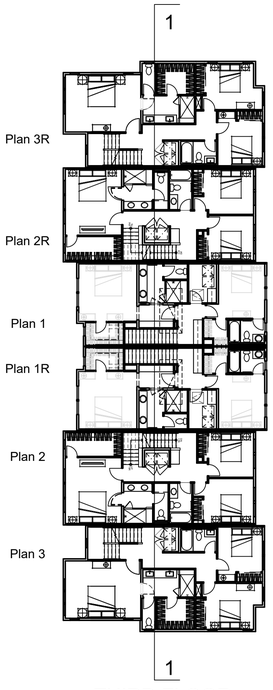
BT_6PLEX A LONG SECTION **A1.6.2**



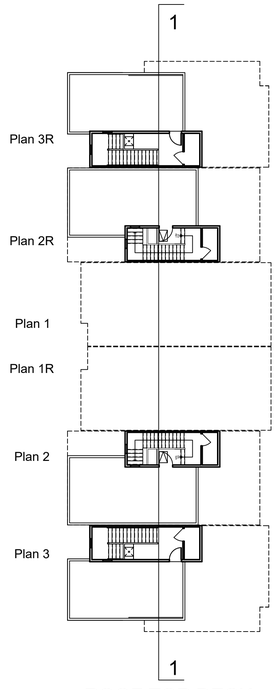
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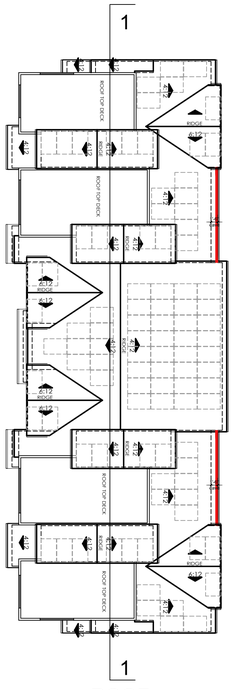
SECOND FLOOR



THIRD FLOOR

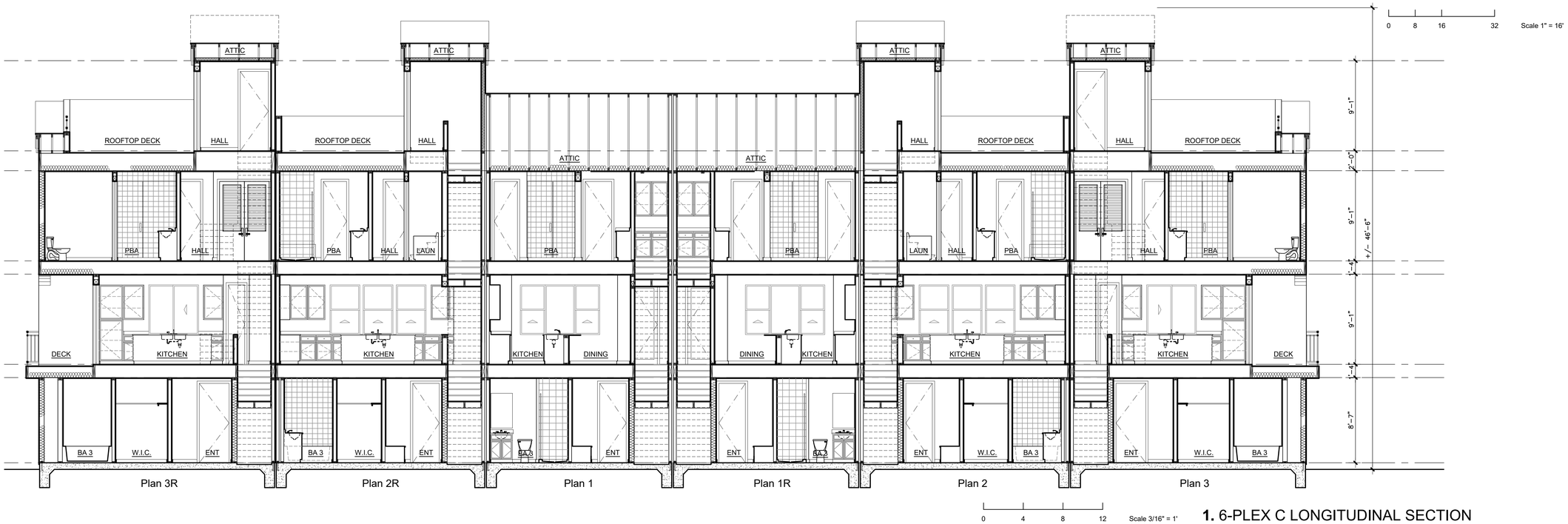


ROOF TOP DECK



ROOF

6-PLEX C KEY PLANS



1. 6-PLEX C LONGITUDINAL SECTION

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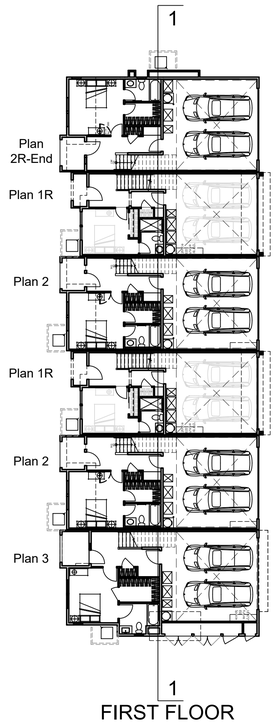
Ownership:

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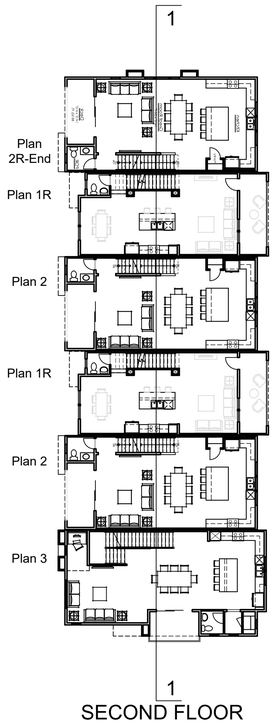
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SB330 / FORMAL APPLICATION
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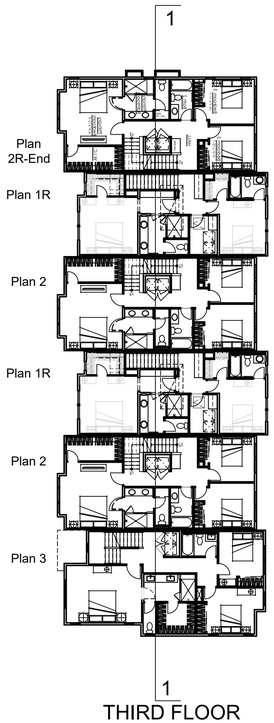
BT_6PLEX C LONG SECTION **A1.6.2A**



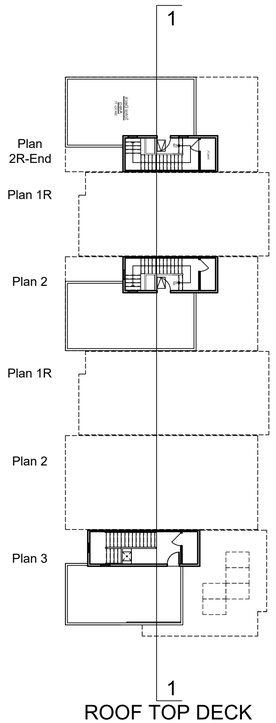
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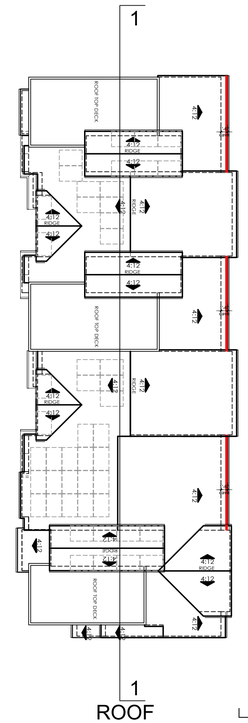
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THIRD FLOOR



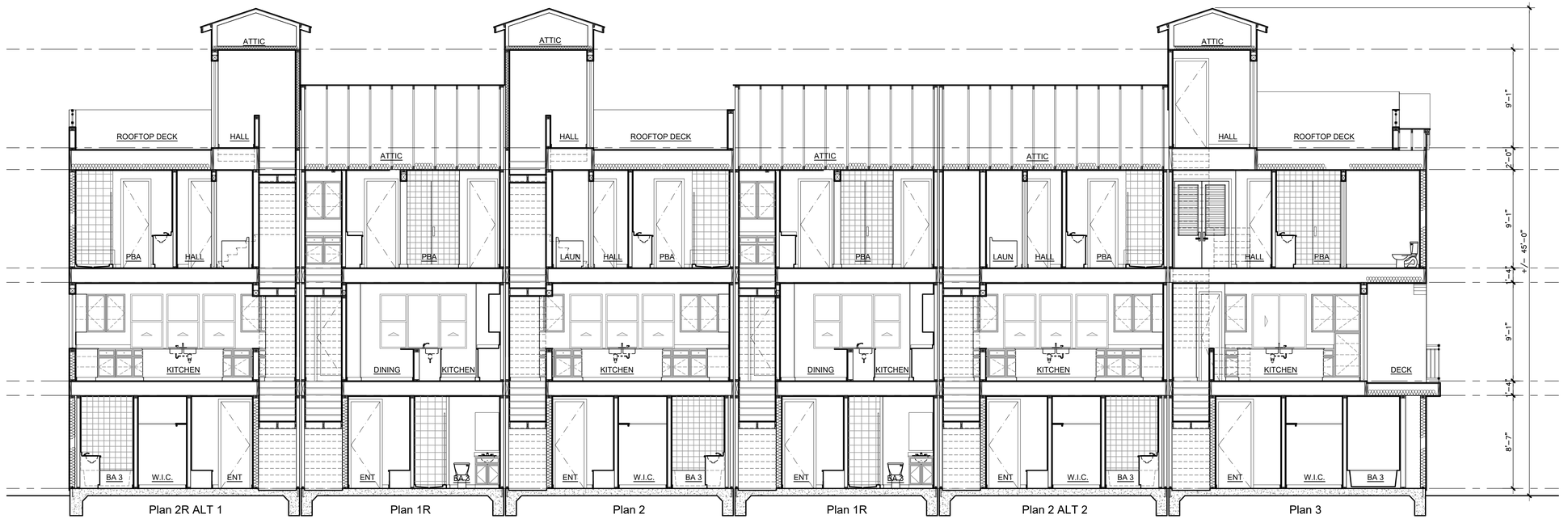
ROOF TOP DECK



ROOF

6X-PLEX A KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1. 6X-PLEX A LONGITUDINAL SECTION

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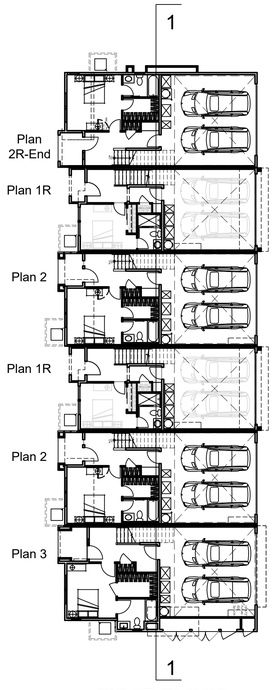
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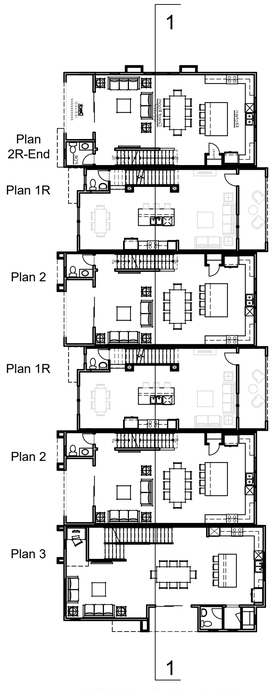
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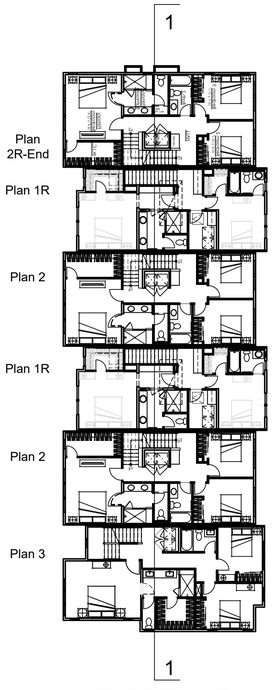
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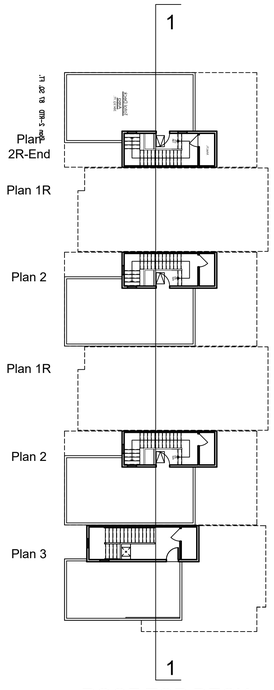
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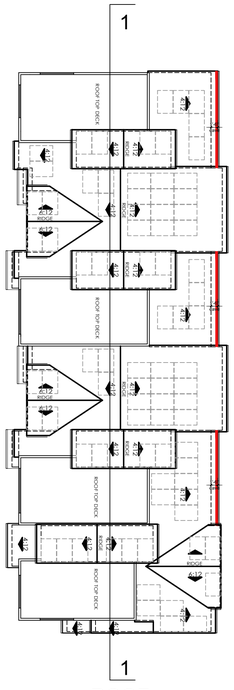
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

6X-PLEX C KEY PLANS



0 8 16 32 Scale 1" = 16'

0 4 8 12 Scale 3/16" = 1'

1. 6X-PLEX C LONGITUDINAL SECTION

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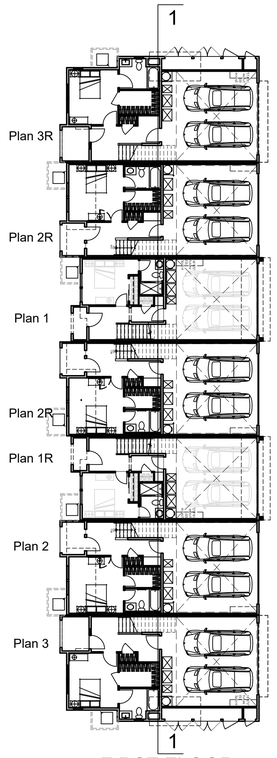
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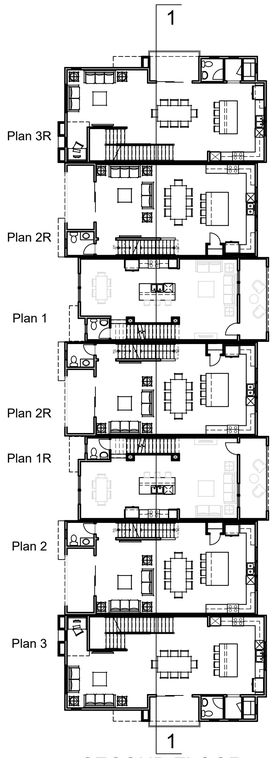
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BT_6XPLEX C LONG SECTION

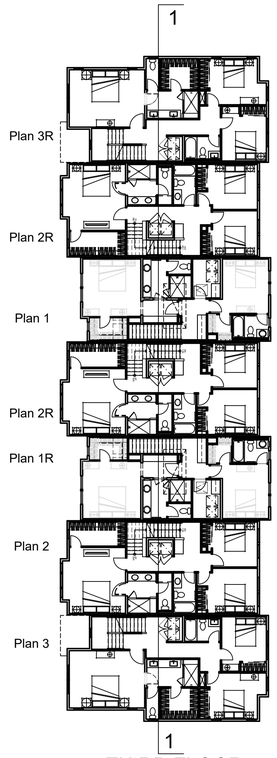
A1.6.3A



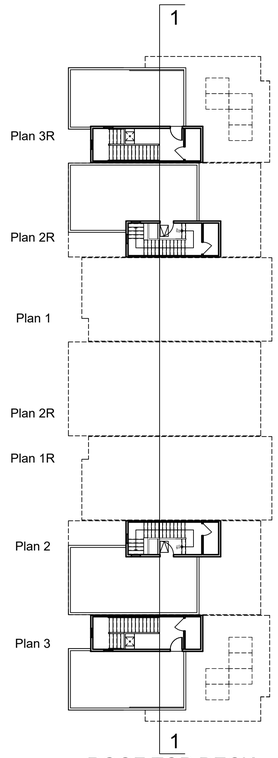
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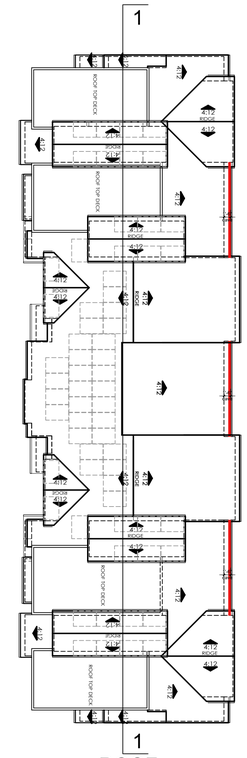
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

7-PLEX A KEY PLANS

1. 7-PLEX A LONGITUDINAL SECTION

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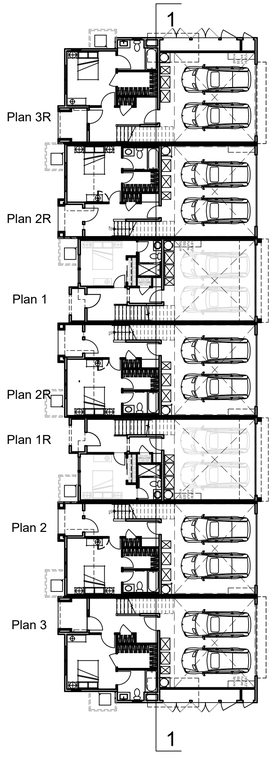
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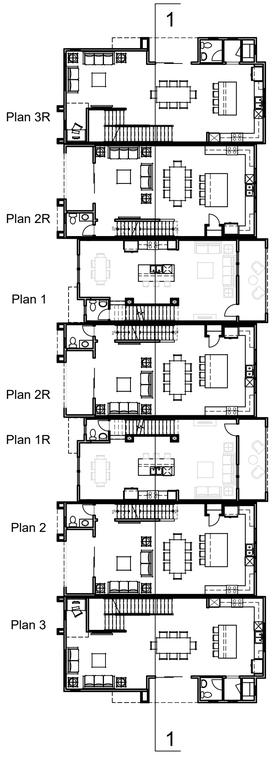
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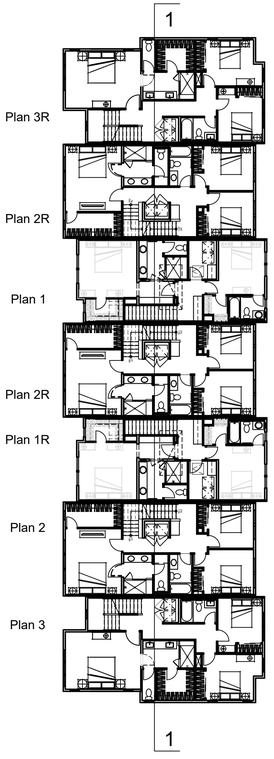
BT_7PLEX A LONG SECTION **A1.6.4**



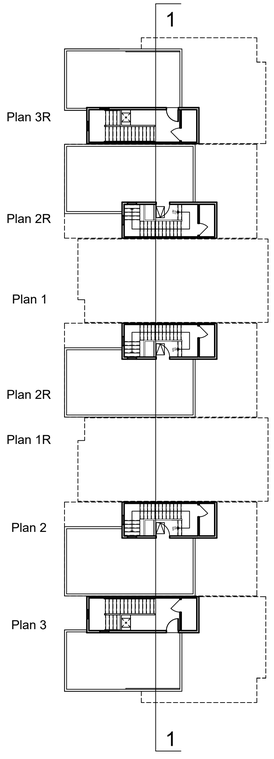
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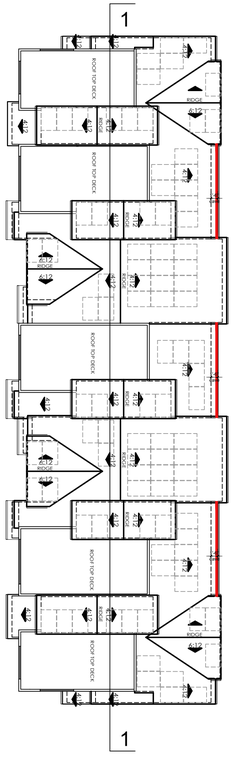
SECOND FLOOR



THIRD FLOOR

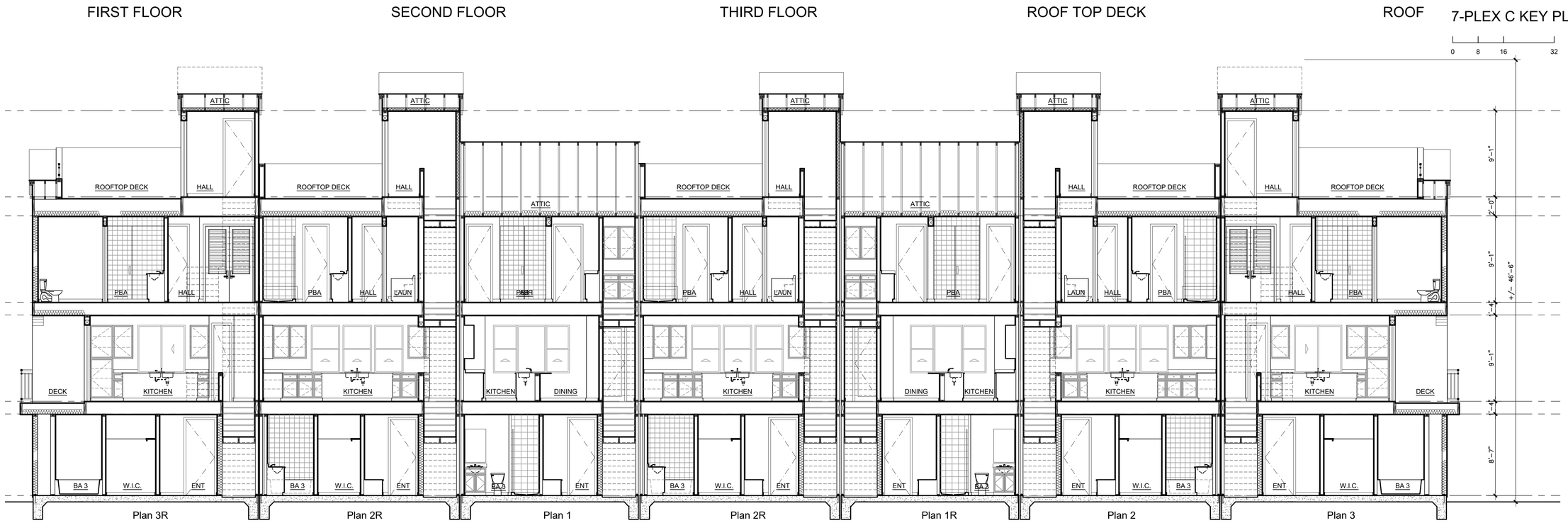


ROOF TOP DECK



ROOF

7-PLEX C KEY PLANS



1. 7-PLEX C LONGITUDINAL SECTION

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Ownership:

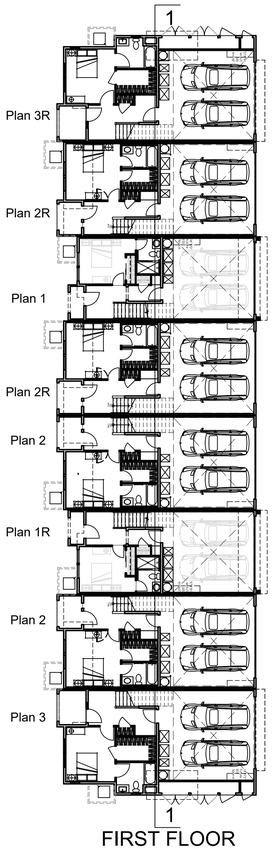
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

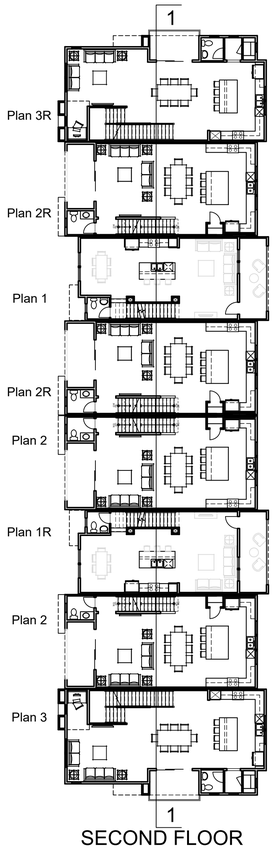
SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

BT_7PLEX C LONG SECTION

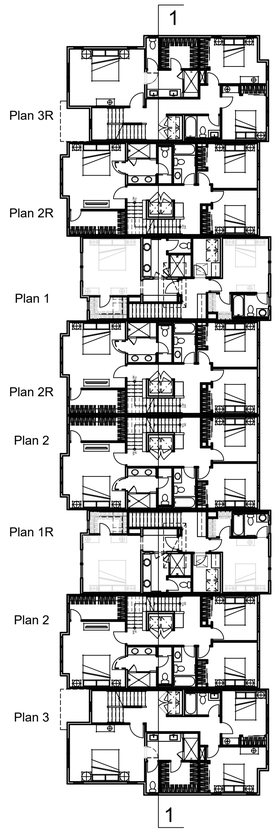
A1.6.4A



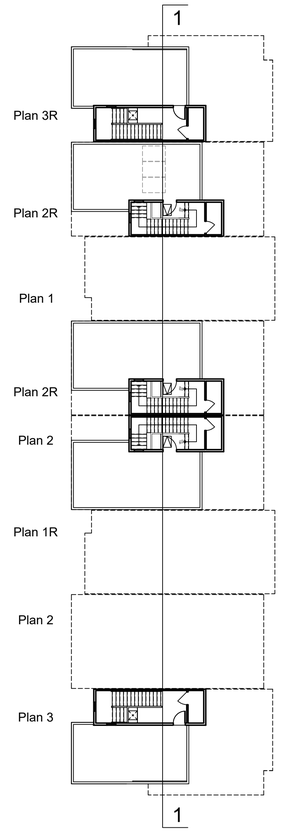
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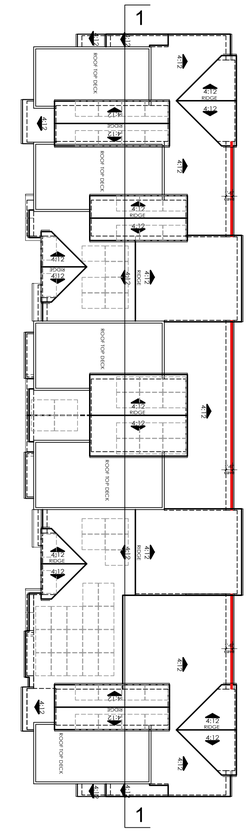
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1. 8-PLEX A LONGITUDINAL SECTION

8-PLEX A KEY PLANS

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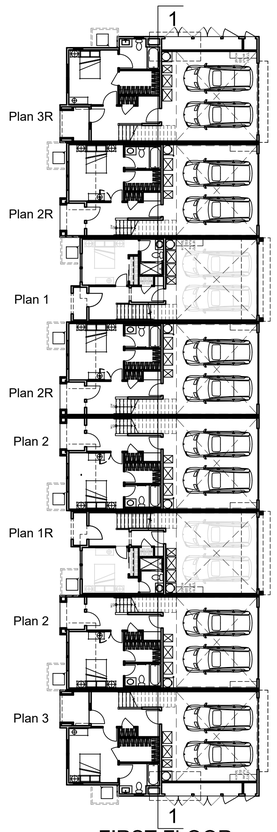
Ownership:

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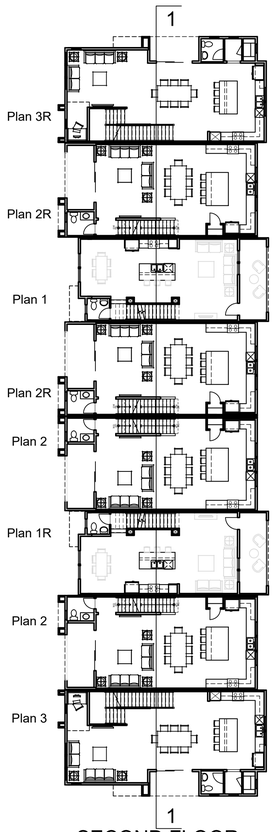
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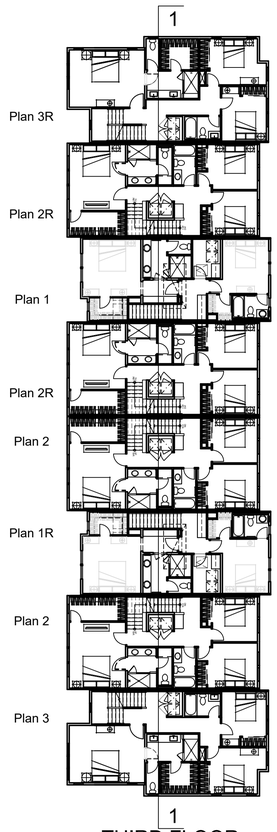
BT_8PLEX A LONG SECTION **A1.6.5**



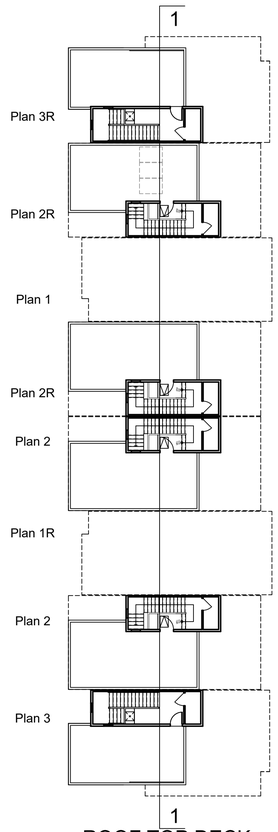
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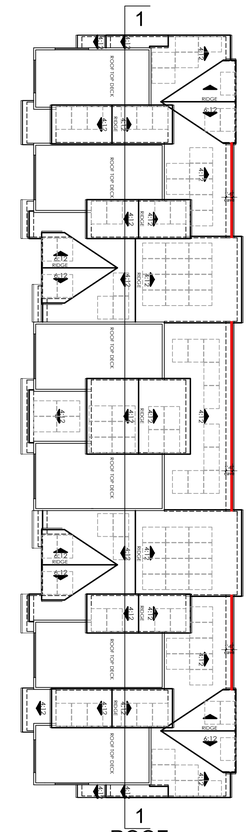
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

8-PLEX C KEY PLANS





1. 8-PLEX C LONGITUDINAL SECTION

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Ownership:

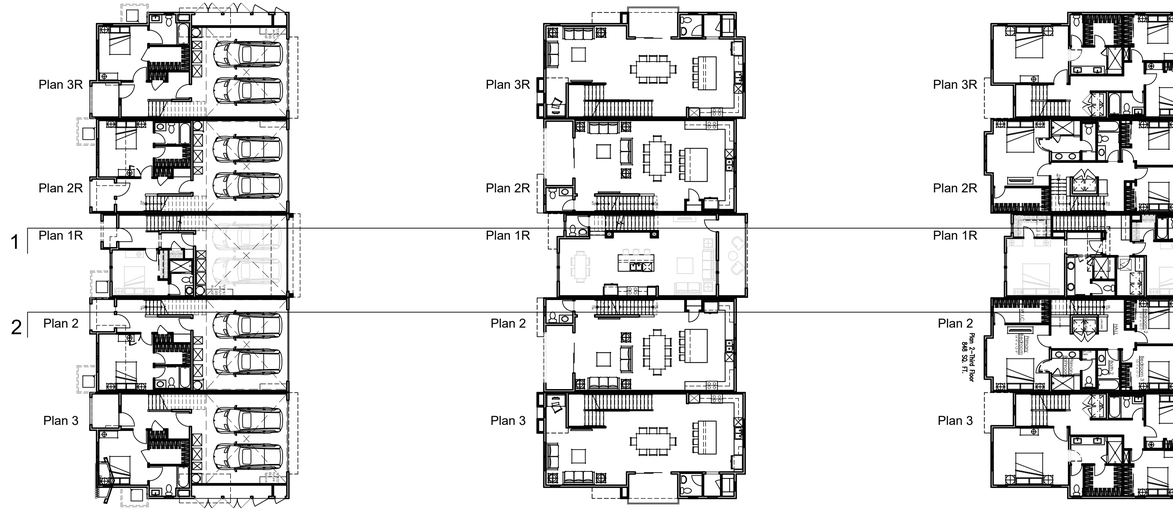
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BT_8PLEX C LONG SECTION

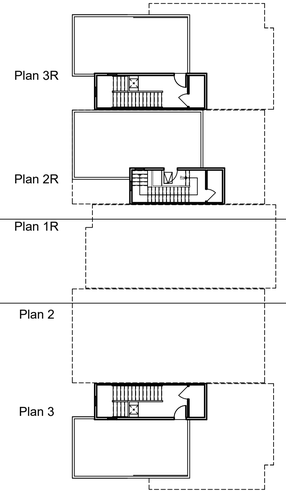
A1.6.5A



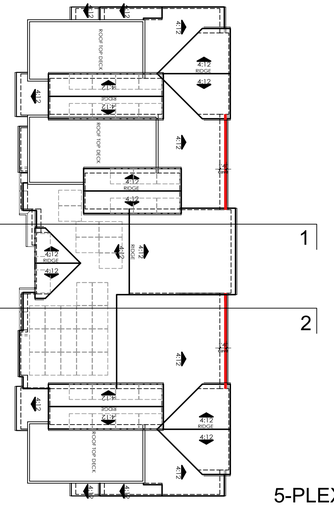
FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



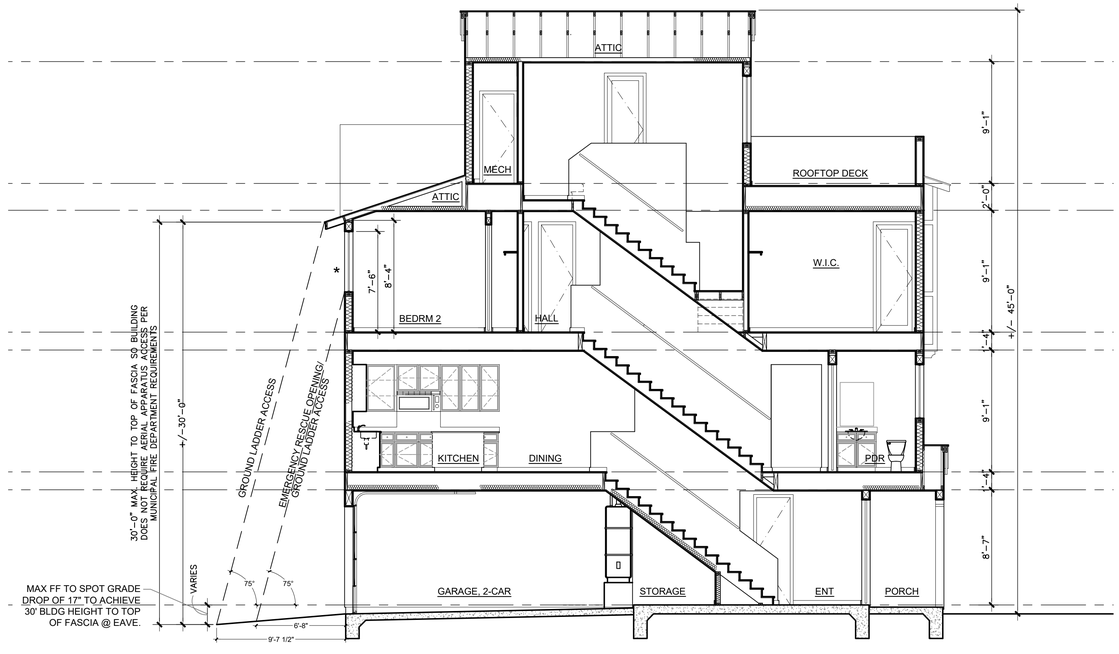
ROOF TOP DECK



ROOF

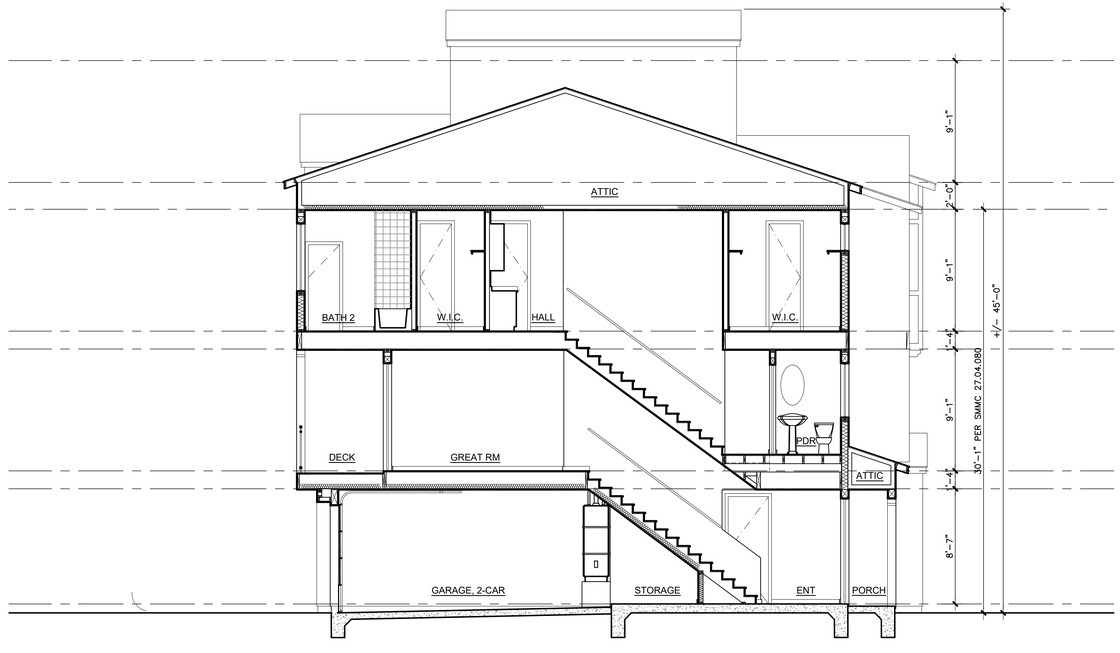
5-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

2- UNIT 2 CROSS SECTION



0 4 8 12 Scale 3/16" = 1'

1- UNIT 1 CROSS SECTION

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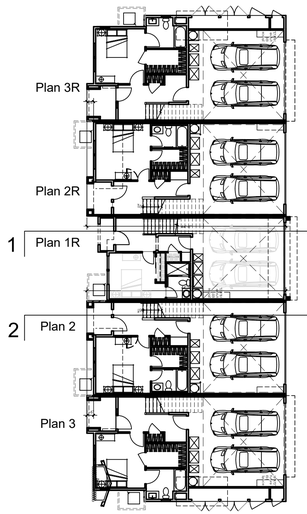
Ownership:

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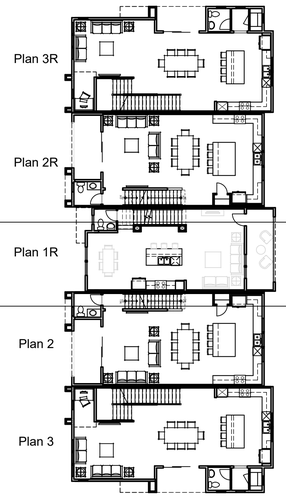
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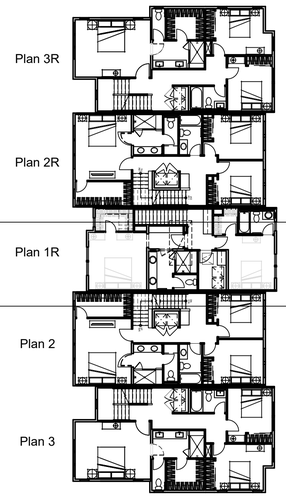
BT_UNIT 1-2 A CROSS SECTION **A1.6.6**



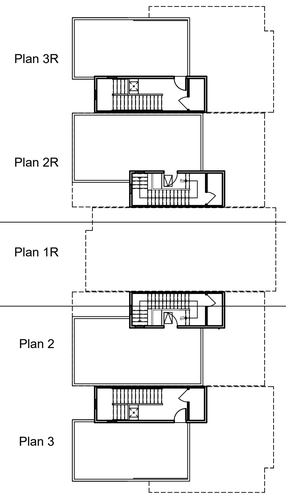
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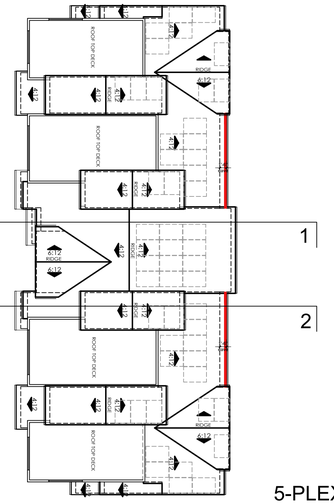
SECOND FLOOR



THIRD FLOOR



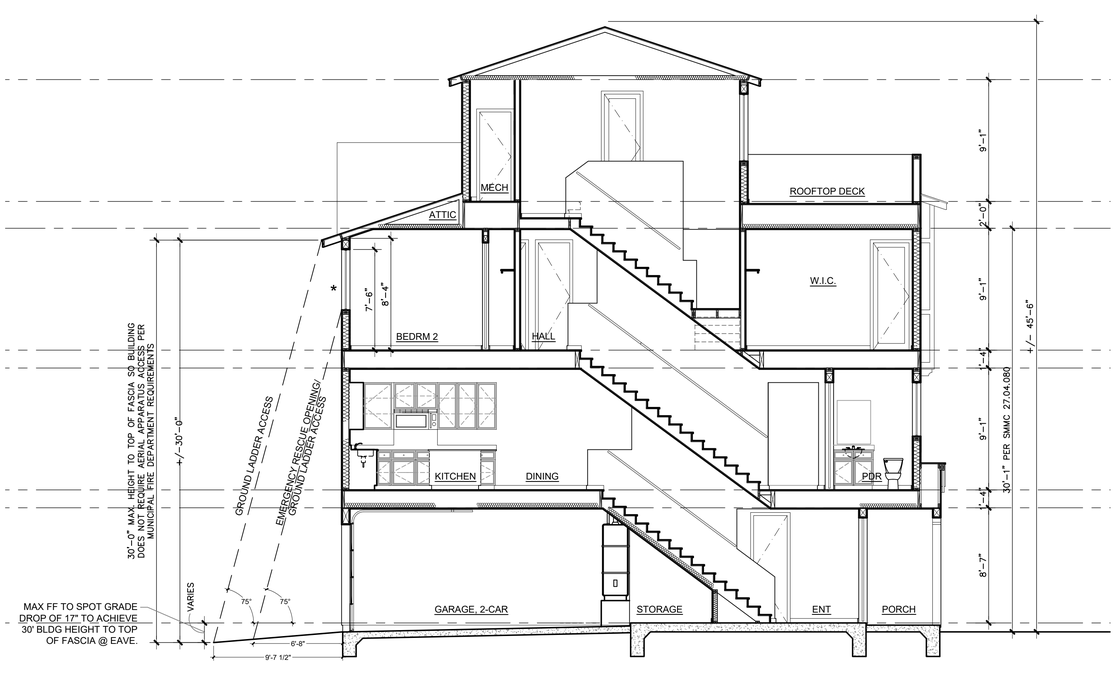
ROOF TOP DECK



ROOF

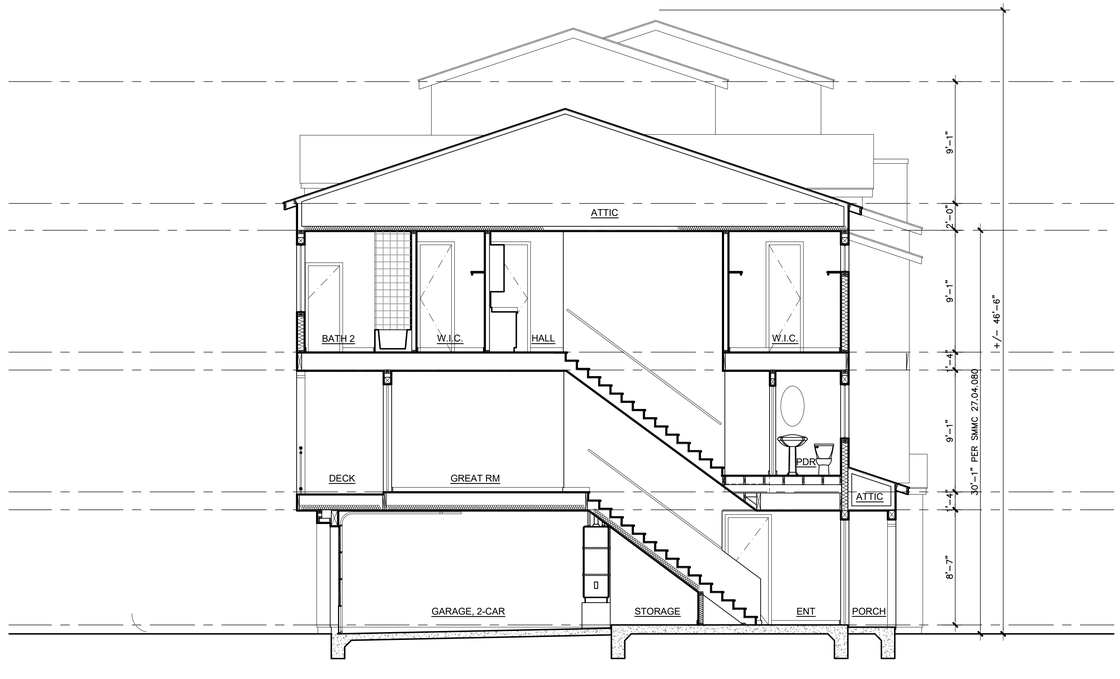
5-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

2- UNIT 2 CROSS SECTION



0 4 8 12 Scale 3/16" = 1'

1- UNIT 1 CROSS SECTION

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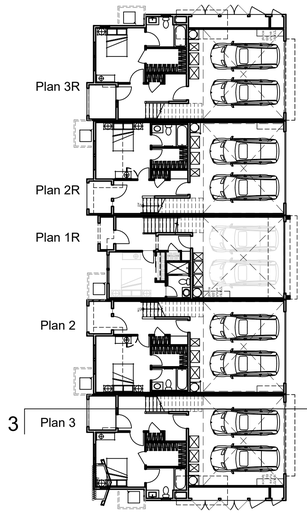
Ownership:

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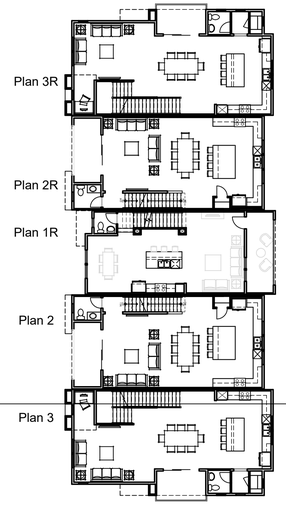
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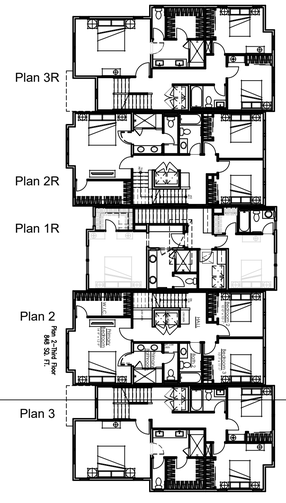
BT_UNIT 1-2 C CROSS SECTION **A1.6.6A**



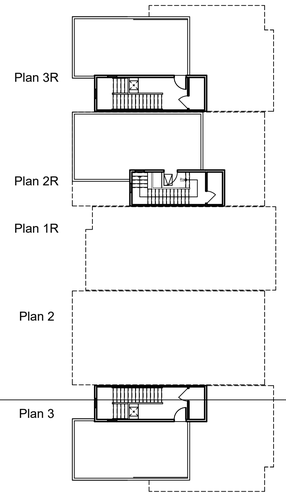
FIRST FLOOR



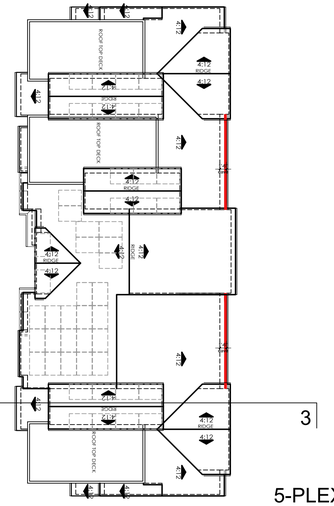
SECOND FLOOR



THIRD FLOOR



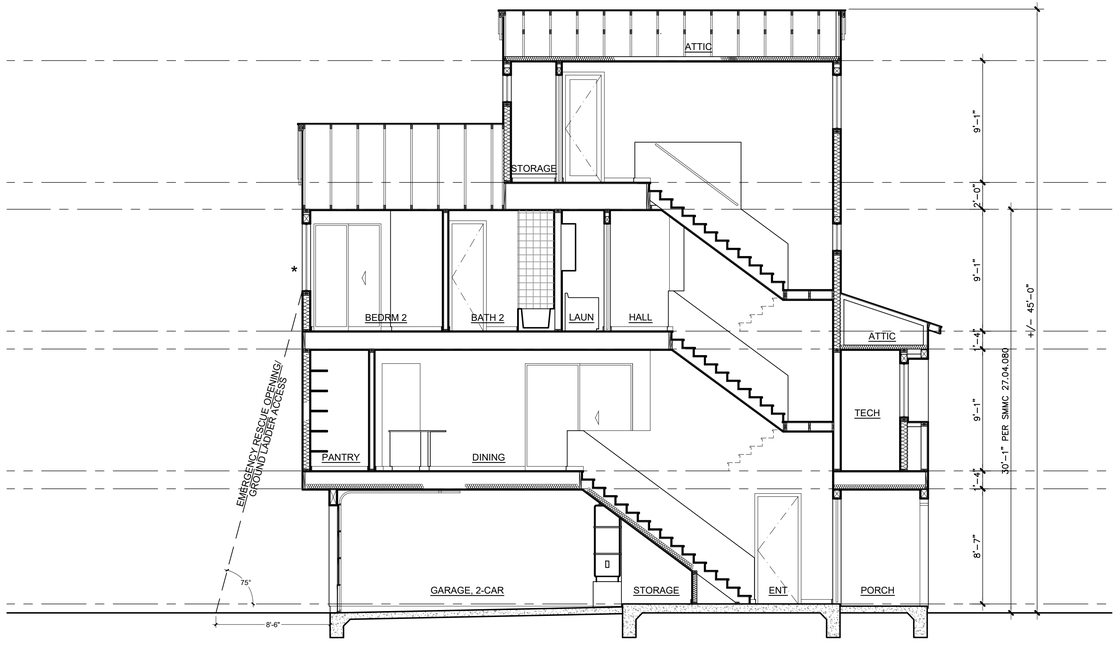
ROOF TOP DECK



ROOF

5-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1-UNIT 3 CROSS SECTION

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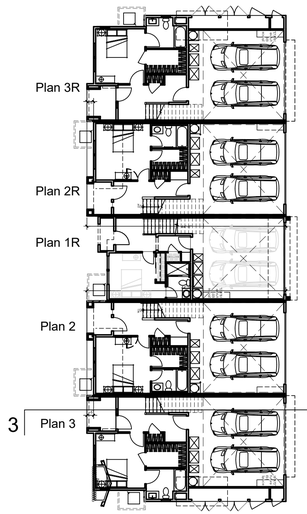
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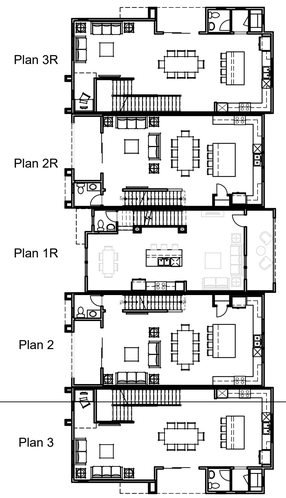
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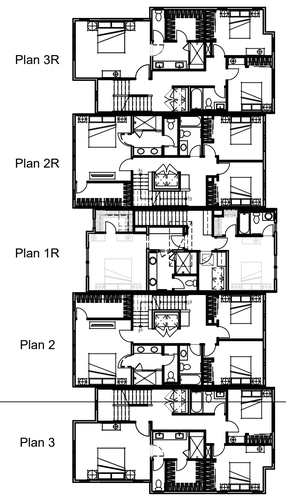
BT_UNIT 3 A CROSS SECTION **A1.6.7**



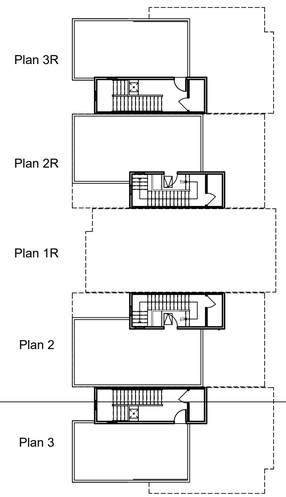
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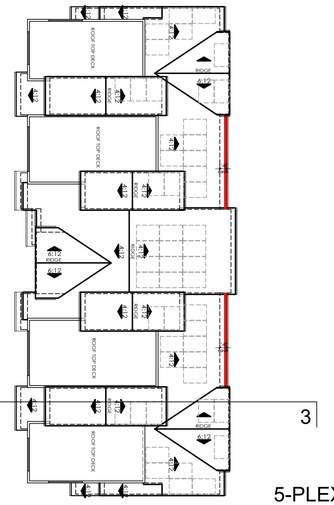
SECOND FLOOR



THIRD FLOOR



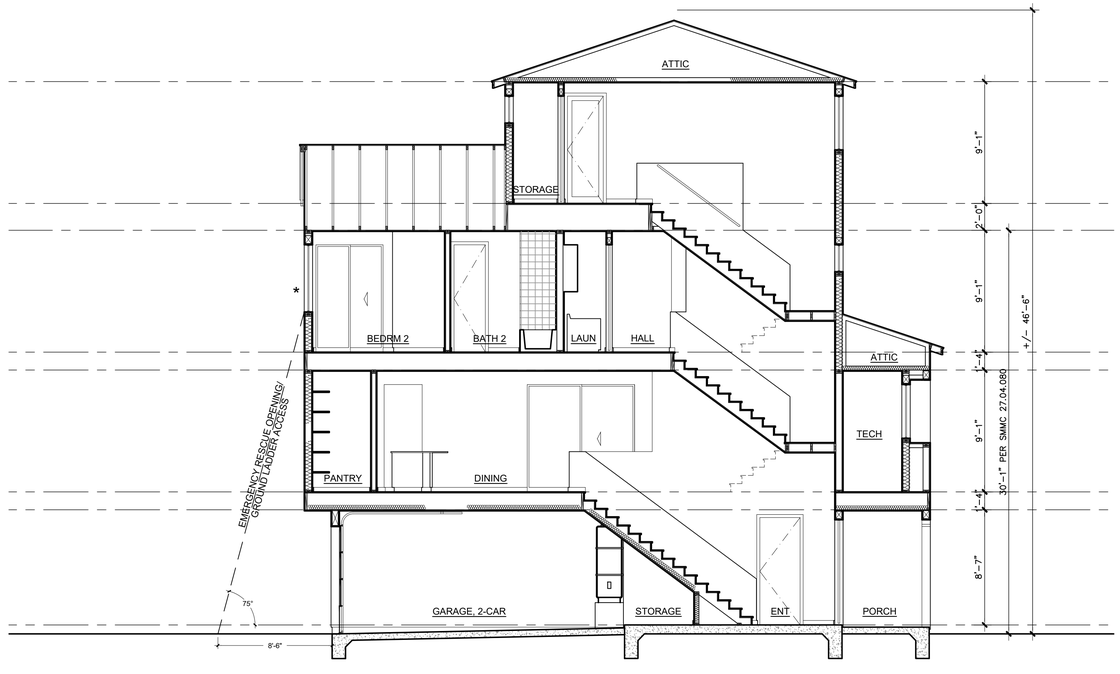
ROOF TOP DECK



ROOF

5-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1-UNIT 3 CROSS SECTION

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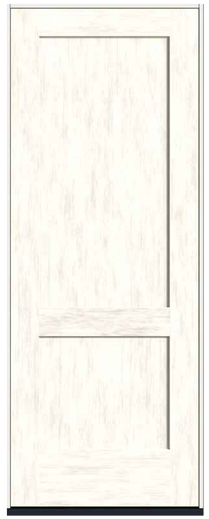
BT_UNIT 3 C CROSS SECTION **A1.6.7A**

BT - A - SPANISH STYLE

	1	2
COLOR 1 STUCCO/TRIM	SW7542 - NATUREL	SW7514 - FOOTHILLS
COLOR 2 STUCCO/TRIM	SW7012 - CREAMY	SW7506 - LOGGIA
COLOR 3 STUCCO/ TRIM/ ACCENT	SW7737 -MEADOW TRAIL	SW9183 - DARK CLOVE
FASCIA/ RAFTER TAILS	SW7675 - SEALSKIN	
GARAGE DOORS	SW9182 - ROJO MARRON	SW7061 - NIGHT OWL
ENTRY DOORS	SW7069 - IRON ORE	SW7076 - CYBERSPACE
COLOR 4 METAL RAILINGS	SW6258 - TRICORN BLACK	SW6258 - TRICORN BLACK
COLOR 7 ROOF MATERIAL LOW 'S' PROFILE	SMM 8402 SANTA CRUZ BLEND	SCM 8823 PEBBLE BEACH BLEND
COLOR 8 DECO TILES AT GABLE	R 49 6" X 6"	R 49 6" X 6"

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
DECO TILES: ZIA TILE OR CONCRETE TILE

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOORS

WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

BT - C - MODERN FARMHOUSE STYLE

	1	2
COLOR 1 STUCCO	SW7052 - GRAY AREA	SW7636 - ORIGAMI WHITE
COLOR 2 BOARD + BATTEN	SW7049 - NUANCE	SW7645 - THUNDER GRAY
COLOR 3 STUCCO	SW9141 - WATERLOO	SW6209 - RIPE OLIVE
COLOR 4 STUCCO/FASCIA	SW7069 - IRON ORE	SW9592 - ILLUSION
WOODLOOK FIBER CEMENT LAP SIDING	WOODTONE - MOUNTAIN CEDAR	WOODTONE - CARIBOU TRAILS
COLOR 6 ROOF MATERIAL COMPOSITION SHINGLE	MOIRE BLACK	WEATHERED WOOD
COLOR 8 GARAGE DOORS / ENTRY DOORS	SW7645 - THUNDER GRAY	SW7645 - THUNDER GRAY
COLOR 4 METAL RAILINGS	SW7020 - BLACK FOX	SW7020 - BLACK FOX

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOORS

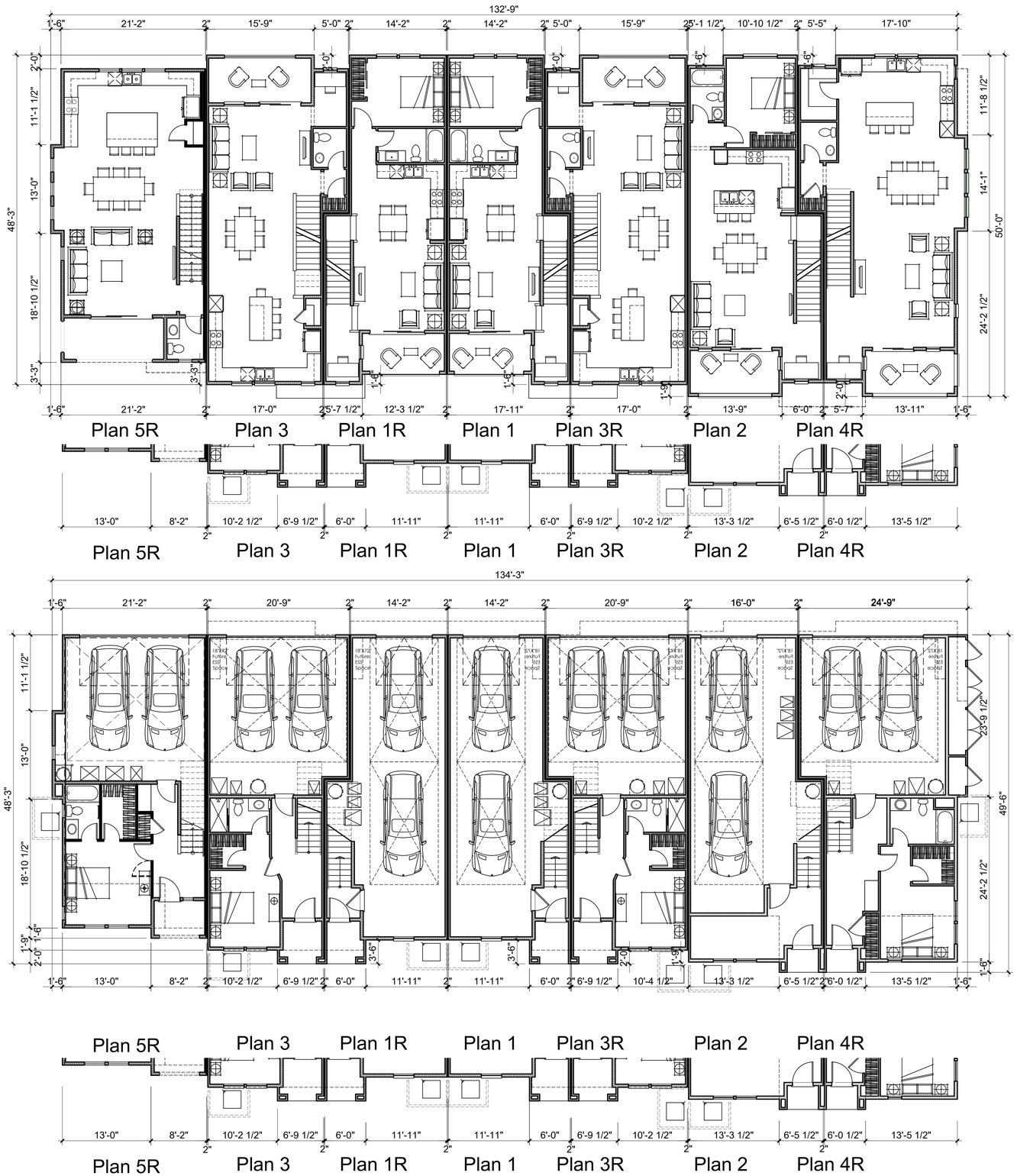


WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.



LEVEL 2A

LEVEL 2B

0 4 8 16 Scale 1" = 8'



- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

LEVEL 1A

LEVEL 1B

0 4 8 16 Scale 1" = 8'

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

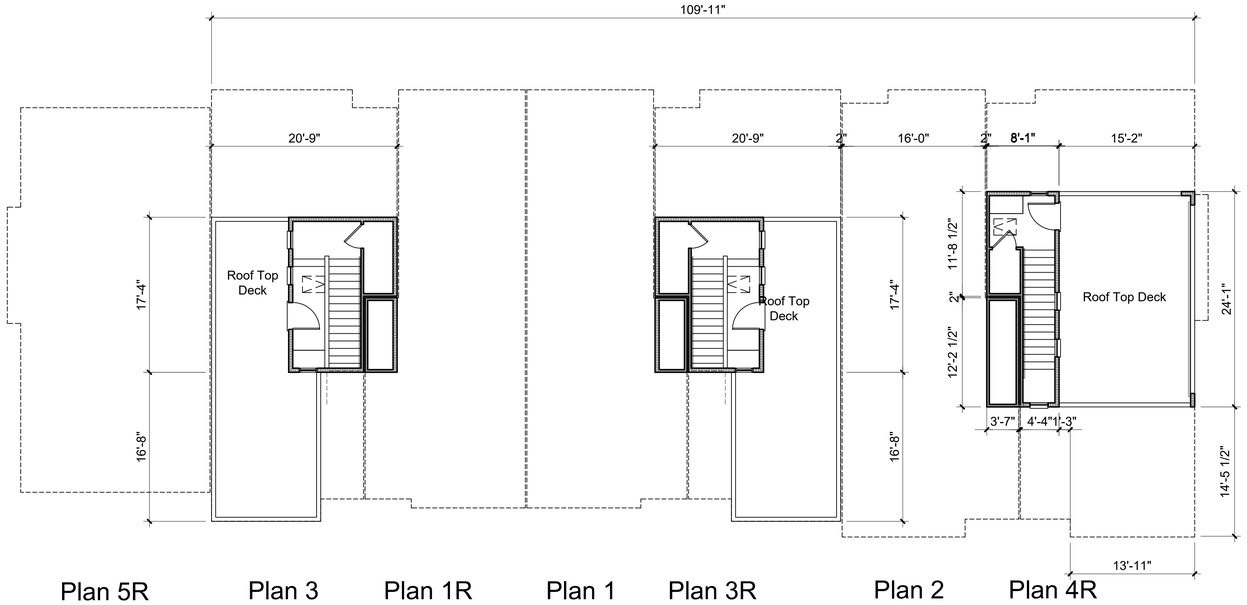
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

IT_7PLEX 1ST - 2ND BUILDING PLANS **A2.1.0**





STYLE 'A' SPANISH

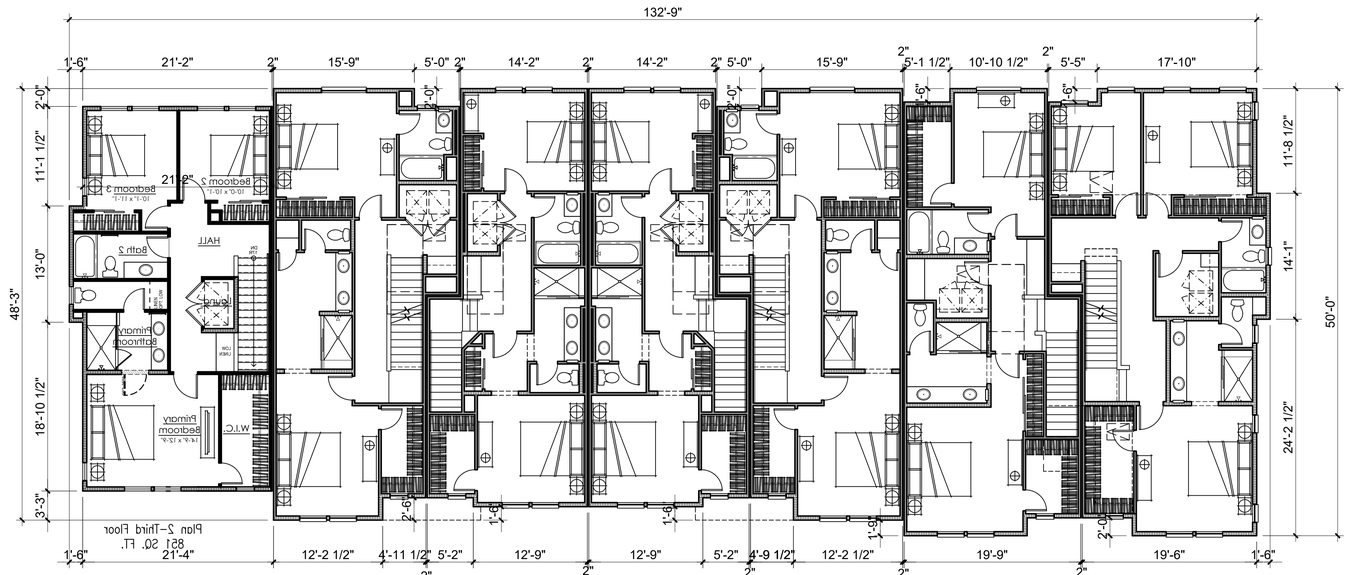
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

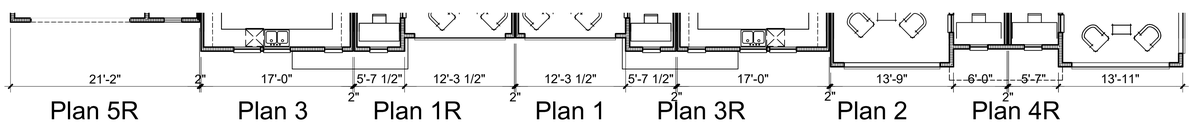
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



LEVEL 3A



LEVEL 3B

0 4 8 16 Scale 1" = 8'

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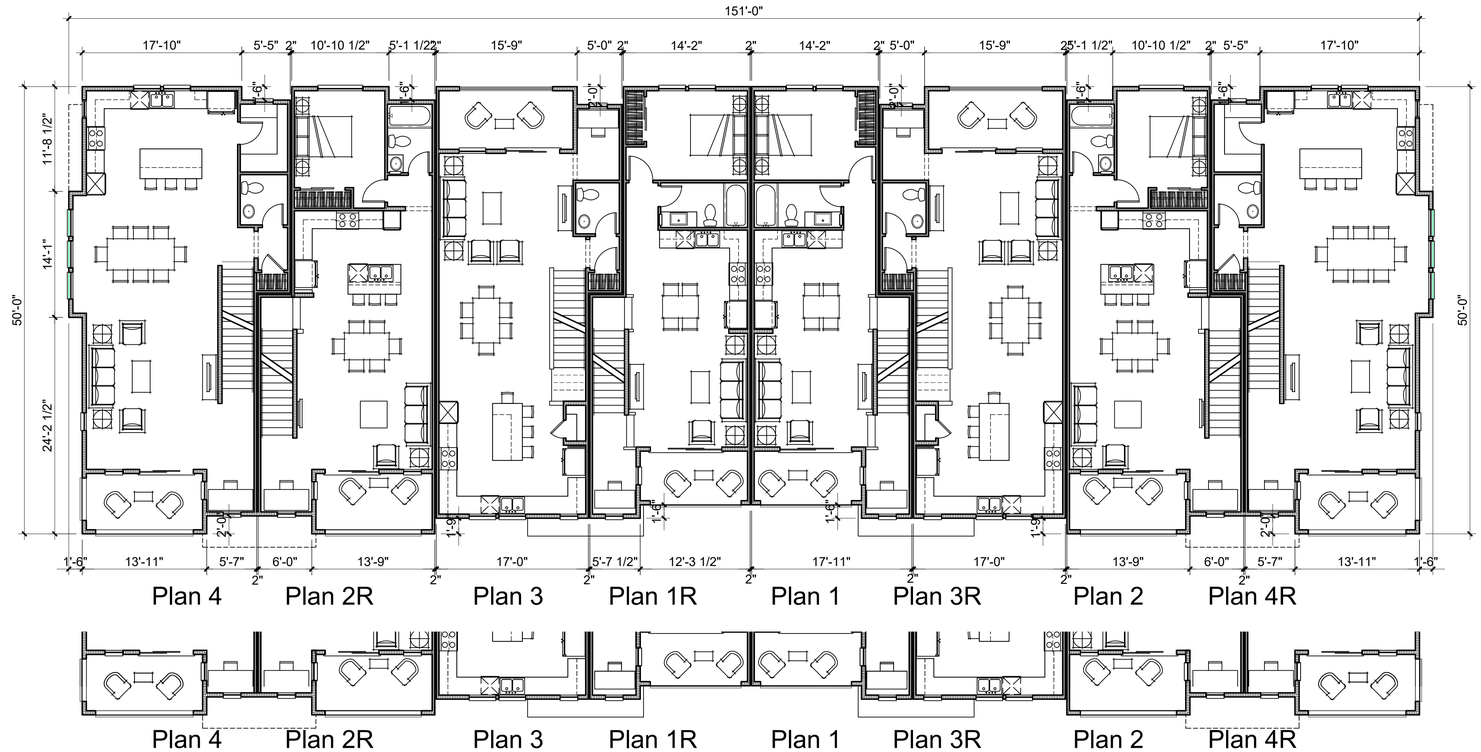
Ownership:

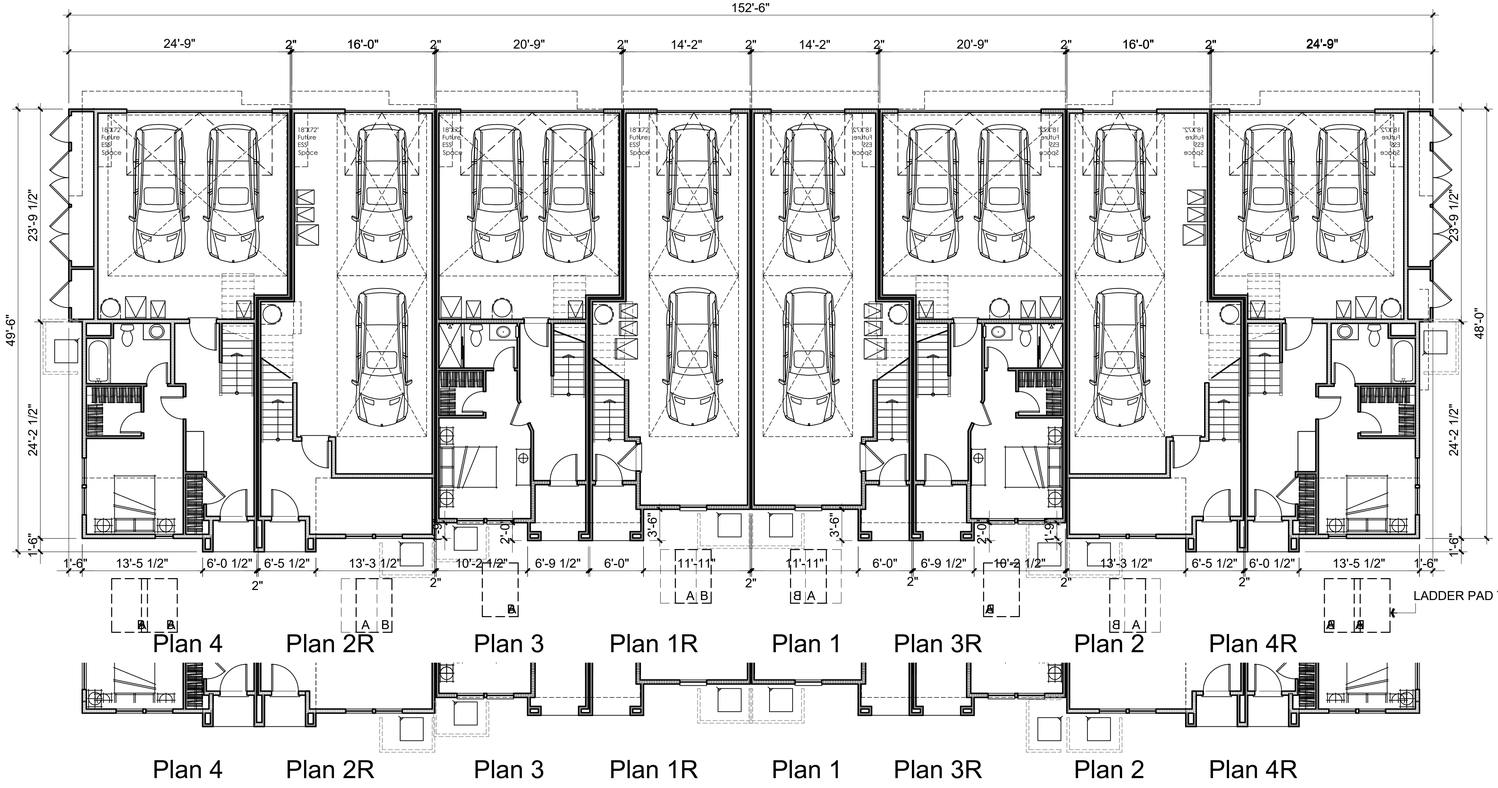
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

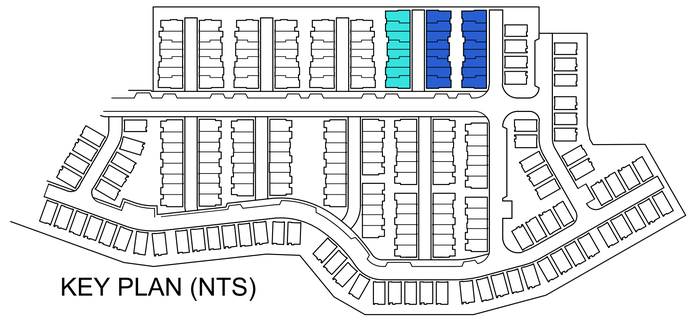
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

IT_7PLEX 3RD - RTD BUILDING PLANS **A2.1.1**







STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

LEVEL 2A

LEVEL 2B

0 4 8 16 Scale 1" = 8'

LEVEL 1A

LEVEL 1B

0 4 8 16 Scale 1" = 8'

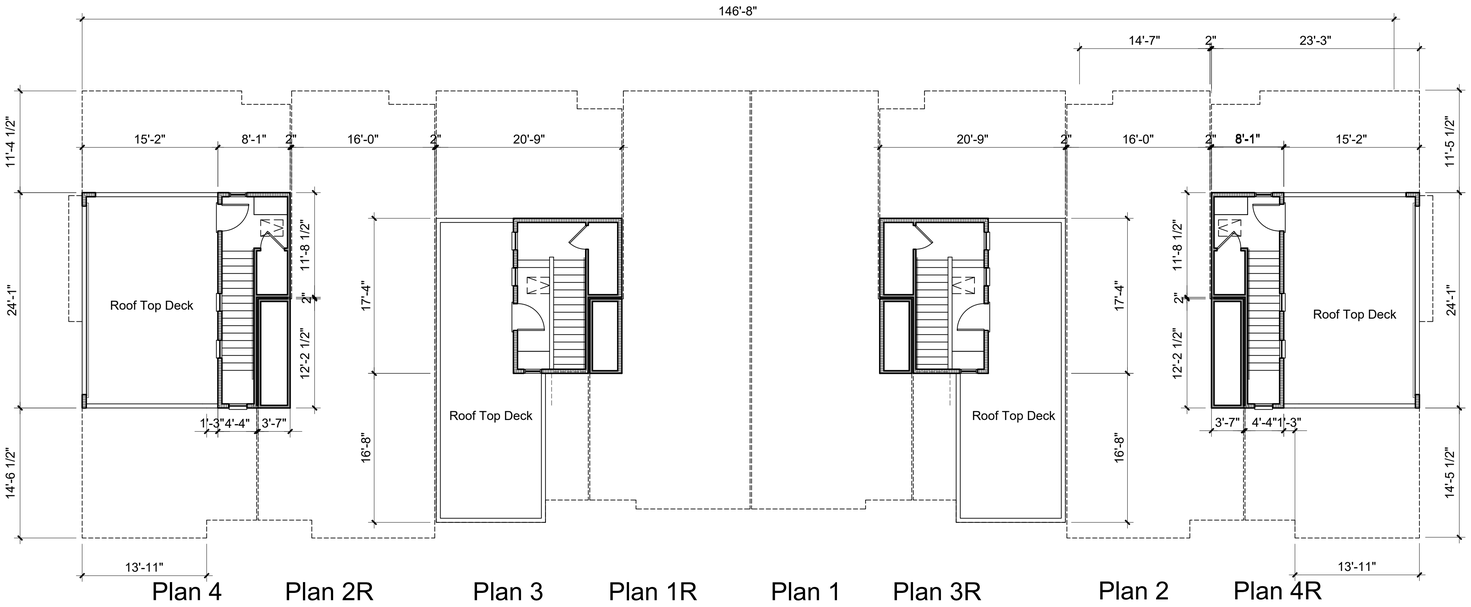
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

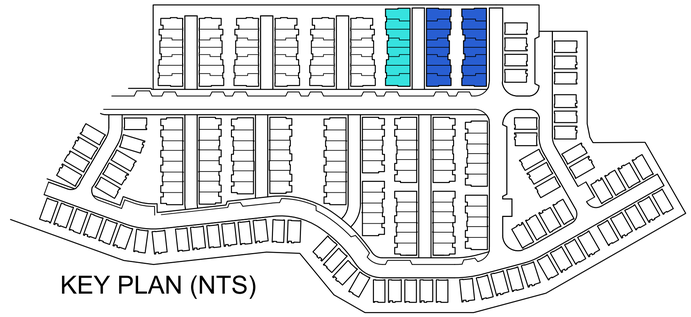
Ownership:
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San Francisco, CA 94104

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SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

IT_8PLEX 1ST - 2ND BUILDING PLANS **A2.1.2**





STYLE 'A' SPANISH

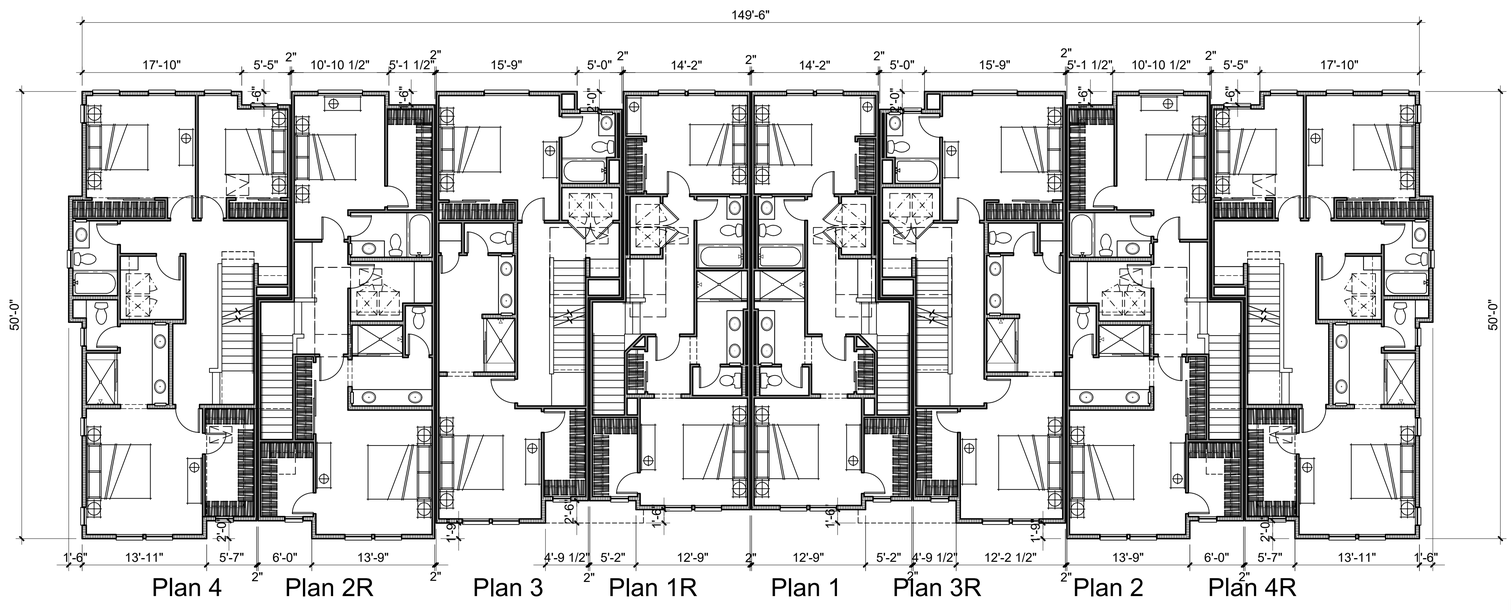
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

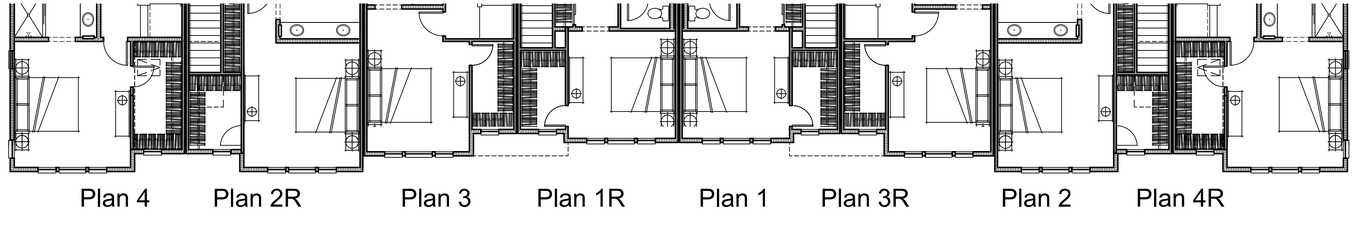
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

ROOF TOP DECK

0 4 8 16 Scale 1" = 8'

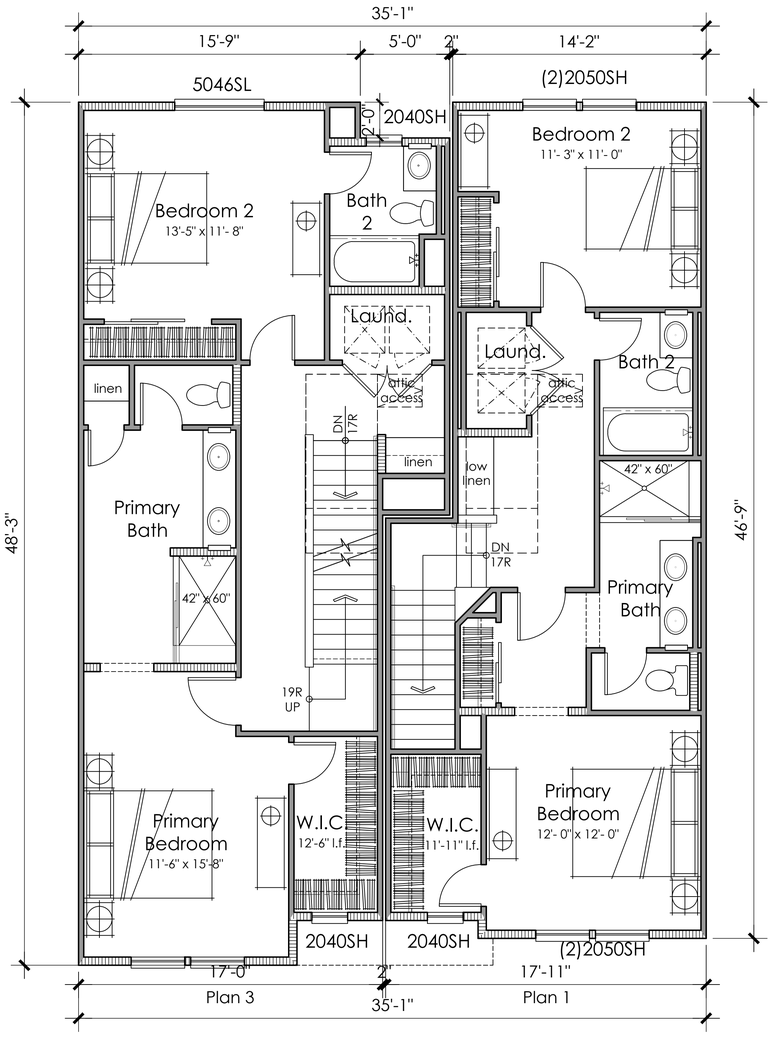


LEVEL 3A



LEVEL 3B

0 4 8 16 Scale 1" = 8'

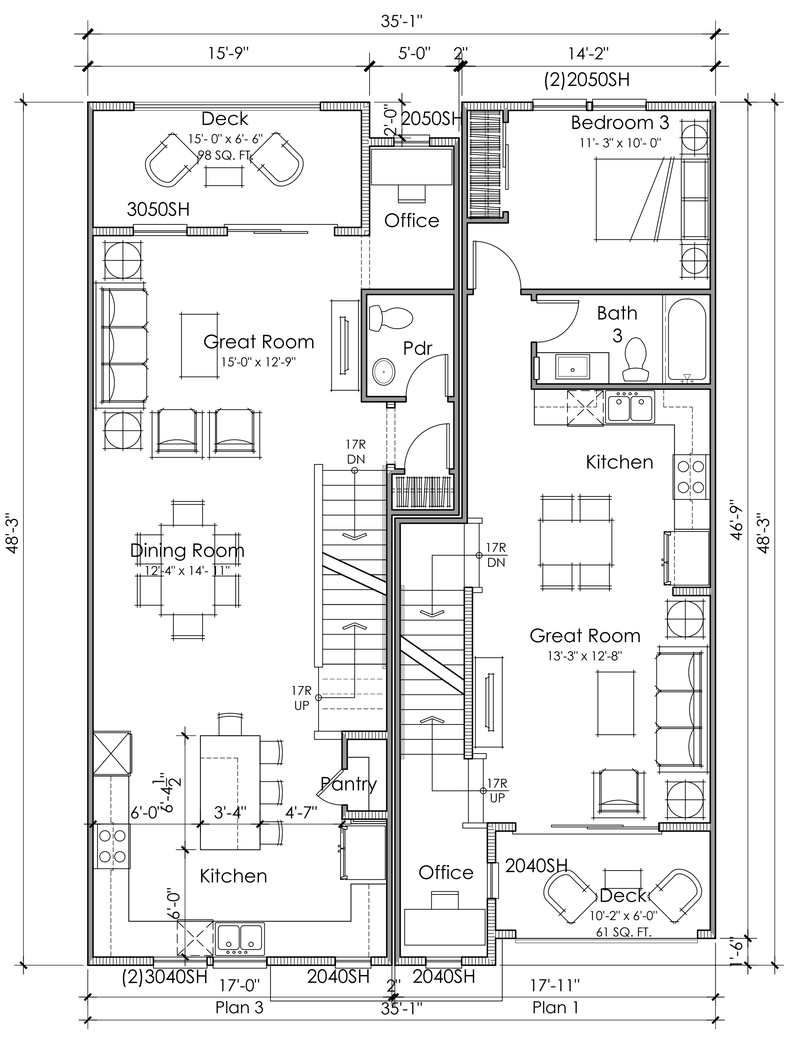


Third Floor

Scale 1" = 4'

Plan 1: 680 s.f.

Plan 3: 800 s.f.

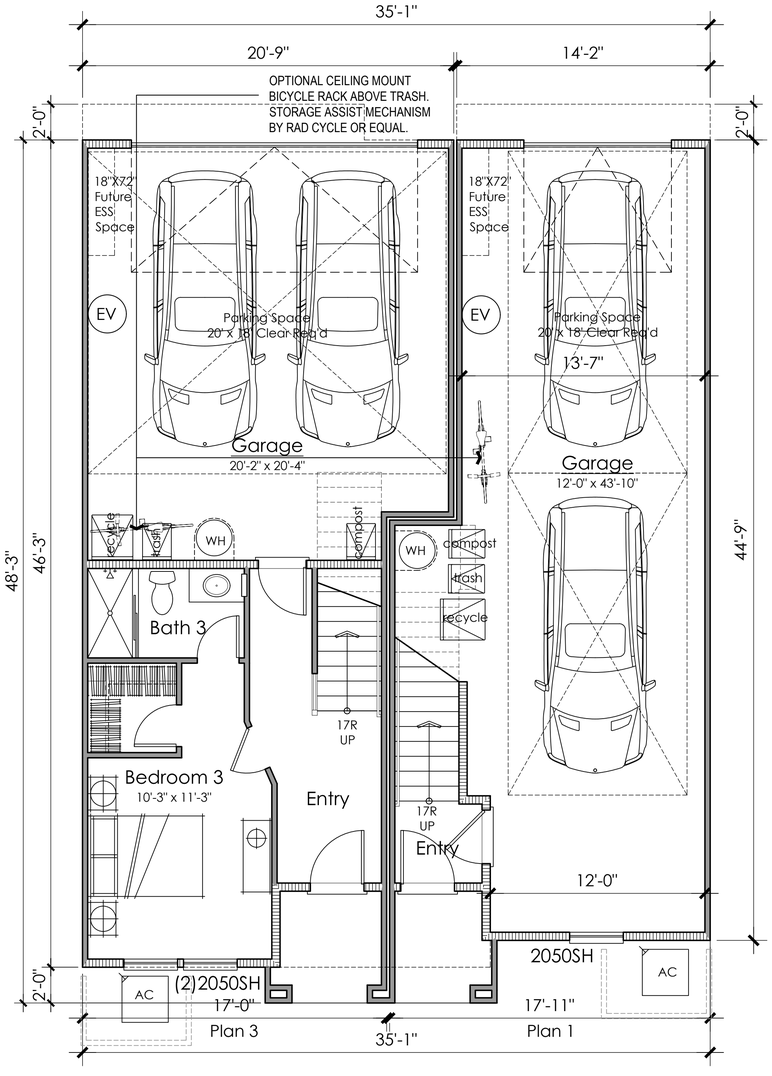


Second Floor

Scale 1" = 4'

Plan 1: 640 s.f.

Plan 3: 743 s.f.



First Floor

Scale 1" = 4'

Plan 1: 62 SQ. FT.

Plan 3: 339 SQ. FT.

Plan 3 Floor Plan	Plan 1 Floor Plan
3 Bedroom + 3.5 Bath	3 Bedroom + 3 Bath
1,992 s.f.(net)	1,382 s.f.(net)
2,863 s.f. (SB330)	2,267 s.f. (SB330)
2,715 s.f. (SMMC)	2,160 s.f. (SMMC)

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

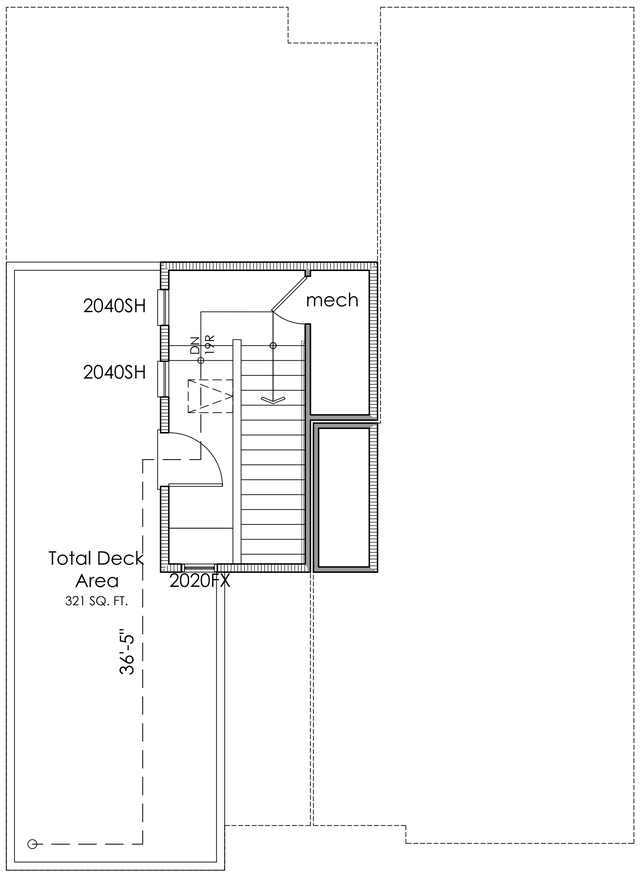
ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:
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SAN MATEO, CA
#20240095

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IT_UNIT 1 AND 3 FLOOR PLANS **A2.2.0**

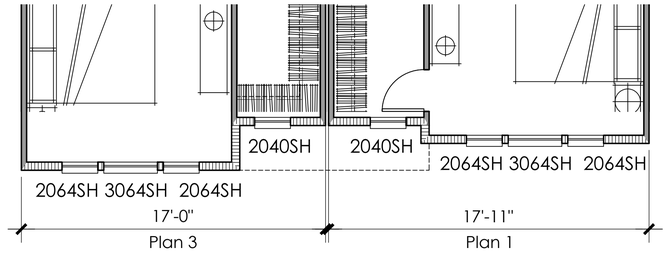


Roof Top Deck

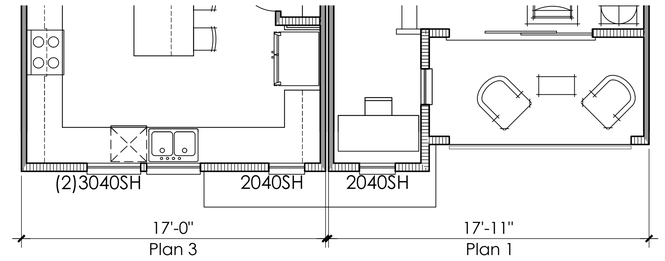
Plan 1: N/A

Plan 3: 110 SQ. FT.

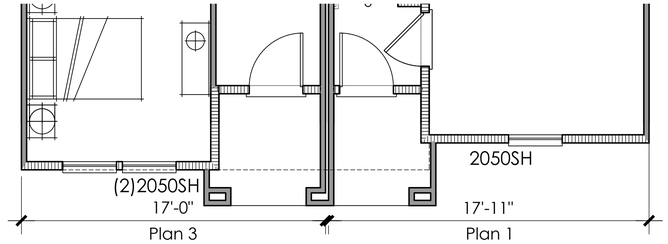
0 2 4 8 Scale 1" = 4'



Third Floor Style B



Second Floor Style B



First Floor Style B

0 2 4 8 Scale 1" = 4'

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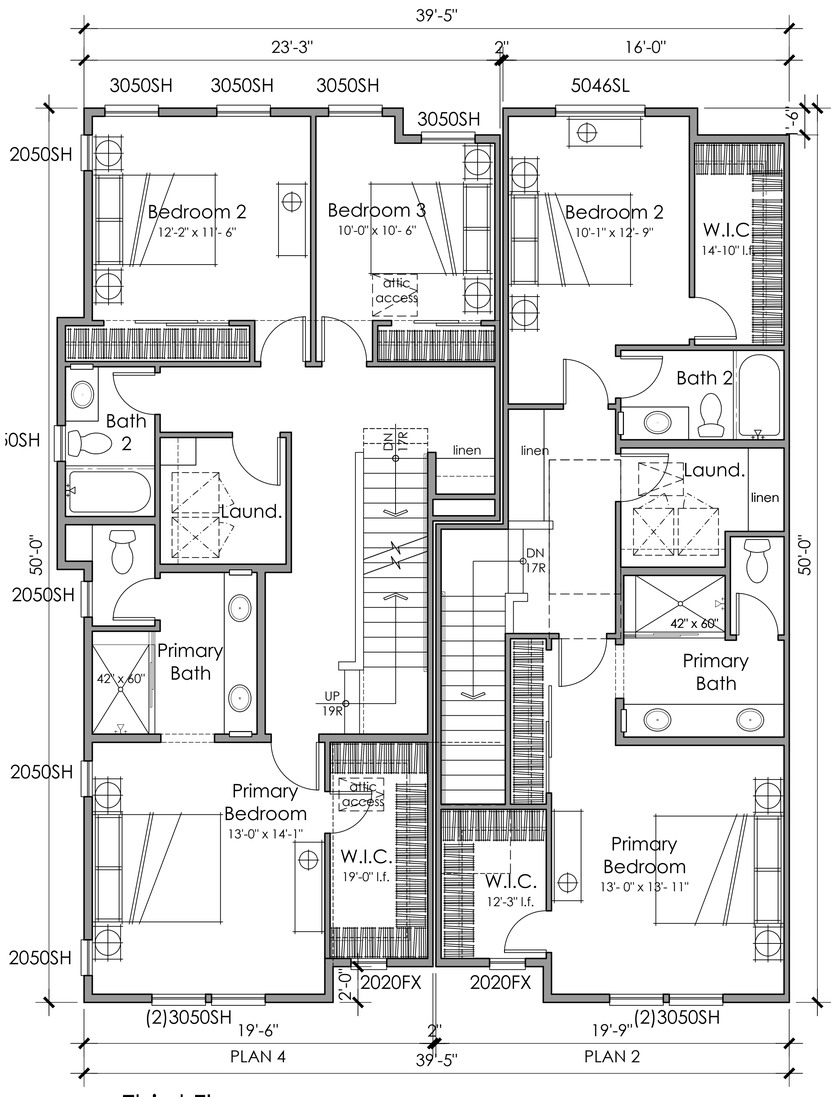
Ownership:

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CLEARVIEW HOUSING DEVELOPMENT
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20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

IT_UNIT 3 ROOF DECK FLOOR PLAN **A2.2.1**



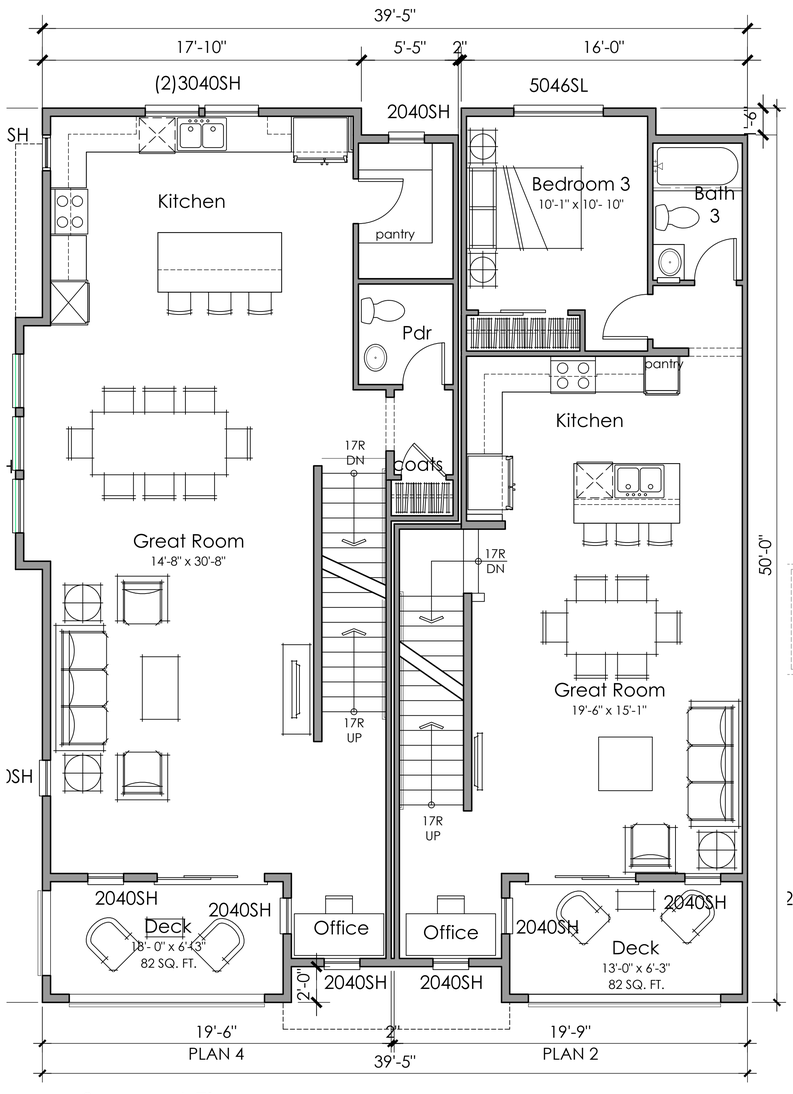
Third Floor

0 2 4 8 Scale 1" = 4'

Plan 4 with Roof Top Deck

Plan 2: 801 SQ. FT.

Plan 4: 970 SQ. FT.

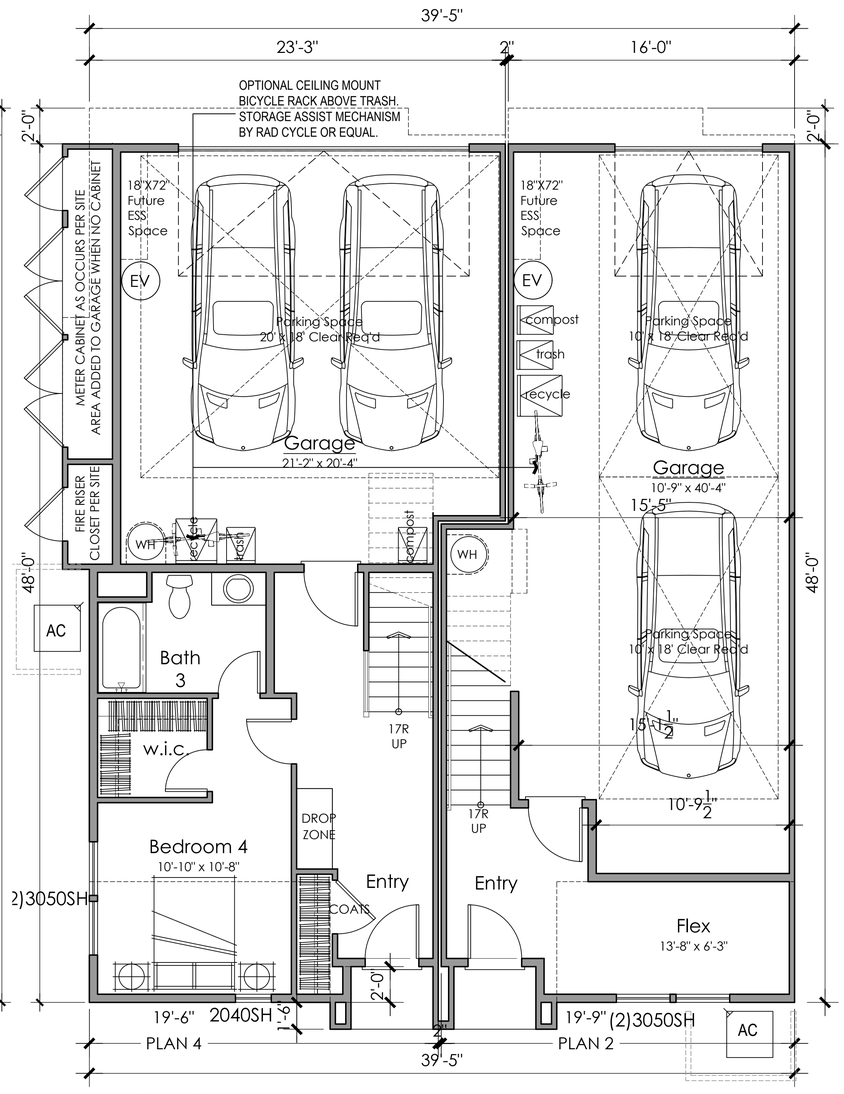


Second Floor

0 2 4 8 Scale 1" = 4'

Plan 2: 744 s.f.

Plan 4: 914 s.f.



First Floor

0 2 4 8 Scale 1" = 4'

Plan 2: 189 s.f.

Plan 4: 442 s.f.

Plan 4 Floor Plan	Plan 2 Floor Plan
4 Bedroom + 3.5 Bath	3 Bedroom + 3 Bath
2,388 s.f.(net)	1,734 s.f.(net)
3,348 s.f. (SB330)	2,664 s.f. (SB330)
3,237 s.f. (SMMC)	2,553 s.f. (SMMC)

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

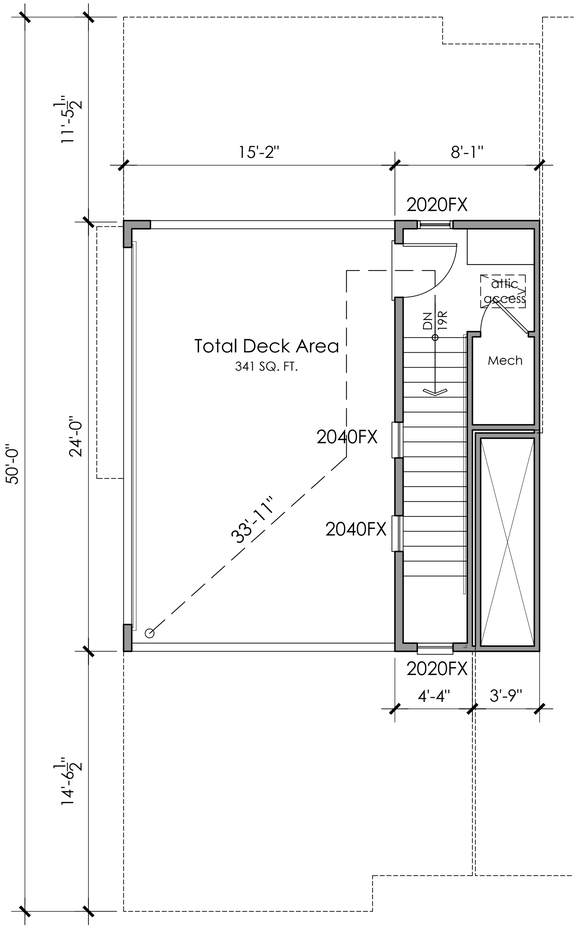
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JETT LANDSCAPE ARCHITECTURE + DESIGN
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20240095

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(1ST) DECEMBER 19, 2025
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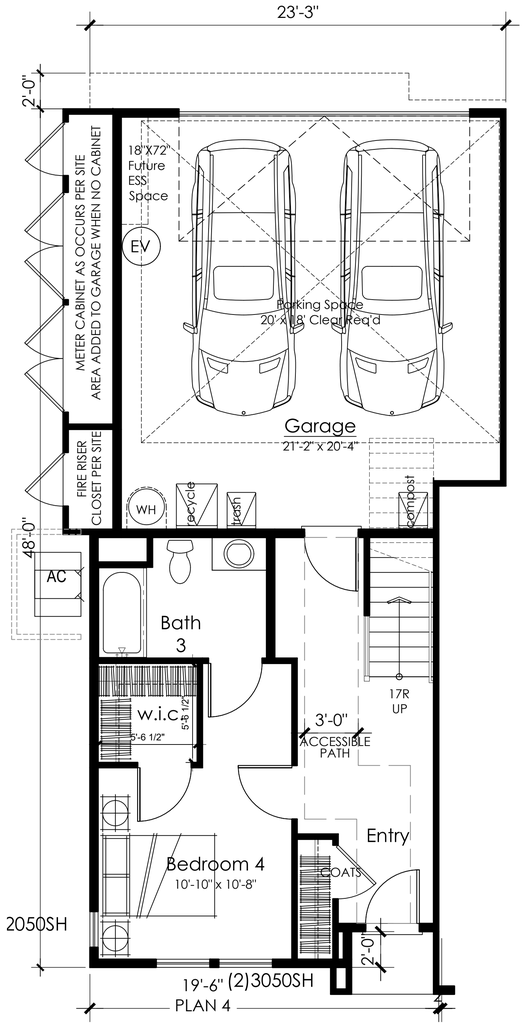
IT_UNIT 2 AND 4 FLOOR PLANS **A2.2.2**



Plan 4 Roof Top Deck

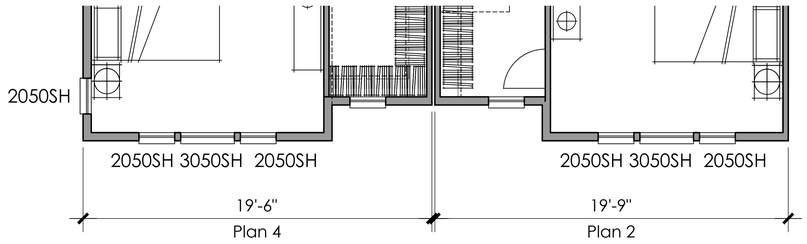
Plan 4: 62 SQ. FT.

0 2 4 8 Scale 1" = 4'



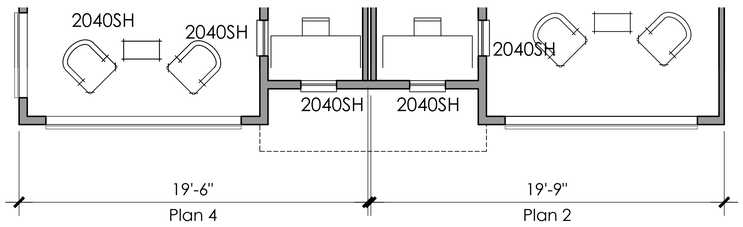
First Floor Plan 4 Alt
Ground Floor Accessible

0 2 4 8 Scale 1" = 4'



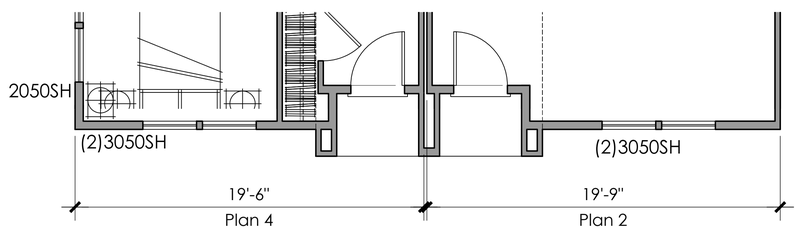
Third Floor Style B

0 2 4 8 Scale 1" = 4'



Second Floor Style B

0 2 4 8 Scale 1" = 4'



First Floor Style B

0 2 4 8 Scale 1" = 4'

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

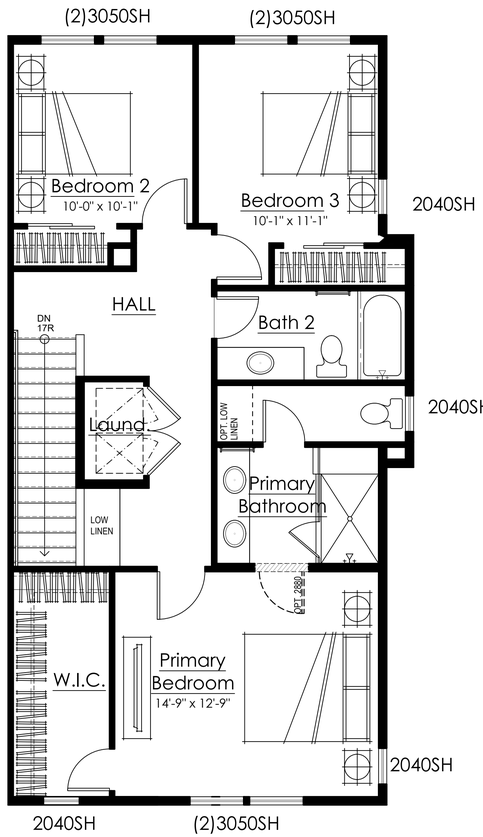
ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
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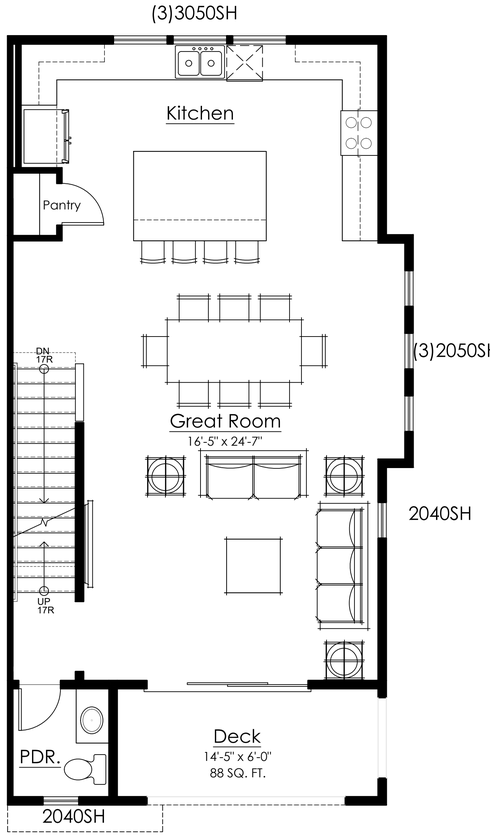
IT_UNIT 4 FLOOR PLANS **A2.2.3**



Third Floor

Plan 5: 851 SQ. FT.

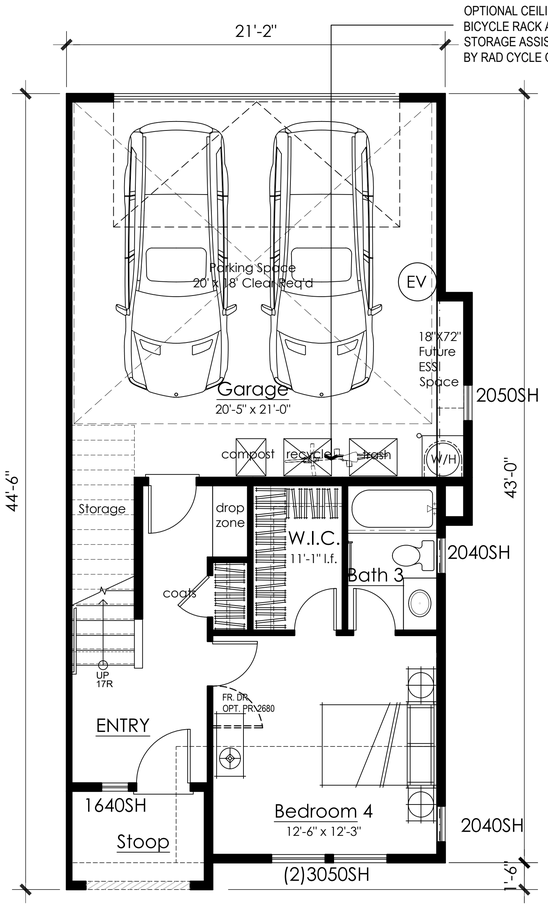
0 2 4 8 Scale 1" = 4'



Second Floor

Plan 5: 780 SQ. FT.

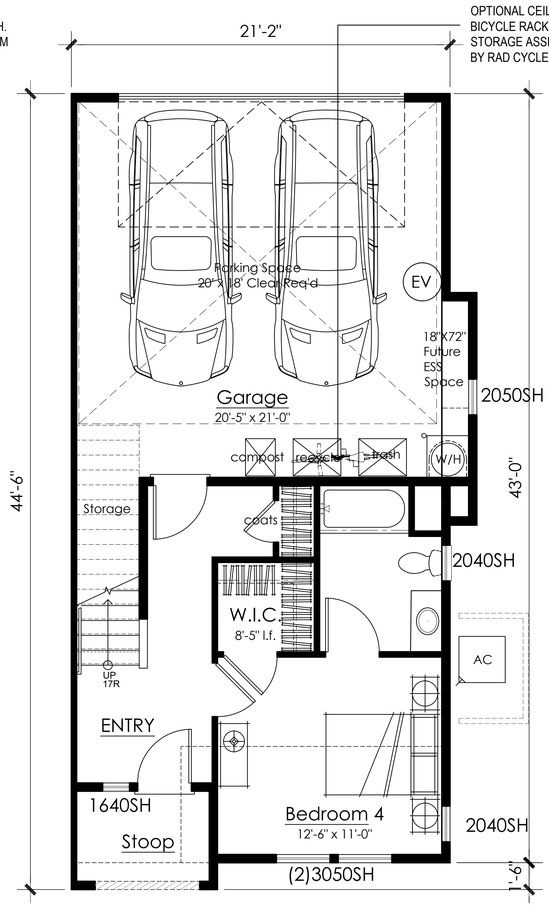
0 2 4 8 Scale 1" = 4'



First Floor

Plan 5: 395 SQ. FT.

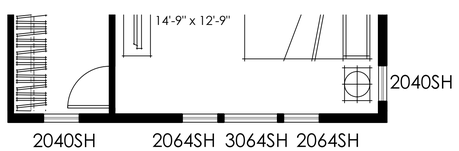
0 2 4 8 Scale 1" = 4'



First Floor Ground Floor Accessible

Plan 5Alt: 395 SQ. FT.

0 2 4 8 Scale 1" = 4'



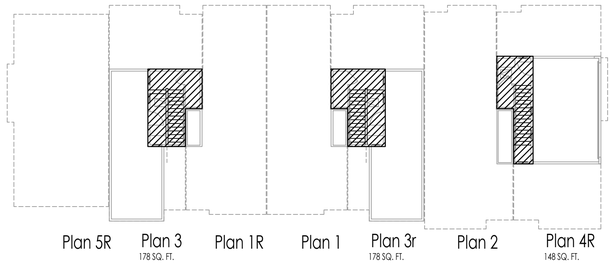
Third Floor Style B

0 2 4 8 Scale 1" = 4'

Plan 5 Floor Plan
4 Bedroom + 3.5 Bath
2,026 s.f.(net)
2,812 s.f. (SB330)
2,670 s.f. (SMMC)

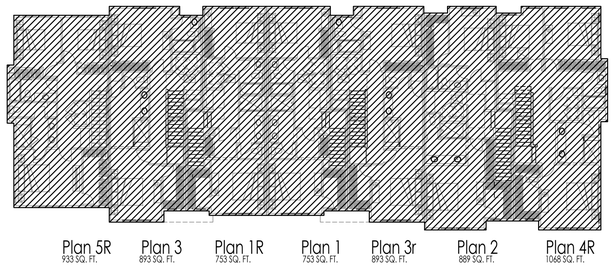
EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

GROSS AREA - CBC (SB330)



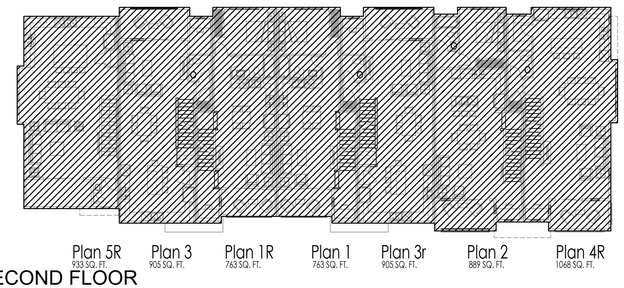
TOTAL
508 SQ. FT.

ROOF TOP DECK



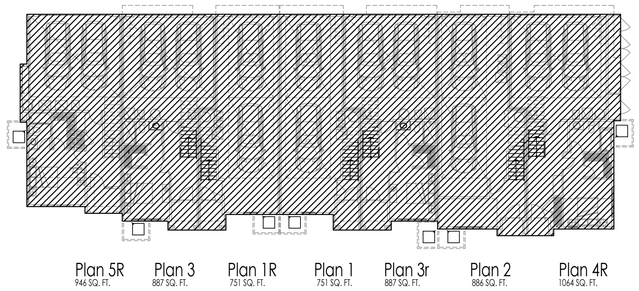
TOTAL
6182 SQ. FT.

THIRD FLOOR



TOTAL
6226 SQ. FT.

SECOND FLOOR

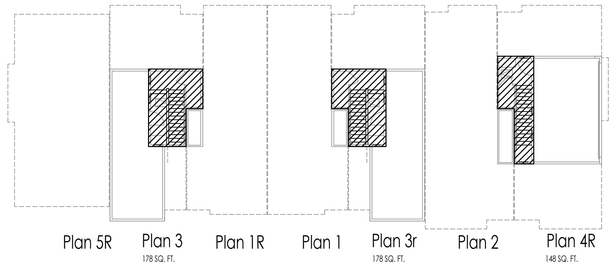


TOTAL
6172 SQ. FT.

FIRST FLOOR

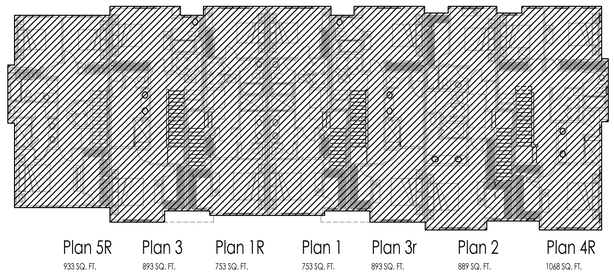
GROSS AREA DIAGRAM (PER C.B.C) - SB330

GROSS AREA - SAN MATEO



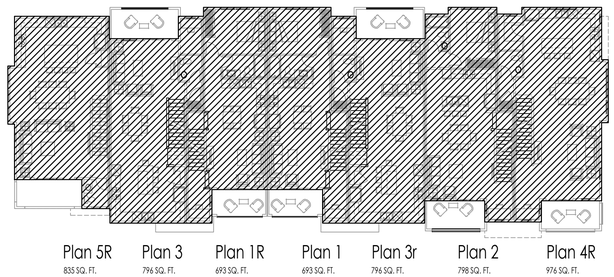
TOTAL
508 SQ. FT.

ROOF TOP DECK



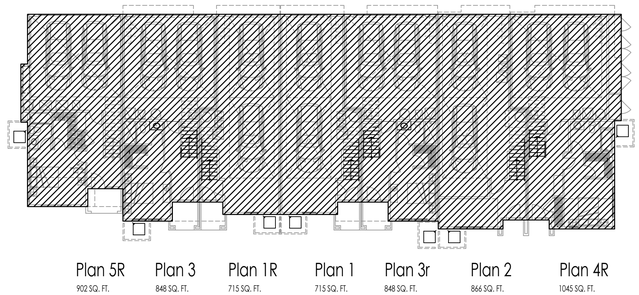
TOTAL
6181 SQ. FT.

THIRD FLOOR



TOTAL
5586 SQ. FT.

SECOND FLOOR



TOTAL
5938 SQ. FT.

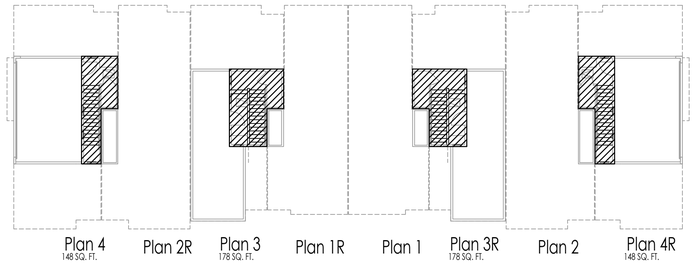
FIRST FLOOR

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

IT - 7 Plex A & B

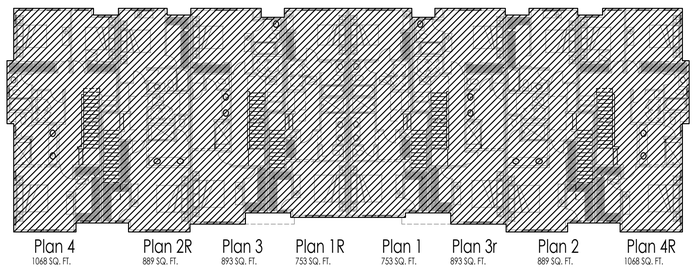
	CBC Def.	San Mateo Def.
1st Floor	6172	5938
2nd Floor	6226	5586
3rd Floor	6182	6181
RTD	504	504
Total	19,084 SF	18,209 SF

GROSS AREA - CBC (SB330)



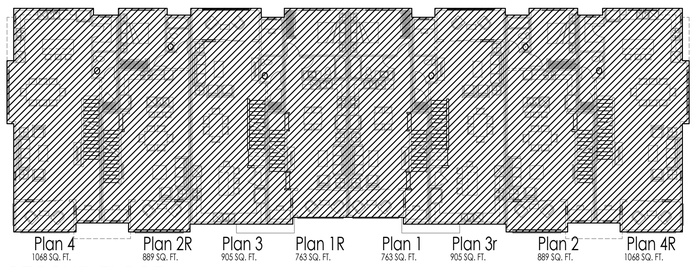
TOTAL
652 SQ. FT.

ROOF TOP DECK



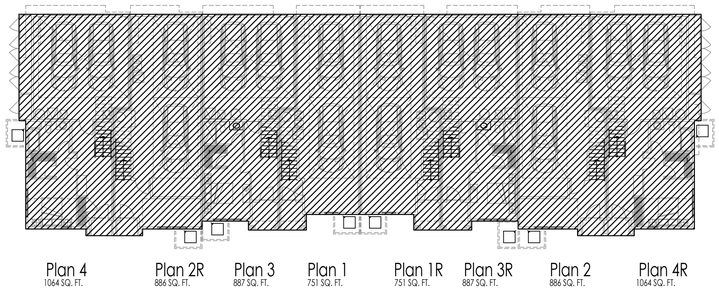
TOTAL
7206 SQ. FT.

THIRD FLOOR



TOTAL
7250 SQ. FT.

SECOND FLOOR

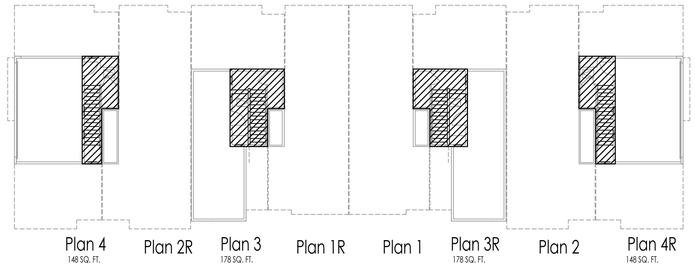


TOTAL
7176 SQ. FT.

FIRST FLOOR

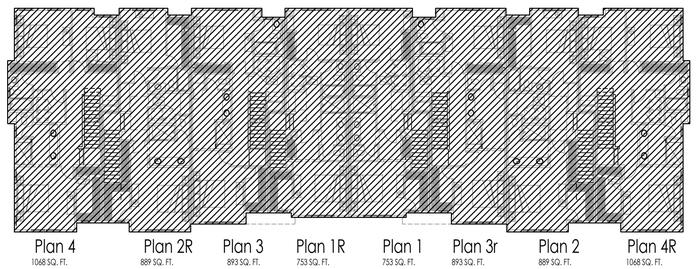
GROSS AREA DIAGRAM (PER C.B.C) - SB330

GROSS AREA - SAN MATEO



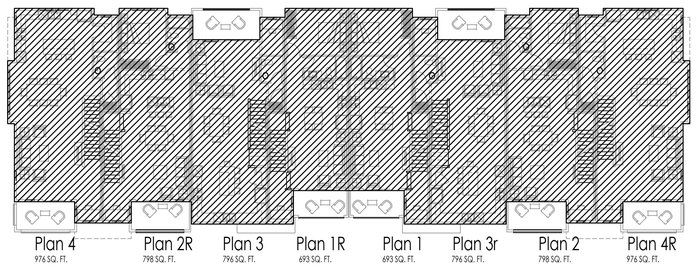
TOTAL
652 SQ. FT.

ROOF TOP DECK



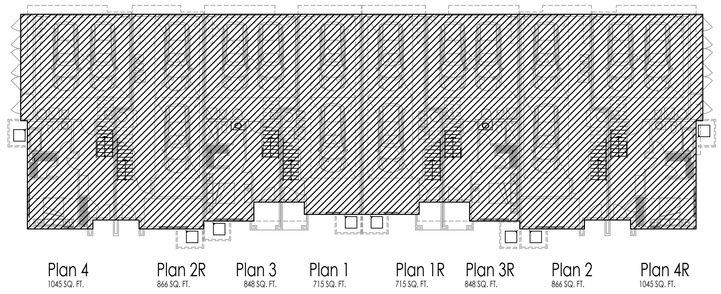
TOTAL
7204 SQ. FT.

THIRD FLOOR



TOTAL
6528 SQ. FT.

SECOND FLOOR

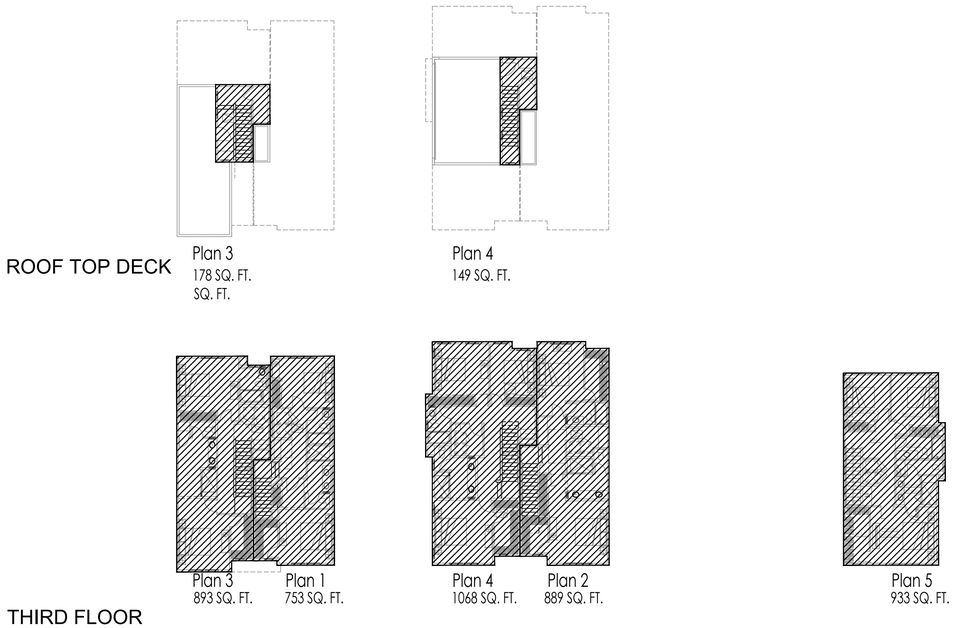


TOTAL
6948 SQ. FT.

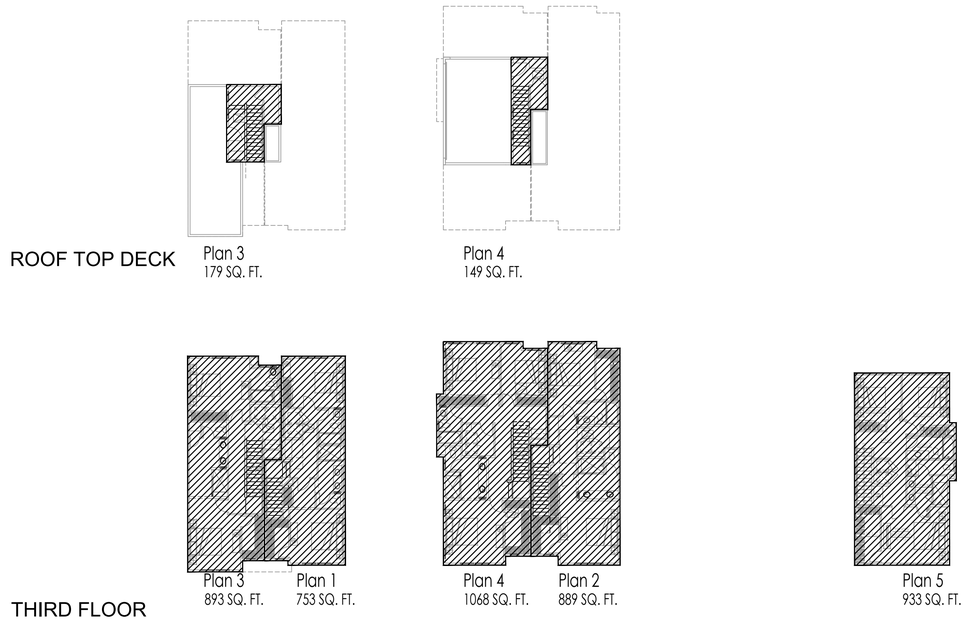
FIRST FLOOR

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

IT - 8 Plex A & B		
	CBC Def.	San Mateo Def.
1st Floor	7176	6948
2nd Floor	7250	6528
3rd Floor	7206	7204
4th Floor	652	652
Total	22,284 SF	21,332 SF



GROSS AREA DIAGRAM (PER C.B.C) - SB330



GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

IT - UNIT 1 A & B		
	CBC Def.	San Mateo Def.
1st Floor	751	715
2nd Floor	763	692
3rd Floor	753	753
RTD	0	0
Total	2,267 SF	2,160 SF

IT - UNIT 2 A & B		
	CBC Def.	San Mateo Def.
1st Floor	886	866
2nd Floor	889	798
3rd Floor	889	889
RTD	0	0
Total	2,664 SF	2,553 SF

IT - UNIT 3 A & B		
	CBC Def.	San Mateo Def.
1st Floor	887	848
2nd Floor	905	796
3rd Floor	893	893
RTD	178	178
Total	2,863 SF	2,715 SF

IT - UNIT 4 A &B		
	CBC Def.	San Mateo Def.
1st Floor	1064	1045
2nd Floor	1068	976
3rd Floor	1068	1068
RTD	148	148
Total	3,348 SF	3,237 SF

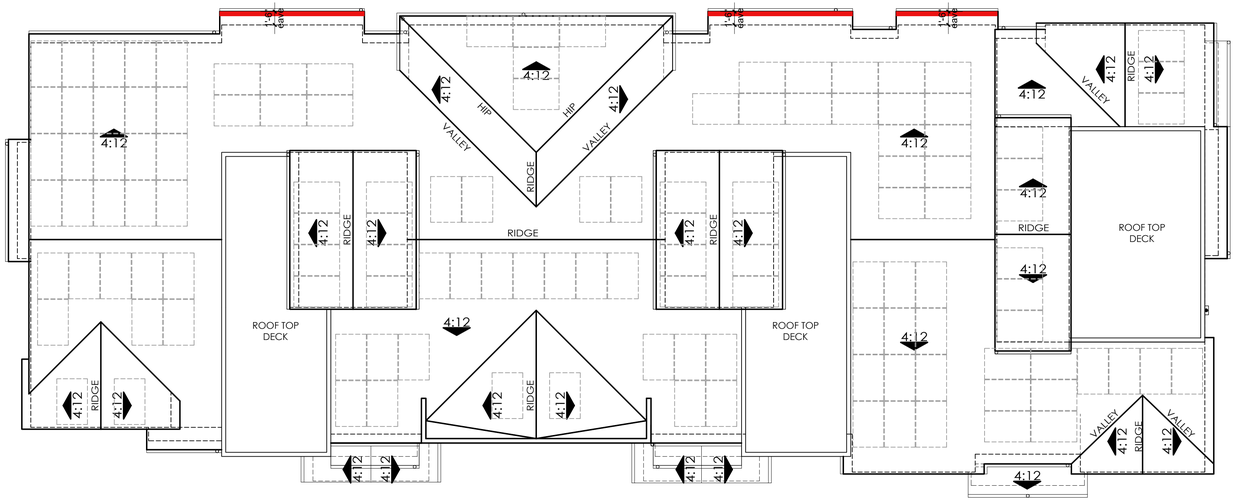
IT - UNIT 5 A & B		
	CBC Def.	San Mateo Def.
1st Floor	946	902
2nd Floor	933	835
3rd Floor	933	933
RTD	0	0
Total	2,812 SF	2,670 SF

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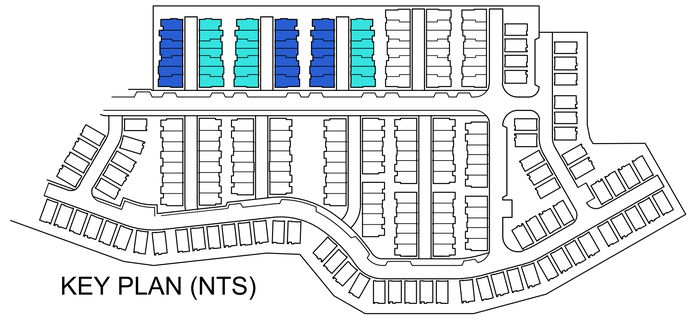
IT_UNIT FLOOR AREA CALCULATIONS A2.3.2



7PLEX A - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'



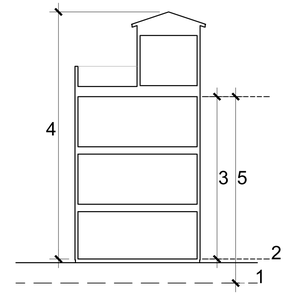
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

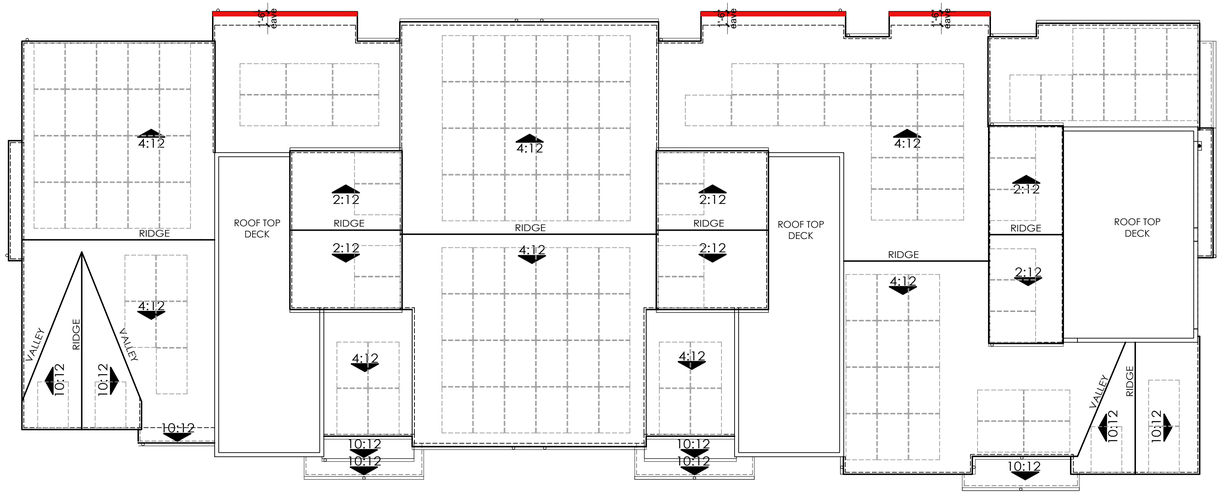
HEIGHT TABLE GUIDE



NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

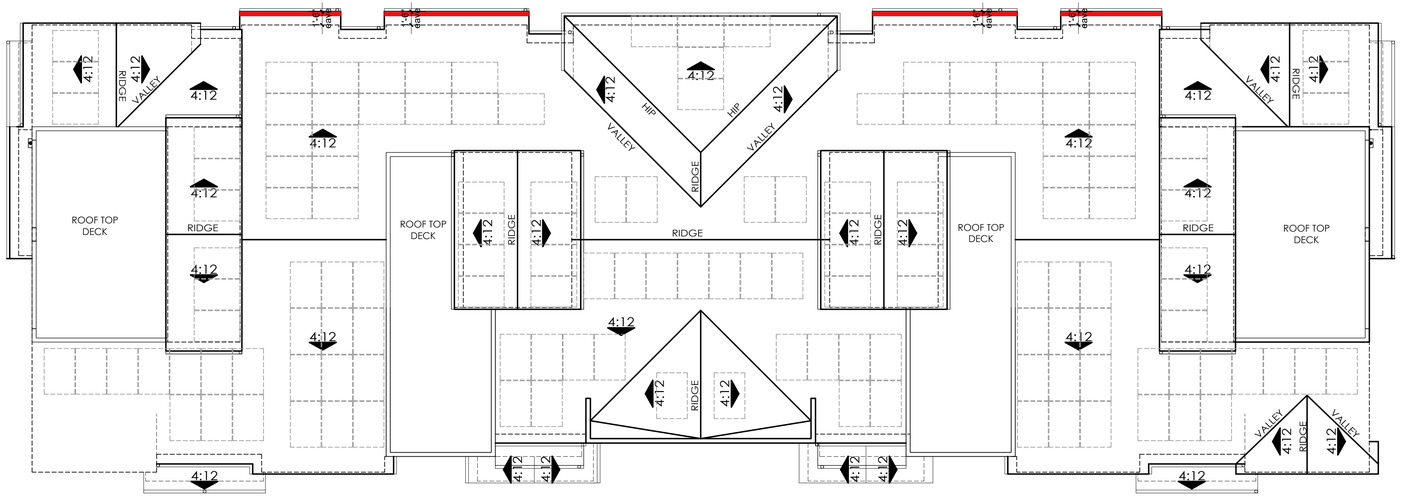
Eave height less than 30' for fire ground ladder access.



7PLEX B - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP. U.N.O.

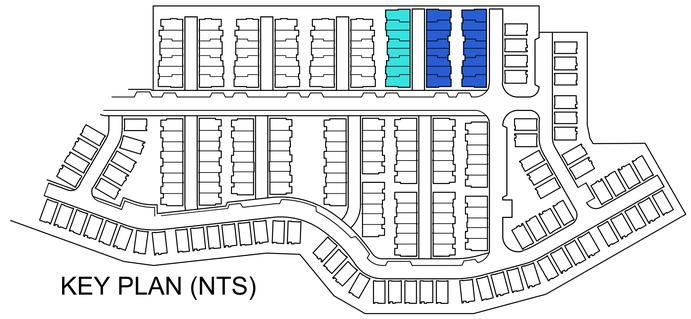
0 4 8 16 Scale 1" = 8'



8PLEX A - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP. U.N.O.

0 4 8 16 Scale 1" = 8'



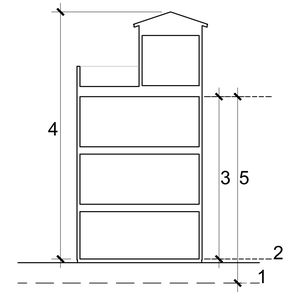
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

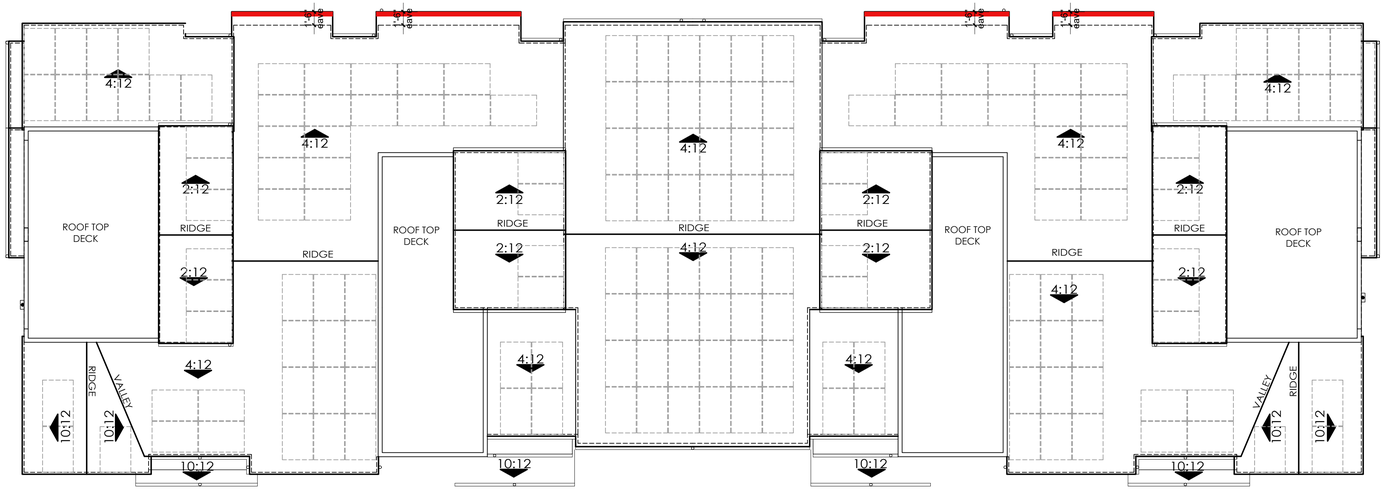
HEIGHT TABLE GUIDE



NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.



8PLEX B - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP. U.N.O.

0 4 8 16 Scale 1" = 8'

NOTE: REVERSE CONDITION OF ROOF PLANS ARE AN EXACT MIRROR CONDITION OF WHAT IS SHOWN HERE.



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

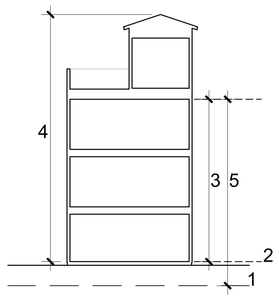
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: IT-Interlocking Townhouses-A Style						
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
IT-2	7R	487.3	490.4	31.3	47.5	34.4
IT-3	7	487.3	489.4	31.3	47.5	33.4
IT-6	7R	486.47	487.4	31.3	47.5	32.23
IT-7	8	480.4	486.5	31.3	47.5	37.4

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

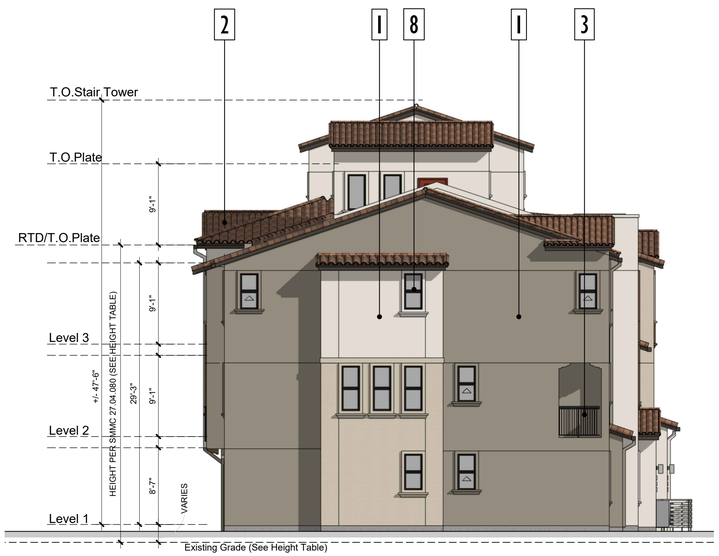




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 5R

LEFT ELEVATION



Plan 5R Plan 3 Plan 1R Plan 1 Plan 3R Plan 2 Plan 4R

FRONT ELEVATION

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Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
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(3RD) MARCH 20, 2026

0 4 8 16 Scale 1" = 8'

IT_7PLEX A FRONT - LEFT ELEVATIONS **A2.5.0**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

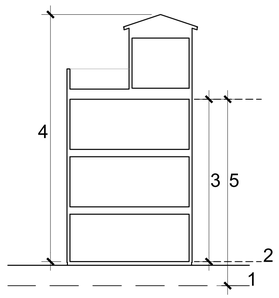
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: IT-Interlocking Townhouses-A Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
IT-2	7R	487.3	490.4	31.3	47.5	34.4
IT-3	7	487.3	489.4	31.3	47.5	33.4
IT-6	7R	486.47	487.4	31.3	47.5	32.23
IT-7	8	480.4	486.5	31.3	47.5	37.4

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

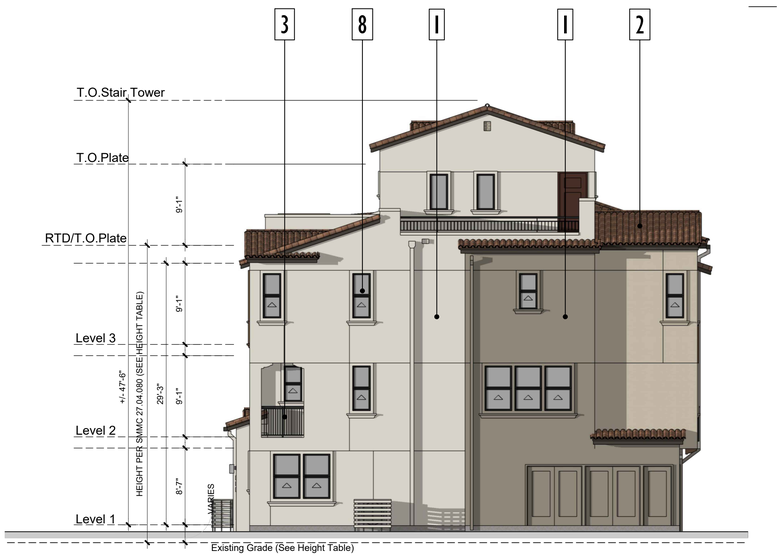




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 4R
RIGHT ELEVATION



Plan 4R Plan 2 Plan 3R Plan 1 Plan 1R Plan 3 Plan 5R
REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

IT_7PLEX A REAR- RIGHT ELEVATIONS **A2.5.1**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

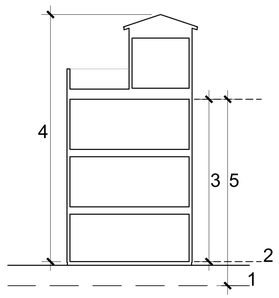
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: IT-Interlocking Townhouses-B Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
IT-1	7	487.3	490.9	31.3	45.5	34.9
IT-4	7R	487.3	488.9	31.3	45.5	32.9
IT-5	7	487.3	487.9	31.3	45.5	31.9
IT-8	8R	480.4	486	31.3	45.5	36.9
IT-9	8	480.4	484.5	31.3	45.5	35.4

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

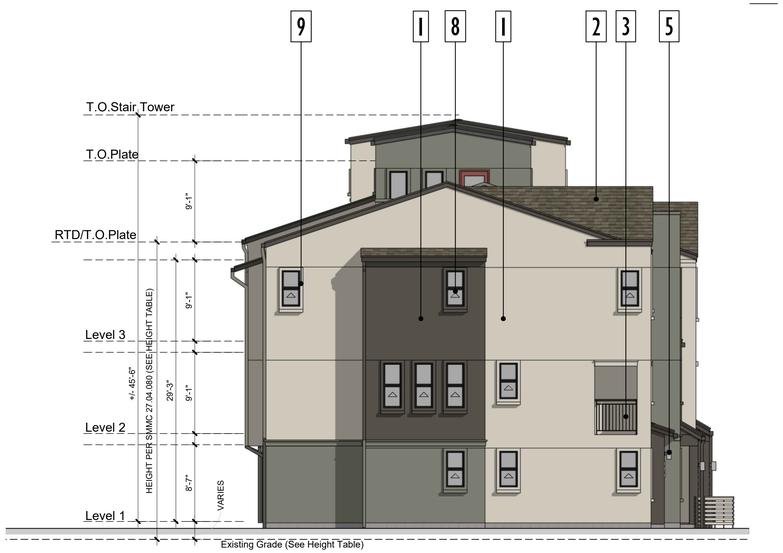




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND MODERN FRENCH B

1. Stucco
2. Composition Shingle Roofing (GAF or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Clopay or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. High Density Foam Trim



Plan 5R

LEFT ELEVATION



Plan 5R Plan 3 Plan 1R Plan 1 Plan 3R Plan 2 Plan 4R

FRONT ELEVATION

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IT_7PLEX B FRONT-LEFT ELEVATIONS **A2.5.2**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

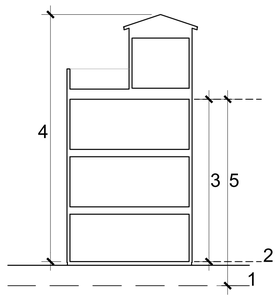
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: IT-Interlocking Townhouses-B Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
IT-1	7	487.3	490.9	31.3	45.5	34.9
IT-4	7R	487.3	488.9	31.3	45.5	32.9
IT-5	7	487.3	487.9	31.3	45.5	31.9
IT-8	8R	480.4	486	31.3	45.5	36.9
IT-9	8	480.4	484.5	31.3	45.5	35.4

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HEIGHT TABLE GUIDE

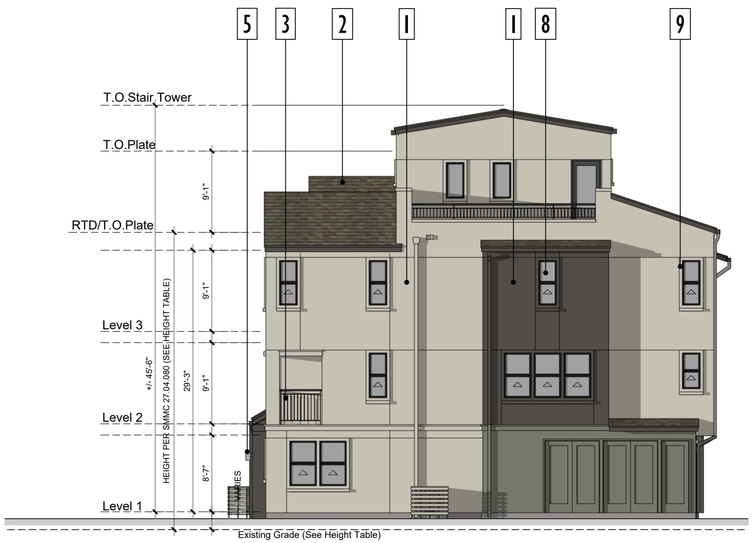




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND MODERN FRENCH B

1. Stucco
2. Composition Shingle Roofing (GAF or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Clopay or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. High Density Foam Trim



Plan 4R

RIGHT ELEVATION



Plan 4R Plan 2 Plan 3R Plan 1 Plan 1R Plan 3 Plan 5R

REAR ELEVATION

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(3RD) MARCH 20, 2026

0 4 8 16 Scale 1" = 8'

IT_7PLEX B REAR - RIGHT ELEVATIONS **A2.5.3**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

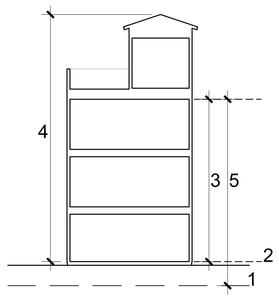
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: IT-Interlocking Townhouses-A Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
IT-2	7R	487.3	490.4	31.3	47.5	34.4
IT-3	7	487.3	489.4	31.3	47.5	33.4
IT-6	7R	486.47	487.4	31.3	47.5	32.23
IT-7	8	480.4	486.5	31.3	47.5	37.4

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

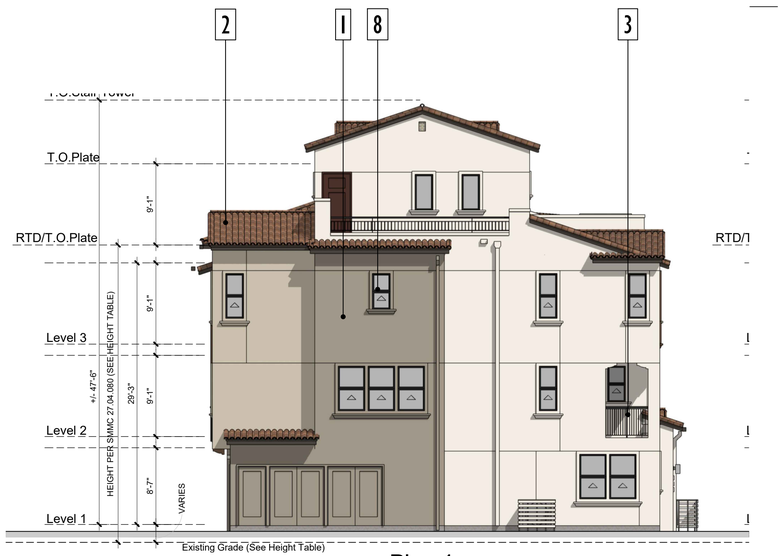




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 4

LEFT ELEVATION



Plan 4 Plan 2R Plan 3 Plan 1R Plan 1 Plan 3R Plan 2 Plan 4R

FRONT ELEVATION

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SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

0 4 8 16 Scale 1" = 8'

IT_8PLEX A FRONT - LEFT ELEVATIONS **A2.5.4**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

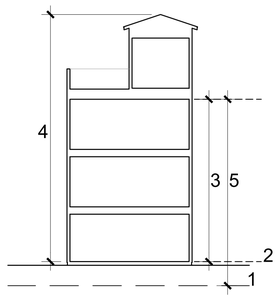
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HEIGHT TABLE: IT-Interlocking Townhouses-A Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
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IT-3	7	487.3	489.4	31.3	47.5	33.4
IT-6	7R	486.47	487.4	31.3	47.5	32.23
IT-7	8	480.4	486.5	31.3	47.5	37.4

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

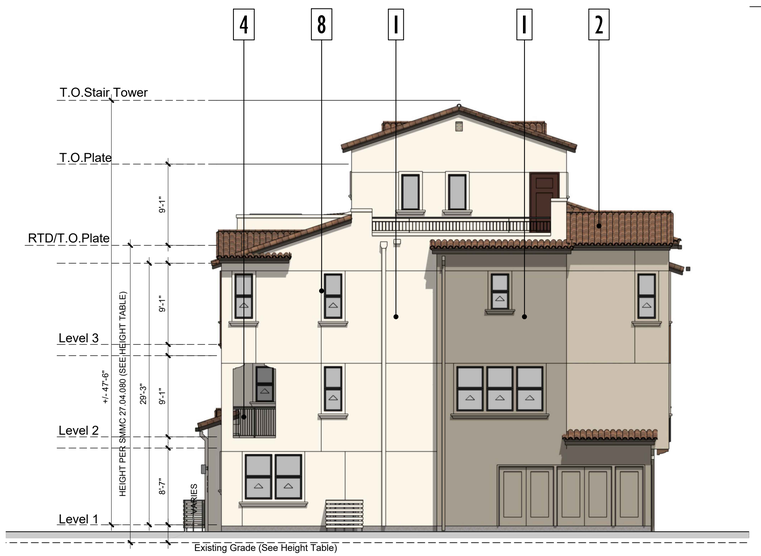




REAR RIGHT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



Plan 4R

RIGHT ELEVATION



Plan 4R Plan 2 Plan 3R Plan 1 Plan 1R Plan 3 Plan 2R Plan 4

REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

IT_8PLEX A REAR - RIGHT ELEVATIONS **A2.5.5**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

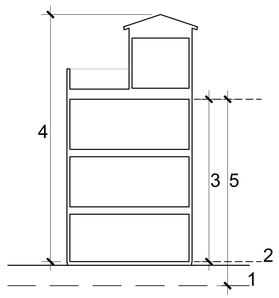
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE: IT-Interlocking Townhouses-B Style

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
IT-1	7	487.3	490.9	31.3	45.5	34.9
IT-4	7R	487.3	488.9	31.3	45.5	32.9
IT-5	7	487.3	487.9	31.3	45.5	31.9
IT-8	8R	480.4	486	31.3	45.5	36.9
IT-9	8	480.4	484.5	31.3	45.5	35.4

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

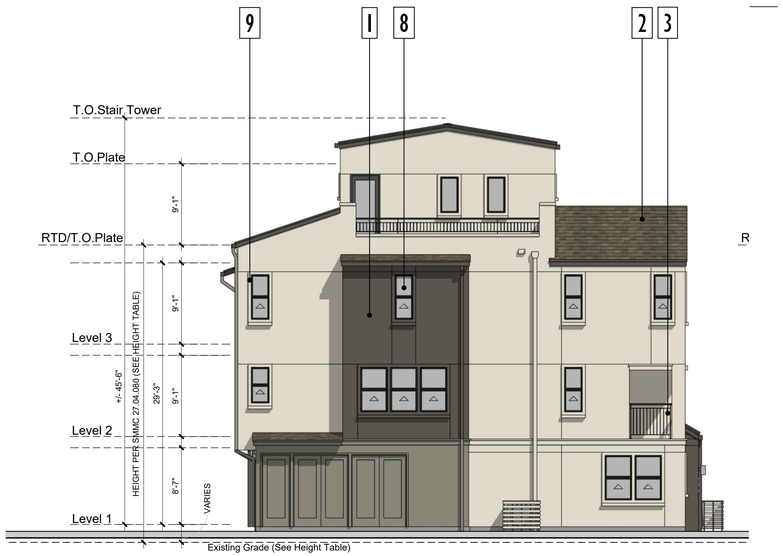




FRONT LEFT PERSPECTIVE

MATERIAL LEGEND MODERN FRENCH B

1. Stucco
2. Composition Shingle Roofing (GAF or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Clopay or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. High Density Foam Trim



Plan 4
LEFT ELEVATION



Plan 4 Plan 2R Plan 3 Plan 1R Plan 1 Plan 3R Plan 2 Plan 4R
FRONT ELEVATION

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IT_8PLEX B FRONT - LEFT ELEVATIONS A2.5.6



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

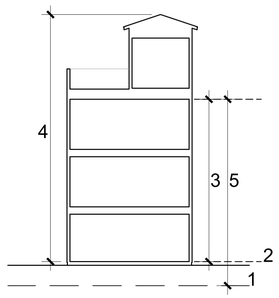
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		Foot Elevation ±				
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IT-4	7R	487.3	488.9	31.3	45.5	32.9
IT-5	7	487.3	487.9	31.3	45.5	31.9
IT-8	8R	480.4	486	31.3	45.5	36.9
IT-9	8	480.4	484.5	31.3	45.5	35.4

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HEIGHT TABLE GUIDE





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND MODERN FRENCH B

1. Stucco
2. Composition Shingle Roofing (GAF or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Clopay or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. High Density Foam Trim



Plan 4R

LEFT ELEVATION



Plan 4R Plan 2 Plan 3R Plan 1 Plan 1R Plan 3 Plan 2R Plan 4

FRONT ELEVATION

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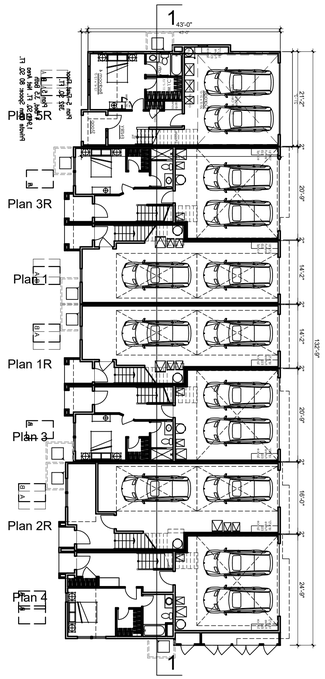
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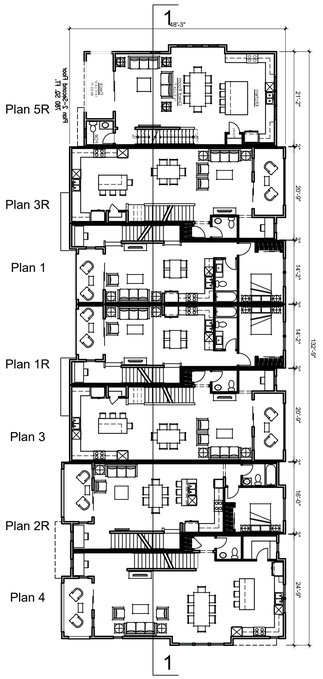
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0 4 8 16 Scale 1" = 8'

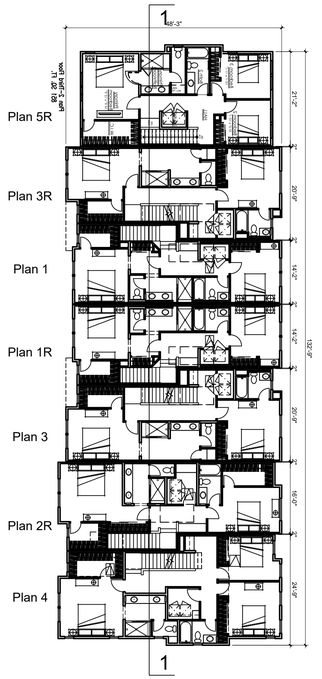
IT_8PLEX B REAR - RIGHT ELEVATIONS **A2.5.7**



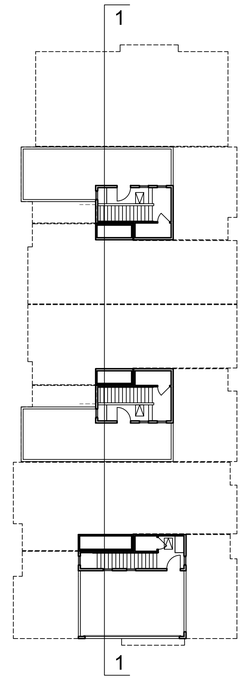
FIRST FLOOR



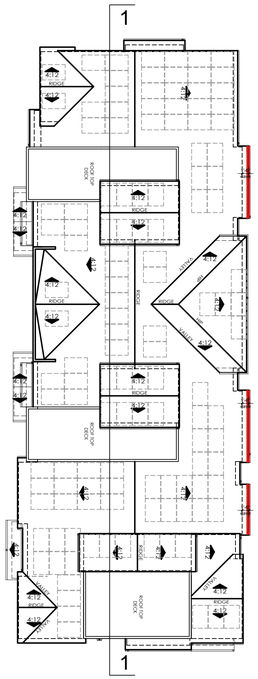
SECOND FLOOR



THIRD FLOOR



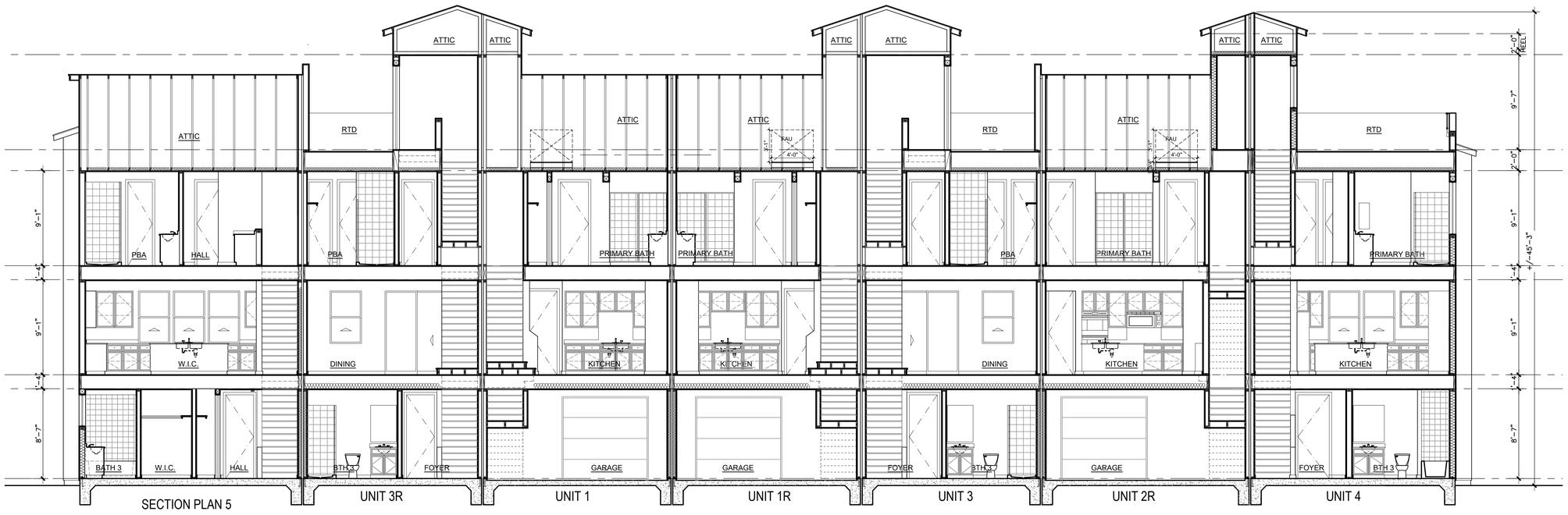
ROOF TOP DECK



ROOF

7-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1- 7-PLEX LONGITUDINAL SECTION

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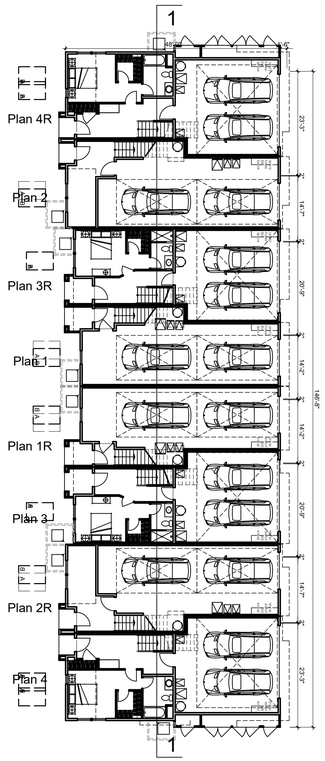
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20240095

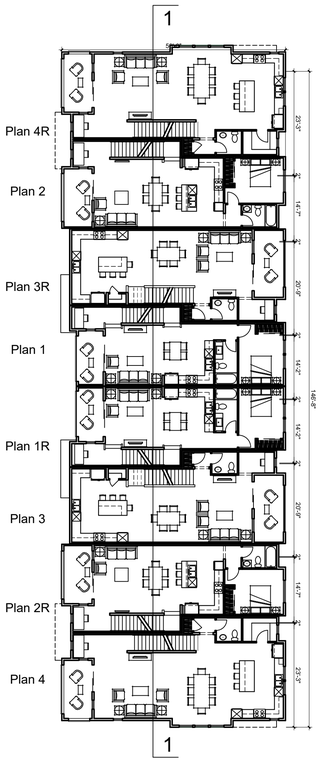
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IT_7PLEX LONG SECTION

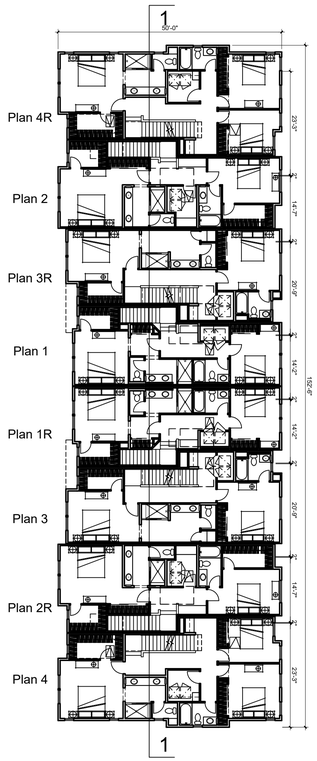
A2.6.0



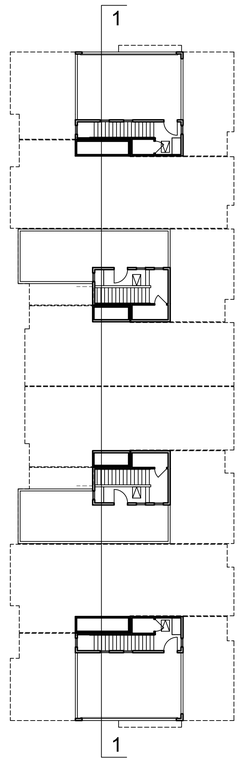
FIRST FLOOR



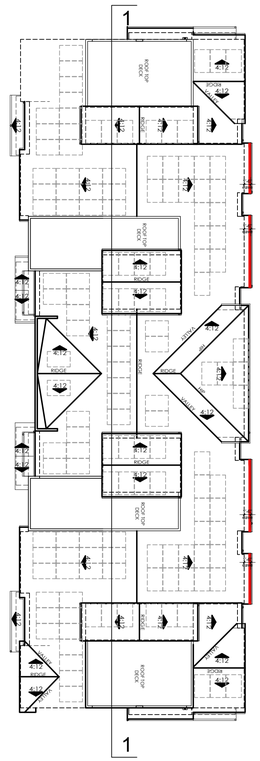
SECOND FLOOR



THIRD FLOOR



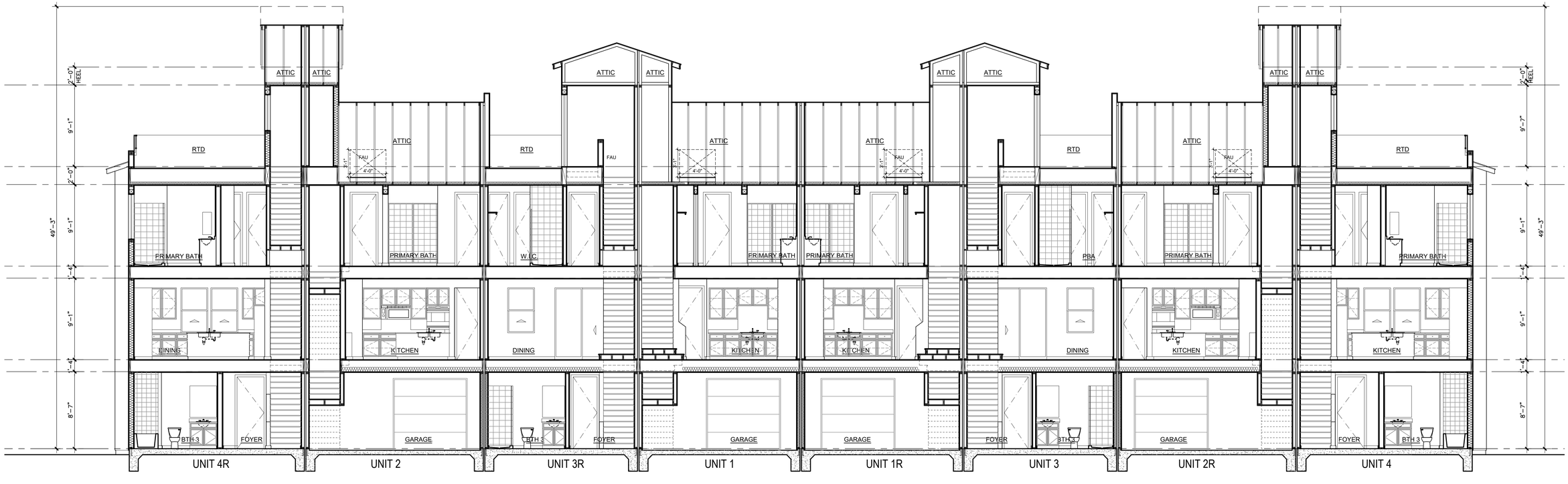
ROOF TOP DECK



ROOF

8-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1- 8-PLEX LONGITUDINAL SECTION

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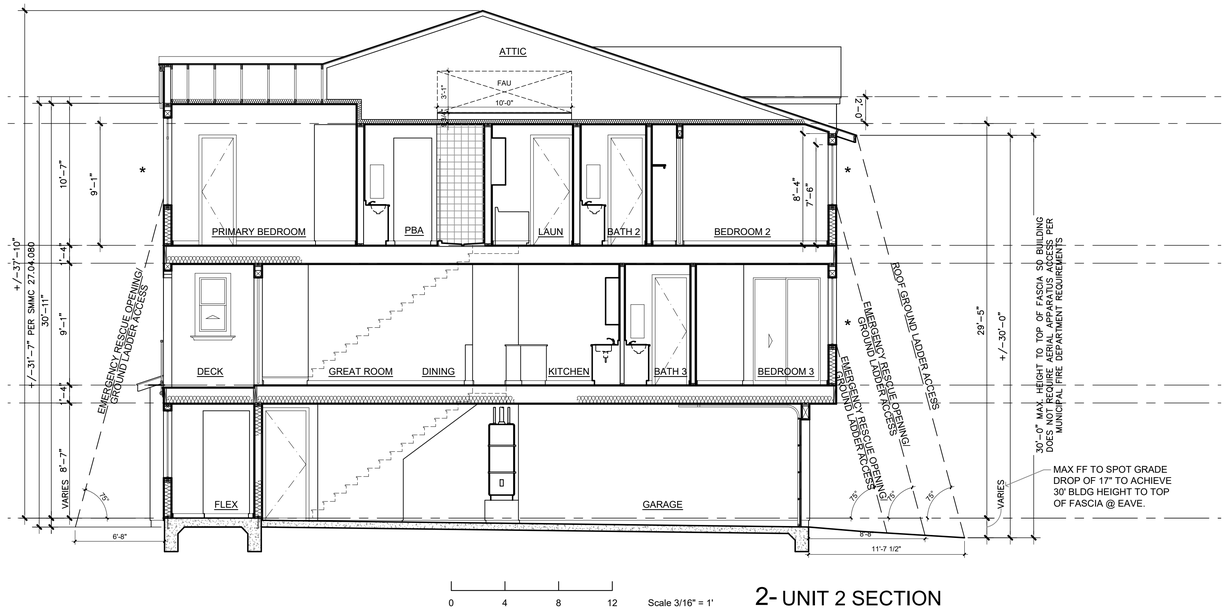
IT_8PLEX LONG SECTION

A2.6.1

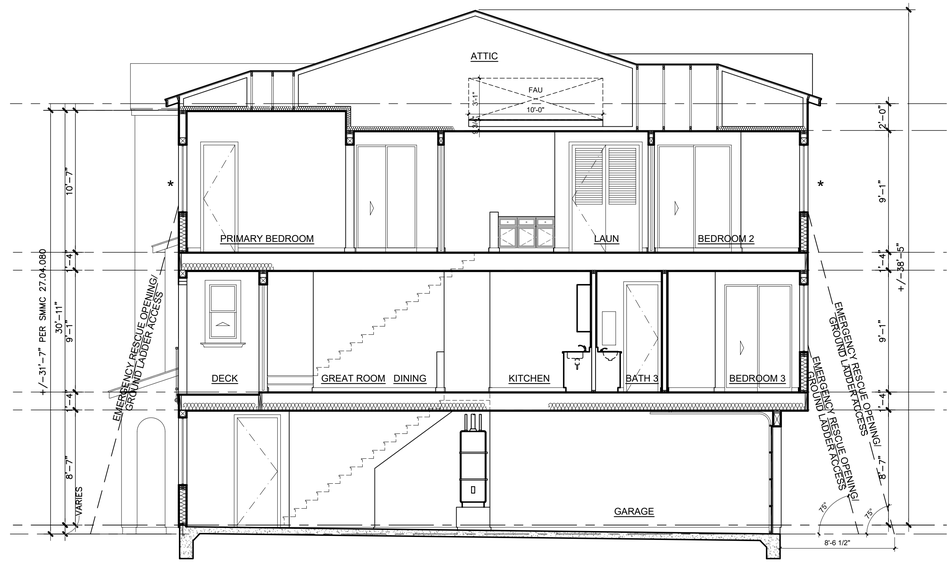


8-PLEX KEY PLANS

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



2- UNIT 2 SECTION



1- UNIT 1 SECTION

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IT_UNIT 1-2 CROSS SECTIONS **A2.6.2**



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

ROOF TOP DECK

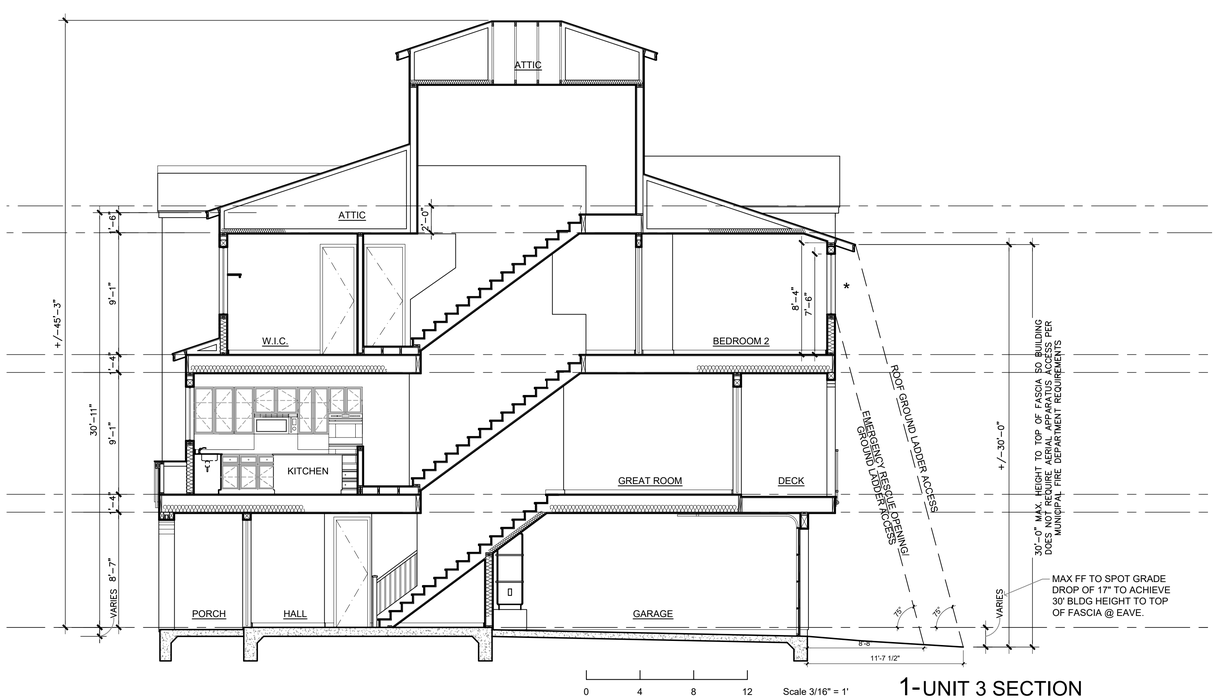
ROOF

8-PLEX KEY PLANS

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



2- UNIT 4 SECTION



1- UNIT 3 SECTION

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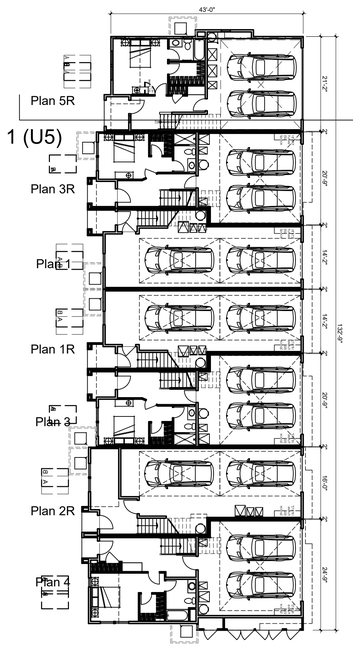
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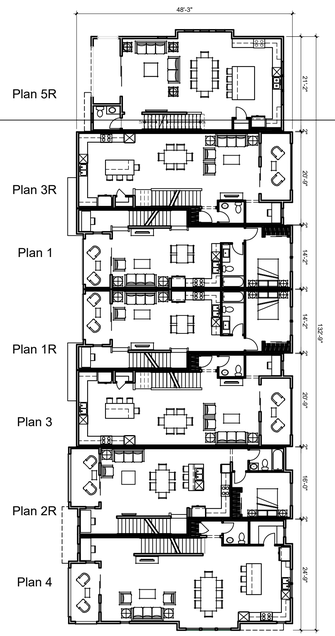
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IT_UNIT 3-4 CROSS SECTIONS

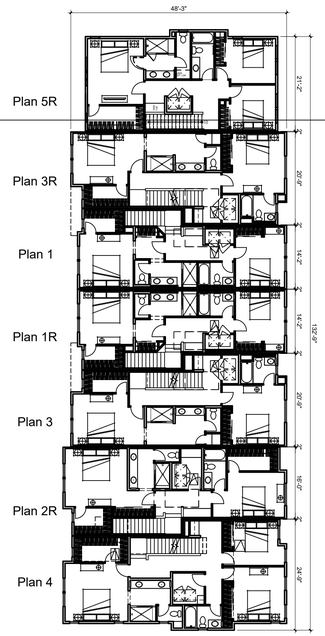
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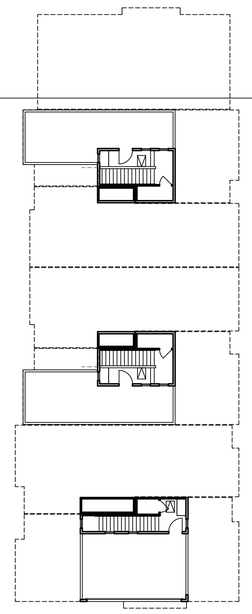
FIRST FLOOR



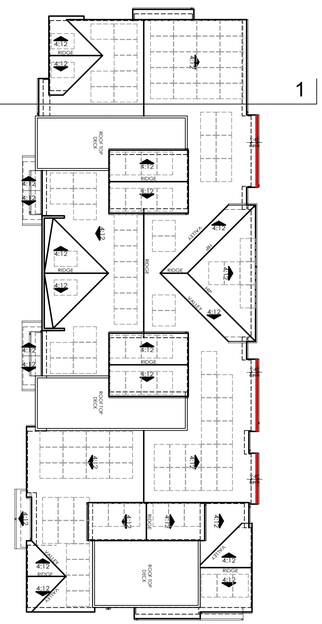
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK

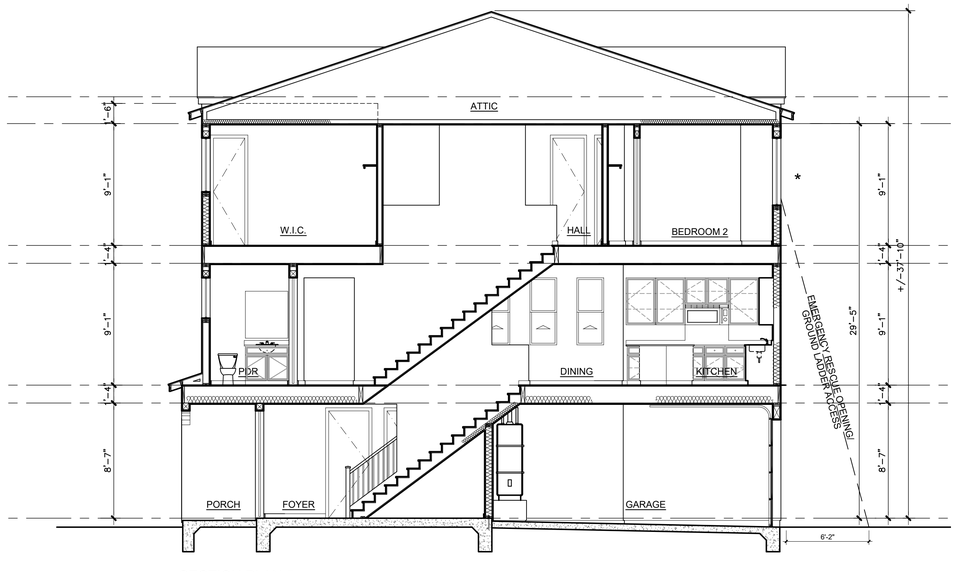


ROOF

0 8 16 32 Scale 1" = 16'

8-PLEX KEY PLANS

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



SECTION PLAN 5

0 4 8 12 Scale 3/16" = 1'

1- UNIT 5 SECTION

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(3RD) MARCH 20, 2026

IT_UNIT 5 CROSS SECTIONS

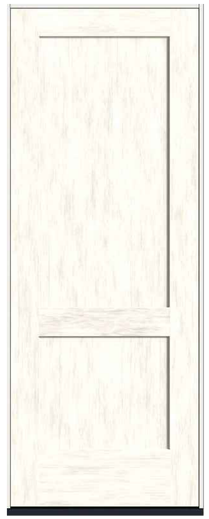
A2.6.4

IT - A - SPANISH STYLE

	1	2
COLOR 1 STUCCO/TRIM	SW7542 - NATUREL	SW7514 - FOOTHILLS
COLOR 2 STUCCO/TRIM	SW7012 - CREAMY	SW7506 - LOGGIA
COLOR 3 STUCCO/ TRIM/ ACCENT	SW7737 -MEADOW TRAIL	SW9183 - DARK CLOVE
FASCIA/ RAFTER TAILS	SW7675 - SEALSKIN	
GARAGE DOORS	SW9182 - ROJO MARRON	SW7061 - NIGHT OWL
ENTRY DOORS	SW7069 - IRON ORE	SW7076 - CYBERSPACE
COLOR 4 METAL RAILINGS	SW6258 - TRICORN BLACK	SW6258 - TRICORN BLACK
COLOR 7 ROOF MATERIAL LOW 'S' PROFILE	SMM 8402 SANTA CRUZ BLEND	SCM 8823 PEBBLE BEACH BLEND
COLOR 8 DECO TILES AT GABLE	R 49 6" X 6"	R 49 6" X 6"

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOORS

WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

IT - B - FRENCH MODERN STYLE

	1	2
COLOR 1 STUCCO/TRIM	SW7050 - USEFUL GRAY	SW7056 - RESERVED WHITE
COLOR 2 STUCCO/TRIM	SW6200 - LINK GRAY	SW0077 - CLASSIC FRENCH GRAY
COLOR 3 STUCCO/TRIM	SW6167 - GARDEN GATE	SW7505 - MANOR HOUSE
FASCIA/ TRIM/ACCENTS	SW7048 - URBANE BRONZE	SW7069 - IRON ORE
ROOF MATERIAL COMPOSITION SHINGLE	WEATHERED WOOD	MOIRE BLACK
GARAGE DOORS	SW7062 - ROCK BOTTOM	SW6258 - TRICORN BLACK
ENTRY DOORS 1	SW0006 - TOILE RED	SW6461 - ISLE OF PINES
ENTRY DOORS 2	SW7062 - ROCK BOTTOM	SW6258 - TRICORN BLACK
COLOR 4 METAL RAILINGS	SW6258 - TRICORN BLACK	SW6258 - TRICORN BLACK

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT

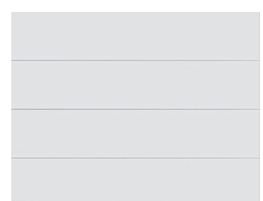


PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOORS

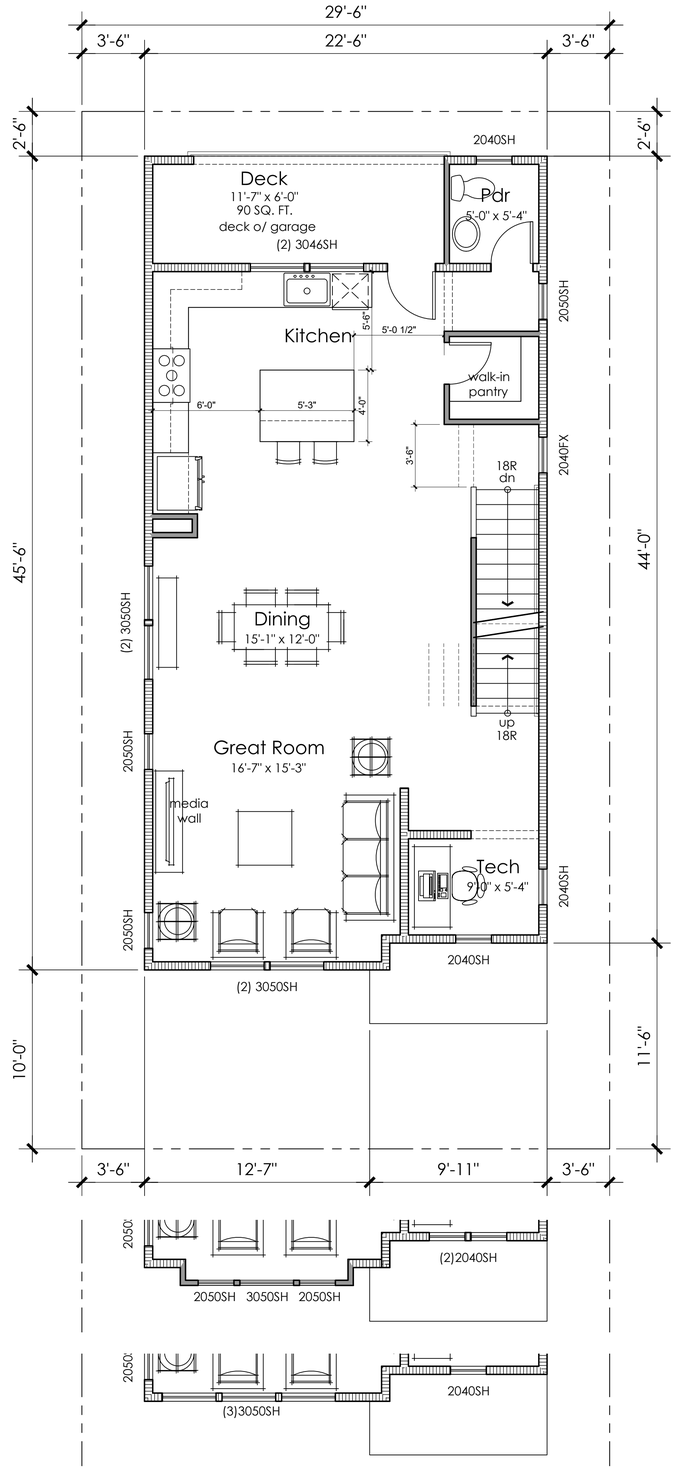


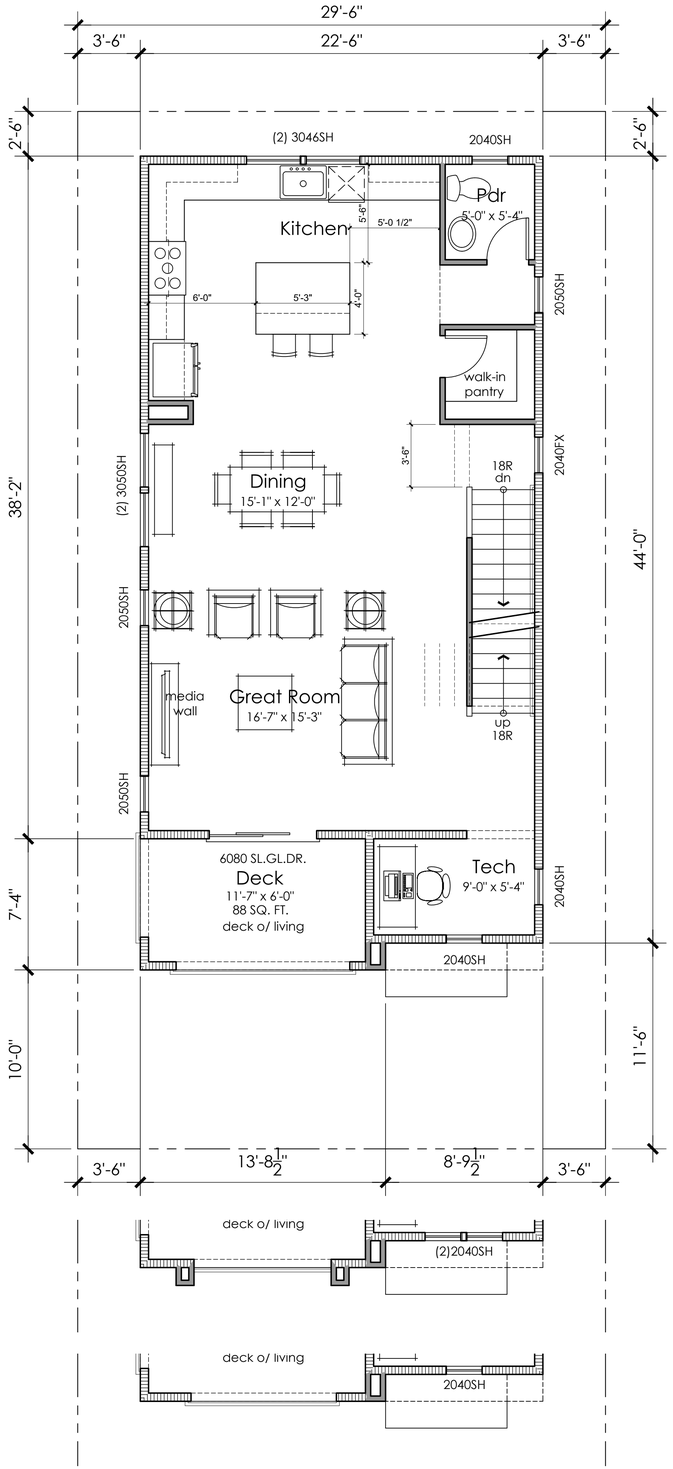
WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME

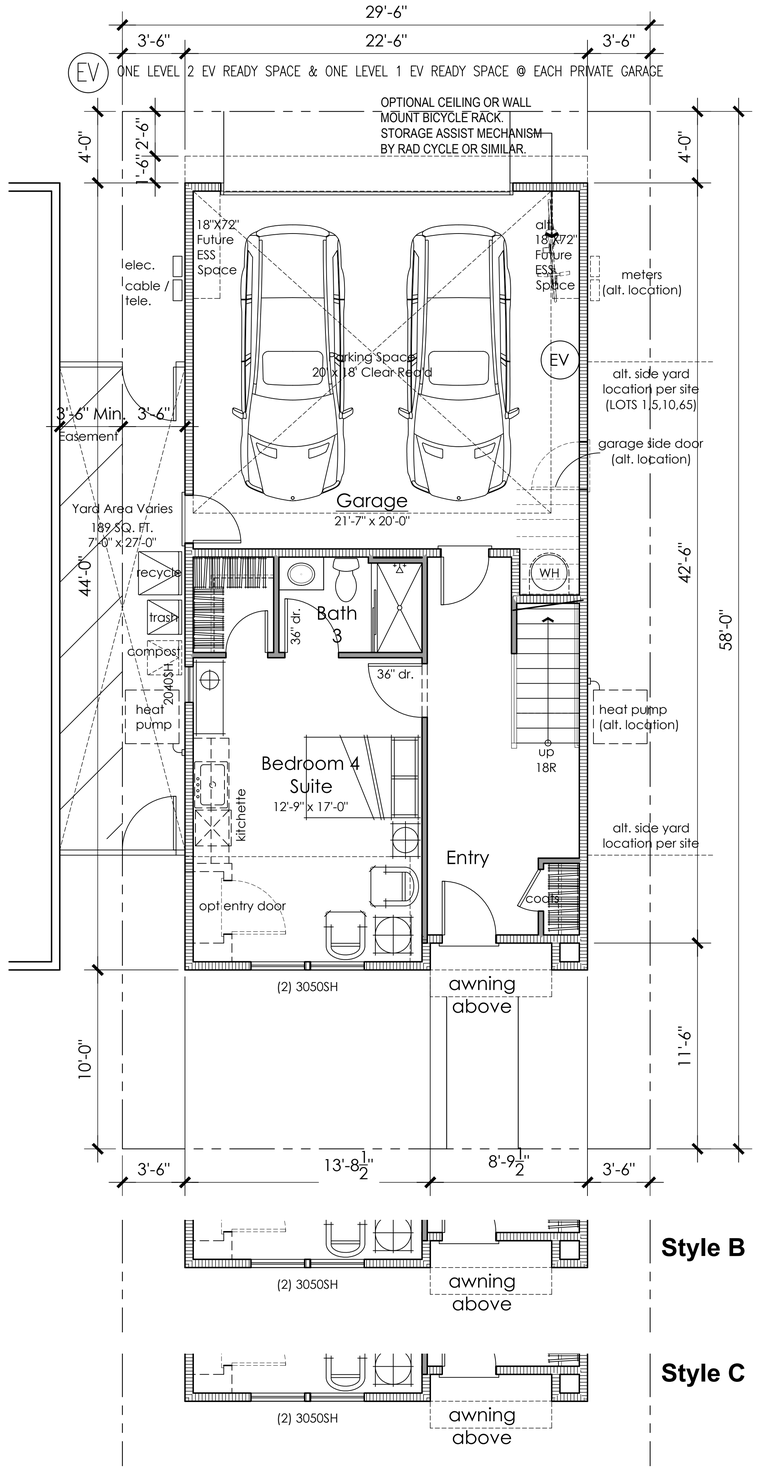


WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.







4 BEDROOMS
3.5 BATHS

P1 A&C	2,476 S.F.	3,200 S.F. (SB330)	3,096 S.F. (SMMC)
P1 B	2,485 S.F.	3,211 S.F. (SB330)	3,105 S.F. (SMMC)
P1ALT A&C	2,469 S.F.	3,200 S.F. (SB330)	3,089 S.F. (SMMC)
P1ALT B	2,488 S.F.	3,218 S.F. (SB330)	3,108 S.F. (SMMC)

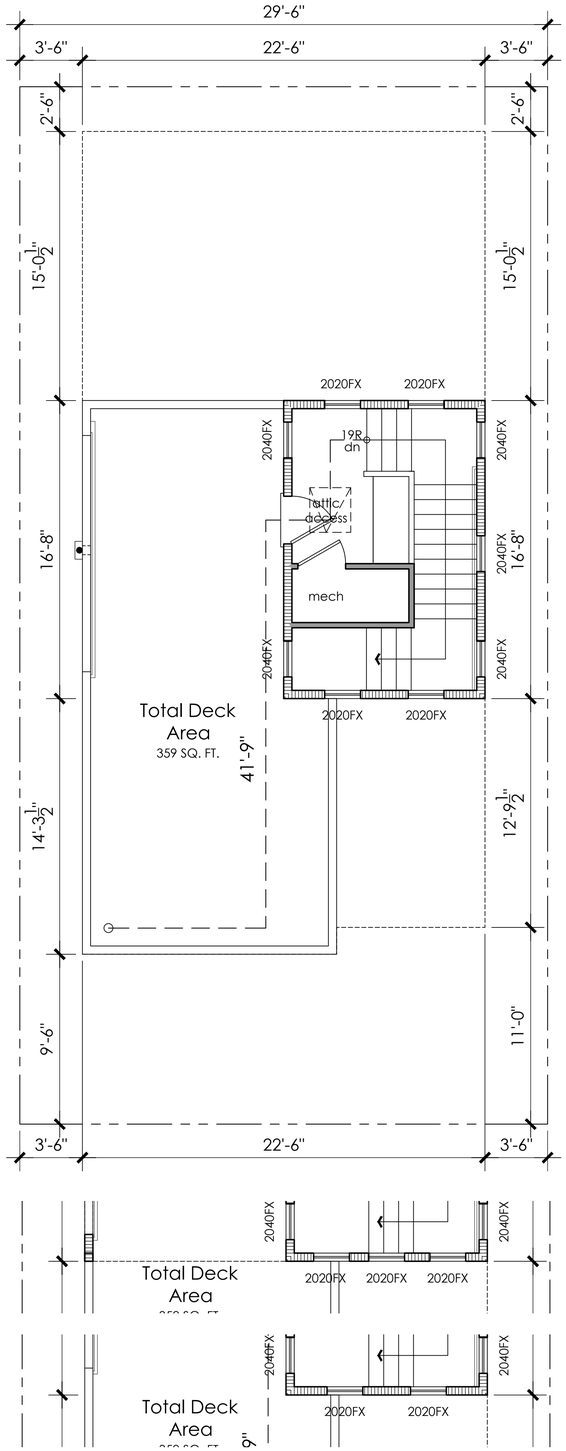
ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

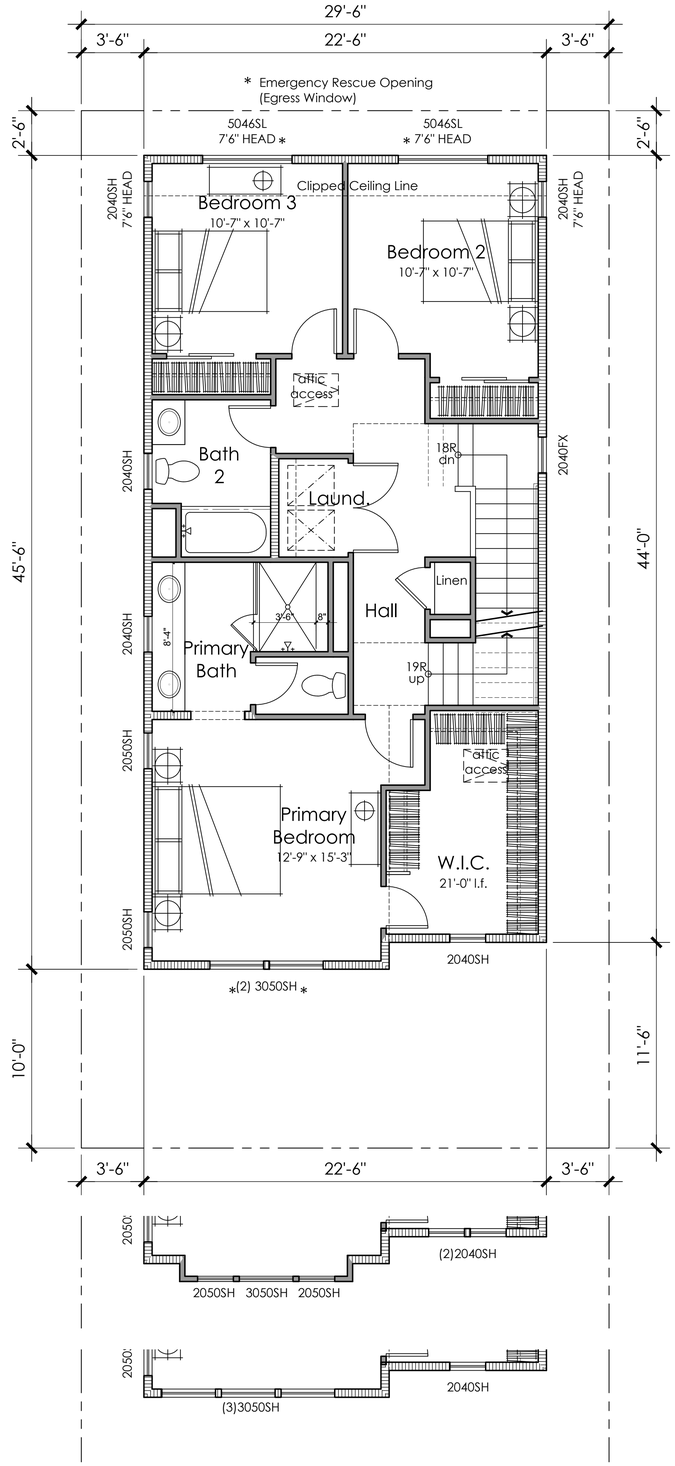
SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

SFD_PLAN 1 1ST - 2ND FLOOR PLAN **A3.2.0**



Roof Top Deck
89 SQ. FT.

0 2 4 8 Scale 1" = 4'



Third Floor
963 SQ. FT. (Style B 972 SQ. FT.)

0 2 4 8 Scale 1" = 4'

Style A

Style B

Style C

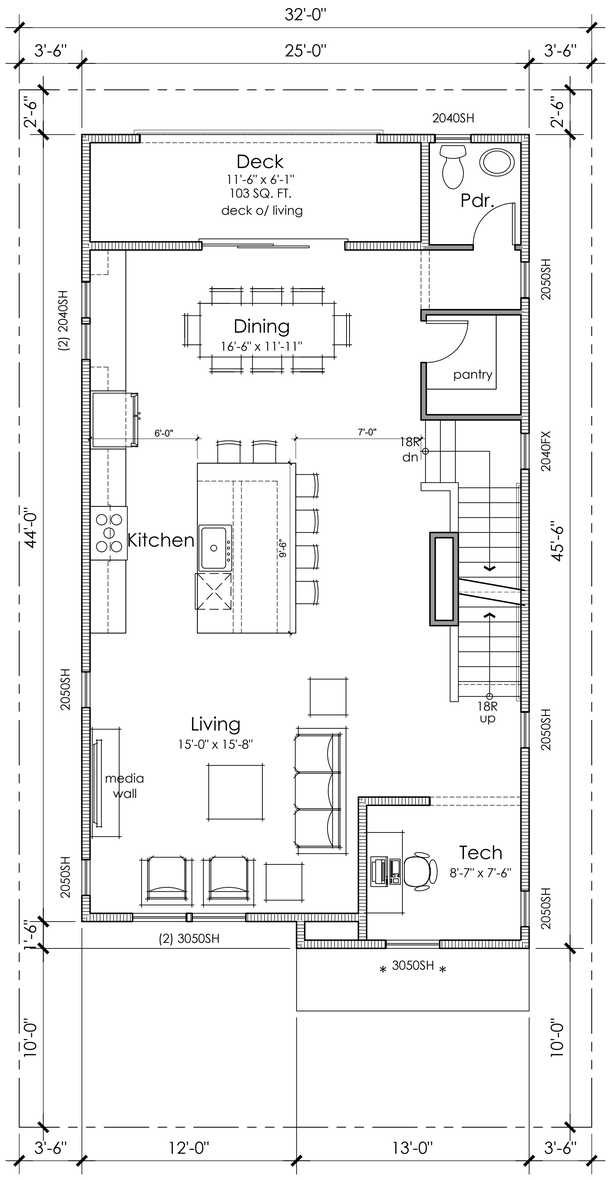
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

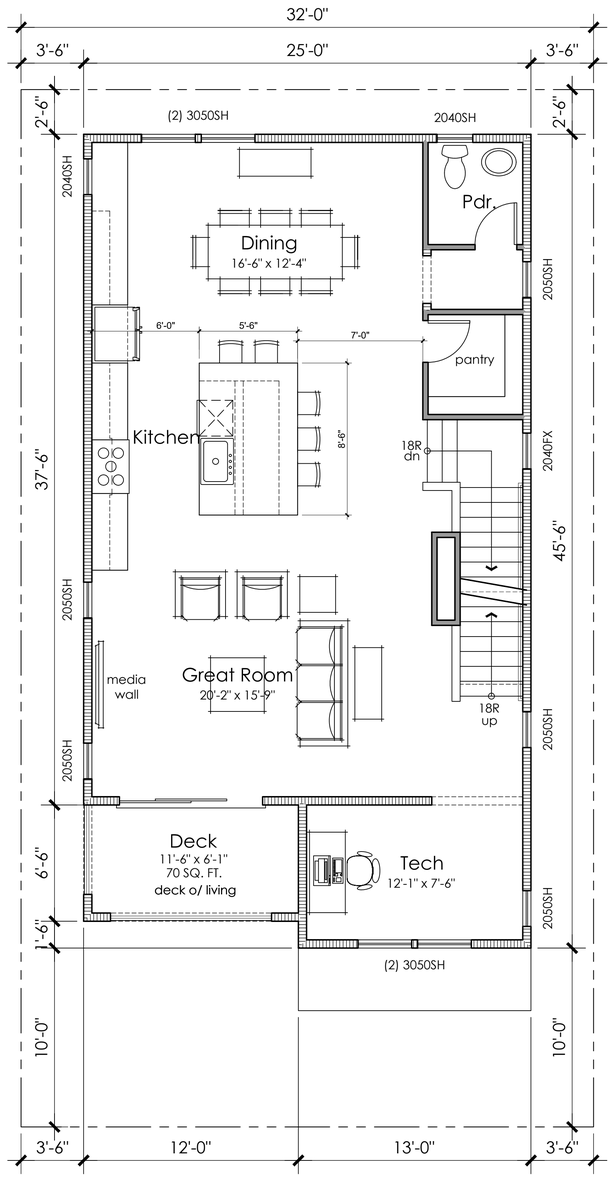
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

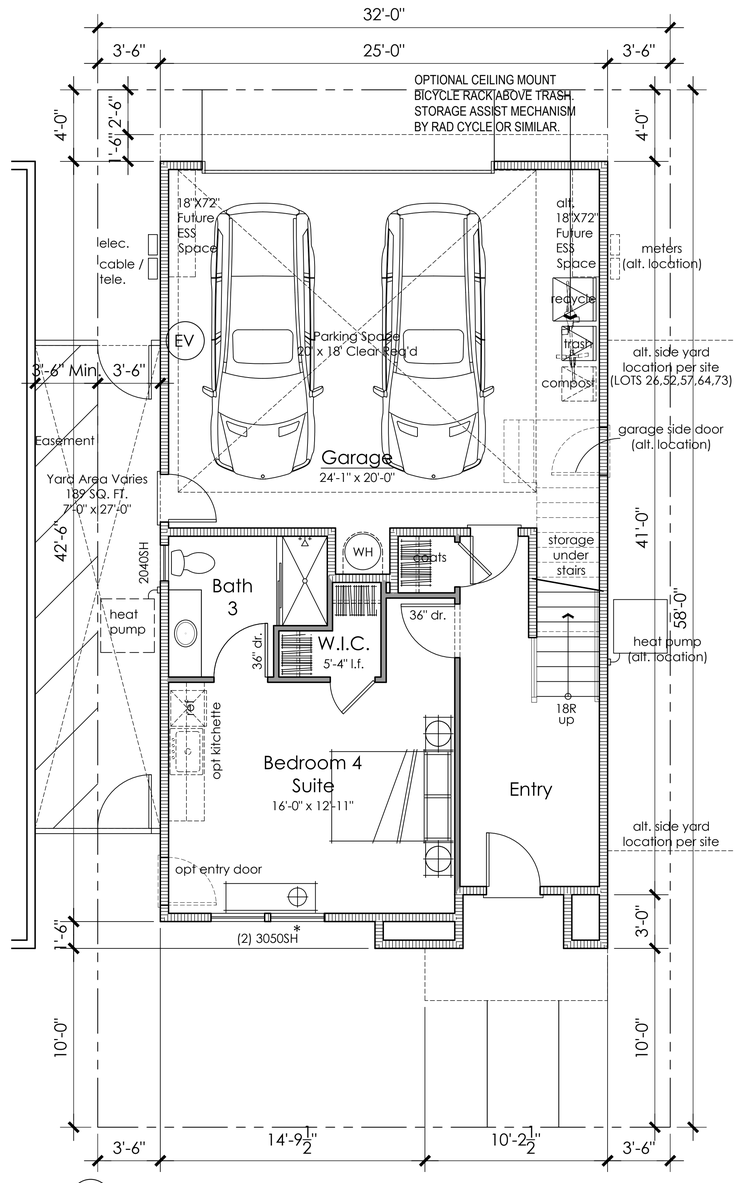
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

SFD_PLAN 1 3RD - ROOF DECK FLOOR PLAN **A3.2.1**

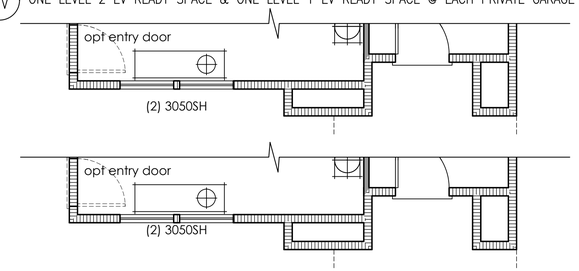






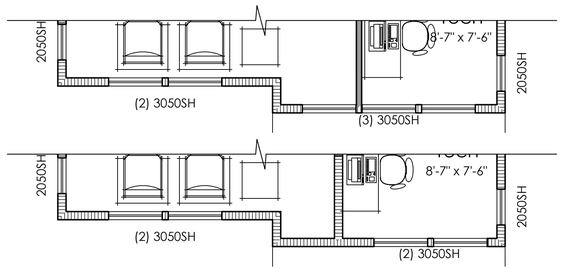
Style A

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE



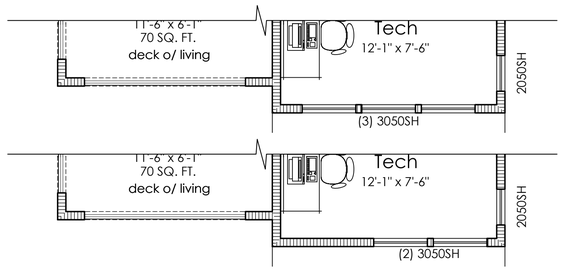
Style B

Style C



Alt Second Floor
1,119 SQ. FT.

0 2 4 8 Scale 1" = 4'



Second Floor
1,041 SQ. FT.

0 2 4 8 Scale 1" = 4'

First Floor
560 SQ. FT.

0 2 4 8 Scale 1" = 4'

4 BEDROOMS
3.5 BATHS

P2	2,780 S.F.	3,532 S.F. (SB330)	3,437 S.F. (SMMC)
P2 ALT	2,858 S.F.	3,532 S.F. (SB330)	3,402 S.F. (SMMC)

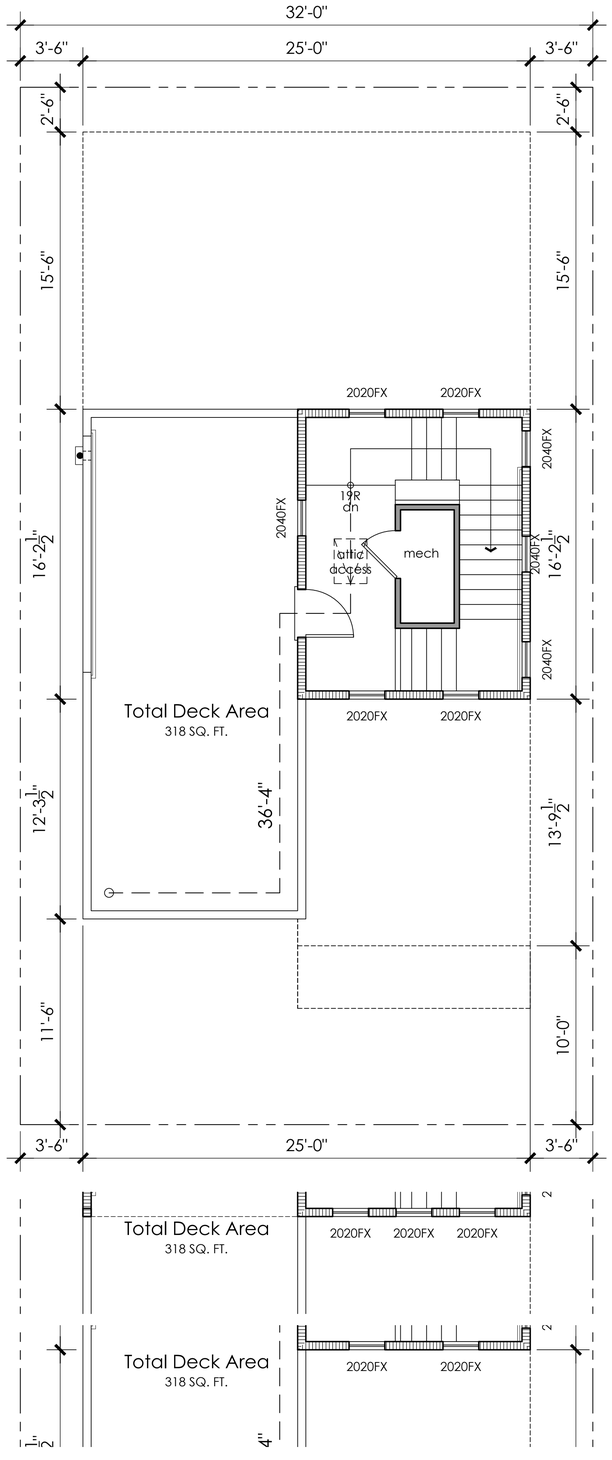
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

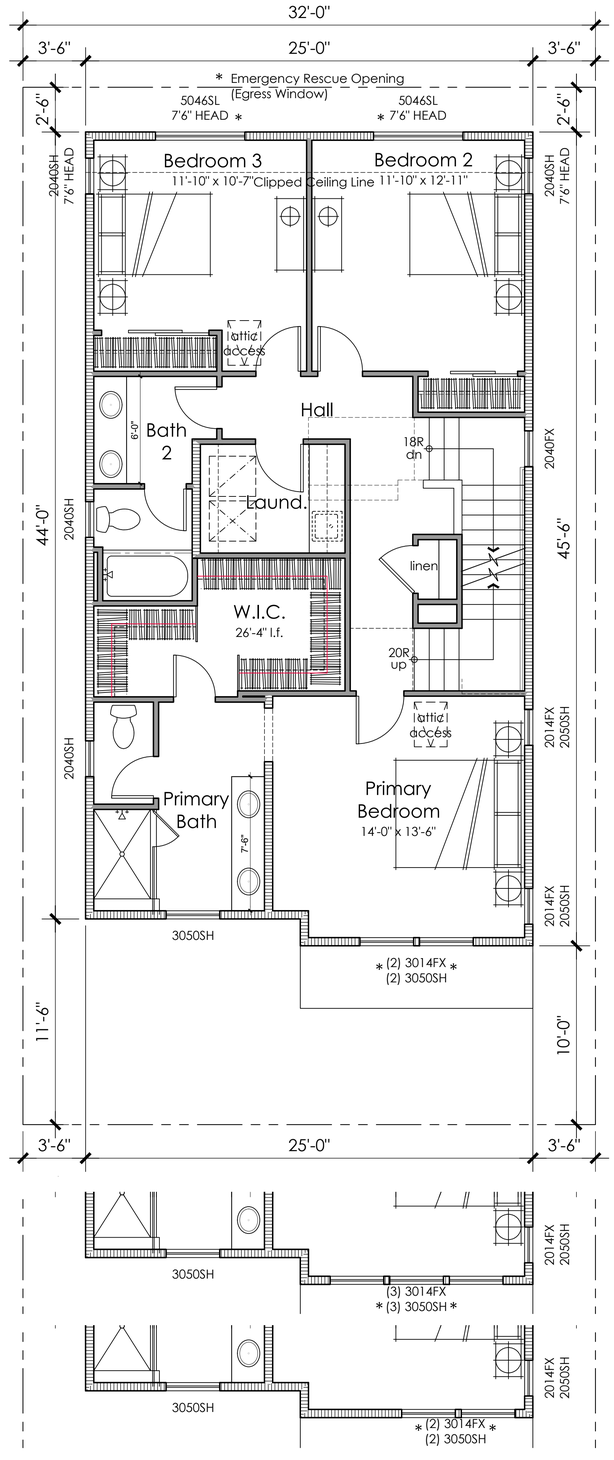
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

SFD_PLAN 2 1ST - 2ND FLOOR PLAN A3.2.2



Third Floor
126 SQ. FT.



Third Floor
1,053 SQ. FT.

Style A

Style B

Style C

0 2 4 8 Scale 1" = 4'

0 2 4 8 Scale 1" = 4'

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cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN LAB
HARVEST PROPERTIES

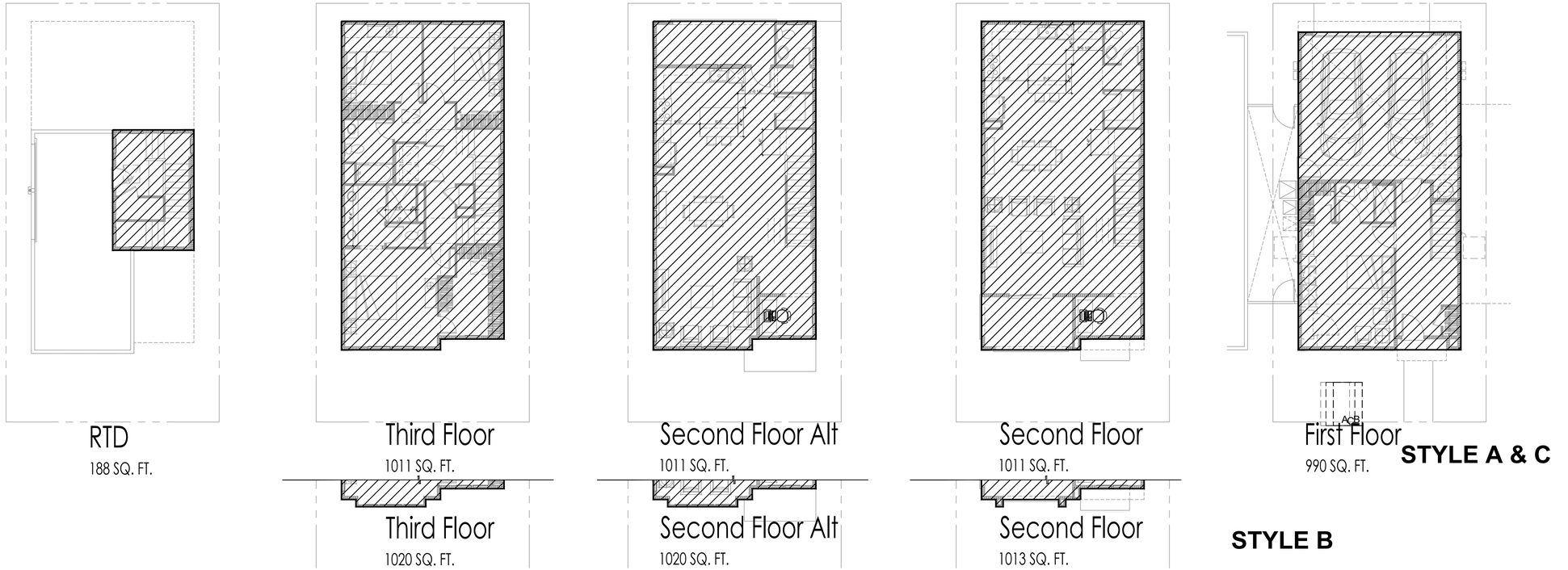
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

SFD_PLAN 2 3RD - ROOF DECK FLOOR PLAN **A3.2.3**

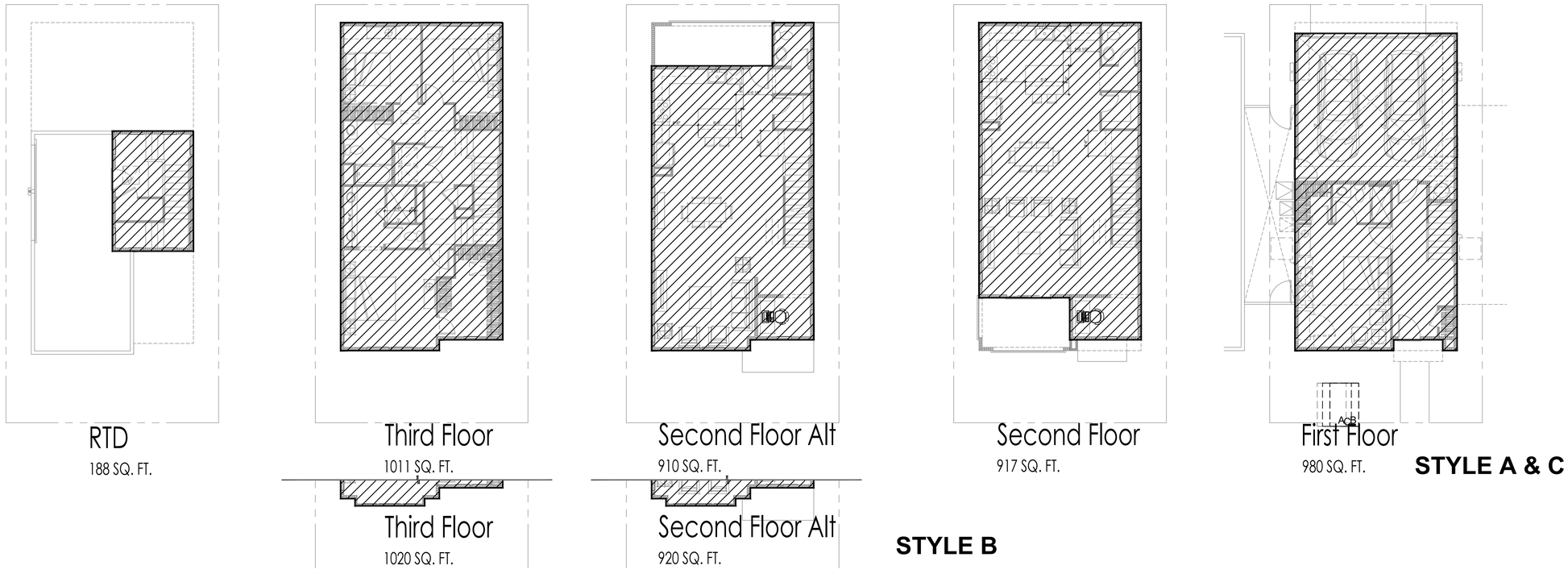
GROSS AREA DIAGRAM (PER C.B.C) - SB330



SFD- Plan 1 A & C		
	CBC Def.	San Mateo Def.
1st Floor	990	980
2nd Floor	1011	917
3rd Floor	1011	1011
RTD	188	188
Total	3,200 SF	3,096 SF

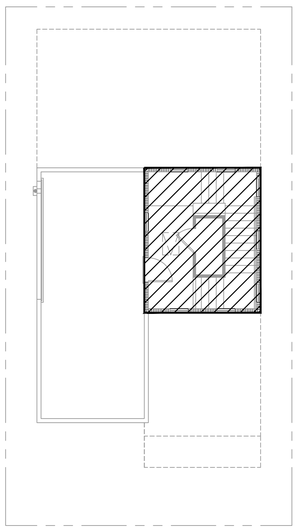
SFD- Plan 1 B		
	CBC Def.	San Mateo Def.
1st Floor	990	980
2nd Floor	1013	917
3rd Floor	1020	1020
RTD	188	188
Total	3,211 SF	3,105 SF

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)



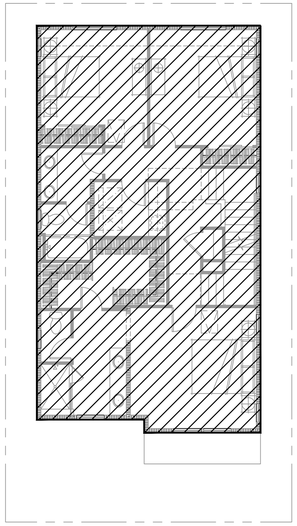
SFD- Plan 1 A & C Alt		
	CBC Def.	San Mateo Def.
1st Floor	990	980
2nd Floor	1011	910
3rd Floor	1011	1011
RTD	188	188
Total	3,200 SF	3,089 SF

SFD- Plan 1 B Alt		
	CBC Def.	San Mateo Def.
1st Floor	990	980
2nd Floor	1020	920
3rd Floor	1020	1020
RTD	188	188
Total	3,218 SF	3,108 SF



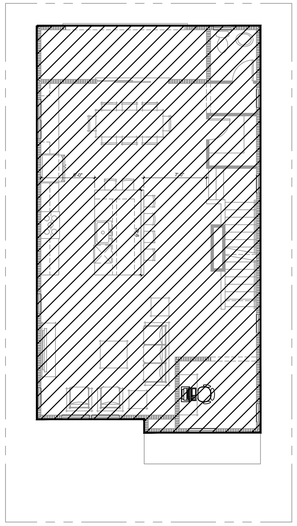
RTD

211 SQ. FT.



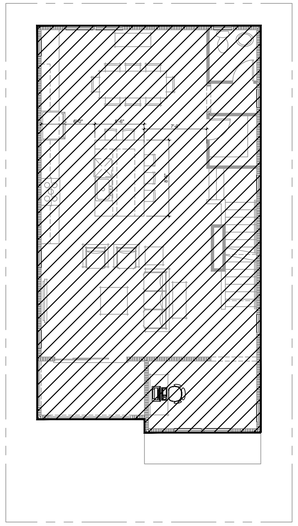
Third Floor

1120 SQ. FT.



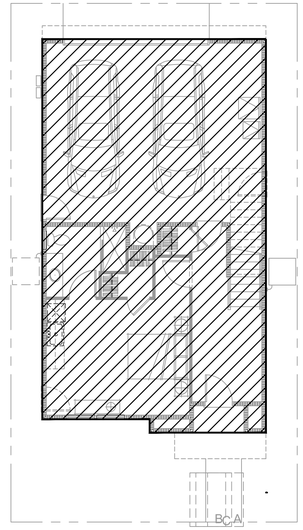
Second Floor Alt

1119 SQ. FT.



Second Floor

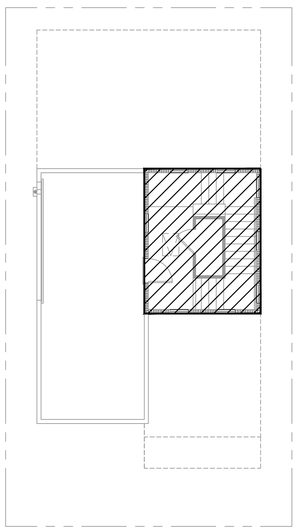
1119 SQ. FT.



First Floor

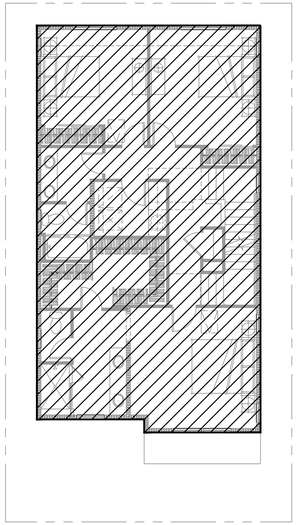
1082 SQ. FT.

GROSS AREA DIAGRAM (PER C.B.C) - SB330



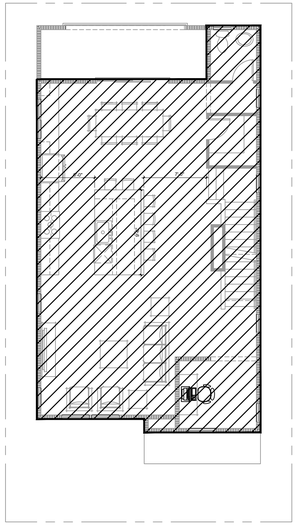
RTD

211 SQ. FT.



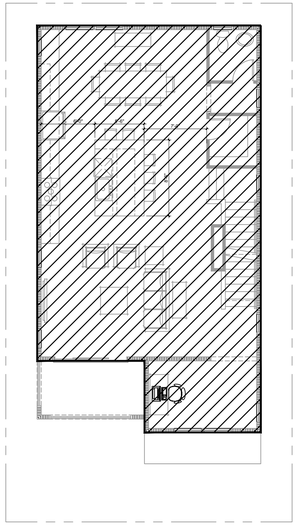
Third Floor

1120 SQ. FT.



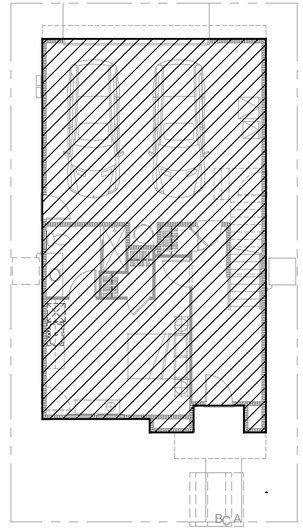
Second Floor Alt

1006 SQ. FT.



Second Floor

1041 SQ. FT.



First Floor

1065 SQ. FT.

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

SFD- Plan 2 A, B & C		
	CBC Def.	San Mateo Def.
1st Floor	1082	1065
2nd Floor	1119	1041
3rd Floor	1120	1120
RTD	211	211
Total	3,532 SF	3,437 SF

SFD- Plan 2 A, B & C Alt		
	CBC Def.	San Mateo Def.
1st Floor	1082	1065
2nd Floor	1119	1006
3rd Floor	1120	1120
RTD	211	211
Total	3,532 SF	3,402 SF

STYLE 'A' SPANISH

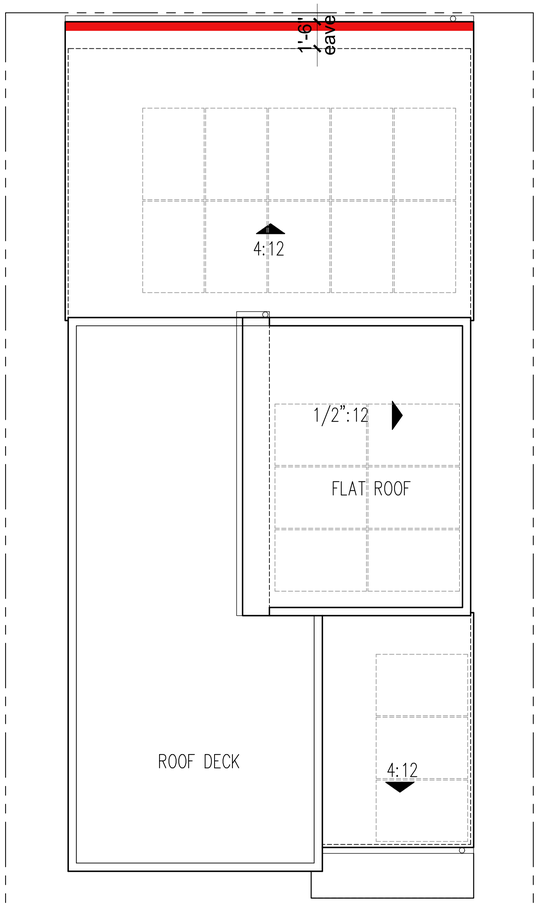
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

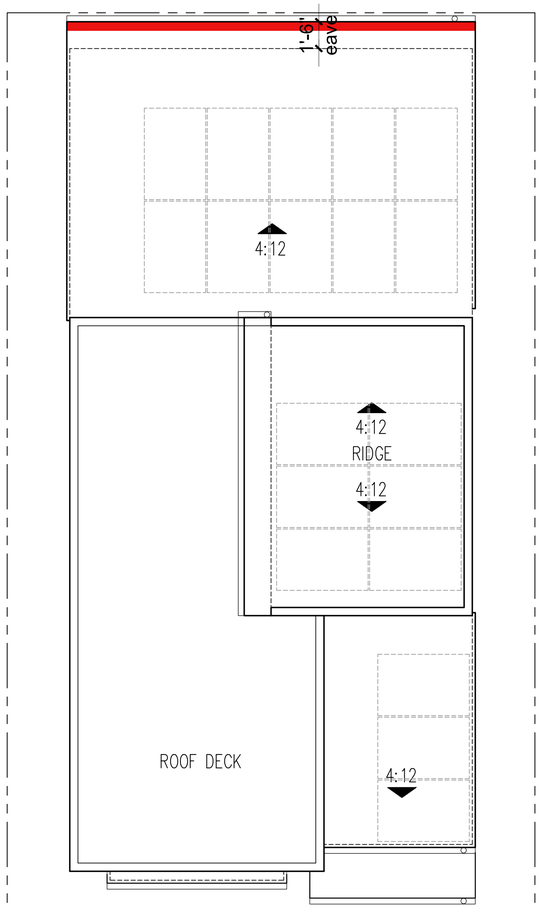


KEY PLAN (NTS)



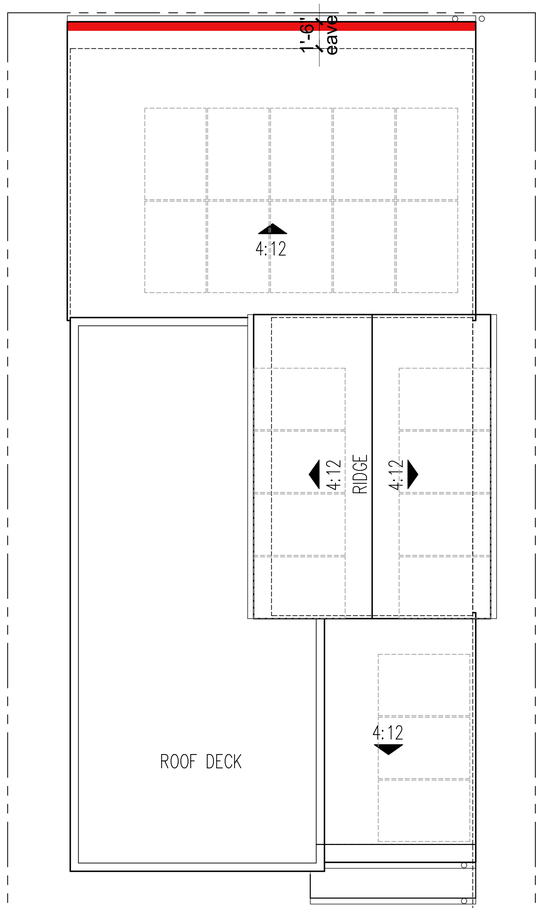
'C' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
TIGHT EAVE & RAKE TYP.

0 2 4 8 Scale 1" = 4'



'B' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP.

0 2 4 8 Scale 1" = 4'



'A' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 2 4 8 Scale 1" = 4'

ROOF PLAN NOTES

Elevations shown plotted per the Architectural Style Plotting Sheet.
Lot lines reflect smallest lot size on site.

Solar panels shown are for illustrative purposes only.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity, and orientation may change.

No roof mounted mechanical equipment is proposed.

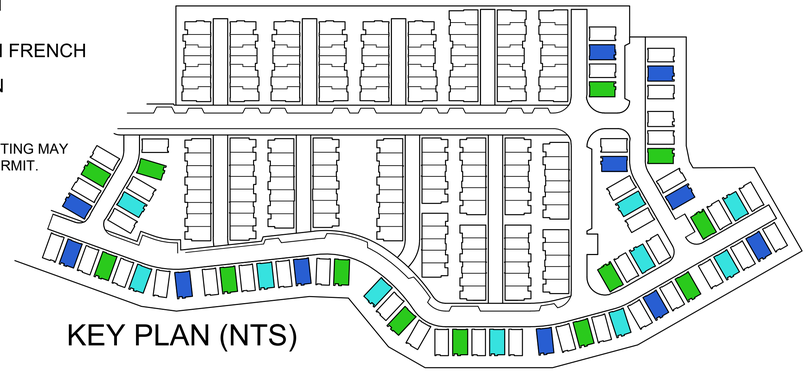
Eave height less than 30' for fire ground ladder access.

STYLE 'A' SPANISH

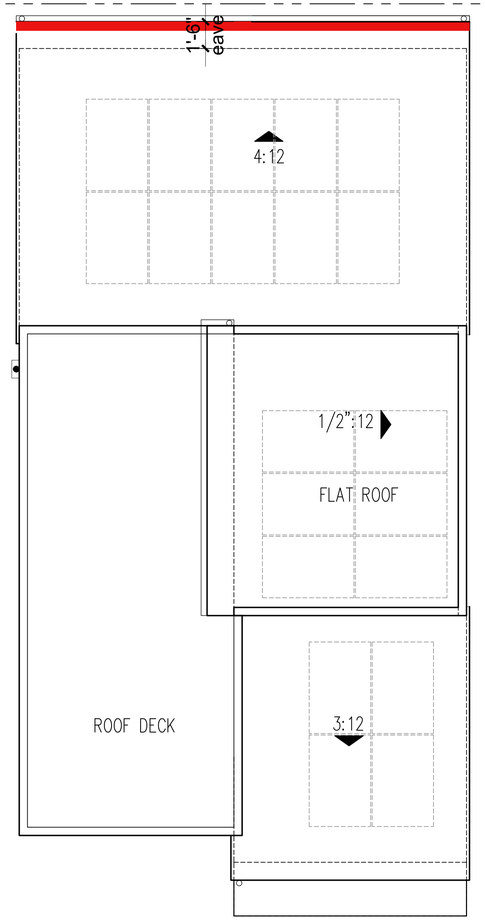
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

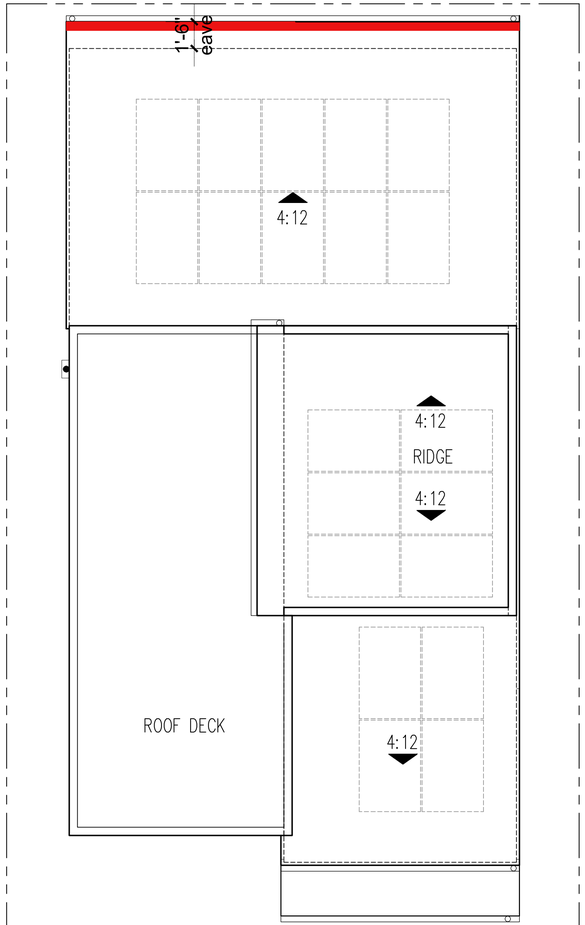


KEY PLAN (NTS)



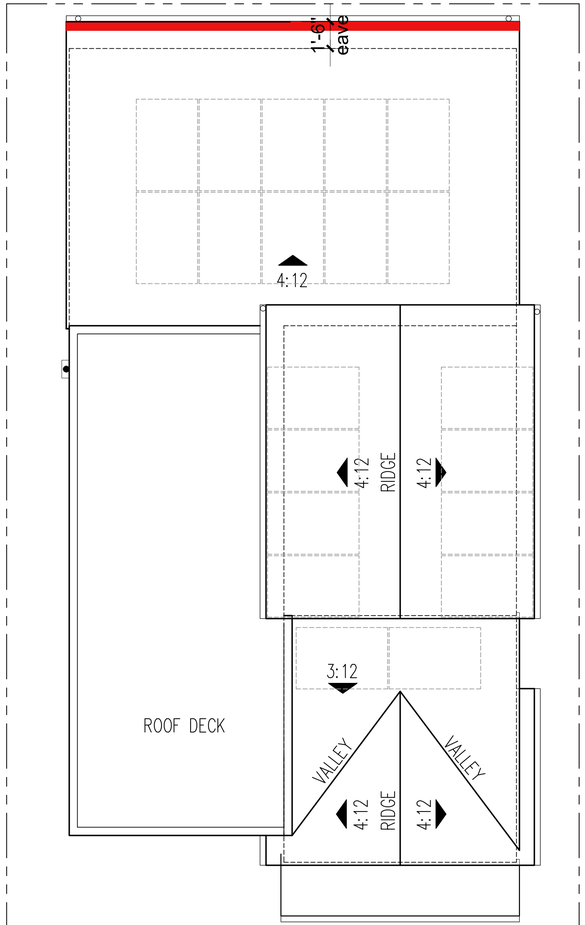
'C' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
TIGHT EAVE & RAKE TYP.

0 2 4 8 Scale 1" = 4'



'B' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP.

0 2 4 8 Scale 1" = 4'



'A' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 2 4 8 Scale 1" = 4'

ROOF PLAN NOTES

Elevations shown plotted per the Architectural Style Plotting Sheet.
Lot lines reflect smallest lot size on site.

Solar panels shown are for illustrative purposes only.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity, and orientation may change.

No roof mounted mechanical equipment is proposed.

Eave height less than 30' for fire ground ladder access.



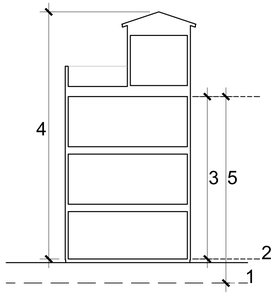
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



'A' SPANISH MATERIAL LEGEND

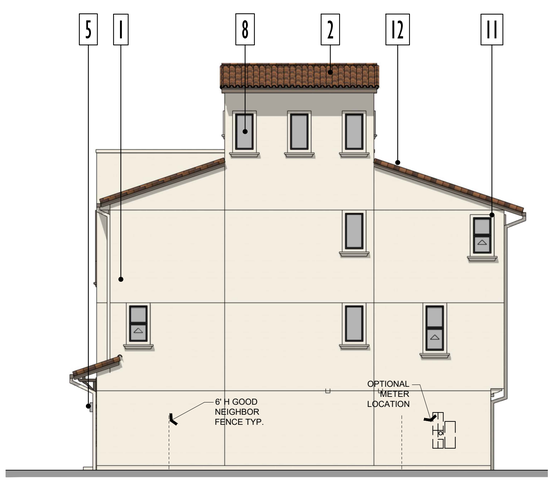
1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD
13. CEMENT FIBER PANEL AND TRIM

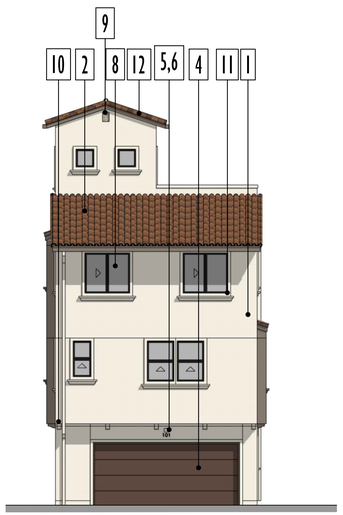
HEIGHT TABLE: SFD PLAN 1 STYLE 'A' SPANISH

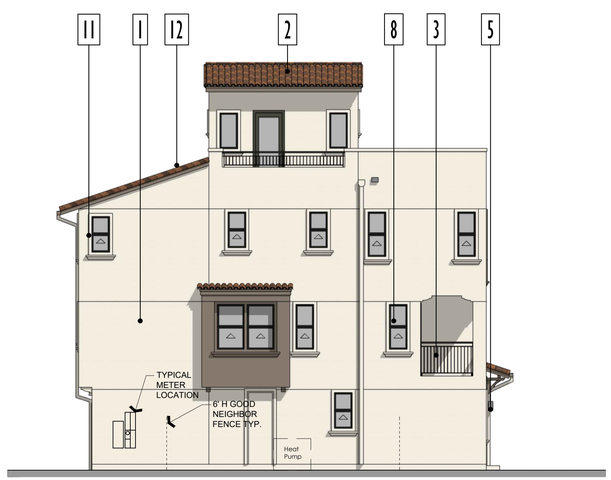
Lot No.	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
3	1AR	486.16	489	29.3	45.5	32.14
5	1AR	488.3	490.8	29.3	45.5	31.8
12	1AR	485.24	488.2	29.3	45.5	32.26
18	1AR	460.33	489.1	29.3	45.5	58.07
24	1AR	472.2	487.6	29.3	45.5	44.7
54	1A	479.65	482.2	29.3	45.5	31.85
60	1AR	464.7	484.6	29.3	45.5	49.2
63	1AR	478.4	484.5	29.3	45.5	35.4
65	1A	478.4	484.1	29.3	45.5	35

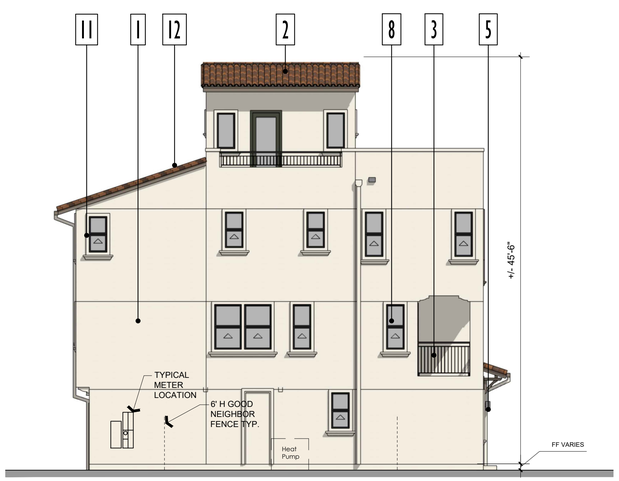
* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.











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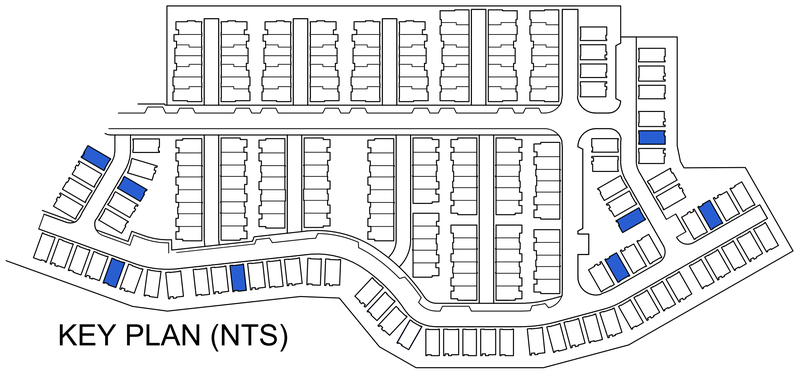
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

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SAN MATEO, CA
20240095

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(3RD) MARCH 20, 2026

SFD_PLAN 1 A ELEVATIONS
SCHEME 3

A3.5.0



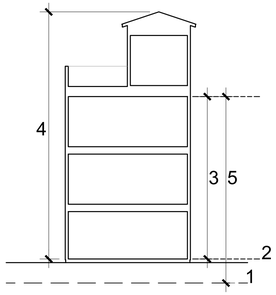
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



'B' FRENCH MODERN MATERIAL LEGEND

1 STUCCO

2 COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)

3 PAINTED METAL RAILING

4 METAL GARAGE DOOR (CLOPAY OR EQUAL)

5 LIGHT FIXTURE

6 UNIT ADDRESS

7 ENTRY DOOR (THERMATRU OR EQUAL)

8 VINYL WINDOW

9 HIGH DENSITY FOAM TRIM

10 STANDING SEAM METAL ROOF

11 WOOD FASCIA BOARD

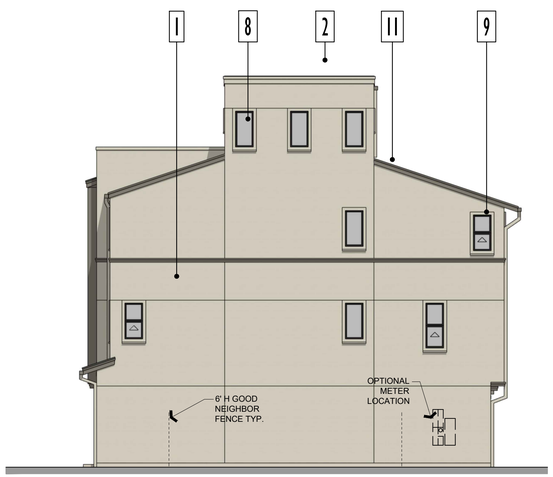
12 CEMENT FIBER PANEL AND TRIM

HEIGHT TABLE: SFD PLAN 1 STYLE 'B' MODERN FRENCH

Lot No.	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
1	1B	487.53	490.2	29.3	46	31.97
7	1B	486.33	489.9	29.3	46	32.87
14	1BR	484.5	488.5	29.3	46	33.3
20	1BR	444.08	488.9	29.3	46	74.12
51	1B	479.08	480.1	29.3	46	30.32
56	1B	469.16	483.2	29.3	46	43.34
69	1BR	477.92	482.1	29.3	46	33.48
72	1B	479.46	481.8	29.3	46	31.64

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.











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SFD_PLAN 1 B ELEVATIONS
SCHEME 3

A3.5.1



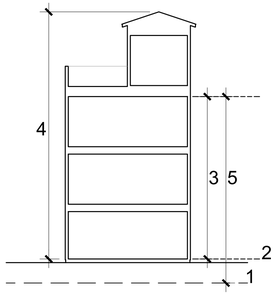
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



'C' MODERN FARMHOUSE MATERIAL LEGEND

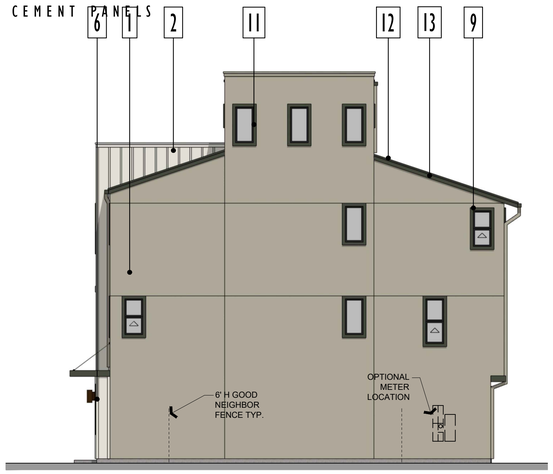
1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
13. WOOD FASCIA BOARD
14. FIBER CEMENT PANELS

HEIGHT TABLE: SFD PLAN 1 STYLE 'C' CONTEMPORARY

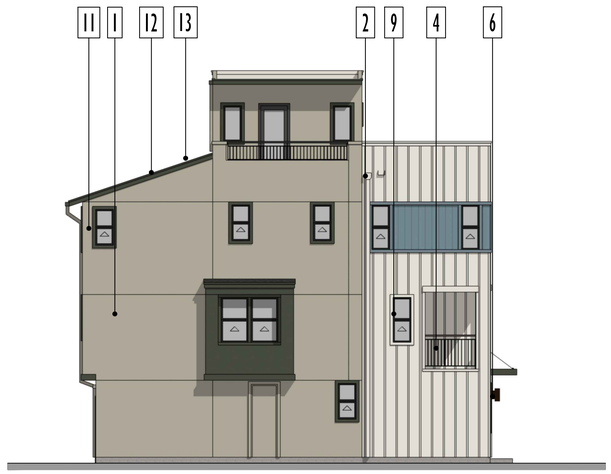
Lot No.	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
9	1C	484.5	489	29.3	43.5	33.8
10	1C	484.5	487.9	29.3	43.5	32.7
16	1CR	484.5	488.8	29.3	43.5	33.6
22	1CR	453.15	488.3	29.3	43.5	64.45
49	1C	473.53	479.5	29.3	43.5	35.27
58	1CR	466.24	484	29.3	43.5	47.06
61	1CR	485.7	484.8	29.3	43.5	28.4
67	1CR	478.4	482.7	29.3	43.5	33.6
70	1C	479.4	481.5	29.3	43.5	31.4

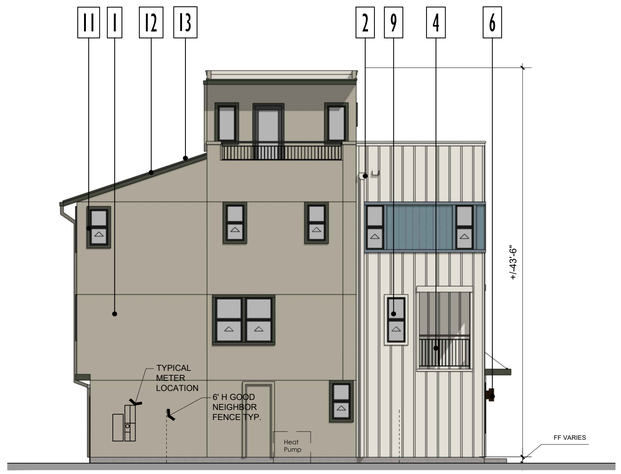
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SFD_PLAN 1 C ELEVATIONS
SCHEME 1

A3.5.2



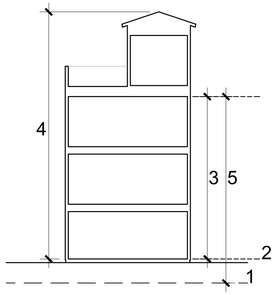
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



'A' SPANISH MATERIAL LEGEND

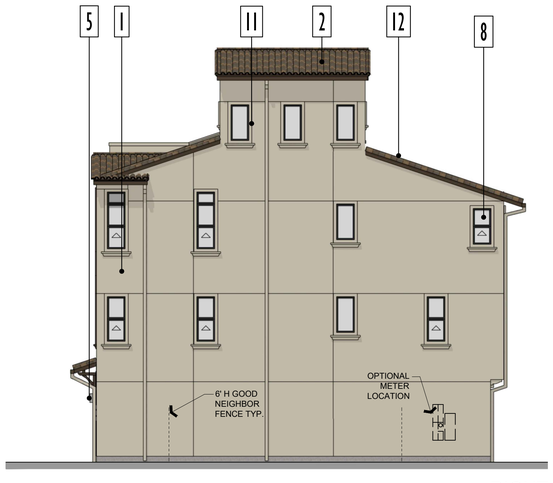
1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD
13. CEMENT FIBER PANEL AND TRIM

HEIGHT TABLE: SFD PLAN 2 STYLE 'A' SPANISH

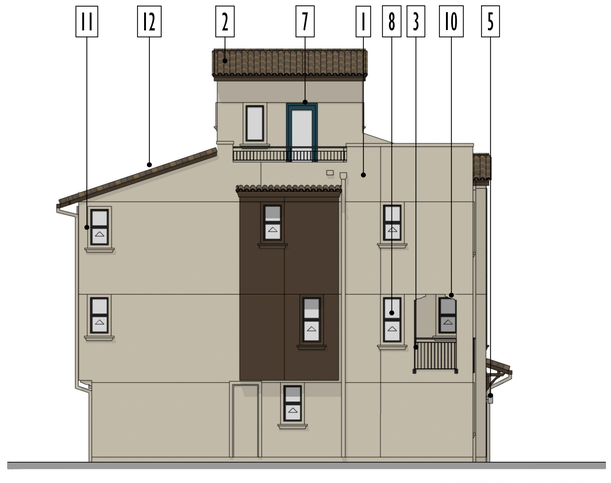
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
8	2A	484.5	489.4	30.8	46	35.7
15	2AR	484.5	488.6	30.8	46	34.9
21	2AR	446.14	488.6	30.8	46	73.26
50	2A	478.23	479.8	30.8	46	32.37
68	2AR	479.56	482.4	30.8	46	33.64
71	2A	479.41	481.6	30.8	46	32.99

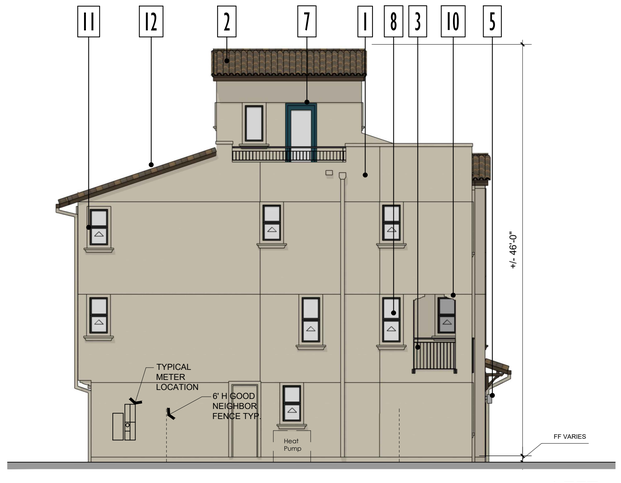
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SFD_PLAN 2 A ELEVATIONS
SCHEME 2

A3.5.3



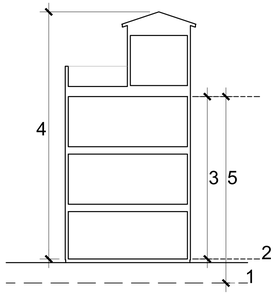
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



'B' FRENCH MODERN MATERIAL LEGEND

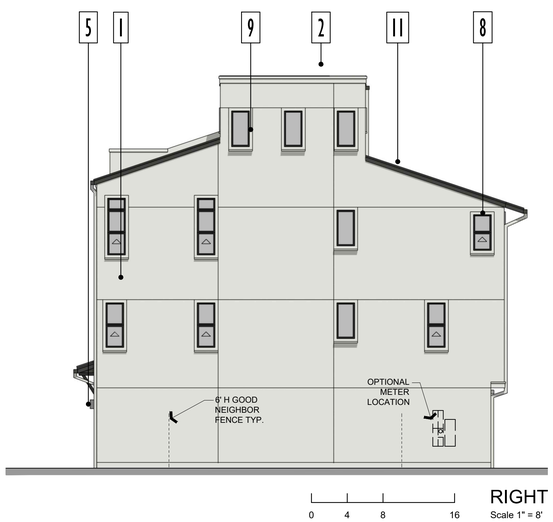
1. STUCCO
2. COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW
9. HIGH DENSITY FOAM TRIM
10. STANDING SEAM METAL ROOF
11. WOOD FASCIA BOARD
12. CEMENT FIBER PANEL AND TRIM

HEIGHT TABLE: SFD PLAN 2 STYLE 'B' MODERN FRENCH

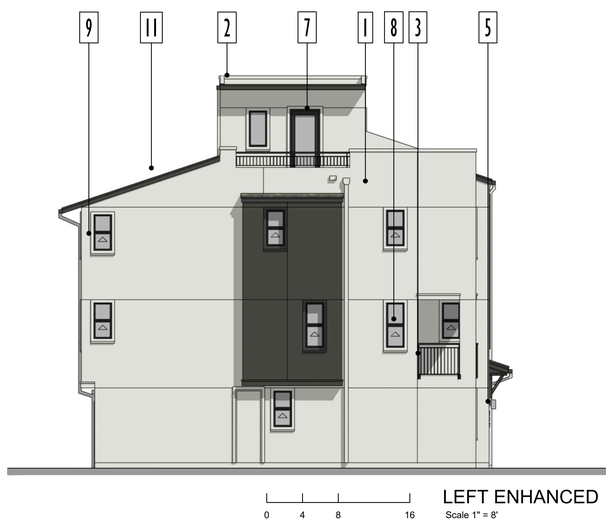
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
4	2BR	486.34	488.4	30.8	45.5	32.86
11	2BR	484.9	488	30.8	45.5	33.9
17	2BR	484.5	489	30.8	45.5	35.3
23	2BR	460.3	488	30.8	45.5	58.5
53	2B	479.52	481.8	30.8	45.5	33.08
59	2BR	466.31	484.3	30.8	45.5	48.79
62	2BR	481.89	484.6	30.8	45.5	33.51
66	2BR	478.4	483.8	30.8	45.5	36.2

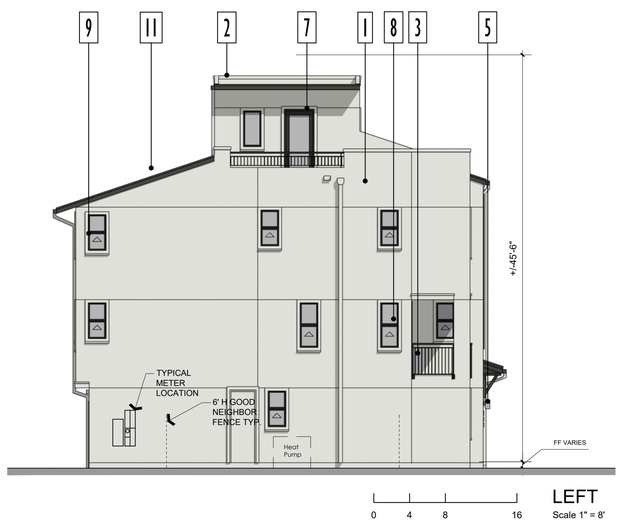
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SFD_PLAN 2 B ELEVATIONS
SCHEME 1

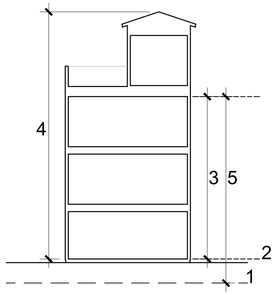
A3.5.4



- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



'C' MODERN FARMHOUSE MATERIAL LEGEND

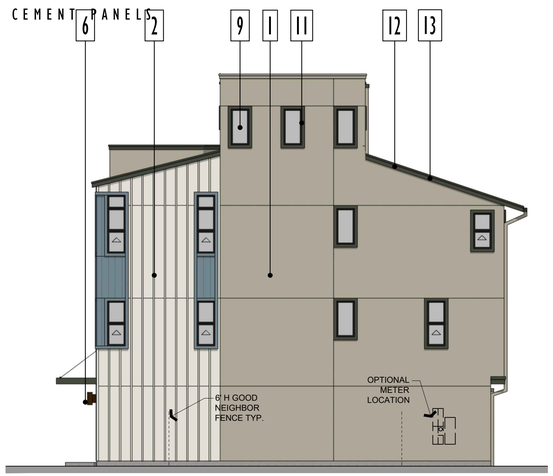
1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
13. WOOD FASCIA BOARD
14. FIBER CEMENT PANELS

HEIGHT TABLE: SFD PLAN 2 STYLE 'C' CONTEMPORARY

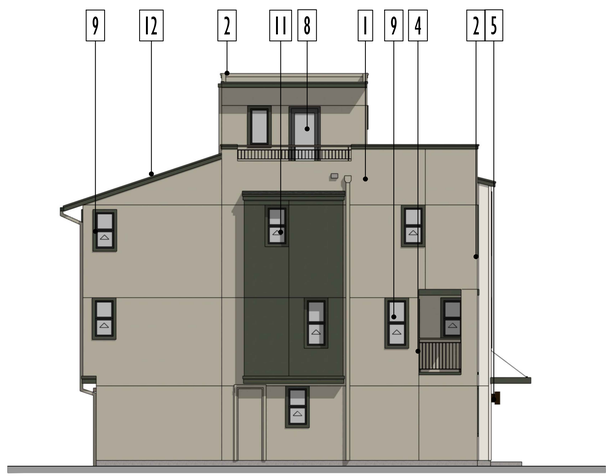
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
2	2CR	486.25	489.6	30.8	43.5	34.15
6	2C	486.78	490.4	30.8	43.5	34.42
13	2CR	484.5	488.3	30.8	43.5	34.6
19	2CR	445.24	489.1	30.8	43.5	74.66
25	2CR	480.25	487.1	30.8	43.5	37.65
52	2CR	479.76	480.4	30.8	43.5	31.44
55	2C	473.19	482.9	30.8	43.5	40.51
64	2C	478.4	484.4	30.8	43.5	36.8
73	2CR	478.48	482	30.8	43.5	34.32

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.











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Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

SFD_PLAN 2 C ELEVATIONS
SCHEME 1

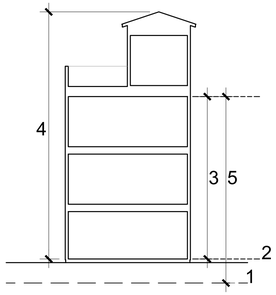
A3.5.5



- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



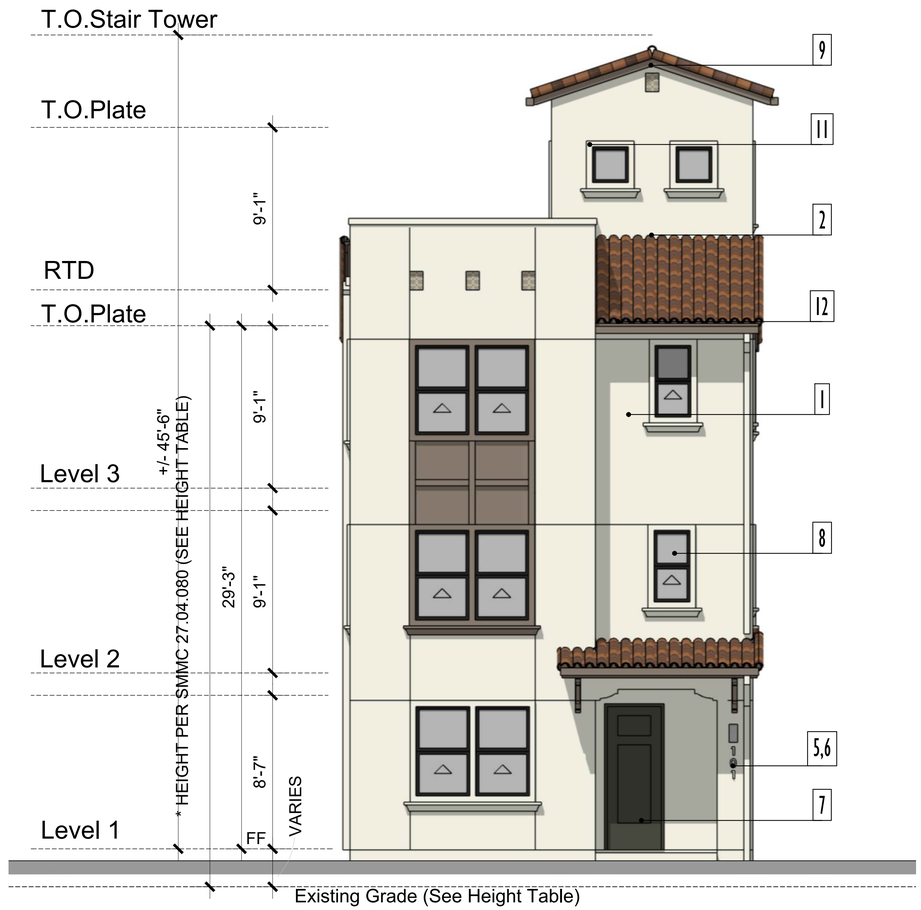
'A' SPANISH MATERIAL LEGEND

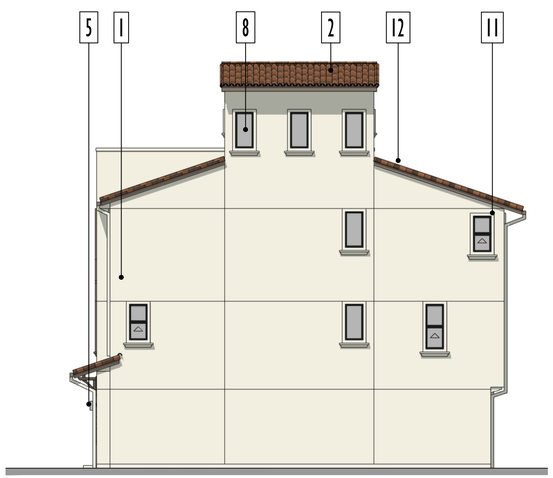
1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD
13. CEMENT FIBER PANEL AND TRIM

HEIGHT TABLE: SFD PLAN 1 ALT STYLE 'A' SPANISH

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
30	1ALTAR	480.9	484.8	29.3	45.5	33.2
36	1ALTAR	480.9	482.9	29.3	45.5	31.3
42	1ALTAR	473.6	481.3	29.3	45.5	37
48	1ALTAR	475.44	479.5	29.3	45.5	33.36

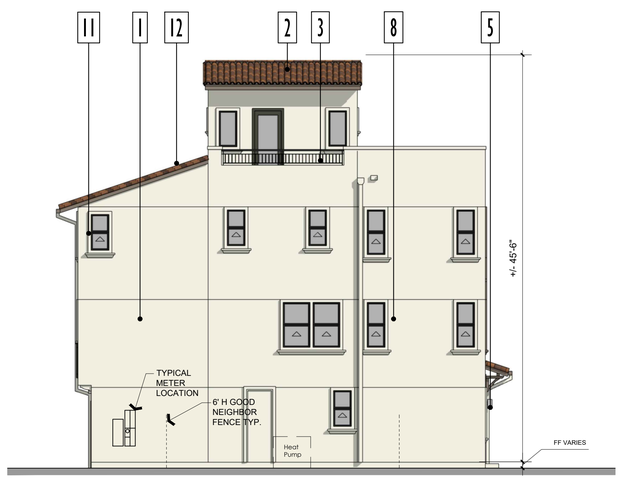
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SFD_PLAN 1 A-ALT ELEVATIONS
SCHEME 3

A3.5.6



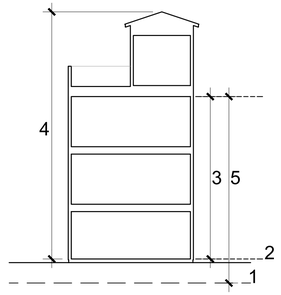
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



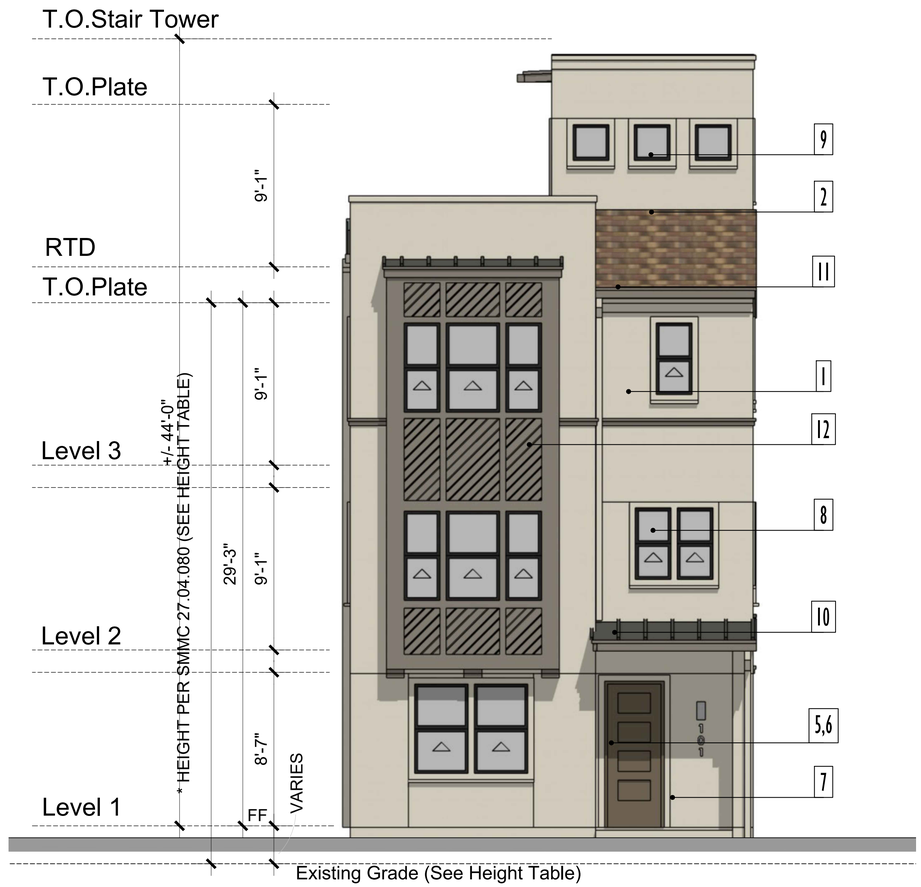
'B' FRENCH MODERN MATERIAL LEGEND

1. STUCCO
2. COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW
9. HIGH DENSITY FOAM TRIM
10. STANDING SEAM METAL ROOF
11. WOOD FASCIA BOARD
12. CEMENT FIBER PANEL AND TRIM

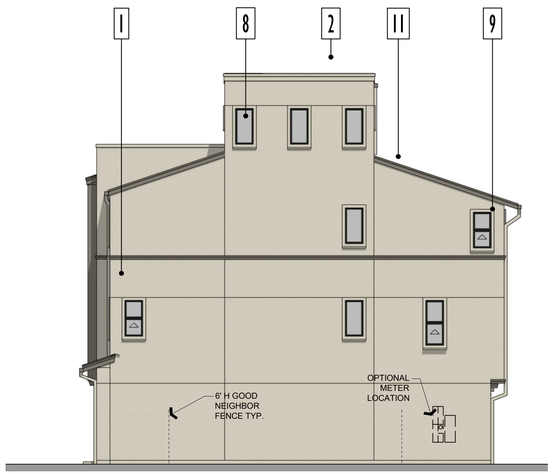
HEIGHT TABLE: SFD PLAN 1 ALT STYLE 'B' MODERN FRENCH

Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
27	1ALTBR	481.57	485.5	29.3	46	33.23
29	1ALTBR	480.9	485	29.3	46	33.4
32	1ALTBR	480.9	484.3	29.3	46	32.7
38	1ALTBR	481.34	482.3	29.3	46	30.26
44	1ALTBR	478.86	480.7	29.3	46	31.14

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.



FRONT
Scale 1" = 4'



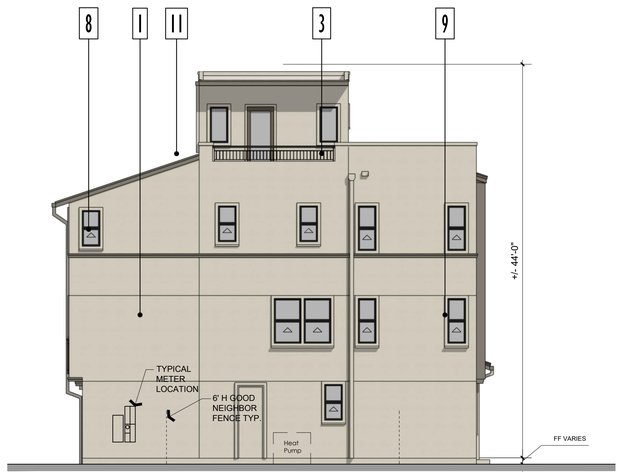
RIGHT
Scale 1" = 8'



BACK
Scale 1" = 8'



LEFT ENHANCED
Scale 1" = 8'



LEFT
Scale 1" = 8'

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Ownership:

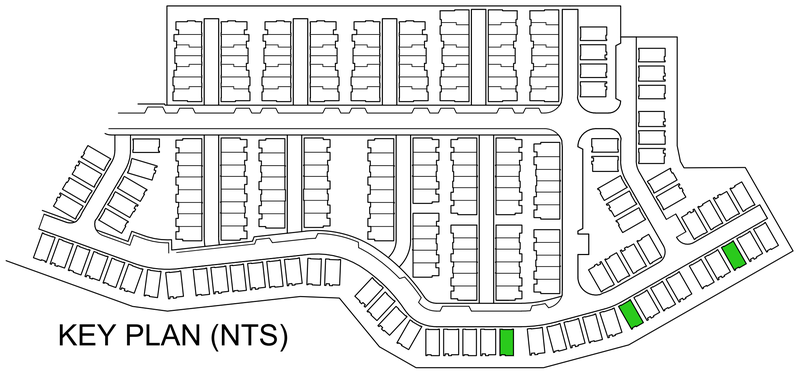
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CLEARVIEW HOUSING DEVELOPMENT
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SB330 / FORMAL APPLICATION
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SFD_PLAN 1 B-ALT ELEVATIONS
SCHEME 3

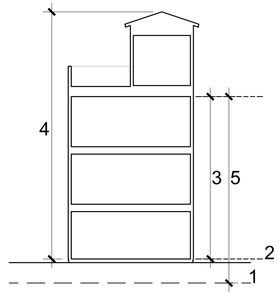
A3.5.7



- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



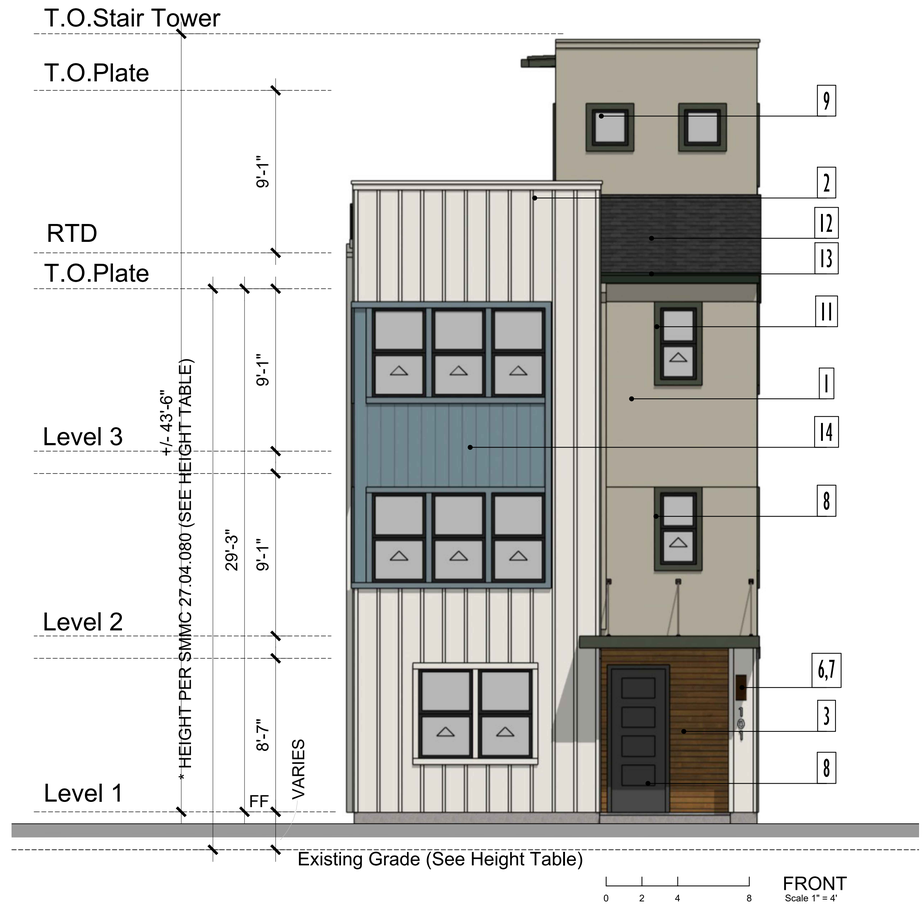
'C' MODERN FARMHOUSE MATERIAL LEGEND

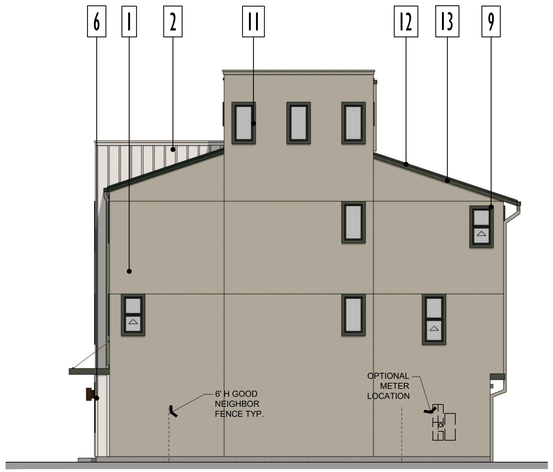
1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
13. WOOD FASCIA BOARD
14. FIBER CEMENT PANELS

HEIGHT TABLE: SFD PLAN 1 ALT STYLE 'C' CONTEMPORARY

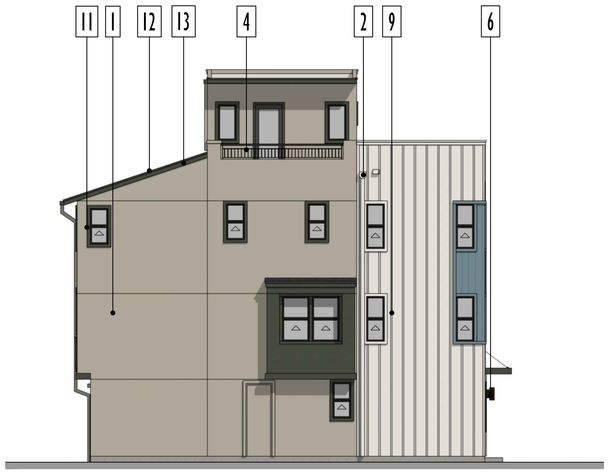
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
34	1ALTCR	480.9	483.7	29.3	43.5	32.1
40	1ALTCR	478.61	481.8	29.3	43.5	32.49
46	1ALTCR	478.13	480.1	29.3	43.5	31.27

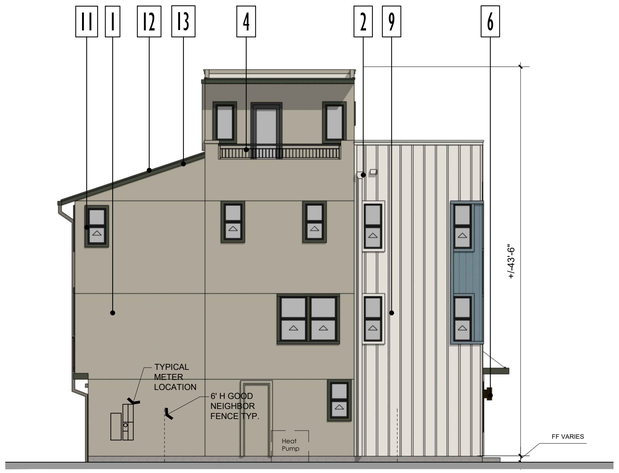
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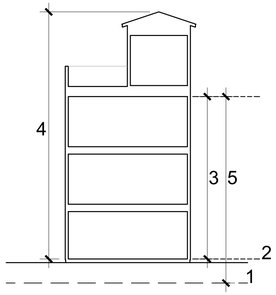
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



'A' SPANISH MATERIAL LEGEND

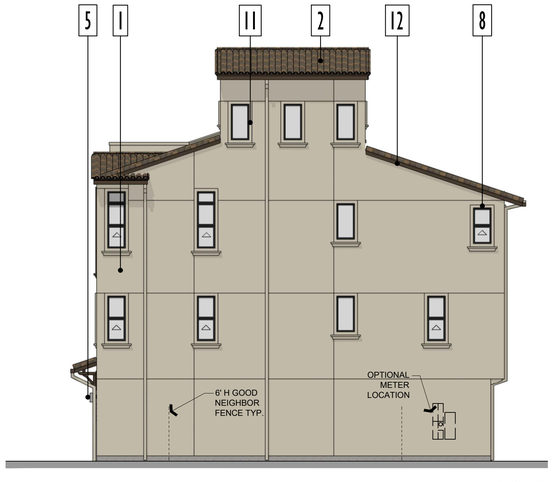
1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD
13. CEMENT FIBER PANEL AND TRIM

HEIGHT TABLE: SFD PLAN 2 ALT STYLE 'A' SPANISH

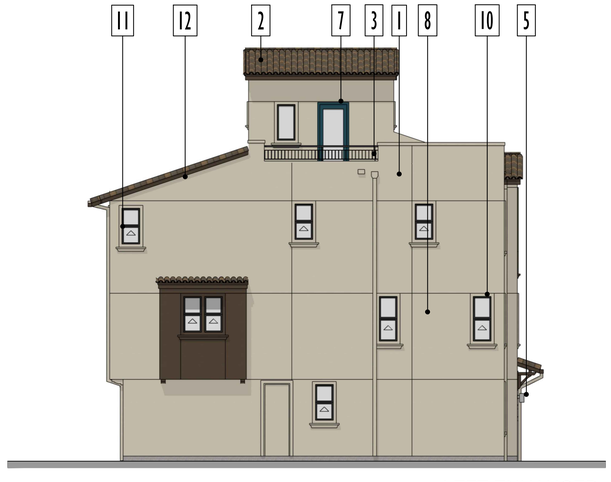
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
26	2ALTA	481.53	486	30.8	46	35.27
33	2ALTAR	480.9	484.1	30.8	46	34
39	2ALTAR	480.76	482	30.8	46	32.04
45	2ALTAR	478.7	480.4	30.8	46	32.5

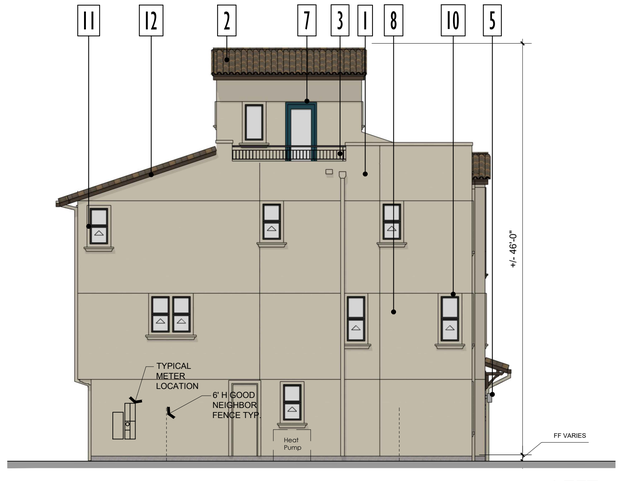
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HARVEST PROPERTIES

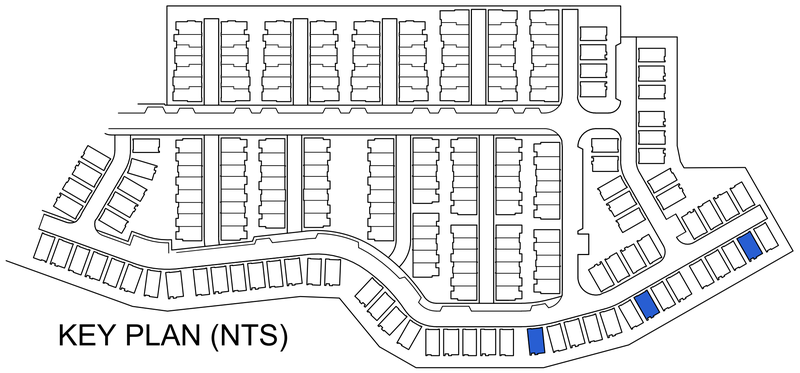
Ownership:
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20240095

SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
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SFD_PLAN 2 A-ALT ELEVATIONS
SCHEME 2

A3.5.9



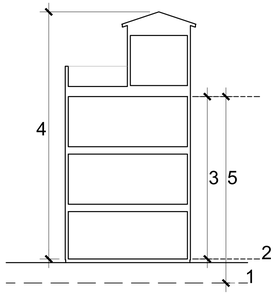
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



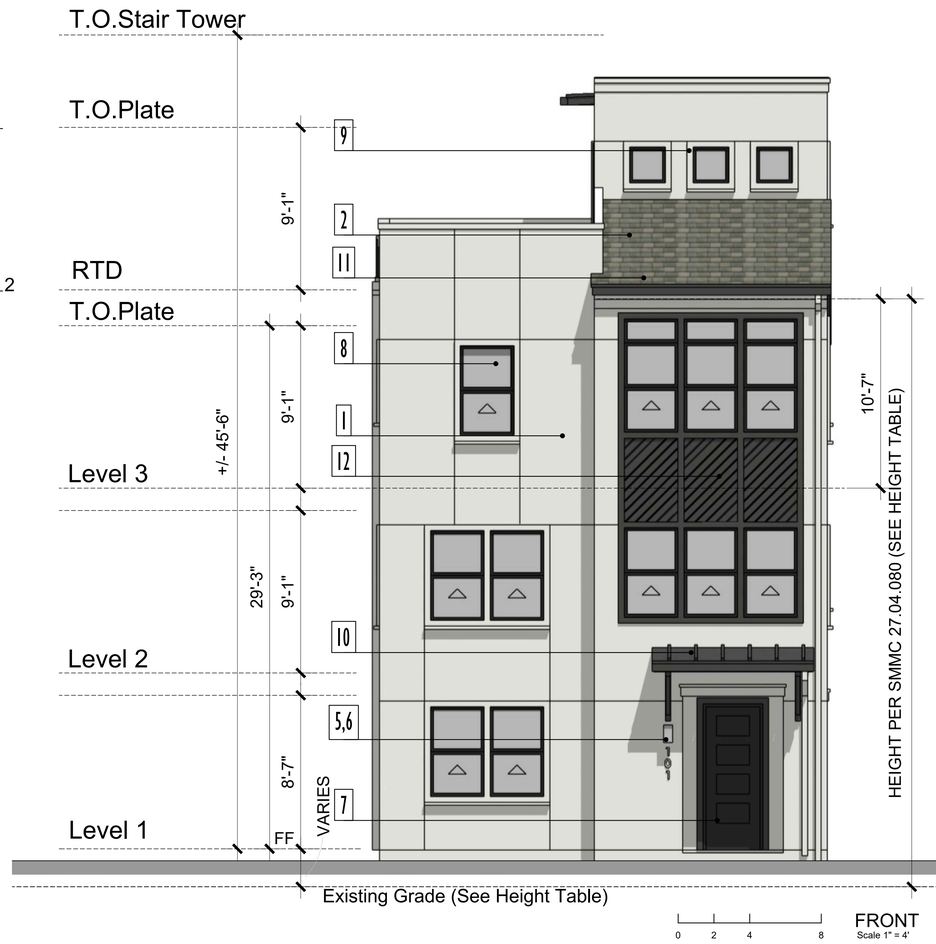
'B' FRENCH MODERN MATERIAL LEGEND

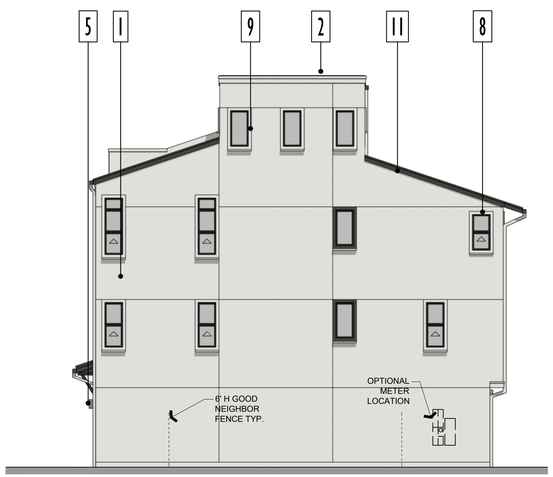
1. STUCCO
2. COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW
9. HIGH DENSITY FOAM TRIM
10. STANDING SEAM METAL ROOF
11. WOOD FASCIA BOARD
12. CEMENT FIBER PANEL AND TRIM

HEIGHT TABLE: SFD PLAN 2 ALT STYLE 'B' MODERN FRENCH

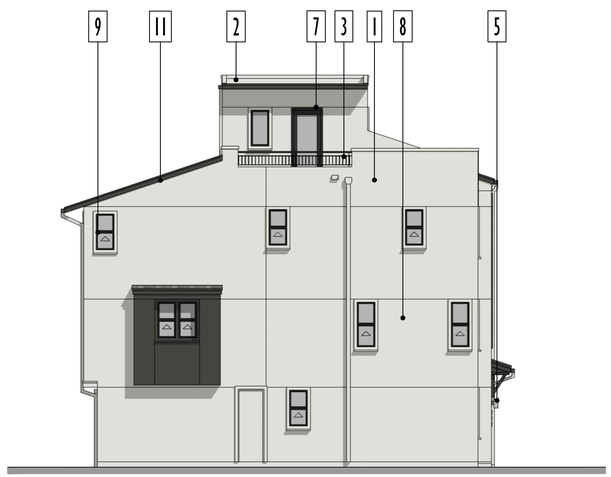
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
35	2ALTBR	480.9	483.2	30.8	45.5	33.1
41	2ALTBR	477.58	481.6	30.8	45.5	34.82
47	2ALTBR	476.86	479.8	30.8	45.5	33.74

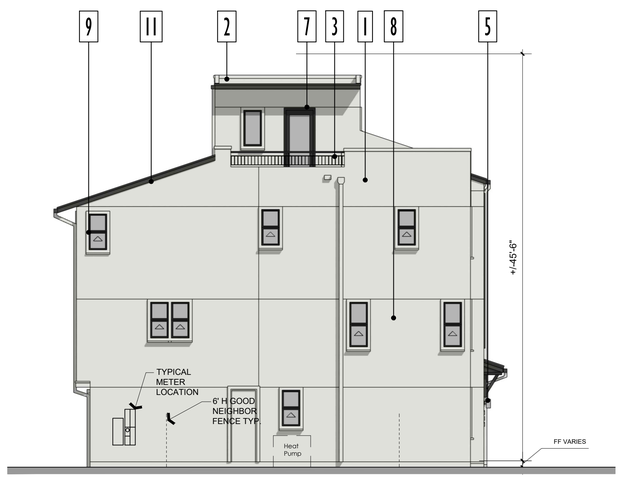
* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.











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SFD_PLAN 2 B-ALT ELEVATIONS
SCHEME 1

A3.5.10



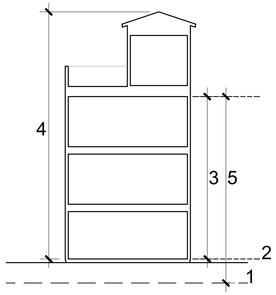
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



'C' MODERN FARMHOUSE MATERIAL LEGEND

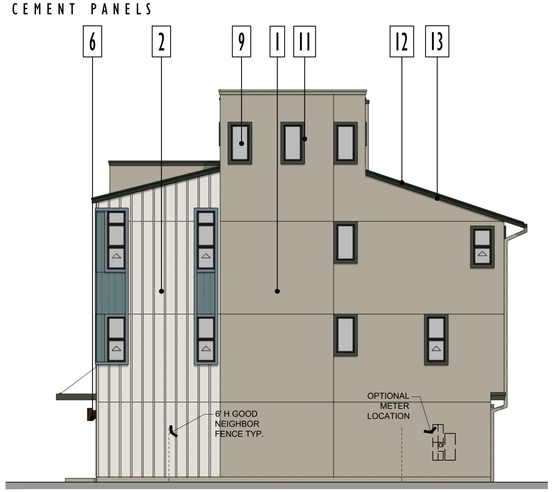
1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
13. WOOD FASCIA BOARD
14. FIBER CEMENT PANELS

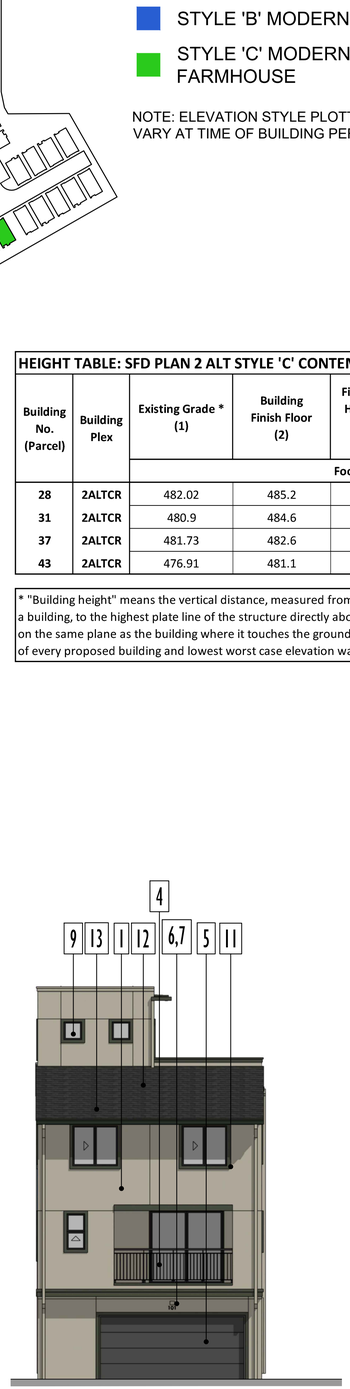
HEIGHT TABLE: SFD PLAN 2 ALT STYLE 'C' CONTEMPORARY

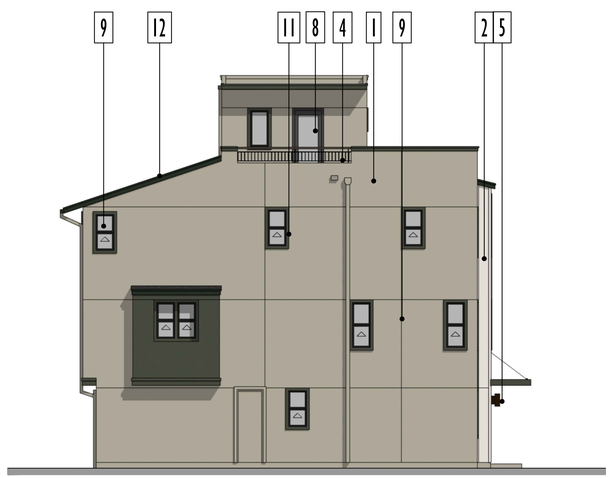
Building No. (Parcel)	Building Plex	Existing Grade * (1)	Building Finish Floor (2)	Finish Floor to Highest Plate Line (3)	Finish floor to Highest Point of Exterior Construction (4)	Height per San Mateo Municipal Code * (5)
		Foot Elevation ±				
28	2ALTCR	482.02	485.2	30.8	43.5	33.98
31	2ALTCR	480.9	484.6	30.8	43.5	34.5
37	2ALTCR	481.73	482.6	30.8	43.5	31.67
43	2ALTCR	476.91	481.1	30.8	43.5	34.99

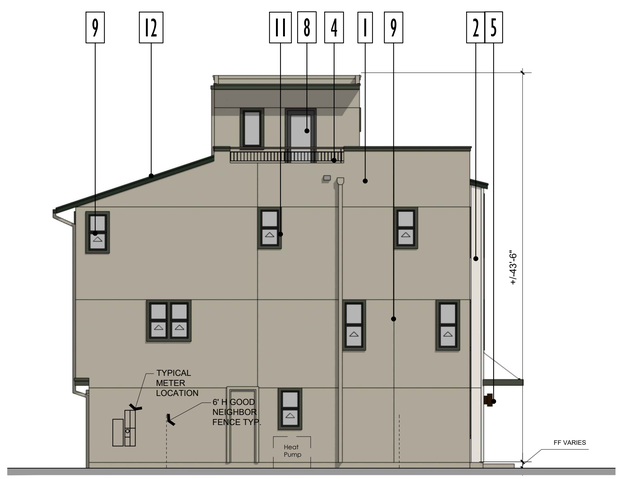
* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.











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Ownership:

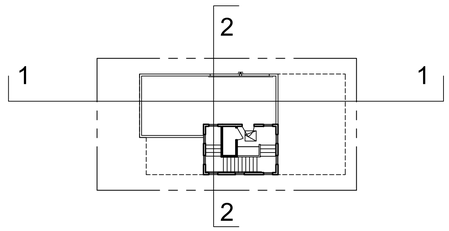
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

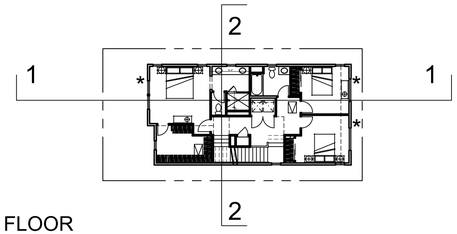
SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
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(3RD) MARCH 20, 2026

SFD_PLAN 2 C-ALT ELEVATIONS
SCHEME 1

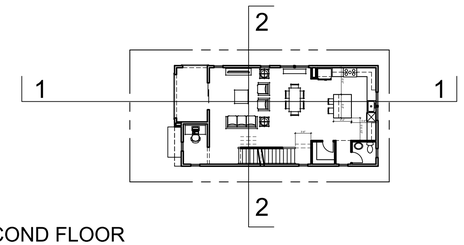
A3.5.11



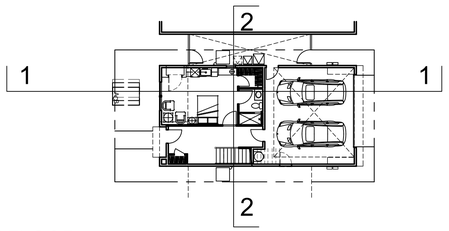
ROOF TOP DECK



THIRD FLOOR



SECOND FLOOR

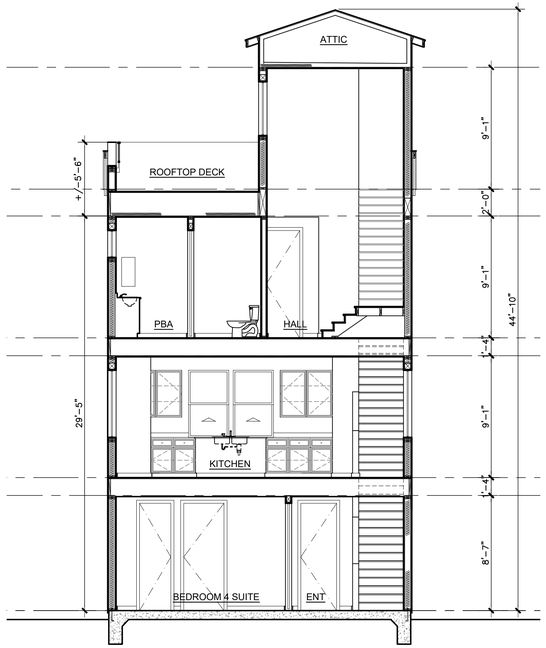


FIRST FLOOR

SECTION KEY PLANS

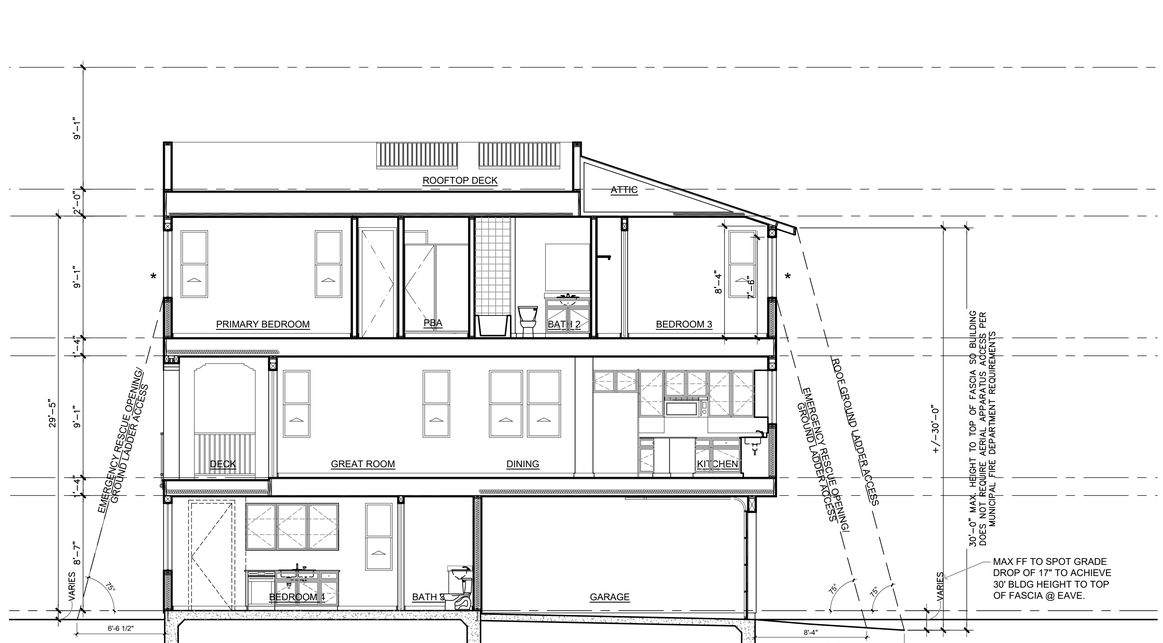
0 8 16 32 Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



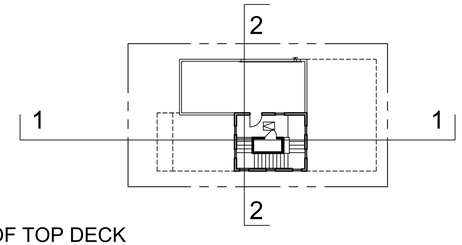
2- PLAN 1 SECTION

0 4 8 12 Scale 3/16" = 1'

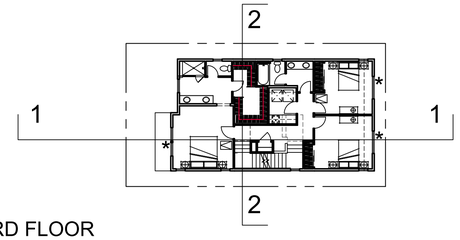


1- PLAN 1 SECTION

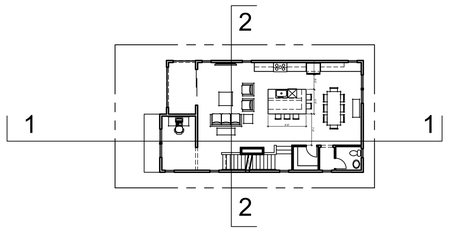
0 4 8 12 Scale 3/16" = 1'



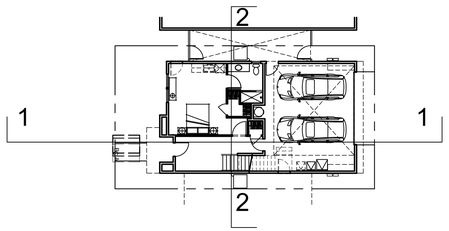
ROOF TOP DECK



THIRD FLOOR



SECOND FLOOR

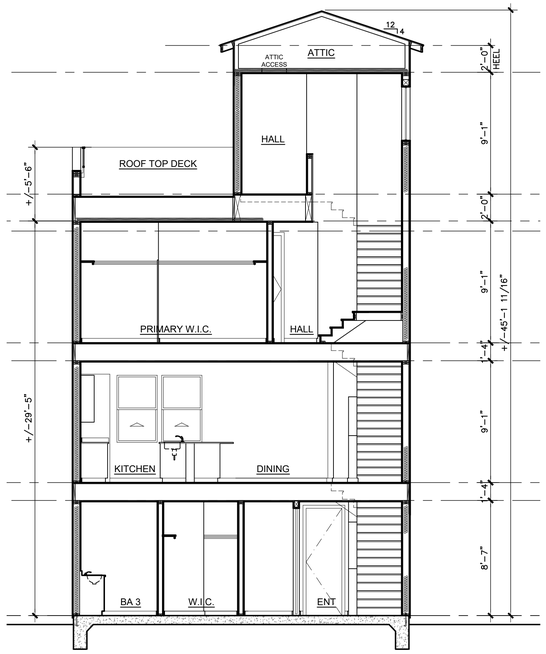


FIRST FLOOR

SECTION KEY PLANS

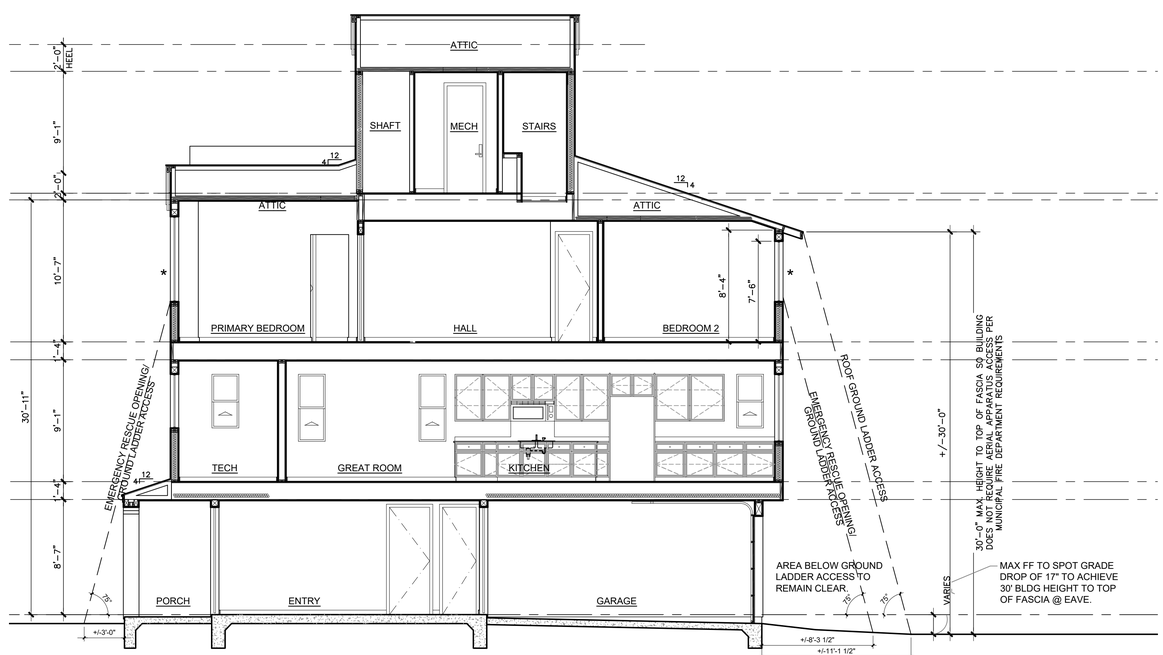
0 8 16 32 Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



2- PLAN 2 SECTION

0 4 8 12 Scale 3/16" = 1'



1- PLAN 2 SECTION

0 4 8 12 Scale 3/16" = 1'

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SB330 / FORMAL APPLICATION
(1ST) DECEMBER 19, 2025
(2ND) SEPTEMBER 5, 2025
(3RD) MARCH 20, 2026

SFD_PLAN 2 SECTIONS **A3.6.1**

SFD - A - SPANISH STYLE

	1	2	3
COLOR 1 STUCCO / STUCCO TRIM	SW 7035 AESTHETIC WHITE	SW 7506 LOGGIA	SW 7566 WESTHIGHLAND WHITE
COLOR 2 FASCIA / EAVES / TRIM INSETS/ RAFTER TAILS	SW 6089 GROUNDED	SW 9183 DARK CLOVE	SW 7025 BACKDROP
COLOR 3 GARAGE DOORS	SW 7675 SEALSKIN	SW 7069 IRON ORE	SW 6041 OTTER
COLOR 4 ENTRY DOORS	SW 7630 RAISIN	SW 9142 MOSCOW MIDNIGHT	SW 6209 RIPE OLIVE
COLOR 5 METAL RAILINGS	SW 6258 TRICORN BLACK	SW 6258 TRICORN BLACK	SW 6258 TRICORN BLACK
COLOR 6 ROOF MATERIAL LOW 'S' PROFILE	SMM 8402 SANTA CRUZ BLEND	SCM 8823 PEBBLE BEACH BLEND	2636 PIEDMONT
COLOR 7 DECO TILES - 6" X6" U.O.N.	J52	MAR2	R49

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOOR



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.
NOTE: MATERIALS SHALL HAVE A LIFE EXPECTANCY OF A MINIMUM OF TWENTY-FIVE (25) YEARS AND ROOFING SHALL HAVE A MINIMUM LIFE EXPECTANCY OF THIRTY (30) YEARS.

SFD - B - FRENCH MODERN STYLE

	1	2	3
COLOR 1 STUCCO / STUCCO TRIM	SW 7056 RESERVED WHITE	SW 7050 USEFUL GRAY	SW 7036 ACCESSIBLE BEIGE
COLOR 2 FASCIA / EAVES / TRIM INSETS / STUCCO ACCENT	SW 7069 IRON ORE	SW 6200 LINK GRAY	SW 7046 ANONYMOUS
COLOR 3 GARAGE DOORS / ENTRY DOORS	SW 6258 TRICORN BLACK	SW 7048 URBANE BRONZE	SW 7054 OAK LEAF BROWN
COLOR 4 METAL RAILINGS	SW 6258 TRICORN BLACK	SW 7020 BLACK FOX	SW 7020 BLACK FOX
COLOR 5 ROOF MATERIAL COMPOSITION SHINGLE	MORIE BLACK	WEATHERED WOOD	HEATHER BLEND
COLOR 6 METAL ROOF	METALLIC PREWEATHERED GLAVALUME	MEDIUM BRONZE	DARK BRONZE

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL.
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOOR



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.
NOTE: MATERIALS SHALL HAVE A LIFE EXPECTANCY OF A MINIMUM OF TWENTY-FIVE (25) YEARS AND ROOFING SHALL HAVE A MINIMUM LIFE EXPECTANCY OF THIRTY (30) YEARS.

SFD - C - MODERN FARMHOUSE STYLE

	1	2	3
COLOR 1 STUCCO	SW7052 - GRAY AREA	SW7636 - ORIGAMI WHITE	SW9166 - CLASSIC FRENCH GRAY
COLOR 3 BOARD + BATTEN	SW7049 - NUANCE	SW7645 - THUNDER GRAY	SW9166 - DRIFT OF MIST
COLOR 2 TRIM / ACCENT	SW6209 - RIPE OLIVE	SW9592 - ILLUSION	SW7645 - THUNDER GRAY
WOODLOOK FIBER CEMENT LAP SIDING	WOODTONE - MOUNTAIN CEDAR	WOODTONE - CARIBOU TRAILS	WOODTONE - RIVER ROCK
COLOR 5 ACCENT	SW9140 - BLUSTERY SKY	SW9592 - ILLUSION	SW7515 - HOMESTEAD BROWN
COLOR 6 ROOF MATERIAL COMPOSITION SHINGLE	MOIRE BLACK	WEATHERED WOOD	GEORGETOWN GRAY
COLOR 8 GARAGE DOORS / ENTRY DOORS	SW7069 - IRON ORE	SW7645 - THUNDER GRAY	SW6251 - OUTERSPACE
COLOR 4 METAL RAILINGS	SW7020 - BLACK FOX	SW7020 - BLACK FOX	SW7020 - BLACK FOX

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
1 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT

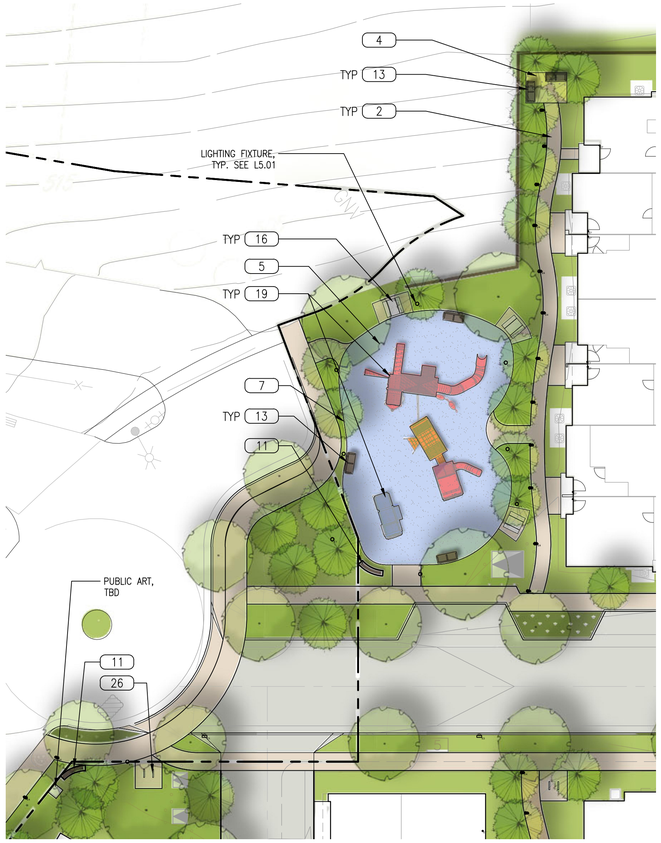


PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOOR

WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.
NOTE: MATERIALS SHALL HAVE A LIFE EXPECTANCY OF A MINIMUM OF TWENTY-FIVE (25) YEARS AND ROOFING SHALL HAVE A MINIMUM LIFE EXPECTANCY OF THIRTY (30) YEARS.



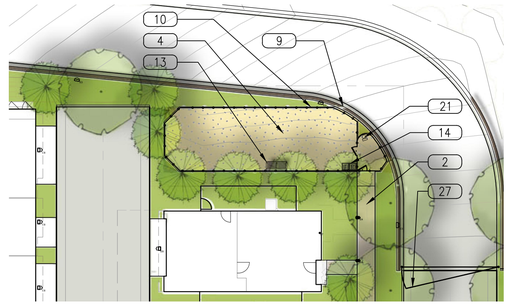
1 ENTRY PARK
SCALE: 1"=20'-0"



2 PASEO PARK
SCALE: 1"=20'-0"



3 CENTRAL LINEAR PARK
SCALE: 1"=20'-0"



4 DOG RUN – NORTH
SCALE: 1"=20'-0"



SCALE: 1" = 20'-0"

MATERIALS SCHEDULE	
KEY	NAME
1	DECORATIVE AC PAVING
2	STANDARD CONCRETE PAVING, PATHWAY TYP.
3	DECORATIVE CONCRETE PAVING
4	DG PAVING
5	RESILIENT PLAY SURFACING
6	SYNTHETIC TURF
7	3' HT FENCE
8	6' HT FENCE
9	GUARDRAIL
10	DOG PARK FENCE
11	MONUMENT SIGNAGE
12	CLUSTER MAILBOX
13	BENCH
14	TRASH/RECYCLE RECEPTACLES
15	DRINKING FOUNTAIN
16	PICNIC TABLE
17	SHADE STRUCTURE
18	FITNESS EQUIPMENT
19	PLAY EQUIPMENT
20	DOG AGILITY EQUIPMENT
21	PET WASTE STATION
22	BBQ
23	LAWN GAMES
24	STORAGE SHED
25	PET DRINKING FOUNTAIN
26	BIKE RACK
27	FIRE GATE

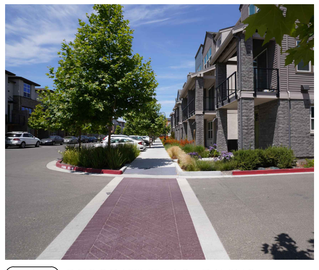
SEE SHEET L2.04 FOR FULL SCHEDULE OF MATERIALS



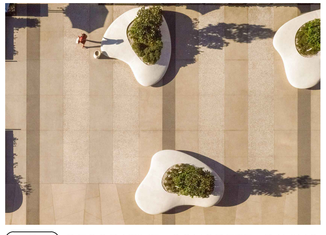
11 MONUMENT SIGNAGE

THE MONUMENT SIGN SHOWN IS FOR ILLUSTRATION PURPOSES ONLY, IT DOES NOT REPRESENT THE PROPOSED MONUMENT SIGN DESIGN.

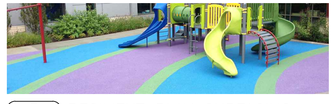
FUTURE SIGNAGE WILL BE CONSISTENT WITH CHAPTER 25.06, TABLE 20.06-2 OF THE SMMC FOR RESIDENTIAL USES.



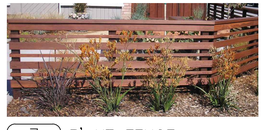
1 DECORATIVE AC PAVING



3 DECORATIVE CONCRETE PAVING



5 RESILIENT PLAY SURFACING



7 3' HT FENCE



10 DOG PARK FENCE



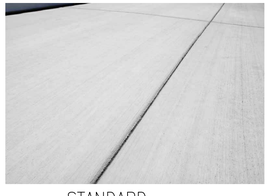
14 TRASH/RECYCLE RECEPTACLES



21 PET WASTE STATION



26 BIKE RACK



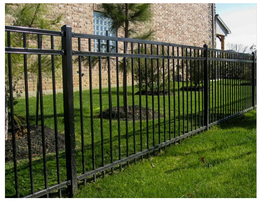
2 STANDARD CONCRETE PAVING



4 DECOMPOSED GRANITE



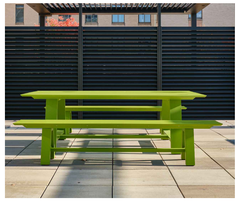
8 6' HT FENCE



9 GUARDRAIL



13 BENCH



16 PICNIC TABLE



19 PLAY EQUIPMENT



27 FIRE GATE

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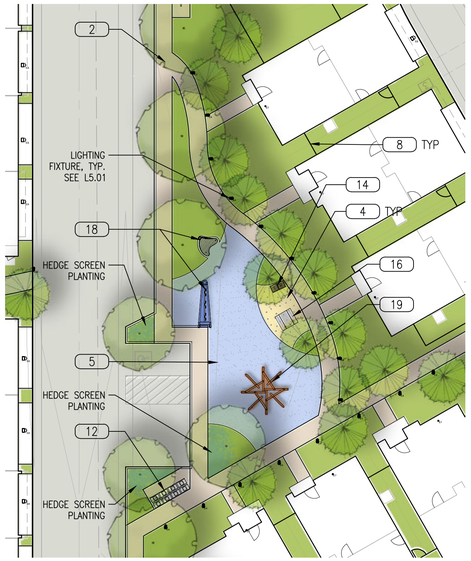
Ownership:
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San Francisco, CA 94104

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SAN MATEO, CA
20240095

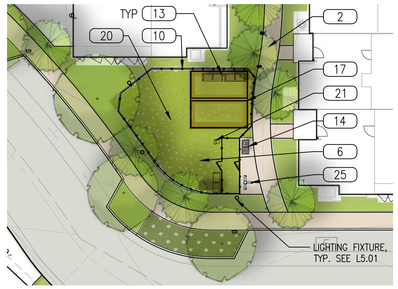
SB330 / FORMAL APPLICATION
(3RD SUBMITTAL) MARCH 20, 2026
(2ND SUBMITTAL) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMTER 5, 2025

SHEET TITLE
ENLARGEMENTS - LANDSCAPE PLAN

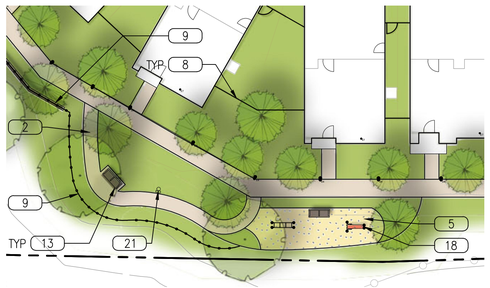
SHEET NO.
L1.02



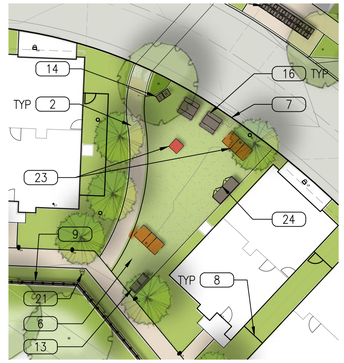
1 FAMILY PARK – NORTH
SCALE: 1"=20'–0"



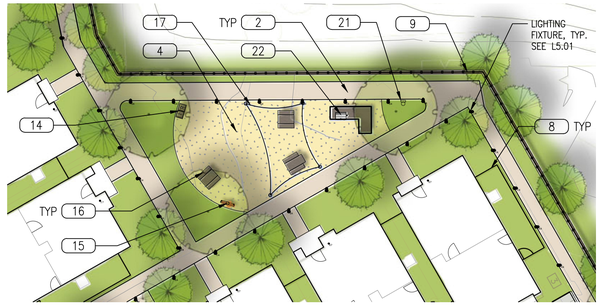
2 DOG PARK
SCALE: 1"=20'–0"



3 AMENITY AREA – SOUTH
SCALE: 1"=20'–0"



4 FAMILY PARK
SCALE: 1"=20'–0"



5 OVERLOOK PARK
SCALE: 1"=20'–0"

MATERIALS SCHEDULE	
KEY	NAME
1	DECORATIVE AC PAVING
2	STANDARD CONCRETE PAVING, PATHWAY TYP.
3	DECORATIVE CONCRETE PAVING
4	DG PAVING
5	RESILIENT PLAY SURFACING
6	SYNTHETIC TURF
7	3' HT FENCE
8	6' HT FENCE
9	GUARDRAIL
10	DOG PARK FENCE
11	MONUMENT SIGNAGE
12	CLUSTER MAILBOX
13	BENCH
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20	DOG AGILITY EQUIPMENT
21	PET WASTE STATION
22	BBQ
23	LAWN GAMES
24	STORAGE SHED
25	PET DRINKING FOUNTAIN
26	BIKE RACK
27	FIRE GATE

SEE SHEET L2.04 FOR FULL SCHEDULE OF MATERIALS



2 STANDARD CONCRETE PAVING



5 RESILIENT PLAY SURFACING



6 SYNTHETIC TURF



4 DECOMPOSED GRANITE



7 3' HT FENCE



8 6' HT FENCE



9 GUARDRAIL



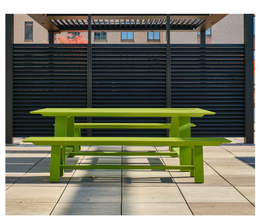
10 DOG PARK FENCE



18 FITNESS EQUIPMENT



13 BENCH



16 PICNIC TABLE



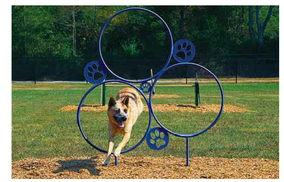
17 SHADE STRUCTURE – OVERLOOK PARK



17 SHADE STRUCTURE – DOG PARK



19 PLAY EQUIPMENT



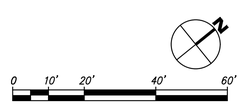


20 DOG AGILITY EQUIPMENT



21 PET WASTE STATION

TOTAL OF 10 PET WASTE STATIONS TO BE INSTALLED AT REGULAR INTERVALS ALONG THE PERIMETER PATH TO FACILITATE PROPER WASTE DISPOSAL AND MAINTAIN PATH AESTHETICS.



SCALE: 1" = 20'–0"

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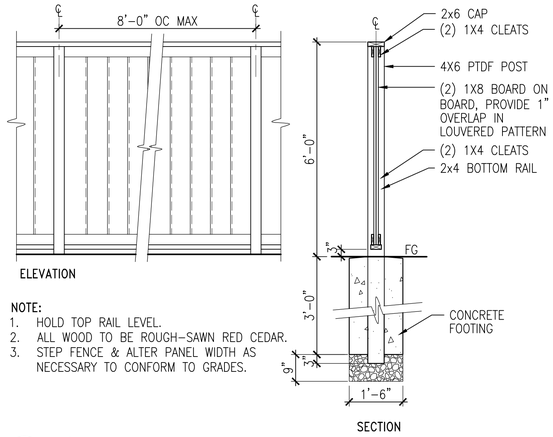
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
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(1ST SUBMITTAL) SEPTEMTER 5, 2025

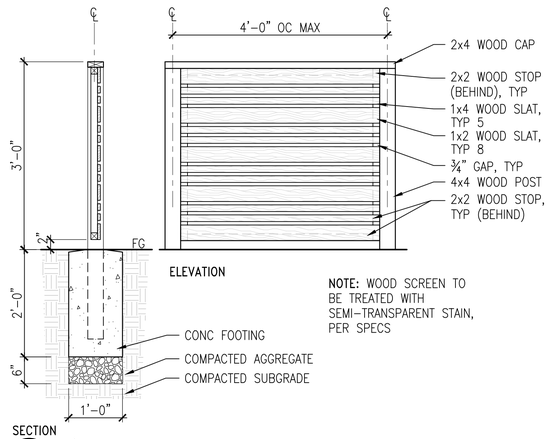
SHEET TITLE
ENLARGEMENTS - LANDSCAPE PLAN

SHEET NO.
L1.03



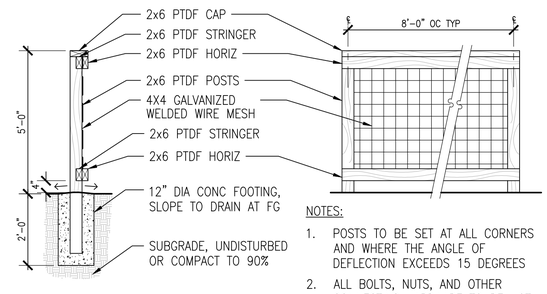
NOTE:
1. HOLD TOP RAIL LEVEL.
2. ALL WOOD TO BE ROUGH-SAWN RED CEDAR.
3. STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

1 6' HT FENCE
SCALE: 1/2" = 1'-0"



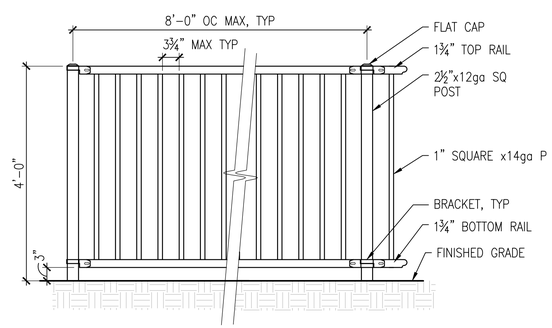
NOTE: WOOD SCREEN TO BE TREATED WITH SEMI-TRANSPARENT STAIN, PER SPECS

2 3' HT FENCE
SCALE: 1/2" = 1'-0"

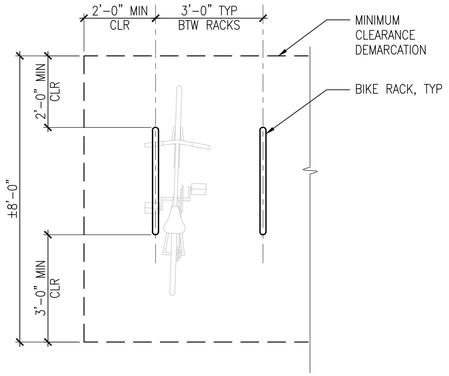


NOTES:
1. POSTS TO BE SET AT ALL CORNERS AND WHERE THE ANGLE OF DEFLECTION EXCEEDS 15 DEGREES
2. ALL BOLTS, NUTS, AND OTHER CONNECTING HARDWARE TO BE HOT DIPPED GALVANIZED

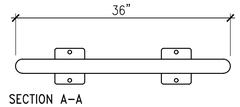
3 DOG PARK FENCE
SCALE: 1/2" = 1'-0"



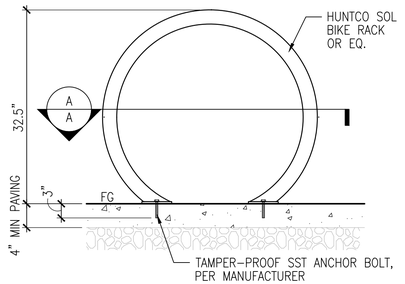
4 4' HT GUARDRAIL
SCALE: 3/4" = 1'-0"



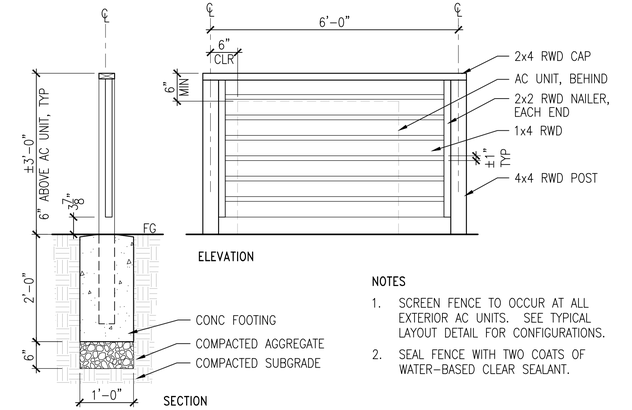
5 TYPICAL SHORT TERM BIKE PARKING LAYOUT
SCALE: 1/2" = 1'-0"



SECTION A-A



6 BIKE RACK
SCALE: 1" = 1'-0"



NOTES
1. SCREEN FENCE TO OCCUR AT ALL EXTERIOR AC UNITS. SEE TYPICAL LAYOUT DETAIL FOR CONFIGURATIONS.
2. SEAL FENCE WITH TWO COATS OF WATER-BASED CLEAR SEALANT.

7 SCREEN FENCE AT HEAT PUMP
SCALE: 3/4 = 1'-0"

MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
1	DECORATIVE AC PAVING	STAMPED/COLORED VEHICULAR ASPHALT PAVING, SCD
2	STANDARD CONCRETE PAVING, PATHWAY TYP.	NATURAL COLOR, BROOM FINISH
3	DECORATIVE CONCRETE PAVING	INTEGRAL COLOR; SANDBLAST, TOP CAST, OR BROOM FINISH
4	DG PAVING	DECOMPOSED GRANITE
5	RESILIENT PLAY SURFACING	POURED IN PLACE
6	SYNTHETIC TURF	SYNTHETIC TURF FIBER
7	3' HT FENCE	4/L2.04, WOOD FENCE, ADA COMPLIANT GATE
8	6' HT FENCE	2/L2.04, WOOD GOOD NEIGHBOR FENCE
9	GUARDRAIL	42" HT FOR FALL PROTECTION; OMEGA II FENCE SYSTEM, STEEL FRAME, BLACK
10	DOG PARK FENCE	3/L2.04, 5' HT, WOOD FRAME, WIRE MESH INFILL, ADA COMPLIANT GATE
11	MONUMENT SIGNAGE	CMU WALLS AND PILASTERS W/DECORATIVE FINISH
12	CLUSTER MAILBOX	USPS APPROVED CLUSTER BOX UNIT (CBU)
13	BENCH	BACKED WITH CENTER ARM
14	TRASH/RECYCLE RECEPTACLES	EMBED MOUNT
15	DRINKING FOUNTAIN	OUTDOOR BARRIER-FREE PEDESTAL FOUNTAIN
16	PICNIC TABLE	ADA ACCESSIBLE
17	SHADE STRUCTURE	5/L2.04, POWDERCOATED ALUMINUM STRUCTURE
18	FITNESS EQUIPMENT	FITNESS FEATURE WITH SAFETY USE ZONE
19	PLAY EQUIPMENT	2-12 YEARS, CONFORM TO SAFETY USE ZONES REQUIRED BY ASTM F1487-17; INTEGRATED SHADE
20	DOG AGILITY EQUIPMENT	HOOP JUMP, BARREL TUNNEL
21	PET WASTE STATION	PET WASTE BAG DISPENSER
22	BBQ	COMMUNITY BARBEQUE GRILL
23	LAWN GAMES	GIANT JENGA, CORNHOLE, ETC, BY OWNER
24	STORAGE SHED	PREFAB STORAGE SHED
25	PET DRINKING FOUNTAIN	OUTDOOR BARRIER-FREE PEDESTAL FOUNTAIN W/ PET BOWL
26	BIKE RACK	SHORT TERM BIKE PARKING, 17 RACKS TOTAL
27	FIRE GATE	ROADWAY BARRIER GATE



8 6' HT FENCE



9 GUARDRAIL



10 DOG PARK FENCE



7 3' HT FENCE

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SHEET TITLE
FENCING & CONCEPT DETAILS

SHEET NO.
L2.01

SEE L3.02 FOR FULL PLANT SCHEDULE

TURF	
	CA NATIVE SOD

STORMWATER PLANTING MIX
CAREX DIVULSA
CHONDROPETALUM TECTORUM
IRIS PACIFIC COAST HYBRIDS
JUNCUS PATENS
SISYRINCHIUM BELLUM
DIETES SPP.

GROUNDCOVERS
ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'
CEANOTHUS G. 'ANCHOR BAY'
COPROSMA KIRKII 'VARIEGATA'
ERIGERON GLAUCUS 'SEA BREEZE'
LANTANA MONTEVIDENSIS
SARCOCOCCA H. VAR HUMILIS

SMALL SHRUBS, GRASSES, & PERENNIALS
ACHILLEA SP
ANIGOZANTHOS 'BUSH TANGO'
ASPIDISTRA ELATIOR
DIPLACUS (MIMULUS) AURANTIACUS
EPILOBIUM CANUM
LIMONIUM PEREZII
LIRIOPE 'SILVER DRAGON'

MEDIUM SHRUBS, GRASSES, & PERENNIALS
AGAVE ATTENUATA
DIETES BICOLOR
CEANOTHUS THYR. 'SKYLARK'
CORREA 'WYNS WONDER'
GREVILLEA 'SCARLET SPRITE'
LOMANDRA LONGIFOLIA 'BREEZE'
LOROPETALUM 'SUZANNE'
MUHLENBERGIA RIGENS
PHORMIUM HYBRID
POLYSTICHUM MUNITUM

PLANT SCHEDULE	
SYMBOL	BOTANICAL NAME
TREES	
	ARBUTUS UNEDO 'MARINA'
	GINKGO BILOBA 'FAIRMOUNT'
	PLATANUS ACERIFOLIA
	QUERCUS AGRIFOLIA
	QUERCUS ENGELMANNII
	LOPHOSTEMON CONFERTUS
ACCENT TREES	
	ACER PALMATUM
	CERCIS OCCIDENTALIS
	LAGERSTROEMIA 'TUSCARORA'
	OLEA EUROPAEA 'SWAN HILL'
	PODOCARPUS GRACILIOR
	TIBOUCHINA URVILLEANA
LARGE SHRUBS	
	ARCTOSTAPHYLOS X 'SUNSET'
	CEANOTHUS 'DARK STAR'
	HETEROMELES ARBUTIFOLIA
	PITTOSPORUM TOBIRA 'VARIEGATA'
	RHAMNUS CALIFORNICA

15 GAL, TYP OF 6 QUERCUS AGRIFOLIA

24" BOX, ARBUTUS UNEDO 'MARINA'

ACER PALMATUM

CERCIS OCCIDENTALIS

PASEO ENLARGEMENT 1 L3.03

LAGERSTROEMIA 'TUSCARORA'

48" BOX, QUERCUS AGRIFOLIA

PODOCARPUS GRACILIOR

ARBUTUS UNEDO 'MARINA'

QUERCUS ENGELMANNII

LOPHOSTEMON CONFERTUS

QUERCUS ENGELMANNII

OLEA EUROPAEA 'SWAN HILL'

TIBOUCHINA URVILLEANA

GINKGO BILOBA 'FAIRMOUNT'

15 GAL, TYP OF 21 QUERCUS AGRIFOLIA

SINGLE FAMILY UNIT ENLARGEMENT 2 L3.03

15 GAL, TYP OF 20 QUERCUS AGRIFOLIA

LANDSCAPE AREAS	
FACILITY TYPE	SIZE PROVIDED (SF)
PLANTING AREA	13,953
COMMON AREA PLANTING	79,635
COMMON OUTDOOR PARK	10,653
DOG PARK	2,053
TURF AREA	3,801
SUBTOTAL ONSITE PLANTING AREA	110,095
HARDSCAPE (CONCRETE)	44,316
TOTAL ONSITE LANDSCAPE AREA	154,411
ONSITE LANDSCAPE AREAS	% OF TOTAL
HARDSCAPE AREAS	29%
PLANTING AREAS	71%

NEW TREE QUANTITY	
SIZE	(QTY)
15 GAL	118
24" BOX	376
36" BOX	16
48" BOX	34
TOTAL	544

0 20' 40' 80' 120'

SCALE: 1" = 40'-0"

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SHEET TITLE
PRELIMINARY PLANTING PLAN

SHEET NO.
L3.01

TREES

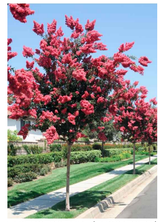

ACER PALMATUM
JAPANESE MAPLE


ARBUTUS UNEDO 'MARINA'
STRAWBERRY TREE


CERCIS OCCIDENTALIS
WESTERN REDBUD


GINKGO BILOBA 'FAIRMONT'
MAIDENHAIR TREE


LOPHOSTEMON CONF.
BRISBANE BOX


LAGERSTROEMIA 'TUSCARORA'
CRAPE MYRTLE


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE


PLATANUS ACERIFOLIA
LONDON PLANE TREE


QUERCUS AGRIFOLIA
COAST LIVE OAK


QUERCUS ENGELMANNII
ENGELMANN OAK


PODOCARPUS GRACILIOR
FERN PINE


TRISTANIOPSIS LAURINA
WATER GUM

LARGE SHRUBS

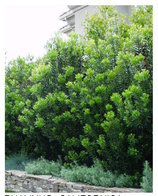

ARCTOSTAPHYLOS X SUNSET
SUNSET MANZANITA


CEANOTHUS 'DARK STAR'
CALIFORNIA LILAC


HETEROMELES ARBUTIFOLIA
TOYON


MYRICA CALIFORNICA
PACIFIC WAX MYRTLE

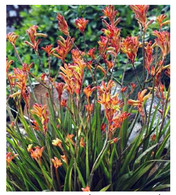

PITTOSPORUM TOBIRA 'VARIEGATA'
VARIEGATED MOCK ORANGE


RHAMNUS CALIFORNICA
COFFEEBERRY

& PERENNIALS


ACHILLEA SPP.
YARROW


AGAVE ATTENUATA
BLUE FOX TAIL AGAVE


ANIGOZANTHOS 'BUSH TANGO'
KANGAROO PAWS


ASPIDISTRA ELATIOR
CAST IRON PLANT


CHONDROPETALUM TECTORUM
CAPE RUSH


CEANOTHUS THYRSIFLORUS SKYLARK
BLUE MOUNTAIN LILAC


DIPLACUS AURANTIACUS
MONKEY FLOWERS


DIETES BICOLOR
FORTNIGHT LILY


CORREA 'WYNS WONDER'
AUSTRALIAN FUCHSIA

SHRUBS, GRASSES, & PERENNIALS


GREVILLEA 'SCARLET SPRITE'
GREVILLEA


LIMONIUM PEREZII
SEA LAVENDER


LIRIOPE 'SILVER DRAGON'
SILVERY LILYTURF


LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH


LOROPETALUM 'SUZANNE'
FRINGE FLOWER

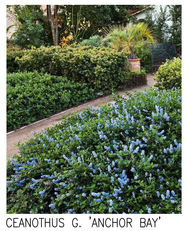

MUHLENBERGIA RIGENS
DEER GRASS


PHORMIUM HYBRID
NEW ZEALAND FLAX

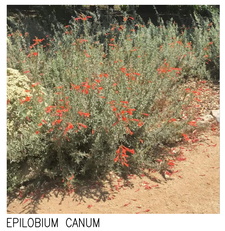

POLYSTICHUM MUNITUM
WESTERN SWORD FERN

GROUNDCOVERS


ARCTOSTAPHYLOS UVA URSI
KINNIKINNICK


CEANOTHUS G. 'ANCHOR BAY'
PT. REYES CEANOTHUS


COPROSMA KIRKII 'VARIEGATA'
CREEPING MIRROR PLANT


EPILOBIUM CANUM
CALIFORNIA FUCHSIA


ERIGERON GLAUCUS 'SEA BREEZE'
SEASIDE DAISY

LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA

SARCOCOCCA H. VAR HUMILIS
HIMILAYAN SWEET BOX

STORMWATER PLANTS

CAREX DIVULSA
BERKELEY SEDGE

CHONDROPETALUM TECTORUM
CAPE RUSH

IRIS PACIFIC COAST HYBRIDS
PCH IRIS

JUNCUS PATENS CALIFORNIA
GRAY RUSH

SISYRINCHIUM BELLUM
BLUE-EYED GRASS

DIETES SPP.
FORTNIGHT LILY

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE	QTY
TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L	35
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX	PER PLAN	M	20
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	36" BOX	PER PLAN	M	16
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL 48" BOX	PER PLAN	L	47 14
	QUERCUS ENGELMANNII	ENGELMANN OAK	24" BOX	PER PLAN	L	8
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	L	55
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	M	85
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	L	42
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX	PER PLAN	L	106
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	PER PLAN	L	18
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	PER PLAN	M	26
	TIBOUCHINA URVILLEANA	PRINCESS FLOWER	15 GAL	PER PLAN	M	71
LARGE SHRUBS						
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	L	260
	CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL	5'-0" OC	L	145
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	5'-0" OC	L	120
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARI. MOCK ORANGE	5 GAL	4'-0" OC	L	255
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	7'-0" OC	L	260
MEDIUM SHRUBS, GRASSES, & PERENNIALS						
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	L	400
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	3'-0" OC	L	425
	CEANOTHUS THYR. 'SKYLARK'	BLUE MOUNTAIN LILAC	5 GAL	5'-0" OC	L	180
	CORREA 'WYNS WONDER'	AUSTRALIAN FUCHSIA	5 GAL	3'-0" OC	L	375
	GREVILLEA 'SCARLET SPRITE'	GREVILLEA	5 GAL	4'-0" OC	L	280
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L	400
	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'-0" OC	L	300
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	L	300
	PHORMIUM HYBRID	NEW ZEALAND FLAX	5 GAL	3'-0" OC	L	270
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	M	350
SMALL SHRUBS, GRASSES, & PERENNIALS						
	ACHILLEA SP	YARROW	1 GAL	2'-0" OC	L	428
	ANIGOZANTHOS 'BUSH TANGO'	KANGAROO PAWS	5 GAL	2'-0" OC	L	229
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2'-0" OC	L	286
	DIPLACUS (MIMULUS) AURANTIACUS	MONKEY FLOWER	1 GAL	2'-0" OC	L	322
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	2'-0" OC	L	315
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC	L	220
	LIRIOPE 'SILVER DRAGON'	SILVERY LILYTURF	1 GAL	2'-0" OC	M	200
GROUNDCOVERS						
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	4'-0" OC	L	180
	CEANOTHUS G. 'ANCHOR BAY'	PT. REYES CEANOTHUS	1 GAL	4'-0" OC	L	190
	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	4'-0" OC	L	200
	ERIGERON GLAUCUS 'SEA BREEZE'	SEASIDE DAISY	1 GAL	1'-6" OC	L	230
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL	4'-0" OC	L	300
	SARCOCOCCA H. VAR HUMILIS	HIMILAYAN SWEET BOX	1 GAL	4'-0" OC	L	260
STORMWATER PLANTING MIX						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	4'-0" OC	L	230
	CHONDROPETALUM TECTORUM	CAPE RUSH	3 GAL	4'-0" OC	L	200
	IRIS PACIFIC COAST HYBRIDS	PCH IRIS	1 GAL	4'-0" OC	L	215
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	4'-0" OC	L	215
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	4'-0" OC	L	200
	DIETES SPP.	FORTNIGHT LILY	1 GAL	4'-0" OC	L	230
TURF						
	CA NATIVE SOD		SOD		L	

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
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(1ST SUBMITTAL) SEPTEMTER 5, 2025

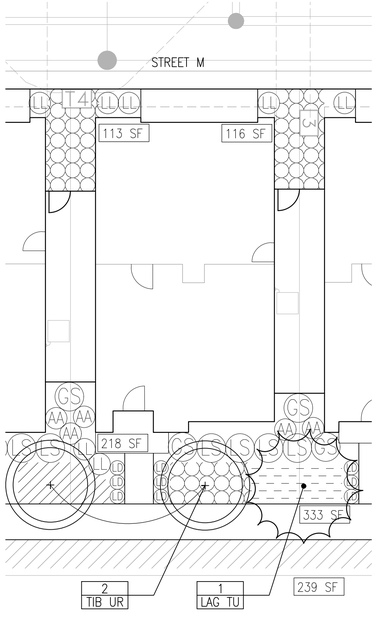
SHEET TITLE
PRELIMINARY PLANT SCHEDULE & IMAGES

SHEET NO.
L3.02

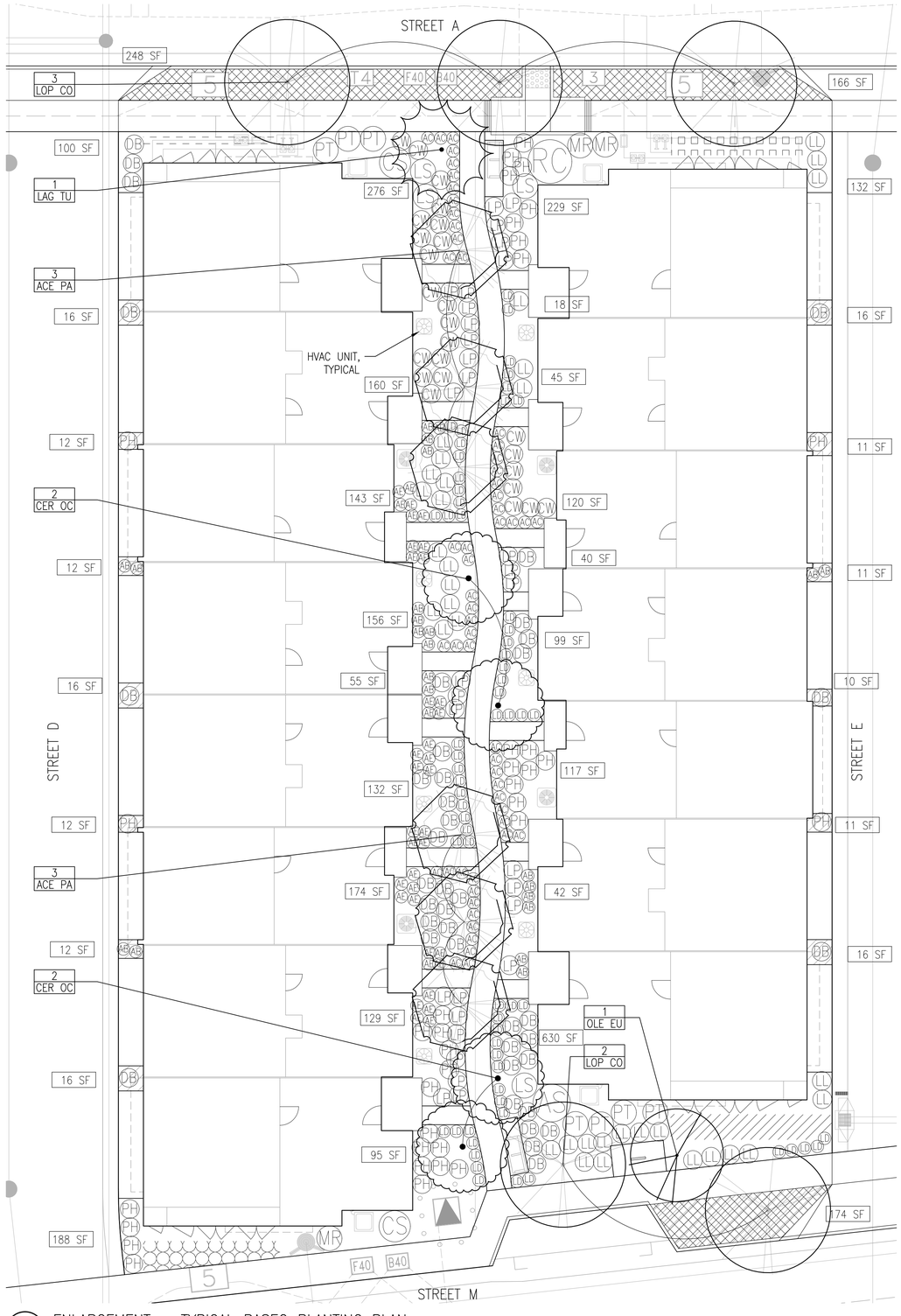
PARK AND RECREATION FACILITY CREDIT – CLEARVIEW

THE FOLLOWING AREAS MAY COUNT AS CREDIT OFF THE PARK IN-LIEU FEE ACCORDING TO SAN MATEO RESOLUTION NO. 53-2008 AND MUNICIPAL CODE SECTION 26.64.030.

FACILITY TYPE	LOCATION	SIZE PROVIDED (SF)	SIZE ALLOWED FOR CREDIT (SF)	COMMENTS
PLAY AREA	ENTRY PARK	2933	2933	ACTIVITY SPACE OCCUPIED BY PLAY AREA, PATHWAY, SITTING AREAS, TRASH RECEPTACLES, ADJACENT LANDSCAPE AREAS UP TO 10' AND UP TO 15% OF TOTAL ACTIVITY SPACE
	FAMILY PARK – NORTH	1382	1382	
OUTDOOR EATING AREA (PICNIC/BBQ AREA)	OVERLOOK PARK	1323	1323	SPACE OCCUPIED BY BBQ AND USE ZONE, PICNIC TABLES AND CIRCULATION SPACE, FLEXIBLE DG AREA FOR PARTY/EVENTS, TRASH/RECYCLING, COAL BIN, DRINKING FOUNTAIN, PEDESTRIAN CIRCULATION AREAS WITHIN 5' OF THESE ELEMENTS; 4 SF/UNIT ALLOWED FOR CREDIT
SEATING AREA (PICNIC AREA)	CENTRAL LINEAR PARK	1176	2398	SPACE OCCUPIED BY PICNIC TABLE, TRASH/RECYCLING, WATER FOUNTAIN AND PEDESTRIAN SPACES WITHIN 5' OF THESE ELEMENTS
	CENTRAL LINEAR PARK	385		
	PASEO PARK	508		
	PASEO PARK	329		
SEATING AREA (BENCH SEATING)	THROUGHOUT THE PROJECT	430	430	16 SF PER BENCH, OUTSIDE PATH OF TRAVEL, EXCLUDES SEATING AREA IN OTHER AMENITIES
TURF AREA	CENTRAL LINEAR PARK (70'Lx30'W)	1951	1951	TURF AREA NOT EXCEEDING 2% SLOPE AND AT LEAST 30'x50' IN SIZE.
	PASEO PARK (55'Lx40'W)	1850	1850	
FITNESS STATION	AMENITY PARK – SOUTH	392	392	INCLUDES REQUIRED SPACE TO USE FITNESS EQUIPMENT AND OTHER SUPPORTING ELEMENTS PLUS NO MORE THAN 5' PEDESTRIAN SURROUNDING SPACE. INSTRUCTIONAL SIGNS TO BE PROVIDED.
		TOTAL AREA PROVIDED:	12,659	



2 ENLARGEMENT – TYPICAL SINGLE FAMILY PLANTING PLAN
SCALE: 1"=10'-0"



1 ENLARGEMENT – TYPICAL PASEO PLANTING PLAN
SCALE: 1"=10'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME
TREES	
	ARBUTUS UNEDO 'MARINA'
	GINKGO BILOBA 'FAIRMOUNT'
	PLATANUS ACERIFOLIA
	QUERCUS AGRIFOLIA
	QUERCUS TOMANTELLA
	LOPHOSTEMON CONFERTUS
ACCENT TREES	
	ACER PALMATUM
	CERCIS OCCIDENTALIS
	LAGERSTROEMIA 'TUSCARORA'
	OLEA EUROPAEA 'SWAN HILL'
	PODOCARPUS GRACILIOR
	TIBOUCHINA URVILLEANA
LARGE SHRUBS	
AS	ARCTOSTAPHYLOS X 'SUNSET'
CS	CEANOTHUS 'DARK STAR'
PT	PITTOSPORUM TOBIRA 'VARIEGATA'
RC	RHAMNUS CALIFORNICA
MEDIUM SHRUBS, GRASSES, & PERENNIALS	
AA	AGAVE ATTENUATA
DB	DIETES BICOLOR
CW	CORREA 'WYNS WONDER'
GS	GREVILLEA 'SCARLET SPRITE'
LL	LOMANDRA LONGIFOLIA 'BREEZE'
LS	LOROPETALUM 'SUZANNE'
MR	MUHLENBERGIA RIGENS
PH	PHORMIUM HYBRID
PM	POLYSTICHUM MUNITUM
SMALL SHRUBS, GRASSES, & PERENNIALS	
AC	ACHILLEA SP
AB	ANIGOZANTHOS 'BUSH TANGO'
AE	ASPIDISTRA ELATIOR
LP	LIMONIUM PEREZII
LD	LIRIOPE 'SILVER DRAGON'
GROUNDCOVERS	
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'
	CEANOTHUS GLORIOSUS 'ANCHOR BAY'
	COPROSMA KIRKII 'VARIEGATA'
	LANTANA MONTEVIDENSIS
	SARCOCOCCA H. VAR HUMILIS
STORMWATER PLANTING MIX	
CD	CAREX DIVULSA
CT	CHONDROPETALUM TECTORUM
IP	IRIS PACIFIC COAST HYBRIDS
JP	JUNCUS PATENS
SB	SISYRINCHIUM BELLUM
DI	DIETES SPP.

SEE L3.02 FOR FULL PLANT SCHEDULE

0 20' 40' 80' 120'
SCALE: 1" = 40'-0"

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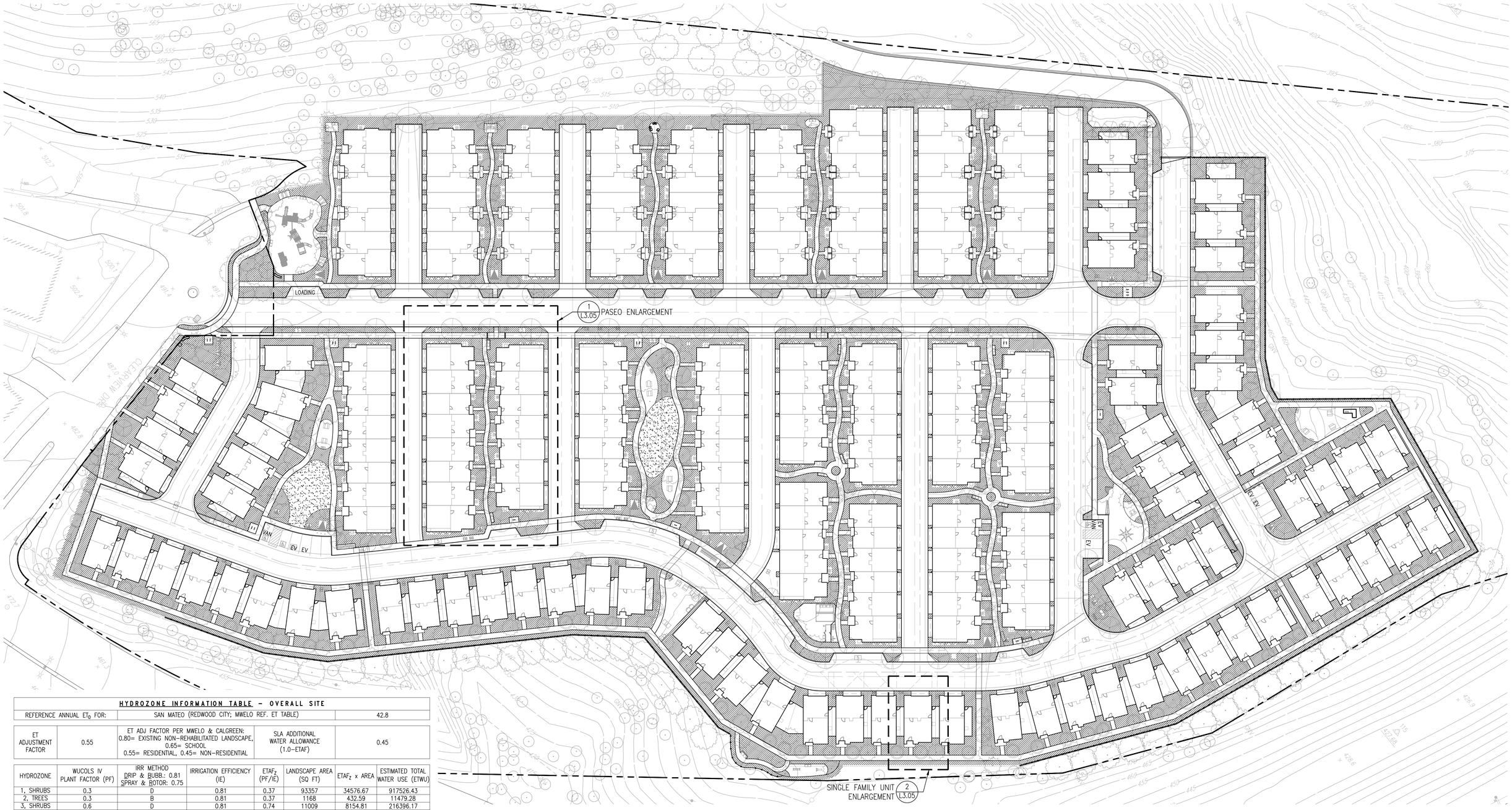
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(3RD SUBMITTAL) MARCH 20, 2026
(2ND SUBMITTAL) DECEMBER 19, 2025
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SHEET TITLE
ENLARGEMENTS - PLANTING PLAN

SHEET NO.
L3.03



HYDROZONE INFORMATION TABLE – OVERALL SITE

REFERENCE ANNUAL ET_0 FOR:	SAN MATEO (REDWOOD CITY; MWELO REF. ET TABLE)		42.8
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1, SHRUBS	0.3	D	0.81	0.37	93357	34576.67	917526.43
2, TREES	0.3	B	0.81	0.37	1168	432.59	11479.28
3, SHRUBS	0.6	D	0.81	0.74	11009	8154.81	216396.17
4, TREES	0.6	B	0.81	0.74	760	562.96	14938.79
–	0	–	0.0	0.00	0	0.00	0.00
–	0	–	0.0	0.00	0	0.00	0.00
				TOTAL	106294.00	43727.04	1,160,340.65
SPECIAL LANDSCAPE AREAS							
5	TURF – RECREATION			1	3801	3801.00	100,863.34
--				0	0	0.00	0.00
				TOTAL	3,801	3801.00	100,863.34
	TOTAL LANDSCAPE AREA (LA + SLA)				110,095.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	1,261,203.99
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]	MAWA	1,652,203.01

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)	0.41
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.43

WATER EFFICIENT IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF SAN MATEO, AND CALIFORNIA WATER SERVICE (CAL WATER).
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

0 20' 40' 80' 120'

SCALE: 1" = 40'-0"

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

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SHEET TITLE
PRELIMINARY HYDROZONE PLAN

SHEET NO.
L3.04

WATER EFFICIENT IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF SAN MATEO, AND CALIFORNIA WATER SERVICE (CAL WATER).
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

HYDROZONE LEGEND – PASEO AREA SHOWN

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB/G.COVER	DRIP	3,980	4,008.0	100%
	2	LOW WATER USE	TREES	BUBBLER	28		
	3	MODERATE WATER USE	TREES	BUBBLER	4	4	0%
					TOTAL	4,012.0	100%

WATER EFFICIENT LANDSCAPE WORKSHEET

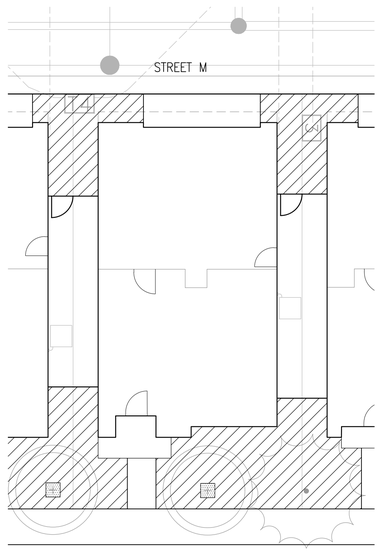
HYDROZONE INFORMATION TABLE – PASEO AREA SHOWN

REFERENCE ANNUAL ET_0 FOR:	SAN MATEO (MWELO REF. ET TABLE)		42.8
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING LANDSCAPE, 0.65= SCHOOL, 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45

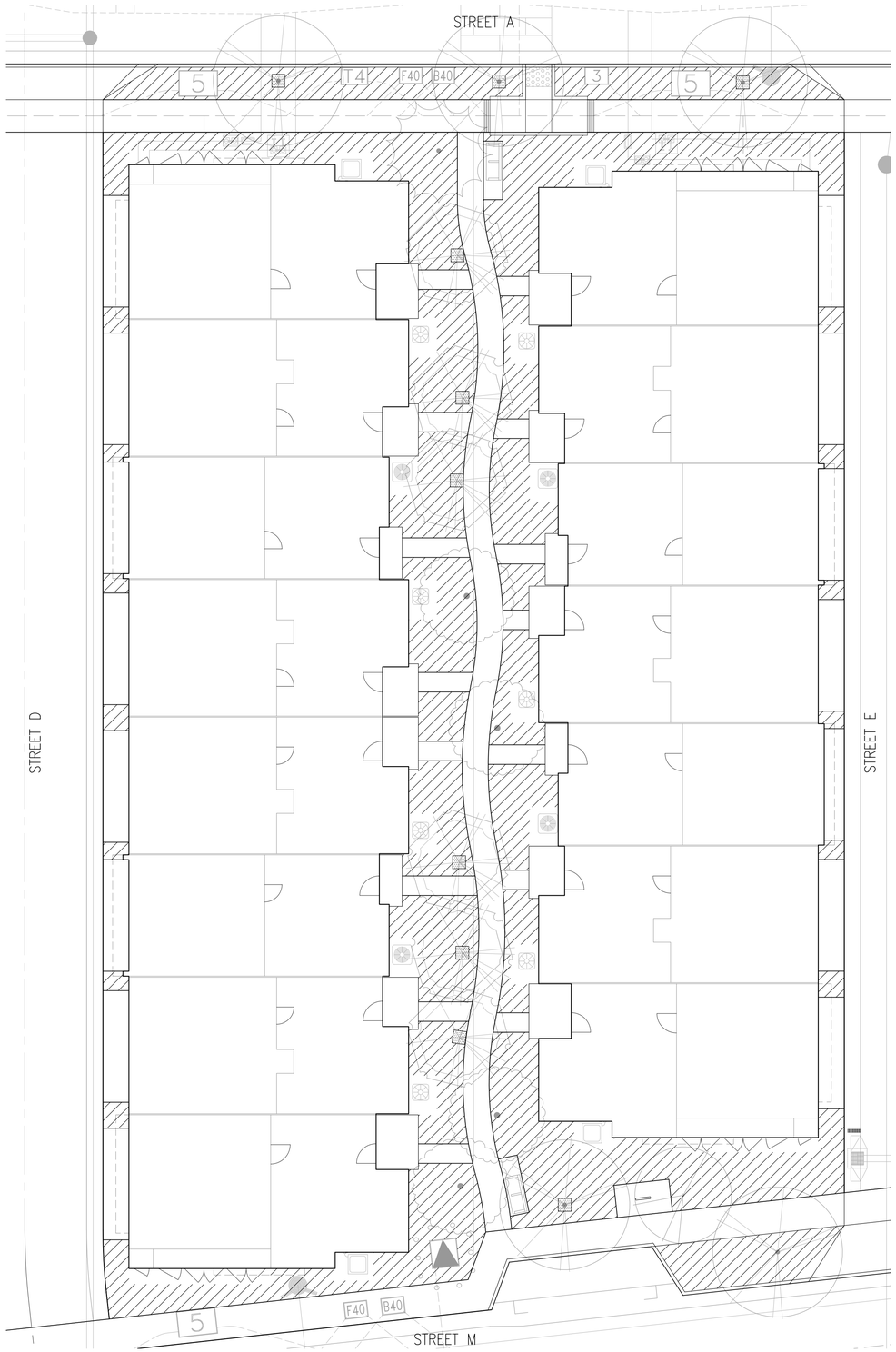
HYDROZONE # /PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS							
1, SHRUBS	0.3	D	0.81	0.37	3980	1474.07	39116.03
2, TREES	0.3	B	0.81	0.37	28	10.37	275.19
3, TREES	0.6	B	0.81	0.74	4	2.96	78.63
–	0	–	0.0	0.00	0	0.00	0.00
				TOTAL	4012.00	1487.41	39,469.84
SPECIAL LANDSCAPE AREAS							
–				1	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				4,012.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	39,469.84
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]	MAWA	58,554.34

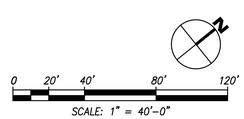
AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)	0.37
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.37



2 ENLARGEMENT – SINGLE FAMILY TYPICAL PLANTING PLAN
SCALE: 1"=10'-0"



1 ENLARGEMENT – PASEO PLANTING PLAN
SCALE: 1"=10'-0"



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SHEET TITLE
ENLARGEMENTS - HYDROZONE PLAN

SHEET NO.
L3.05

NOTES:

1. REFER TO ARBORIST REPORT BY HORTSCIENCE | BARTLETT CONSULTING DATED DEC. 2025 FOR MORE INFORMATION.
2. SEE CIVIL DRAWINGS FOR ADDITIONAL SURVEY INFORMATION.
3. SEE SHEET L4.08 FOR TREE REPLACEMENT SCHEDULE.
4. SEE SHEET L4.09 TREE PRESERVATION GUIDELINE AND SHEET L4.10 FOR TREE PROTECTION FENCE. SEE THE ARBORIST REPORT FOR MORE INFORMATION ON FENCING, TREE TRUNK, SOIL, AND ROOT PROTECTION. ANY WORK WITHIN THE DESIGNATED TREE PROTECTION ZONE MUST BE APPROVED AND MONITORED BY THE CONSULTING ARBORIST.
5. AREAS OF HAND EXCAVATION, PRESSURIZED AIR OR WATER. AREA TO BE MONITORING BY THE PROJECT ARBORIST ON SITE. ROOT CUTTING WITHIN 6xDBH REQUIRES PRUNING SPECIFICATIONS AND APPROVAL FROM THE CITY ARBORIST.

LEGEND:

- ### EXISTING TREE OVER 6" CALIPER TO BE REMOVED
- ### EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING, SEE ARBORIST REPORT
- TREE PROTECTION ZONE (10x DBH)

(5) HAND EXCAVATION AREA, 180 TO 182

(5) HAND EXCAVATION AREA, 94 TO 99

W HILLSDALE BLVD

0 20' 40' 80' 120'

SCALE: 1" = 40'-0"

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JETT LANDSCAPE ARCHITECTURE + DESIGN

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SHEET TITLE
TREE REMOVAL AND MITIGATION PLAN

SHEET NO.
L4.01

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
1	Eastern redbud	5	No	5	Moderate	Multiple attachments at 3'; measured below attachment; vigorous new buds; round form.	$ 1,050	Remove	Within limit of grading
2	Coast live oak	4	No	3	Moderate	Sparse crown; chlorotic; good form.	$ 350	Remove	Within limit of grading
3	Coast live oak	10	Heritage	5	High	Multiple attachments at 4'; measured below attachment; round form; vigorous new growth.	$ 2,050	Remove	Within limit of grading
4	Coast live oak	10	Heritage	5	High	Multiple attachments at 4'; measured below attachment; round crown; vigorous new growth.	$ 2,050	Remove	Within limit of grading
5	Coast live oak	5	No	5	High	Good young tree.	$ 550	Remove	Within limit of grading
6	Coast live oak	4	No	5	High	Sparse crown.	$ 450	Remove	Within limit of grading
7	Coast live oak	9	Yes	5	High	Multiple attachments at 6'; round crown; vigorous new growth.	$ 1,700	Remove	Within limit of grading
8	Coast live oak	8	Yes	5	High	Codominant at 4' with 6' seam; round crown; vigorous new growth.	$ 1,150	Remove	Within limit of grading
9	Coast live oak	8	Yes	5	High	Multiple attachments at 4'; round crown; vigorous new growth.	$ 1,150	Remove	Within limit of grading
10	Coast live oak	10	Heritage	4	High	Multiple attachments at 5'; narrow crown; vigorous new growth.	$ 1,350	Remove	Within limit of grading
11	Coast live oak	10	Heritage	5	High	Multiple attachments at 6'; round crown; vigorous new growth.	$ 1,700	Remove	Within limit of grading
12	Coast live oak	6	Yes	4	High	Codominant at 1'; small twig and branch dieback; vigorous new growth.	$ 600	Remove	Within limit of grading
13	Lemon-scented gum	19	Heritage	4	Moderate	Multiple attachments high in crown; high crown; small twig dieback.	$ 7,800	Remove	Within limit of grading
14	Lemon-scented gum	20	Heritage	4	Moderate	Multiple attachments high in crown; high crown; small twig dieback; branches removed for building clearance.	$ 8,600	Remove	Within limit of grading
15	Lemon-scented gum	11	Yes	2	Low	One-sided crown W; sparse crown; few lateral branches.	$ 1,300	Remove	Within limit of grading
16	Lemon-scented gum	6	No	2	Low	Stump sprout; codominant at base; stems cross at 7'; suppressed.	$ 350	Remove	Within limit of grading
17	Lemon-scented gum	4	No	2	Low	Stump sprout; suppressed beneath CLO.	$ 250	Remove	Within limit of grading
18	Coast live oak	14	Heritage	3	Low	Trunk curves W then N; profuse epicormic growth; healthy new foliage.	$ 1,000	Remove	Within limit of grading
19	Coast live oak	28	Heritage	3	High	Large stem removed N; corrected trunk lean S; moderate twig and branch dieback.	$ 11,550	Remove	Within limit of grading
20	Coast live oak	20	Heritage	3	Moderate	Trunk leans slightly S; codominant at 6'; high crown; one sided N.	$ 1,050	Remove	Within limit of grading
21	Coast live oak	30	Heritage	4	High	Wide spreading form typical of species; multiple attachments at 6'; vigorous crown.	$ 2,800	Remove	Within limit of grading
22	Glossy privet	4	No	2	Low	Suppressed under large neighboring crowns; sparse crown.	$ 250	Remove	Within limit of grading
23	Coast live oak	17	Heritage	3	Moderate	Codominant at 6'; corrected trunk lean S; high crown; ivy on trunk.	$ 2,000	Remove	Within limit of grading
24	Coast live oak	24	Heritage	3	Moderate	Multiple stems at base and 2'; high crown; vigorous new growth.	$ 3,750	Remove	Within limit of grading
25	Coast live oak	21	Heritage	4	High	Multiple attachments at ~15'; lower lateral branches removed; high wide spreading crown; vigorous new growth.	$ 4,050	Remove	Within limit of grading
26	Coast live oak	12	Heritage	3	Moderate	Codominant at ~15'; candelabra form; high crown.	$ 1,100	Remove	Within limit of grading
27	Coast live oak	11	Heritage	3	Moderate	Codominant at ~12'; lower lateral branches removed; high crown; vigorous new growth.	$ 950	Remove	Within limit of grading
28	Coast live oak	18	Heritage	4	High	Lateral removed E; multiple attachments at 7'; vigorous new growth.	$ 3,000	Remove	Within limit of grading
29	Coast live oak	18	Heritage	4	High	Corrected trunk lean S; large branch removed S; high crown; vigorous new growth.	$ 3,000	Remove	Within limit of grading
30	Coast live oak	24	Heritage	3	High	Multiple attachments at 5'; high crown; vigorous new growth.	$ 3,750	Remove	Within limit of grading
31	Silver wattle acacia	4	No	2	Low	Group of 12 stems 4" or greater; suppressed understory trees; tall spindly form.	$ 250	Remove	Within limit of grading
32	Silver wattle acacia	7	Yes	2	Low	Trunk leans S; thin spindly form; suppressed understory tree.	$ 350	Remove	Within limit of grading
33	Silver wattle acacia	8	Yes	2	Low	Stems cross and rub at 2'; thin spindly form; suppressed understory tree.	$ 400	Remove	Within limit of grading
34	Coast live oak	13	Heritage	3	Low	Stems arise and cross at base; moderate twig and branch dieback; vigorous upper crown.	$ 1,250	Remove	Within limit of grading
35	Coast live oak	17	Heritage	4	High	Multiple attachments at 8'; high crown; vigorous new growth.	$ 2,700	Remove	Within limit of grading
36	Lemon-scented gum	13	Yes	3	Low	Multiple attachments at same point ~15'; high crown; moderate branch dieback.	$ 2,100	Remove	Within limit of grading
37	Lemon-scented gum	19	Heritage	4	Moderate	Multiple attachments high in crown; high, vigorous crown.	$ 5,900	Remove	Within limit of grading
38	Lemon-scented gum	19	Heritage	3	Moderate	Candelabra form; multiple attachments high in crown; high, vigorous crown.	$ 4,250	Remove	Within limit of grading
39	Coast live oak	20	Heritage	3	Moderate	Lower branches removed N; high slightly sparse crown; two branches coil around each other E.	$ 2,700	Remove	Within limit of grading
40	Coast live oak	5	No	5	High	Crown leans slightly W; dense vigorous crown.	$ 500	Remove	Within limit of grading
41	Silver wattle acacia	18	Heritage	3	Low	Multiple stems at base; on slope; dense foliage; poor structure.	$ 3,400	Remove	Within limit of grading
42	Silver wattle acacia	11	Yes	2	Low	Multiple stems at base; 4 stems failing at base; little foliage; poor structure.	$ 700	Remove	Within limit of grading
43	Silver wattle acacia	14	Yes	2	Low	Multiple stems at base; on slope; poor form and structure; sparse foliage.	$ 1,000	Remove	Within limit of grading
44	Silver wattle acacia	14	Yes	2	Low	Topped; poorly attached branches; high crown.	$ 400	Remove	Within limit of grading
45	Silver wattle acacia	9	Yes	2	Low	Topped; poorly attached branches.	$ 600	Remove	Within limit of grading
46	Coast live oak	6	Yes	2	Low	Little live foliage; suppressed understory tree.	$ 350	Remove	Within limit of grading
47	Silver wattle acacia	9	Yes	1	Low	All but dead.	$ 300	Remove	Within limit of grading
48	Silver wattle acacia	5	No	2	Low	Corrected trunk lean N; crowded, poor form, vigorous crown.	$ 250	Remove	Within limit of grading
49	Silver wattle acacia	9	No	2	Low	Trunk leans N, crowded, topped, vigorous.	$ 450	Remove	Within limit of grading
50	Coast live oak	4	No	3	Moderate	Stem removed at 2'; N stem S curve; vigorous new growth.	$ 300	Remove	Within limit of grading
51	Cork oak	8	Yes	4	High	Corrected trunk lean W; dense vigorous crown.	$ 850	Remove	Within limit of grading
52	Coast live oak	8	Yes	3	Moderate	Codominant at base with 1' seam; dense vigorous crown.	$ 850	Remove	Within limit of grading
53	Coast live oak	16	Heritage	2	Low	Corrected trunk lean E; Significant twig and branch dieback.	$ 1,150	Remove	Within limit of grading
54	Silver wattle acacia	6	Yes	2	Low	Trunk leans N; thin spindly form; high crown.	$ 300	Remove	Within limit of grading
55	Coast live oak	7	Yes	4	High	Multiple attachments at 5'; dense round crown; small twig and branch dieback.	$ 650	Remove	Within limit of grading
56	Coast live oak	14	Heritage	2	Low	Significant trunk decay; trunk leans S to perpendicular.	$ 950	Remove	Within limit of grading
57	Coast live oak	21	Heritage	4	High	Corrected trunk lean S; multiple attachments at 8'; vigorous new growth.	$ 4,050	Remove	Within limit of grading
58	Coast live oak	5	No	4	High	Multiple attachments at 4'; small twig dieback.	$ 400	Remove	Within limit of grading
59	Coast live oak	14	Heritage	4	High	Corrected trunk lean N; small twig dieback; dense vigorous crown.	$ 1,900	Remove	Within limit of grading
60	Coast live oak	13	Heritage	4	High	Codominant at 6'; corrected trunk lean N; dense vigorous crown.	$ 2,650	Remove	Within limit of grading
61	Cork oak	7	Yes	3	Moderate	In planting island; Codominant at 5'; slightly sparse crown.	$ 1,050	Remove	Within limit of grading
62	Coast live oak	9	Yes	3	Moderate	Corrected trunk lean N; one-sided crown N; vigorous new growth.	$ 1,050	Remove	Within limit of grading
63	Coast live oak	8	Yes	4	High	Multiple attachments at 6'; slightly sparse crown; good form and structure.	$ 1,150	Remove	Within limit of grading
64	Coast live oak	8	Yes	5	High	Good form and structure; dense vigorous crown.	$ 900	Remove	Within limit of grading
65	Coast live oak	7	Yes	5	High	Good form and structure; dense vigorous crown.	$ 750	Remove	Within limit of grading
66	Silver wattle acacia	10	Yes	3	Low	Multiple stems at base; poor form; dense crown.	$ 700	Remove	Within limit of grading
67	Silver wattle acacia	17	Heritage	3	Low	Multiple narrow attachments at 3'; poor structure; dense crown.	$ 700	Remove	Within limit of grading
68	Coast live oak	7	Yes	4	High	Lower branches removed; High crown; small twig dieback.	$ 350	Remove	Within limit of grading
69	Coast live oak	9	Yes	5	High	Good form and structure; dense vigorous crown.	$ 1,100	Remove	Within limit of grading
70	Coast live oak	8	Yes	5	High	Multiple whorled attachments at 6'; vigorous crown.	$ 1,400	Remove	Within limit of grading
71	European hornbeam	4	No	4	High	Sunscald on trunk base to 5'; multiple attachments at 6'; healthy new bud growth.	$ 350	Remove	Within limit of grading
72	Cork oak	6	Yes	3	Moderate	In 4' planting island; multiple attachments at 6'; high crown; slightly sparse.	$ 950	Remove	Within limit of grading
73	Cork oak	5	No	5	High	Planting island; good young tree.	$ 1,150	Remove	Within limit of grading
74	Cork oak	6	Yes	3	Moderate	Discolored bleeding bark lower trunk S; corrected trunk lean W; multiple attachments at 5'; vigorous crown.	$ 1,300	Remove	Within limit of grading
75	Coast live oak	15	Heritage	4	High	Codominant at base with 1' seam; 2' seam on W stem at 4'; dense vigorous crown.	$ 3,450	Remove	Within limit of grading
76	Coast live oak	11	Heritage	4	Moderate	Codominant at base with 1' seam; multiple attachments at 3 and 4'; vigorous crown.	$ 1,950	Remove	Within limit of grading
77	Coast live oak	14	Heritage	4	Moderate	Corrected trunk lean N; codominant at 3' with 1' seam; dense vigorous crown.	$ 3,050	Remove	Within limit of grading
78	African fern-pine	10	Yes	3	Low	Multiple stems to form screen; poor branch structure; vigorous new growth.	$ 1,250	Remove	Within limit of grading
79	Coast live oak	9	Yes	4	Moderate	Multiple attachments at 3'; poor branch structure; dense crown.	$ 1,350	Remove	Within limit of grading
80	Long leafed yellowwood	5	No	4	Moderate	Corrected trunk lean N; stakes and ties; multiple whorled attachments at 5'; dense crown.	$ 450	Remove	Within limit of grading
81	River birch	12	Yes	5	High	Multiple stems at base; healthy new bud growth.	$ 1,250	Remove	Within limit of grading
82	River birch	15	Heritage	5	High	Multiple stems at base; healthy new bud growth.	$ 1,850	Remove	Within limit of grading
83	River birch	22	Heritage	4	High	Multiple stems at base; healthy new bud growth.	$ 3,000	Remove	Within limit of grading
84	European hornbeam	7	Yes	5	High	Multiple attachments at 5'; good form and structure; healthy new growth.	$ 800	Remove	Within limit of grading
85	European hornbeam	8	Yes	5	High	Good young tree.	$ 2,200	Remove	Within limit of grading
86	European hornbeam	6	Yes	3	Moderate	Topped: poor structure; healthy new growth.	$ 850	Remove	Within limit of grading
87	European hornbeam	8	Yes	5	High	Good young tree.	$ 2,200	Remove	Within limit of grading
88	European hornbeam	6	Yes	5	High	Good young tree.	$ 1,350	Remove	Within limit of grading
89	European hornbeam	7	Yes	5	High	Good young tree.	$ 1,750	Remove	Within limit of grading
90	European hornbeam	7	Yes	5	High	Good young tree.	$ 1,750	Remove	Within limit of grading
91	European hornbeam	5	No	5	High	Good young tree.	$ 1,000	Remove	Within limit of grading
92	Cork oak	6	Yes	5	High	Narrow form; dense vigorous crown.	$ 1,350	Remove	Within limit of grading
93	Cork oak	8	Yes	3	Moderate	Corrected trunk lean E; weepy bark on lower trunk; dense vigorous crown.	$ 650	Remove	Within limit of grading
94	Cork oak	14	Heritage	5	High	Specimen tree; good form and structure; dense vigorous crown.	$ 7,600	Preserve	Outside limit of grading
95	Cork oak	7	Yes	5	High	Good young tree.	$ 1,450	Preserve	Outside limit of grading
96	Cork oak	8	Yes	4	High	Corrected trunk lean S; dense crown.	$ 1,450	Preserve	Outside limit of grading
97	Cork oak	8	Yes	5	High	Good young tree.	$ 1,800	Preserve	Outside limit of grading
98	Cork oak	8	Yes	5	High	Good young tree.	$ 1,800	Preserve	Outside limit of grading
99	Marina madrone	6	Yes	4	High	Corrected trunk lean S; crown heavy S; multiple branches originate at same point 5'; dense crown.	$ 900	Preserve	Outside limit of grading
100	Marina madrone	5	No	5	High	Good young tree.	$ 1,150	Preserve	Outside limit of grading
101	Marina madrone	5	No	4	High	Multiple attachments at 5'; small twig dieback; one-sided crown S.	$ 550	Preserve	Outside limit of grading
102	Italian stone pine	13	Yes	5	High	Good form and structure.	$ 1,700	Preserve	Outside limit of grading
103	Italian stone pine	19	Heritage	3	Low	On slope; trunk leans S over road; crown heavy S.	$ 800	Preserve	Outside limit of grading
104	Italian stone pine	25	Heritage	3	Low	Codominant at 4'; topped for utility clearance; dense crown.	$ 1,250	Remove	Within limit of grading
105	Italian stone pine	14	Yes	2	Low	On slope; trunk leans S over road; topped; crown heavy S.	$ 400	Preserve	Outside limit of grading
106	Coast live oak	6	Yes	2	Low	Significant crown dieback; suppressed understory tree.	$ 250	Remove	Within limit of grading
107	Coast live oak	6	Yes	3	Moderate	Corrected trunk lean S; one sided E; suppressed understory tree; vigorous new growth.	$ 250	Remove	Within limit of grading
108	Coast live oak	9	Yes	3	Moderate	One sides crown S; high crown; vigorous new growth.	$ 350	Remove	Within limit of grading
109	Coast live oak	11	Heritage	3	Moderate	Codominant at 2'; one sided crown E; small twig and branch dieback.	$ 450	Remove	Within limit of grading
110	Italian stone pine	14	Yes	3	Low	On slope; trunk leans S; W stem leaning on #112; high sparse crown.	$ 500	Remove	Within limit of grading
111	Italian stone pine	10	Yes	2	Low	Topped; sparse one-sided crown.	$ 300	Remove	Within limit of grading
112	Italian stone pine	9	Yes	2	Low	Touching trunk of tree #110; sparse one-sided crown.	$ 300	Preserve	Outside limit of grading
113	Italian stone pine	11	Yes	2	Low	One sided sparse crown S.	$ 300	Preserve	Outside limit of grading
114	Italian stone pine	11	Yes	2	Low	One-sided sparse crown S.	$ 300	Preserve	Outside limit of grading
115	Italian stone pine	12	Yes	2	Low	One-sided sparse crown S.	$ 350	Preserve	Outside limit of grading
116	Italian stone pine	11	Yes	3	Low	Corrected trunk lean W; high one-sided crown S.	$ 400	Preserve	Outside limit of grading
117	Italian stone pine	16	Heritage	3	Low	Corrected trunk lean S; topped; high crown.	$ 600	Preserve	Outside limit of grading
118	Italian stone pine	10	Yes	3	Low	Topped; sparse high crown.	$ 350	Remove	Within limit of grading
119	Italian stone pine	13	Yes	3	Low	Topped; high crown.	$ 500	Remove	Within limit of grading
120	Italian stone pine	12	Yes	3	Low	Topped; high sparse crown.	$ 450	Remove	Within limit of grading
121	Coast live oak	5	No	2	Low	Topped; poor structure; sparse crown.	$ 250	Remove	Within limit of grading
122	Italian stone pine	10	Yes	3	Low	High sparse crown; thin spindly form.	$ 350	Preserve	Outside limit of grading
123	Italian stone pine	13	Yes	3	Low	High sparse crown; narrow form.	$ 500	Preserve	Outside limit of grading
124	Italian stone pine	12	Yes	3	Low	High sparse crown; narrow form.	$ 450	Preserve	Outside limit of grading
125	Coast live oak	12	Heritage	3	Moderate	Corrected trunk lean E; under crowns of larger trees; slightly sparse crown.	$ 500	Remove	Within limit of grading
126	Italian stone pine	14	Yes	2	Low	Topped; one sided sparse crown S.	$ 400	Remove	Within limit of grading
127	Italian stone pine	14	Yes	3	Low	Codominant at 3'; topped; high crown.	$ 500	Preserve	Outside limit of grading
128	Italian stone pine	14	Yes	1	Low	Topped; dead top.	$ 250	Preserve	Outside limit of grading
129	Coast live oak	7	Yes	2	Low	Suppressed understory tree; sparse foliage.	$ 250	Remove	Within limit of grading
130	Coast live oak	6	Yes	2	Low	Topped; suppressed understory tree; sparse foliage.	$ 250	Remove	Within limit of grading
131	Italian stone pine	14	Yes	3	Low	Topped; high sparse crown.	$ 500	Remove	Within limit of grading
132	Italian stone pine	14	Yes	2	Low	Corrected trunk lean S; topped; one sided crown S.	$ 400	Preserve	Outside limit of grading
133	Italian stone pine	18	Heritage	2	Low	Codominant at 2'; topped; high sparse crown.	$ 500	Preserve	Outside limit of grading
134	Italian stone pine	13	Yes	3	Low	One sided crown S; high sparse crown.	$ 500	Preserve	Outside limit of grading
135	Italian stone pine	15	Heritage	3	Low	Trunk leans S; crown heavy S.	$ 550	Preserve	Outside limit of grading
136	Italian stone pine	14	Yes	2	Low	Topped; high sparse crown.	$ 400	Preserve	Outside limit of grading
137	Italian stone pine	14	Yes	2	Low	Codominant at 6'; topped.	$ 400	Remove	Within limit of grading
138	Italian stone pine	16	Heritage	2	Low	Topped.	$ 450	Remove	Within limit of grading
139	Italian stone pine	14	Yes	2	Low	Topped.	$ 400	Remove	Within limit of grading
140	Coast live oak	4	No	1	Low	All but dead.	$ 200	Remove	Within limit of grading
141	Coast live oak	19	Heritage	2	Low	Multiple stems at base; topped; poor structure; twig dieback.	$ 650	Remove	Within limit of grading
142	Italian stone pine	13	Yes	2	Low	Topped.	$ 350	Remove	Within limit of grading
143	Italian stone pine	15	Heritage	2	Low	Topped.	$ 400	Remove	Within limit of grading
144	Italian stone pine	7	Yes	2	Low	Topped.	$ 250	Remove	Within limit of grading
145	Italian stone pine	11	Yes	2	Low	Topped.	$ 300	Remove	Within limit of grading
146	Italian stone pine	15	Heritage	3	Low	Trunk leans S; one sided crown S.	$ 550	Remove	Within limit of grading
147	Italian stone pine	9	Yes	2	Low	One sided crown S; sparse high crown.	$ 300	Preserve	Outside limit of grading
148	Italian stone pine	13	Yes	2	Low	Topped.	$ 350	Preserve	Outside limit of grading

ktgy · cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE · JETT LANDSCAPE ARCHITECTURE + DESIGN · RADIUS DESIGN LLP · HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(3RD SUBMITTAL) MARCH 20, 2026
(2ND SUBMITTAL) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMTER 5, 2025

SHEET TITLE
TREE ASSESSMENT SCHEDULE

SHEET NO.
L4.02

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
149	Coast live oak	11	Heritage	3	Moderate	Multiple attachments at 2'; understory tree; slightly sparse crown.	$ 450	Preserve	Outside limit of grading
150	Italian stone pine	14	Yes	2	Low	Topped.	$ 400	Remove	Within limit of grading
151	Italian stone pine	10	Yes	2	Low	Topped.	$ 300	Preserve	Outside limit of grading
152	Italian stone pine	10	Yes	2	Low	Topped.	$ 300	Remove	Within limit of grading
153	Coast live oak	13	Heritage	2	Low	Multiple attachments at 5'; topped.	$ 400	Remove	Within limit of grading
154	Coast live oak	11	Heritage	2	Low	Codominant at 1'; topped.	$ 350	Remove	Within limit of grading
155	Coast live oak	9	Yes	2	Low	Multiple attachments at 6'; topped.	$ 300	Remove	Within limit of grading
156	Coast live oak	19	Heritage	2	Low	Codominant at 2'; topped.	$ 650	Remove	Within limit of grading
157	Italian stone pine	15	Yes	2	Low	Codominant at 1'; topped.	$ 400	Remove	Within limit of grading
158	Italian stone pine	19	Heritage	2	Low	Codominant at 2' with narrow union; seam from base to 4'; topped.	$ 550	Remove	Within limit of grading
159	Italian stone pine	16	Heritage	2	Low	Topped.	$ 450	Remove	Within limit of grading
160	Italian stone pine	17	Heritage	2	Low	Topped.	$ 500	Remove	Within limit of grading
161	Coast live oak	4	No	3	Moderate	Small understory tree; trunk leans N; slightly sparse crown.	$ 250	Remove	Within limit of grading
162	Italian stone pine	18	Heritage	2	Low	Topped.	$ 500	Remove	Within limit of grading
163	Italian stone pine	10	Yes	2	Low	Topped.	$ 300	Remove	Within limit of grading
164	Coast live oak	10	Heritage	3	Moderate	Multiple attachments at 5'; partially topped; slightly sparse crown.	$ 400	Remove	Within limit of grading
165	Coast live oak	15	Heritage	3	Moderate	Codominant at base; slightly sparse crown; topped.	$ 650	Remove	Within limit of grading
166	Coast live oak	10	Heritage	3	Moderate	Corrected trunk lean S; one sided crown S; topped.	$ 400	Remove	Within limit of grading
167	Italian stone pine	20	Heritage	2	Low	Topped.	$ 600	Remove	Within limit of grading
168	Coast live oak	5	No	2	Low	Suppressed understory tree; thin sinuous form; high sparse crown.	$ 250	Remove	Within limit of grading
169	Coast live oak	17	Heritage	3	Moderate	Codominant at base; inner branch dieback; dense high crown.	$ 800	Remove	Within limit of grading
170	Coast live oak	17	Heritage	3	Moderate	Multiple attachments at 4'; central leader horizontal S; inner branch dieback; dense high crown.	$ 800	Remove	Within limit of grading
171	Coast live oak	22	Heritage	4	High	Multiple attachments at 8'; good form and structure; inner branch dieback; dense high crown.	$ 1,600	Remove	Within limit of grading
172	Coast live oak	25	Heritage	4	High	No tag; diameter estimated; dense high crown.	$ 2,000	Remove	Within limit of grading
173	Cork oak	7	Yes	4	Moderate	4' planting strip; lower branches removed; dense high crown.	$ 900	Remove	Within limit of grading
174	Cork oak	5	No	3	Moderate	4' planting strip; lower branches removed; small twig dieback, slightly sparse crown.	$ 450	Remove	Within limit of grading
175	Sawleaf zelkova	6	Yes	3	Moderate	Multiple attachments at 5'; narrow unions; vigorous new bud growth.	$ 600	Remove	Within limit of grading
176	Sawleaf zelkova	5	No	4	High	Multiple narrow attachments at 5'; vigorous new bud growth.	$ 550	Remove	Within limit of grading
177	Cork oak	5	No	3	Moderate	Lower branches removed; small twig dieback; slightly sparse crown.	$ 450	Remove	Within limit of grading
178	Cork oak	5	No	3	Moderate	Lower branches removed; Small twig dieback; slightly sparse crown.	$ 450	Remove	Within limit of grading
179	Cork oak	7	Yes	4	High	Multiple attachments at 8'; small twig dieback; vigorous crown.	$ 900	Remove	Within limit of grading
180	Cork oak	8	Yes	2	Low	Trunk budget at 3'; Significant twig and branch dieback.	$ 600	Preserve	Outside limit of grading
181	Cork oak	4	No	2	Low	Significant twig and branch dieback.	$ 300	Preserve	Outside limit of grading
182	Cork oak	6	Yes	3	Low	Significant twig and branch dieback.	$ 600	Preserve	Outside limit of grading
183	Marina madrone	5	No	3	Moderate	Multiple narrow attachments at 5'; slightly chlorotic crown.	$ 450	Remove	Within limit of grading
184	Marina madrone	4	No	4	Moderate	Multiple attachments at 5'; slightly chlorotic crown.	$ 450	Remove	Within limit of grading
185	Marina madrone	6	Yes	4	High	Multiple attachments at 5'; slightly chlorotic crown; good form and structure.	$ 750	Remove	Within limit of grading
186	Coast live oak	5	No	4	Moderate	Good form and structure; small twig dieback.	$ 400	Preserve	Outside limit of grading
187	Ginkgo	4	No	5	High	Multiple attachments at 5'; good form and structure; vigorous new buds.	$ 400	Remove	Within limit of grading
188	Ginkgo	5	No	5	High	Good form and structure; vigorous new bud growth.	$ 650	Remove	Within limit of grading
189	Cork oak	7	Yes	3	Moderate	Lower branches removed; small twig dieback; slightly sparse crown.	$ 700	Remove	Within limit of grading
190	Cork oak	11	Heritage	3	Moderate	Lower branches removed N; crown heavy S; slightly sparse crown.	$ 1,450	Remove	Within limit of grading
191	Cork oak	7	Yes	3	Low	Small crown; multiple attachments at 6'; poor form; in 4' wide parking lot planter.	$ 700	Remove	Within limit of grading
192	Ginkgo	4	No	4	High	Good you tree; slight lean north; crook in trunk at 7'; good form.	$ 500	Remove	Within limit of grading
193	Ginkgo	4	No	4	High	Good young tree, good structure and form.	$ 500	Remove	Within limit of grading
194	Ginkgo	4	No	4	High	Good you tree; slight lean north; crook in trunk at 7'; codominant trunk at 6'.	$ 500	Remove	Within limit of grading
195	Ginkgo	4	No	4	High	Good young tree, good structure and form.	$ 500	Remove	Within limit of grading
196	Ginkgo	4	No	4	Moderate	Good young tree; leans north; codominant trunk at 7'.	$ 500	Remove	Within limit of grading
197	Ginkgo	4	No	4	High	Good young tree, good structure and form.	$ 500	Remove	Within limit of grading
198	Ginkgo	5	No	4	High	Good young tree; leans north; codominant trunk at 7'.	$ 700	Remove	Within limit of grading

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
199	Cork oak	7	Yes	3	Moderate	Multiple attachments at 7'; fair form; small crown; in 4' wide well.	$ 700	Remove	Within limit of grading
200	Cork oak	8	Yes	4	High	Good young tree, good structure and form.	$ 1,450	Remove	Within limit of grading
201	Cork oak	7	Yes	3	Low	Declining top; leans west; bark action at base on north side; small crown; in 4' well.	$ 700	Remove	Within limit of grading
202	European hornbeam	4	No	3	Low	Sunscald on south side of stem; fair form; small crown; 4' off building.	$ 550	Remove	Within limit of grading
203	European hornbeam	10	Yes	4	High	Good structure and form; full crown; moderate vigor.	$ 3,150	Remove	Within limit of grading
204	European hornbeam	10	Yes	4	High	Good structure and form; full crown; moderate vigor.	$ 3,150	Remove	Within limit of grading
205	European hornbeam	11	Yes	3	Moderate	Good structure and form; full crown; decay in main stem; wounds on east side.	$ 2,750	Remove	Within limit of grading
206	European hornbeam	9	Yes	3	Moderate	Good structure and form; multiple attachments at 6'; full crown; moderate vigor.	$ 1,900	Remove	Within limit of grading
207	European hornbeam	10	Yes	4	Moderate	Good structure and form; full crown; moderate vigor.	$ 3,150	Remove	Within limit of grading
208	European hornbeam	9	Yes	4	High	Good structure and form; full crown; moderate vigor.	$ 2,600	Remove	Within limit of grading
209	European hornbeam	6	Yes	4	High	Good structure and form; full crown; moderate vigor.	$ 1,250	Remove	Within limit of grading
210	European hornbeam	6	Yes	3	Moderate	Codominant trunk at 12'; fair form; slight lean south.	$ 950	Remove	Within limit of grading
211	European hornbeam	6	Yes	4	Moderate	Fair structure and form; full crown; previously topped; moderate vigor.	$ 1,250	Remove	Within limit of grading
212	European hornbeam	4	No	3	Moderate	Fair structure and form; full crown; previously topped; moderate vigor.	$ 550	Remove	Within limit of grading
213	Ginkgo	4	No	4	Moderate	Good young tree; good form; 2' off curb.	$ 500	Remove	Within limit of grading
214	Ginkgo	4	No	3	Moderate	Good young tree; good form; leans north; 2' off curb.	$ 400	Remove	Within limit of grading
215	Ginkgo	4	No	4	Moderate	Good young tree; good form; leans north; 2' off curb.	$ 500	Remove	Within limit of grading
216	Cork oak	8	Yes	3	Moderate	Codominant trunk at 7'; small crown; fair form.	$ 1,100	Remove	Within limit of grading
217	Ginkgo	4	No	4	Moderate	Good young tree; good form; leans north; 2' off curb.	$ 500	Remove	Within limit of grading
218	Ginkgo	4	No	4	Moderate	Good young tree; good form; leans north; 2' off curb.	$ 500	Remove	Within limit of grading
219	Marina madrone	7	Yes	4	High	Multiple attachments at 7'; good form; slight lean north; in 8' well.	$ 1,400	Remove	Within limit of grading
220	Marina madrone	6	Yes	4	Moderate	Good young tree; good structure and form.	$ 1,100	Remove	Within limit of grading
221	Marina madrone	6	Yes	5	High	Good young tree; good structure and form.	$ 1,350	Remove	Within limit of grading
222	Marina madrone	6	Yes	4	High	Good young tree; good structure and form.	$ 1,100	Remove	Within limit of grading
223	Marina madrone	4	No	3	Moderate	Small crown; slight lean northeast; fair form.	$ 500	Remove	Within limit of grading
224	Cork oak	4	No	2	Low	Topped at 10'; very small crown; poor form.	$ 350	Remove	Within limit of grading
225	European hornbeam	6	Yes	4	High	Codominant trunk at 12'; good form; full crown.	$ 1,450	Remove	Within limit of grading
226	European hornbeam	7	Yes	3	Moderate	Codominant trunk at 125'; fair form; thin crown.	$ 1,400	Remove	Within limit of grading
227	European hornbeam	6	Yes	3	Moderate	Codominant trunk at 12'; fair form; thin crown.	$ 850	Remove	Within limit of grading
228	European hornbeam	8	Yes	3	Moderate	Codominant trunk at 12'; fair form; thin crown.	$ 1,300	Remove	Within limit of grading
229	Cork oak	8	Yes	3	Moderate	Codominant trunk at 12'; fair form; thin crown in 4' well.	$ 1,300	Remove	Within limit of grading
230	European hornbeam	8	Yes	4	Moderate	Codominant trunk at 12'; fair form; thin crown; 4'off sidewalk.	$ 1,750	Remove	Within limit of grading
231	European hornbeam	7	Yes	4	Moderate	Upright form; good structure; full crown.	$ 1,400	Remove	Within limit of grading
232	Cork oak	5	No	3	Moderate	Umbrella crown; fair form; crown.	$ 750	Remove	Within limit of grading
233	Cork oak	7	Yes	3	Moderate	Upright form; fair structure; narrow crown; codominant trunk at 12'.	$ 1,050	Remove	Within limit of grading
234	Cork oak	5	No	3	Low	Small crown; canker around trunk; small crown; in 7' well.	$ 650	Remove	Within limit of grading
235	Sawleaf zelkova	5	No	3	Low	Small crown; poor form; twig dieback; in 5x5 well.	$ 450	Remove	Within limit of grading
236	Sawleaf zelkova	5	No	3	Low	Multiple attachments at 5'; small crown; poor form; twig dieback; in 5x5 well.	$ 450	Remove	Within limit of grading
237	Sawleaf zelkova	4	No	2	Low	Small crown; poor form; twig dieback; in 5x5 well.	$ 300	Remove	Within limit of grading
238	Cork oak	4	No	3	Low	Small crown; poor forms; depressed in planting well.	$ 350	Remove	Within limit of grading
239	Cork oak	5	No	3	Low	Codominant trunk at 5'; small crown; poor form; twig dieback; in 8' wide well.	$ 650	Remove	Within limit of grading
240	Sawleaf zelkova	5	No	3	Low	Small crown; poor form; twig dieback; in 5x5 well.	$ 450	Remove	Within limit of grading
241	Sawleaf zelkova	6	Yes	3	Moderate	Small crown; poor form; twig dieback; in 5x5 well.	$ 600	Remove	Within limit of grading
242	Sawleaf zelkova	7	Yes	3	Low	Small crown; poor form; multiple attachments at 6'; in 5x5 well.	$ 700	Remove	Within limit of grading
243	Sawleaf zelkova	6	Yes	3	Low	Small crown; poor form; multiple attachments at 6'; in 5x5 well.	$ 600	Remove	Within limit of grading
244	Sawleaf zelkova	5	No	3	Moderate	Small crown; poor form; twig dieback; in 5x5 well.	$ 450	Remove	Within limit of grading
245	Sawleaf zelkova	6	Yes	3	Low	Small crown; poor form; multiple attachments at 6'; in 5x5 well.	$ 600	Remove	Within limit of grading
246	Sawleaf zelkova	7	Yes	3	Low	Small crown; poor form; multiple attachments at 5'; in 5x5 well.	$ 700	Remove	Within limit of grading

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
247	Cork oak	6	Yes	3	Moderate	Small crown; fair form; low vigor; in 8' wide well.	$ 950	Remove	Within limit of grading
248	Cork oak	7	Yes	3	Low	Heavy lean north; yellowing leaves; canker at base.	$ 1,250	Remove	Within limit of grading
249	Cork oak	7	Yes	3	Low	Heavy lean north; canker at base; in-sided south.	$ 1,050	Remove	Within limit of grading
250	Cork oak	8	Yes	3	Low	Small crown; fair form; low vigor; in 7' wide well; canker on trunk.	$ 850	Remove	Within limit of grading
251	Sawleaf zelkova	7	Yes	3	Moderate	Small crown; fair form; low vigor; in 5x5' well.	$ 700	Remove	Within limit of grading
252	Sawleaf zelkova	7	Yes	3	Moderate	Small crown; fair form; low vigor; in 5x5' well.	$ 700	Remove	Within limit of grading
253	Sawleaf zelkova	6	Yes	3	Low	Small crown; fair form; low vigor; in 5x5' well.	$ 600	Remove	Within limit of grading
254	Sawleaf zelkova	4	No	2	Low	Small crown; fair form; low vigor; in 5x5' well.	$ 300	Remove	Within limit of grading
255	Sawleaf zelkova	5	No	2	Low	Small crown; fair form; low vigor; in 5x5' well.	$ 350	Remove	Within limit of grading
256	Sawleaf zelkova	4	No	2	Low	Small crown; fair form; low vigor; in 5x5' well.	$ 300	Remove	Within limit of grading
257	Sawleaf zelkova	4	No	2	Low	Small crown; poor form; low vigor; in 5x5' well.	$ 300	Remove	Within limit of grading
258	Cork oak	5	No	2	Low	Small crown; fair form; low vigor; in 7' wide well; canker on trunk.	$ 350	Remove	Within limit of grading
259	Cork oak	5	No	2	Low	Major decline; dying top; poor form; in 8' well.	$ 400	Remove	Within limit of grading
260	Cork oak	6	Yes	3	Low	Slight lean north; small crown; twig dieback.	$ 600	Remove	Within limit of grading
261	Sawleaf zelkova	4	No	2	Low	Major decline; dying top; 1/2 top removed; poor form; in 5' well.	$ 300	Remove	Within limit of grading
262	Sawleaf zelkova	4	No	2	Low	Major decline; dying top; 1/2 top removed; poor form; in 5' well.	$ 300	Remove	Within limit of grading
263	Sawleaf zelkova	5	No	3	Low	Multiple attachments at 5'; fair form; twig dieback; in 5x5' well.	$ 450	Remove	Within limit of grading
264	Sawleaf zelkova	5	No	3	Low	Multiple attachments at 5'; fair form; twig dieback; in 5x5' well.	$ 450	Remove	Within limit of grading
265	Sawleaf zelkova	6	Yes	3	Moderate	Multiple attachments at 5'; fair form; twig dieback; in 5x5' well.	$ 600	Remove	Within limit of grading
266	Sawleaf zelkova	5	No	3	Low	Multiple attachments at 5'; fair form; twig dieback; in 5x5' well.	$ 450	Remove	Within limit of grading
267	Cork oak	5	No	2	Low	Small crown; narrow forms in 5' well.	$ 350	Remove	Within limit of grading
268	Cork oak	4	No	2	Low	Small crown; narrow form; minimal foliage; in 8' well.	$ 350	Remove	Within limit of grading
269	Cork oak	7	Yes	3	Moderate	Small crown; umbrella form; 8' off utility box.	$ 700	Remove	Within limit of grading
270	Sawleaf zelkova	4	No	2	Low	Small crown; narrow, poor form in 5 x 5' well.	$ 300	Remove	Within limit of grading
271	Sawleaf zelkova	8	Yes	3	Moderate	Medium crown; multiple attachments at 7'; poor form in 5 x 5' well.	$ 850	Remove	Within limit of grading
272	Sawleaf zelkova	5	No	3	Low	Small crown; narrow, poor form; strap engulfed in attachments; in 5 x 5' well.	$ 450	Remove	Within limit of grading
273	Sawleaf zelkova	5	No	2	Low	Small crown; narrow, branch dieback; poor form in 5 x 5' well.	$ 350	Remove	Within limit of grading
274	Sawleaf zelkova	4	No	2	Low	Small crown; codominant trunk at 5'; branch dieback; poor form; in 5 x 5' well.	$ 300	Remove	Within limit of grading
275	Sawleaf zelkova	6	Yes	3	Low	Small crown; codominant trunk at 5'; branch dieback; poor form; in 5 x 5' well.	$ 600	Remove	Within limit of grading
276	Sawleaf zelkova	6	Yes	3	Low	Small crown; multiple attachments at 5'; branch dieback; poor form; in 5 x 5' well.	$ 600	Remove	Within limit of grading
277	Sawleaf zelkova	5	No	3	Low	Small crown; multiple attachments at 5'; twig dieback; poor form; in 5 x 5' well.	$ 450	Remove	Within limit of grading
278	Cork oak	6	Yes	3	Low	Heavy lean north; yellowing leaves; small crown; fair form; in 8' well.	$ 850	Remove	Within limit of grading
279	European hornbeam	4	No	3	Low	Leans south; decay on trunk, south side; narrow crown.	$ 550	Remove	Within limit of grading
280	European hornbeam	6	Yes	3	Moderate	Upright; decay on trunk, south side; full crown.	$ 950	Remove	Within limit of grading
281	European hornbeam	6	Yes	2	Low	Top dieback; sunscald on trunk; small crown.	$ 600	Remove	Within limit of grading
282	Olive	11	Yes	3	Moderate	Codominant trunk at 1'; fair form; full crown.	$ 1,450	Remove	Within limit of grading
283	European hornbeam	5	No	4	Moderate	Multiple attachments at 5'; fastigiate form; good structure.	$ 800	Remove	Within limit of grading
284	European hornbeam	5	No	3	Moderate	Multiple attachments at 3'; fastigiate form; good structure.	$ 650	Remove	Within limit of grading
285	European hornbeam	5	No	4	Moderate	Multiple attachments at 3'; fastigiate form; good structure.	$ 950	Remove	Within limit of grading
286	European hornbeam	5	No	4	Moderate	Multiple attachments at 3'; fastigiate form; good structure.	$ 950	Remove	Within limit of grading
287	Olive	6	Yes	3	Moderate	Multiple attachments at 5'; good form; good structure; in 8' well.	$ 550	Remove	Within limit of grading
288	Sweetgum	6	Yes	4	High	Good structure and form; full crown; in 10x10' well.	$ 1,250	Remove	Within limit of grading
289	Sweetgum	6	Yes	3	Low	Topped at 12'; poor form; branch dieback.	$ 850	Remove	Within limit of grading
290	Sweetgum	7	Yes	3	Low	Topped at 12'; poor form; epicormics.	$ 1,050	Remove	Within limit of grading
291	Sweetgum	7	Yes	3	Low	Topped at 10'; poor form; epicormics.	$ 1,050	Remove	Within limit of grading
292	Cork oak	6	Yes	2	Low	Topped at 12'; poor form; branch dieback; trunk cankers.	$ 450	Remove	Within limit of grading
293	Cork oak	11	Heritage	3	Moderate	Topped at 10'; poor form; epicormics; canker on trunk.	$ 1,450	Remove	Within limit of grading
294	Marina madrone	5	No	3	Moderate	Multiple attachments at 6' fair form; yellowing leaves.	$ 650	Remove	Within limit of grading
295	Marina madrone	5	No	3	Moderate	Codominant trunk at 5'; fair form; minor yellowing.	$ 650	Remove	Within limit of grading

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Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(3RD SUBMITTAL) MARCH 20, 2026
(2ND SUBMITTAL) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMTER 5, 2025

SHEET TITLE
TREE ASSESSMENT SCHEDULE

SHEET NO.
L4.03

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
296	Olive	4	No	3	Low	Codominant trunk at 2'; fair form; small crown.	$ 350	Remove	Within limit of grading
297	Olive	6	Yes	3	Moderate	Codominant trunk at 2'; fair form; small crown.	$ 550	Remove	Within limit of grading
298	Olive	6	Yes	3	Moderate	Codominant trunk at 1'; fair form; small crown.	$ 550	Remove	Within limit of grading
299	Cork oak	5	No	3	Low	In 2' wide well; codominant trunk at 10'; small crown.	$ 400	Remove	Within limit of grading
300	European hornbeam	5	No	4	Moderate	Fastigiate form; 3' off wall; good form.	$ 800	Remove	Within limit of grading
301	Cork oak	4	No	2	Low	Dead top; small crown; in 2.5' wide well.	$ 250	Remove	Within limit of grading
302	Coast live oak	4	No	3	Moderate	Multiple attachments at 6'; crossing branch; girdling root; in 3' wide well.	$ 300	Remove	Within limit of grading
303	Cork oak	6	Yes	3	Moderate	Codominant trunk at 8'; thin top; twig dieback.	$ 850	Remove	Within limit of grading
304	Cork oak	6	Yes	3	Moderate	Codominant trunk at 8'; thin top; twig dieback; 2' off wall.	$ 850	Remove	Within limit of grading
305	Cork oak	6	Yes	3	Moderate	Codominant trunk at 8'; twig dieback; 2' off wall and curb.	$ 600	Remove	Within limit of grading
306	Cork oak	5	No	3	Moderate	Topped at 12'; fair form; 2' off wall.	$ 450	Remove	Within limit of grading
307	Cork oak	5	No	3	Low	Topped at 12'; fair form; 2' off wall; leans north.	$ 450	Remove	Within limit of grading
308	Cork oak	6	Yes	3	Moderate	Topped at 12'; fair form; 2' off wall; leans north.	$ 600	Remove	Within limit of grading
309	Cork oak	8	Yes	3	Moderate	Topped at 15'; fair form; 2' off wall and curb; leans north.	$ 850	Remove	Within limit of grading
310	Cork oak	6	Yes	3	Moderate	Small crown; fair form; cankers on trunk.	$ 600	Remove	Within limit of grading
311	Ginkgo	5	No	3	Moderate	Small crown; fair form; in 5' well.	$ 650	Remove	Within limit of grading
312	Coast redwood	9	Yes	4	High	Upright form; good structure; good leaf color; in 6' well.	$ 1,350	Remove	Within limit of grading
313	Coast redwood	9	Yes	4	High	Upright form; good structure; good leaf color; in 6' well.	$ 1,350	Remove	Within limit of grading
314	Ginkgo	5	No	3	Moderate	Slight lean north; full crown; good form.	$ 800	Remove	Within limit of grading
315	Italian cypress	7	Yes	4	High	Upright, good structure and form; 4' off wall.	$ 1,050	Remove	Within limit of grading
316	Coast redwood	9	Yes	4	High	Upright, good structure and form; 6' off wall and curb.	$ 1,350	Remove	Within limit of grading
317	Coast redwood	9	Yes	4	High	Upright, good structure and form; 6' off wall and curb.	$ 1,350	Remove	Within limit of grading
318	Ginkgo	5	No	3	Low	Leans north; poor form; asymmetrical crown.	$ 650	Remove	Within limit of grading
319	Ginkgo	5	No	4	Moderate	Leans north; fair form; full crown; 4' off curb.	$ 800	Remove	Within limit of grading
320	Coast redwood	10	Yes	4	Moderate	Upright, good structure and form; 4' off curb.	$ 1,600	Remove	Within limit of grading
321	Coast redwood	10	Yes	3	Moderate	Upright; full crown; 4' off curb.	$ 1,200	Remove	Within limit of grading
322	Ginkgo	5	No	4	Moderate	Good structure and form; slight lean north; dense crown; 4' off curb.	$ 950	Remove	Within limit of grading
323	Coast redwood	11	Yes	4	Moderate	Good structure and form; slight lean north; dense crown; 4' off curb.	$ 1,900	Remove	Within limit of grading
324	Coast redwood	10	Yes	4	Moderate	Good structure and form; slight lean north; dense crown; 4' off curb.	$ 1,600	Remove	Within limit of grading
325	Ginkgo	5	No	3	Moderate	Sinuous trunk; fair form; dense crown; 3' off curb.	$ 750	Remove	Within limit of grading
326	Coast redwood	9	Yes	4	Moderate	Upright; full crown; 7' off curb.	$ 1,350	Remove	Within limit of grading
327	Coast redwood	9	Yes	4	Moderate	Upright; full crown; 7' off curb; slight lean north.	$ 1,150	Remove	Within limit of grading
328	Ginkgo	5	No	3	Moderate	Slight lean north; dense crown; topped at 10'; 4' off walkway.	$ 750	Remove	Within limit of grading
329	Coast redwood	9	Yes	4	Moderate	Upright; full crown; 6' off curb.	$ 1,350	Remove	Within limit of grading
330	Coast redwood	10	Yes	4	Moderate	Upright; full crown; 6' off curb.	$ 1,350	Remove	Within limit of grading
331	Ginkgo	5	No	3	Moderate	Multiple attachments at 5'; fair form; dense crown; 4' off curb.	$ 750	Remove	Within limit of grading
332	Italian cypress	7	Yes	4	High	Upright; full crown; 3' off curb; in 4'well.	$ 1,050	Remove	Within limit of grading
333	European hornbeam	5	No	4	Moderate	Good structure and form; full crown; 4' off sidewalk.	$ 800	Remove	Within limit of grading
334	European hornbeam	5	No	3	Moderate	Good structure and form; full crown; 4' off sidewalk; ADA parking sign 1' from trunk.	$ 650	Remove	Within limit of grading
335	Olive	8	Yes	3	Moderate	Codominant trunk at base; fair form; topped at 12'.	$ 750	Remove	Within limit of grading
336	Olive	7	Yes	3	Moderate	Codominant trunk at base; fair form; topped at 8'; 3' off sidewalk.	$ 600	Remove	Within limit of grading
337	Olive	5	No	3	Moderate	Codominant trunk at 1'; fair form; topped at 8'; 3' off sidewalk.	$ 500	Remove	Within limit of grading
338	Olive	6	Yes	3	Moderate	Codominant trunk at 1'; fair form; topped at 8'; 4' off curb.	$ 700	Remove	Within limit of grading
339	Olive	7	Yes	3	Moderate	Codominant trunk at 13; fair form; topped at 8'; 6' off sidewalk.	$ 800	Remove	Within limit of grading
340	European hornbeam	8	Yes	4	Moderate	Codominant trunk at 7'; good form; full crown; 4' off sewer drain.	$ 2,100	Remove	Within limit of grading
341	European hornbeam	10	Yes	4	Moderate	Multiple attachments at 6'; full, wide crown; good form.	$ 3,150	Remove	Within limit of grading
342	European hornbeam	8	Yes	3	Moderate	Previously topped at 12'; fair form; fill crown.	$ 1,750	Remove	Within limit of grading
343	European hornbeam	8	Yes	3	Moderate	Multiple attachments at 6'; fair form; full crown; 6' off sidewalk.	$ 850	Remove	Within limit of grading
344	Cork oak	4	No	2	Low	Previously topped at 10'; poor form; small crown; in 4' well.	$ 400	Remove	Within limit of grading
345	European hornbeam	7	Yes	3	Moderate	Multiple attachments at 6'; fair form; full crown; 6' off sidewalk.	$ 1,250	Remove	Within limit of grading
346	European hornbeam	6	Yes	3	Moderate	Multiple attachments at 6'; fair form; full crown; 6' off sidewalk.	$ 850	Remove	Within limit of grading
347	Italian cypress	4	No	3	Low	Upright form; leans northeast; lower half deer browsed.	$ 450	Remove	Within limit of grading
348	Italian cypress	7	Yes	4	Moderate	Upright form; full crown.	$ 1,200	Remove	Within limit of grading
349	Italian cypress	6	Yes	3	Low	Dead spiral; upright; 6' off bldg.	$ 700	Remove	Within limit of grading
350	European hornbeam	5	No	4	Moderate	Good form; full crown; 8' off bldg.	$ 950	Remove	Within limit of grading
351	European hornbeam	6	Yes	4	Moderate	Fair form; thin crown; 8' off bldg.; rounded over.	$ 1,250	Remove	Within limit of grading
352	Coast live oak	10	Heritage	4	High	Codominant trunk at 10'; good structure and form; twig dieback.	$ 1,950	Remove	Within limit of grading
353	Coast live oak	9	Yes	2	Low	Severe dieback; fair form; cankers around base.	$ 900	Remove	Within limit of grading
354	European hornbeam	6	Yes	3	Moderate	Multiple attachments at 4'; upright form; 7' off sidewalk.	$ 950	Remove	Within limit of grading
355	Olive	12	Yes	3	Moderate	Full, round crown; 3 stem at base; fair form.	$ 2,000	Remove	Within limit of grading
356	Olive	8	Yes	3	Moderate	Full, round crown; 3 stem at base; fair form.	$ 1,000	Remove	Within limit of grading
357	Olive	11	Yes	3	Moderate	Multiple attachments at base; fair form; round crown.	$ 1,200	Remove	Within limit of grading
358	Olive	5	No	2	Low	Heavy lean south; heaving at base; small crown; in 5x5' tree well.	$ 300	Remove	Within limit of grading
359	Olive	5	No	3	Moderate	Codominant trunk at base; fair form; small crown; in 5x5' tree well.	$ 400	Remove	Within limit of grading
360	Olive	5	No	3	Moderate	Codominant trunk at base; fair form; small crown; in 5x5' tree well.	$ 400	Remove	Within limit of grading
361	Olive	5	No	3	Moderate	Codominant trunk at base; fair form; small crown; in 5x5' tree well.	$ 400	Remove	Within limit of grading
362	Olive	5	No	3	Moderate	Codominant trunk at 3'; fair form; small crown; in 5x5' tree well.	$ 400	Remove	Within limit of grading
363	Olive	6	Yes	3	Moderate	Codominant trunk at base; fair form; small crown; in 5x5' tree well.	$ 650	Remove	Within limit of grading
364	Italian cypress	7	Yes	4	High	Upright; good form; full crown; 3' off building.	$ 900	Remove	Within limit of grading
365	Italian cypress	7	Yes	3	Moderate	Upright; good form; full crown; 3' off building.	$ 800	Remove	Within limit of grading
366	Italian cypress	5	No	4	Moderate	Upright; good form; full crown; 3' off building.	$ 650	Remove	Within limit of grading
367	Italian cypress	4	No	4	Moderate	Upright; good form; full crown; 3' off building.	$ 400	Remove	Within limit of grading
368	Cork oak	6	Yes	3	Moderate	Codominant trunk at 7'; fair form; small crown; in 8' well.	$ 700	Remove	Within limit of grading
369	Cork oak	5	No	3	Moderate	Codominant trunk at 7'; fair form; small crown; in 8' well.	$ 650	Remove	Within limit of grading
370	European hornbeam	4	No	3	Moderate	Codominant trunk at 8'; upright; fair form.	$ 550	Remove	Within limit of grading
371	Italian cypress	5	No	4	Moderate	Upright; good form; full crown; 3' off building.	$ 550	Remove	Within limit of grading
372	Olive	5	No	3	Moderate	Codominant trunk at 1'; upright; fair form.	$ 450	Remove	Within limit of grading
373	Olive	5	No	2	Low	Small crown; poor form; codominant trunk at base.	$ 350	Remove	Within limit of grading
374	Olive	6	Yes	3	Moderate	Codominant trunk at 1'; round crown; fair form.	$ 550	Remove	Within limit of grading
375	Olive	6	Yes	3	Moderate	Codominant trunk at 1'; round crown; fair form.	$ 650	Remove	Within limit of grading
376	Italian cypress	5	No	4	High	Upright form; full crown; 3' off building.	$ 500	Remove	Within limit of grading
377	Cork oak	6	Yes	3	Low	Codominant trunk at 7'; poor form; small crown.	$ 1,100	Remove	Within limit of grading
378	Italian cypress	5	No	4	High	Upright form; full crown; 3' off building.	$ 700	Remove	Within limit of grading
379	Italian cypress	5	No	4	High	Upright form; full crown; 3' off building.	$ 700	Remove	Within limit of grading
380	Italian cypress	6	Yes	4	Moderate	Upright form; full crown; 3' off building.	$ 950	Remove	Within limit of grading
381	European hornbeam	5	No	3	Moderate	Upright form; full crown; 5' off building.	$ 750	Remove	Within limit of grading
382	Italian cypress	5	No	4	High	Upright form; full crown; 4' off building.	$ 650	Remove	Within limit of grading
383	Coast live oak	16	Heritage	4	High	Codominant trunk at 7'; good form; slight lean northeast.	$ 2,400	Remove	Within limit of grading
384	Coast live oak	16	Heritage	4	Moderate	Codominant trunk at 8'; good form; slight lean southeast.	$ 4,650	Remove	Within limit of grading
385	California bay	18	Heritage	3	Low	Codominant trunk at 5'; previously topped at 12'; crown of epicormics; decay in topped branches.	$ 8,150	Remove	Within limit of grading
386	Coast live oak	18	Heritage	4	Moderate	Codominant trunk at 5'; leans south; fair form; 8' off deck.	$ 3,000	Remove	Within limit of grading
387	Coast redwood	13	Yes	4	Moderate	In deck; upright; twig dieback.	$ 1,350	Remove	Within limit of grading
388	Cork oak	6	Yes	3	Moderate	Codominant trunk at 8'; fair form; small crown; in 4' wide well.	$ 600	Remove	Within limit of grading
389	European hornbeam	6	Yes	3	Low	One-sided East; 3' off building; poor form.	$ 600	Remove	Within limit of grading
390	Cork oak	11	Heritage	3	Moderate	Leans north; multiple attachments at 5'; canker on trunk; surface roots.	$ 1,450	Remove	Within limit of grading
391	European hornbeam	4	No	3	Low	One-sided East; 3' off building; poor form.	$ 400	Remove	Within limit of grading
392	Cork oak	4	No	3	Low	Small crown; poor form; staked.	$ 350	Remove	Within limit of grading
393	Olive	6	Yes	3	Moderate	Multiple attachments at base; fair form; small crown.	$ 400	Remove	Within limit of grading
394	Olive	4	No	3	Low	Small crown; poor form; staked.	$ 300	Remove	Within limit of grading
395	Cork oak	6	Yes	3	Moderate	Multiple attachments at 5'; fair form; small crown.	$ 700	Remove	Within limit of grading
396	Cork oak	8	Yes	3	Moderate	Multiple attachments at 8'; fair form; round crown.	$ 1,100	Remove	Within limit of grading
397	Cork oak	8	Yes	3	Moderate	Multiple attachments at 8'; fair form; round crown.	$ 1,100	Remove	Within limit of grading
398	Cork oak	9	Yes	3	Moderate	Codominant trunks at 6'; fair form; 6' off walkway.	$ 1,350	Remove	Within limit of grading
399	Cork oak	8	Yes	3	Moderate	Codominant trunks at 6'; fair form; 6' off curb.	$ 850	Remove	Within limit of grading
400	Cork oak	5	No	3	Low	High, small crown; round form; in shrubs.	$ 450	Remove	Within limit of grading
401	Cork oak	4	No	3	Low	High, small crown; round form; in shrubs.	$ 350	Remove	Within limit of grading
402	Cork oak	5	No	3	Low	High, small crown; round form; in shrubs.	$ 450	Remove	Within limit of grading
403	Cork oak	4	No	3	Low	High, small crown; round form; in shrubs; leans northeast.	$ 350	Remove	Within limit of grading
404	Cork oak	4	No	3	Low	High, small crown; round form; in shrubs; sinuous trunk.	$ 350	Remove	Within limit of grading
405	Coast live oak	14	Heritage	5	High	Codominant at 4'; dense vigorous crown.	$ 2,400	Preserve	Outside limit of grading
406	Coast live oak	6	Yes	2	Low	One sided; suppressed under tree 405.	$ 350	Preserve	Outside limit of grading
407	Silver wattle acacia	9	Yes	3	Low	Multiple stems at base; volunteer; one sided crown; vigorous growth.	$ 450	Remove	Within limit of grading
408	Silver wattle acacia	12	Yes	3	Low	Codominant stems at 6" with seam; vigorous growth.	$ 700	Remove	Within limit of grading
409	Silver wattle acacia	8	Yes	3	Low	Codominant at 6"; crowded; volunteer; vigorous growth.	$ 400	Preserve	Outside limit of grading
410	Silver wattle acacia	11	Yes	2	Low	Codominant at 6" with 1' seam; trunk leans E; volunteer; dense crown.	$ 450	Remove	Within limit of grading
411	Monterey pine	11	Yes	3	Low	Topped; weak attachments; vigorous new growth.	$ 600	Remove	Within limit of grading
412	Silver wattle acacia	12	Yes	2	Low	Multiple stems at base; west stems cross and rub at 3'; volunteer; vigorous crown.	$ 500	Remove	Within limit of grading
413	Coast live oak	16	Heritage	4	High	Fence embedded in trunk; multiple attachments at 5'; dense round crown.	$ 2,400	Preserve	Outside limit of grading
414	Eastern redbud	4	No	3	Moderate	Corrected trunk lean; multiple attachment at 5'; crossing branches; round crown.	$ 500	Remove	Within limit of grading
415	Red ironbark	14	Yes	3	Low	Multiple narrow sterns at base with 1' seam; fence embedded in trunk; small branch dieback.	$ 2,250	Remove	Within limit of grading
416	Blackwood acacia	4	No	3	Low	Volunteer; dense crown.	$ 300	Remove	Within limit of grading
417	Coast live oak	7	Yes	5	High	Multiple attachments at 7'; crown slightly heavy W; dense crown.	$ 950	Remove	Within limit of grading
418	Coast live oak	6	Yes	3	Low	Trunk leans S; crown heavy S; vigorous growth.	$ 500	Remove	Within limit of grading
419	Coast live oak	8	Yes	4	High	Corrected trunk lean S; dense round crown.	$ 1,300	Remove	Within limit of grading
420	Coast live oak	9	Yes	4	High	Multiple attachments at 6'; slightly thin crown; vigorous new growth.	$ 1,150	Remove	Within limit of grading
421	Coast live oak	6	Yes	3	Low	Trunk embedded through center of trunk; crowded; dense crown.	$ 500	Remove	Within limit of grading
422	Coast live oak	5	No	2	Low	Trunk goes through fence; fence embedded; one sided; crowded.	$ 300	Remove	Within limit of grading
423	Blackwood acacia	14	Yes	3	Low	Multiple stems at base with seam; dense vigorous crown; fence embedded.	$ 1,800	Remove	Within limit of grading
424	Blackwood acacia	8	Yes	2	Low	Stump sprout; crowded; embedded in fence.	$ 350	Remove	Within limit of grading
425	Blackwood acacia	5	No	2	Low	Tagged on fence; volunteer; crowded; high crown.	$ 250	Remove	Within limit of grading
426	Blackwood acacia	10	Yes	3	Low	Multiple stems at base; volunteer; crowded; vigorous crown.	$ 600	Remove	Within limit of grading
427	Blackwood acacia	8	Yes	3	Low	Multiple stems at base; volunteer; crowded; vigorous crown.	$ 450	Remove	Within limit of grading
428	Coast live oak	5	No	2	Low	Trunk leans W; grows through fence; fence embedded; vigorous new growth.	$ 300	Remove	Within limit of grading
429	Coast live oak	7	Yes	2	Low	Codominant at 4'; crowded; crown heavy W; fence embedded in trunk; vigorous new growth.	$ 400	Remove	Within limit of grading
430	Blackwood acacia	8	Yes	4	Moderate	Crowded; dense vigorous crown.	$ 750	Remove	Within limit of grading
431	Coast live oak	9	Yes	4	High	Corrected trunk lean S; slightly thin round crown.	$ 900	Remove	Within limit of grading
432	Coast live oak	8	Yes	3	High	One sided W; corrected trunk lean S; slightly thin crown.	$ 600	Remove	Within limit of grading
433	Blackwood acacia	7	Yes	3	Low	One sided crown E; crowded; vigorous growth.	$ 500	Remove	Within limit of grading
434	Blackwood acacia	8	Yes	2	Low	Fence embedded in trunk; 3' dead branches N & W; crowded thin crown.	$ 450	Remove	Within limit of grading
435	Coast live oak	17	Heritage	3	Moderate	Fence embedded in trunk; multiple stems at 2' with seam; crowded; vigorous growth.	$ 2,000	Remove	Within limit of grading
436	Lemon-scented gum	9	Yes	3	Low	Trunk leans S; crowded; thin high crown.	$ 1,100	Remove	Within limit of grading
437	Lemon-scented gum	10	Yes	3	Moderate	Crowded; high crown; slightly thin crown.	$ 600	Remove	Within limit of grading
438	Lemon-scented gum	10	Yes	3	Low	Crowded; one sided crown W; high crown.	$ 1,350	Remove	Within limit of grading
439	Lemon-scented gum	12	Yes	3	Low	Crowded; trunk 6" from 438; high crown; one sided E.	$ 1,800	Remove	Within limit of grading
440	Blackwood acacia	7	Yes	3	Low	Trunk leans N; volunteer; one sided crown N; dense vigorous growth.	$ 500	Remove	Within limit of grading
441	Blackwood acacia	5	No	3	Low	Volunteer; crowded; vigorous crown.	$ 350	Remove	Within limit of grading
442	Blackwood acacia	6	Yes	3	Low	Multiple stems at base; volunteer; crowded; dense crown.	$ 400	Remove	Within limit of grading
443	Blackwood acacia	9	Yes	2	Low	Multiple stems at base; volunteer; crowded; vigorous crown.	$ 500	Remove	Within limit of grading
444	Blackwood acacia	12	Yes	1	Low	All but dead.	$ 400	Remove	Within limit of grading
445	Coast live oak	6	Yes	2	Low	Fence embedded in trunk; branches cross at 7'; crowded; one sided crown E.	$ 350	Remove	Within limit of grading
446	Coast live oak	5	No	3	Moderate	Crowded; crown one sided E; wood rat nest.	$ 350	Remove	Within limit of grading
447	Blackwood acacia	8	Yes	1	Low	Multiple stems at base; volunteer; little live foliage.	$ 300	Remove	Within limit of grading
448	Lemon-scented gum	8	Yes	4	High	High vigorous crown; crowded.	$ 1,200	Remove	Within limit of grading

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLP | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(3RD SUBMITTAL) MARCH 20, 2026
(2ND SUBMITTAL) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMTER 5, 2025

SHEET TITLE
TREE ASSESSMENT SCHEDULE

SHEET NO.
L4.04

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
449	Coast live oak	16	Heritage	5	High	Codominant at 5' with seam; dense vigorous round crown; crowded.	$ 3,050	Remove	Within limit of grading
450	Coast live oak	24	Heritage	4	High	Heavy lateral branches E; one sided crown E; crowded; dense crown.	$ 5,200	Remove	Within limit of grading
451	Coast live oak	15	Heritage	3	Moderate	Multiple stems at base; trunk leans E; one sided high crown E.	$ 1,600	Remove	Within limit of grading
452	California buckeye	16	Heritage	3	Moderate	Multiple stems at base; suppressed understory tree; high crown.	$ 2,900	Remove	Within limit of grading
453	Blackwood acacia	7	Yes	3	Low	Crowded; dense high crown.	$ 500	Remove	Within limit of grading
454	Blackwood acacia	6	Yes	3	Low	Codominant at 8' with narrow union; crowded; dense high crown.	$ 400	Remove	Within limit of grading
455	Blackwood acacia	7	Yes	3	Low	Multiple stems at base; volunteer; crowded; dense high crown.	$ 500	Remove	Within limit of grading
456	Blackwood acacia	6	No	3	Low	Multiple stems at base with seam; volunteer; crowded; high dense crown.	$ 400	Remove	Within limit of grading
457	Blackwood acacia	7	Yes	2	Low	Codominant at 2' with seam; volunteer; crowded; dense high crown.	$ 400	Remove	Within limit of grading
458	Blackwood acacia	6	No	3	Low	Multiple stems at base; volunteer; crowded; high dense crown.	$ 400	Remove	Within limit of grading
459	Blackwood acacia	9	Yes	1	Low	Little live foliage.	$ 300	Remove	Within limit of grading
460	Coast live oak	16	Heritage	3	Moderate	Trunk leans S; one sided high crown.	$ 1,800	Remove	Within limit of grading
461	Blackwood acacia	5	No	2	Low	Crowded; this high crown.	$ 300	Remove	Within limit of grading
462	Blackwood acacia	15	Heritage	1	Low	Multiple crowded stems at 6" with seam; little live foliage.	$ 500	Remove	Within limit of grading
463	Blackwood acacia	13	Yes	2	Low	Multiple stems at base with 2' seam; thin high crown.	$ 850	Remove	Within limit of grading
464	Coast live oak	13	Heritage	4	High	Good form; high crown.	$ 1,650	Remove	Within limit of grading
465	Blackwood acacia	15	Heritage	3	Moderate	Poor branch structure; crowded; dense vigorous crown.	$ 1,600	Remove	Within limit of grading
466	Blackwood acacia	13	Yes	3	Low	Multiple narrow stems at base; S stems cross; one sided dense crown.	$ 1,250	Remove	Within limit of grading
467	Blackwood acacia	10	Yes	3	Low	Trunk leans S; multiple attachments at 2'; one sided dense crown.	$ 800	Remove	Within limit of grading
468	Blackwood acacia	11	Yes	3	Moderate	Crowded; poor branch structure; dense crown.	$ 950	Remove	Within limit of grading
469	Coast live oak	5	No	4	High	Corrected trunk lean N; dense vigorous crown.	$ 400	Remove	Within limit of grading
470	Coast live oak	4	No	3	Moderate	Trunk decay base to 3' W; trunk leans E; vigorous new growth.	$ 300	Remove	Within limit of grading
471	Coast live oak	4	No	4	High	Crown heavy N; dense crown.	$ 350	Remove	Within limit of grading
472	Coast live oak	19	Heritage	4	High	Good form and structure; slightly thin crown.	$ 3,350	Remove	Within limit of grading
473	California buckeye	11	Yes	3	Moderate	Mid slope; multiple stems with wide attachments at base; understory tree; one sided crown.	$ 1,450	Remove	Within limit of grading
474	Blackwood acacia	5	No	4	Moderate	Crowded; good young tree.	$ 400	Remove	Within limit of grading
475	Blackwood acacia	10	Yes	3	Low	Crowded; dense high crown.	$ 800	Preserve	Outside limit of grading
476	Blackwood acacia	9	Yes	2	Low	Trunk inches from 477; crowded narrow form.	$ 500	Preserve	Outside limit of grading
477	Coast live oak	16	Heritage	3	Moderate	Codominant at base; crowded; high crown.	$ 1,800	Preserve	Outside limit of grading
478	Blackwood acacia	10	Yes	2	Low	Multiple stems at base; volunteer; crowded; high crown.	$ 550	Remove	Within limit of grading
479	Coast live oak	12	Heritage	3	Moderate	Trunk leans E; one sided high crown E; vigorous.	$ 1,100	Preserve	Outside limit of grading
480	Blackwood acacia	5	No	2	Low	Thin crowded form; high sparse crown.	$ 300	Preserve	Outside limit of grading
481	Coast live oak	4	No	3	Moderate	Crowded thin form; high crown.	$ 300	Remove	Within limit of grading
482	Coast live oak	4	No	3	Moderate	Crowded thin form; high crown.	$ 300	Remove	Within limit of grading
483	Coast live oak	7	Yes	3	Moderate	Crowded thin form; high crown.	$ 500	Remove	Within limit of grading
484	Coast live oak	7	Yes	3	Moderate	Crowded; one sided crown S.	$ 500	Remove	Within limit of grading
485	Coast live oak	17	Heritage	3	Moderate	Codominant at 1' with 3' seam; vigorous crown.	$ 2,000	Remove	Within limit of grading
486	Coast live oak	8	Yes	3	Moderate	Fence embedded in branch; crowded understory tree; one sided high crown E.	$ 600	Remove	Within limit of grading
487	Coast live oak	8	Yes	3	Moderate	Crowded; high crown.	$ 600	Remove	Within limit of grading
488	Coast live oak	17	Heritage	3	Moderate	Multiple stems at base; crowded; high crown.	$ 2,000	Remove	Within limit of grading
489	Coast live oak	33	Heritage	3	Moderate	Multiple stems at base; 2 S stems to horizontal; dense vigorous crown.	$ 6,950	Remove	Within limit of grading
490	Coast live oak	30	Heritage	4	High	Fence embedded through center of trunk; good form and structure; high crown.	$ 8,000	Remove	Within limit of grading
491	Coast live oak	26	Heritage	3	Moderate	Codominant at base with 1' seam; trunk embedded in lower trunk; crown heavy E; dense high crown.	$ 4,400	Remove	Within limit of grading
492	Coast live oak	11	Heritage	3	Moderate	Corrected trunk lean N; high vigorous crown.	$ 950	Remove	Within limit of grading
493	California buckeye	4	No	2	Low	Trunk growing through fence; trunk wound S; high crown.	$ 300	Remove	Within limit of grading
494	Coast live oak	4	No	5	High	Good young tree.	$ 400	Remove	Within limit of grading
495	Coast live oak	9	Yes	5	High	Good form and structure; slightly crowded; dense crown.	$ 1,100	Remove	Within limit of grading
496	Coast live oak	11	Heritage	2	Low	Large lower trunk wound W; s-curved trunk; high one sided crown.	$ 650	Remove	Within limit of grading
497	Coast live oak	8	Yes	3	Moderate	Codominant at 6'; thin crowded form; high crown.	$ 600	Remove	Within limit of grading
498	Coast live oak	11	Heritage	3	Moderate	Multiple stems at base; crowded; embedded in fence; high dense crown.	$ 950	Remove	Within limit of grading
499	Coast live oak	6	Yes	3	Moderate	Crowded form; trunk leans E; high dense crown.	$ 400	Remove	Within limit of grading
500	Coast live oak	15	Heritage	2	Low	Embedded in fence; multiple stems at base with 1' seam; high crown.	$ 1,050	Remove	Within limit of grading
501	Coast live oak	6	No	3	Moderate	Multiple stems at base; crowded; high crown.	$ 400	Remove	Within limit of grading

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
502	Coast live oak	6	No	2	Low	Embedded in fence; topped; high crown.	$ 350	Remove	Within limit of grading
503	Coast live oak	8	Yes	2	Low	Heavily pruned from fence; poor structure; high crown.	$ 450	Remove	Within limit of grading
504	Coast live oak	5	No	2	Low	Heavily pruned from fence; embedded in fence; poor structure; high crown.	$ 300	Remove	Within limit of grading
505	Coast live oak	6	Yes	2	Low	Tagged on fence; codominant at 2' with 2' seam; stems cross; high crown.	$ 350	Remove	Within limit of grading
506	Coast live oak	7	Yes	2	Low	Multiple attachments at 3'; heavily pruned off fence; poor form; high crown.	$ 400	Remove	Within limit of grading
507	Coast live oak	9	Yes	2	Low	Heavily pruned from fence; embedded in fence; poor structure; high crown.	$ 500	Remove	Within limit of grading
508	Coast live oak	13	Heritage	2	Low	Multiple fused stems at 3'; poor structure; crowded; high crown.	$ 850	Remove	Within limit of grading
509	Coast live oak	11	Heritage	2	Low	Multiple attachments at 2'; heavily pruned off fence; poor form; high crown.	$ 650	Remove	Within limit of grading
510	Coast live oak	7	Yes	2	Low	Heavily pruned from fence; topped; poor structure; high crown.	$ 400	Remove	Within limit of grading
511	Coast live oak	14	Heritage	2	Low	Heavily pruned from fence; topped; poor structure; high crown.	$ 950	Preserve	Outside limit of grading
512	California buckeye	7	Yes	2	Low	Heavily pruned from fence; topped; poor structure; high crown.	$ 500	Remove	Within limit of grading
513	Coast live oak	17	Heritage	3	Moderate	Multiple attachments at 3'; good form and structure; thin crown; small twig and branch dieback.	$ 2,000	Remove	Within limit of grading
514	Coast live oak	13	Heritage	3	Moderate	Growing through fence; dense vigorous crown.	$ 1,250	Preserve	Outside limit of grading
515	Coast live oak	4	No	4	High	Corrected trunk lean E; vigorous new growth.	$ 400	Remove	Within limit of grading
516	Coast live oak	4	No	5	High	Growing away from building N; good form and structure; dense crown.	$ 450	Remove	Within limit of grading
517	Coast live oak	4	No	5	High	Good young tree.	$ 450	Preserve	Outside limit of grading
518	Coast live oak	4	No	5	High	Growing away from building N; good form and structure; dense crown.	$ 300	Preserve	Outside limit of grading
519	Coast live oak	5	No	5	High	Good young tree.	$ 850	Preserve	Outside limit of grading
520	Coast live oak	28	Heritage	4	High	Multiple attachments at 4'; good form and structure; vigorous new growth.	$ 7,000	Preserve	Outside limit of grading
521	Lemon-scented gum	16	Yes	3	Moderate	Thin form; previous branch failure W; high crown.	$ 3,100	Preserve	Outside limit of grading
522	Coast live oak	16	Heritage	3	Moderate	Codominant at 3'; trunk decay below attachment; vigorous new growth.	$ 1,800	Preserve	Outside limit of grading
523	Coast live oak	17	Heritage	4	Moderate	Multiple attachments at 7'; fungal fruiting bodies at old pruning sites; high crown.	$ 2,700	Preserve	Outside limit of grading
524	California buckeye	12	Yes	4	Moderate	Trunk to horizontal W at 2'; one sided crown W; vigorous.	$ 2,300	Remove	Within limit of grading
525	Coast live oak	16	Heritage	2	Low	3' Trunk cavity E; crown heavy W; moderate branch dieback.	$ 1,150	Preserve	Outside limit of grading
526	Coast live oak	19	Heritage	3	Moderate	Codominant at ~12'; high crown; small twig and branch dieback.	$ 2,450	Preserve	Outside limit of grading
527	Coast live oak	21	Heritage	2	Low	Trunk decay at old pruning sites; recent branch failure; high crown.	$ 1,850	Remove	Within limit of grading
528	Coast live oak	17	Heritage	2	Low	E stem failed at base; basal decay; W stem vigorous new growth.	$ 1,300	Remove	Within limit of grading
529	California bay	15	Heritage	5	High	Codominant at ~12' with narrow seam; dense vigorous crown; oak 530 growing at base S.	$ 4,450	Preserve	Outside limit of grading
530	Coast live oak	22	Heritage	4	Moderate	Trunk vanity from base to 5' N; solid wound wood; crown heavy S; vigorous.	$ 4,400	Preserve	Outside limit of grading
531	Coast live oak	11	Heritage	3	Moderate	Multiple attachments at 3'; understory tree; crown heavy N; vigorous new growth.	$ 1,200	Preserve	Outside limit of grading
532	Coast live oak	20	Heritage	4	High	Good form and structure; small twig and branch dieback; high vigorous crown.	$ 4,850	Preserve	Outside limit of grading
533	California bay	18	Heritage	3	Low	Codominant at 3'; topped; poorly attached sprouts; vigorous.	$ 4,750	Preserve	Outside limit of grading
534	Coast live oak	13	Heritage	4	High	Codominant at 1'; vigorous round crown.	$ 2,150	Remove	Within limit of grading
535	Coast live oak	17	Heritage	4	High	Corrected trunk lean S; vigorous crown.	$ 3,550	Remove	Within limit of grading
536	Coast live oak	15	Heritage	3	Moderate	Multiple attachments at ~12'; high sparse crown.	$ 3,450	Remove	Within limit of grading
537	California buckeye	12	Yes	2	Low	Topped; poor form and structure; thin crown.	$ 1,400	Remove	Within limit of grading
538	Coast live oak	14	Heritage	2	Low	Trunk leans heavily N; history of branch failure; moderate twig and branch dieback; crown heavy N.	$ 1,150	Remove	Within limit of grading
539	California bay	15	Heritage	4	High	Codominant high in crown; vigorous.	$ 4,600	Remove	Within limit of grading
540	Coast live oak	17	Heritage	3	Moderate	Trunk leans heavily N; high sparse crown.	$ 2,600	Remove	Within limit of grading
541	Coast live oak	16	Heritage	5	High	Vigorous high crown.	$ 4,000	Remove	Within limit of grading
542	Coast live oak	13	Heritage	3	Moderate	Trunk leans heavily N; high sparse crown.	$ 900	Preserve	Outside limit of grading
543	Coast live oak	18	Heritage	3	Moderate	Codominant at ~10'; moderate twig and branch dieback; high crown.	$ 2,900	Remove	Within limit of grading
544	Coast live oak	7	Yes	3	Low	Trunk to horizontal S; suppressed; high crown.	$ 600	Remove	Within limit of grading
545	Coast live oak	10	Heritage	3	Moderate	Trunk leans heavily S; suppressed; high crown S.	$ 1,050	Remove	Within limit of grading
546	Coast live oak	10	Heritage	3	Moderate	Trunk leans E; high sparse crown.	$ 1,050	Remove	Within limit of grading
548	Coast live oak	16	Heritage	3	Moderate	Codominant with bulging seam; crowded; vigorous.	$ 2,300	Preserve	Outside limit of grading
548	California bay	22	Heritage	5	High	Good form and structure; vigorous.	$ 12,400	Remove	Within limit of grading

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
549	Coast live oak	15	Heritage	3	Moderate	Codominant at base; stems lean heavily N; crowded; high crown.	$ 2,050	Preserve	Outside limit of grading
550	California bay	8	Yes	3	Low	Thin sinuous form; crowded; high crown.	$ 1,100	Preserve	Outside limit of grading
551	Coast live oak	15	Heritage	3	Moderate	Codominant at ~10'; crowded; sparse high crown.	$ 2,050	Preserve	Outside limit of grading
552	California bay	14	Yes	3	Moderate	Thin form; crowded; vigorous.	$ 2,950	Preserve	Outside limit of grading
553	Coast live oak	18	Heritage	4	High	Good form and structure; small twig and branch dieback; vigorous round crown.	$ 3,950	Remove	Within limit of grading
554	California bay	11	Yes	4	High	Poorly attached 1-2" trunk sprouts; vigorous.	$ 2,550	Remove	Within limit of grading
555	Coast live oak	11	Heritage	3	Moderate	Trunk leans heavily N; moderate twig and branch dieback; high crown.	$ 1,200	Preserve	Outside limit of grading
556	Coast live oak	14	Heritage	3	Moderate	Crowded; few lateral branches; high crown.	$ 1,800	Preserve	Outside limit of grading
557	California bay	4	No	4	Moderate	Understory tree; vigorous.	$ 500	Preserve	Outside limit of grading
558	Coast live oak	13	Heritage	2	Low	Codominant at ~8'; N stem all but dead; crowded one sided crown S.	$ 1,050	Preserve	Outside limit of grading
559	California bay	13	Yes	4	High	Crown leans slightly N; crowded; vigorous.	$ 3,500	Preserve	Outside limit of grading
560	Coast live oak	25	Heritage	4	High	Mid slope; multiple attachments at ~8'; 2' cavity S; solid wound wood; high crown.	$ 7,450	Preserve	Outside limit of grading
561	Blackwood acacia	5	No	3	Low	Trunk leans heavily N; high vigorous crown.	$ 400	Remove	Within limit of grading
562	Blackwood acacia	5	No	3	Low	Crown leans slightly N; crowded; sparse crown.	$ 350	Remove	Within limit of grading
563	Monterey pine	38	Heritage	4	Moderate	Multiple attachments at ~10'; 4-5" deadwood; vigorous crown.	$ 6,900	Remove	Within limit of grading
564	Strawberry tree	16	Heritage	5	High	Multiple stems at base; dense vigorous crown.	$ 7,150	Remove	Within limit of grading
565	Aleppo pine	18	Heritage	3	Low	Large stem removed N; poor structure; crown heavy S; vigorous.	$ 2,200	Remove	Within limit of grading
566	Aleppo pine	21	Heritage	4	Moderate	Multiple attachments at 3'; crown heavy S; vigorous.	$ 4,050	Remove	Within limit of grading
567	Bushy yate	10	Yes	3	Moderate	Crown heavy W; previous branch failure E; high crown.	$ 1,950	Remove	Within limit of grading
568	Bushy yate	11	Yes	3	Moderate	Multiple stems at base; W stems cross at 3'; one sided crown S.	$ 2,300	Remove	Within limit of grading
569	Aleppo pine	19	Heritage	3	Moderate	Codominant at base; can't see base; upright form and structure; vigorous.	$ 3,950	Remove	Within limit of grading
570	Aleppo pine	19	Heritage	3	Moderate	Multiple stems at 3'; upright form and structure; vigorous.	$ 3,950	Remove	Within limit of grading
571	Bushy yate	12	Yes	3	Moderate	Codominant at base; crossing branches; high crown.	$ 2,700	Remove	Within limit of grading
572	Bushy yate	14	Yes	3	Moderate	Multiple attachments at 2' with included bark; crossing branches; high crown.	$ 4,300	Remove	Within limit of grading
573	Bushy yate	12	Yes	3	Moderate	Multiple stems at base, crossing stems; high crown; slightly crowded.	$ 3,250	Remove	Within limit of grading
574	Bushy yate	16	Heritage	3	Moderate	Codominant at base with a seam; high crown.	$ 4,700	Remove	Within limit of grading
575	Aleppo pine	6	Yes	3	Moderate	Codominant at top; upright form and structure; slightly thin crown.	$ 550	Remove	Within limit of grading
576	Aleppo pine	8	Yes	3	Moderate	Codominant at base; thin sinuous form; crowded; thin crown.	$ 1,000	Remove	Within limit of grading
577	Aleppo pine	15	Heritage	4	High	Multiple attachments at ~10'; good upright form and structure; vigorous.	$ 4,100	Remove	Within limit of grading
578	Canary Island pine	6	Yes	4	High	Good upright form and structure; vigorous; slightly heavy form S.	$ 800	Remove	Within limit of grading
579	Aleppo pine	12	Yes	3	Moderate	Good upright form and structure; thin crown.	$ 1,400	Remove	Within limit of grading
580	Aleppo pine	13	Yes	3	Moderate	Multiple stems at 6"; crown heavy E; slightly thin crown.	$ 1,950	Remove	Within limit of grading
581	Aleppo pine	14	Yes	3	Moderate	Codominant at base with included bark; trunk leans E; one sided crown E.	$ 1,800	Remove	Within limit of grading
582	Aleppo pine	11	Yes	3	Moderate	Codominant at base; suppressed; top leans E.	$ 1,450	Remove	Within limit of grading
583	Aleppo pine	13	Yes	3	Moderate	Multiple attachments at base; wide union; high vigorous crown.	$ 1,600	Remove	Within limit of grading
584	Aleppo pine	12	Yes	3	Moderate	Good upright form and structure; codominant stems at ~8'; vigorous.	$ 1,700	Remove	Within limit of grading
585	Aleppo pine	7	Yes	3	Moderate	One sided crown E; crowded; upright form and structure.	$ 600	Remove	Within limit of grading
586	Aleppo pine	7	Yes	2	Low	Codominant at base; crowded; one sided thin crown E.	$ 450	Remove	Within limit of grading
587	Aleppo pine	7	Yes	2	Low	Crowded; trunk canker ~10'; little live foliage.	$ 450	Remove	Within limit of grading
588	Aleppo pine	12	Yes	2	Low	Suppressed form; top bends to horizontal E; thin crown.	$ 900	Remove	Within limit of grading
589	Aleppo pine	13	Yes	3	Moderate	Codominant at base; crown heavy E; high crown.	$ 1,950	Preserve	Outside limit of grading
590	Aleppo pine	10	Yes	2	Low	S-curve trunk at ~12'; high thin crown.	$ 700	Preserve	Outside limit of grading
591	Aleppo pine	11	Yes	3	Low	Codominant at base; crown heavy E; high crown.	$ 1,200	Preserve	Outside limit of grading
592	Aleppo pine	7	Yes	2	Low	Trunk leans E; thin high crown.	$ 450	Preserve	Outside limit of grading
593	Aleppo pine	10	Yes	2	Low	Multiple attachments at base; high thin crown.	$ 700	Preserve	Outside limit of grading
594	Aleppo pine	10	Yes	2	Low	Codominant at base; trunk cankers W; high crown.	$ 700	Preserve	Outside limit of grading
595	Aleppo pine	12	Yes	3	Moderate	Multiple attachments at 8'; high crown.	$ 1,400	Preserve	Outside limit of grading
596	Aleppo pine	9	Yes	2	Low	Codominant at base; crossing branches in crown; crown heavy E.	$ 600	Preserve	Outside limit of grading
597	Aleppo pine	13	Yes	3	Low	Codominant at 1' with included bark to base; high one sided crown.	$ 1,600	Preserve	Outside limit of grading
598	Aleppo pine	4	No	2	Low	Thin sinuous form; trunk leans S.	$ 250	Preserve	Outside limit of grading
599	Koa	7	Yes	3	Low	Volunteer; multiple stems at base; vigorous.	$ 1,750	Remove	Within limit of grading
600	Coast live oak	7	Yes	4	Moderate	Codominant at 2'; vigorous; narrow form.	$ 1,200	Preserve	Outside limit of grading
601	Coast live oak	7	Yes	4	Moderate	Codominant at 2'; vigorous round crown.	$ 900	Preserve	Outside limit of grading

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
602	Aleppo pine	6	Yes	3	Moderate	Thin form; one sided E; vigorous.	$ 500	Preserve	Outside limit of grading
603	Aleppo pine	15	Heritage	3	Moderate	Codominant at 3'; crown heavy E; vigorous.	$ 2,050	Preserve	Outside limit of grading
604	Aleppo pine	14	Yes	3	Moderate	Trunk leans E; vigorous one sided crown.	$ 2,250	Preserve	Outside limit of grading
605	Aleppo pine	16	Heritage	3	Moderate	Multiple large attachments high in crown; cankers E; dense crown.	$ 4,950	Preserve	Outside limit of grading
606	Canary Island pine	11	Yes	5	High	Good upright form and structure; vigorous.	$ 2,900	Preserve	Outside limit of grading
607	Coast live oak	26	Heritage	4	High	Multiple attachments at ~8'; good structure; slightly thin crown.	$ 11,950	Preserve	Outside limit of grading
609	Aleppo pine	14	Yes	4	High	Multiple attachments high in crown; dense crown.	$ 3,050	Remove	Within limit of grading
610	Canary Island pine	10	Yes	5	High	Good young tree.	$ 1,700	Remove	Within limit of grading
611	Coast live oak	6	Heritage	3	Moderate	Multiple attachments at 4'; crowded; slightly thin crown.	$ 800	Preserve	Outside limit of grading
612	Coast live oak	9	Yes	4	High	Codominant at 5'; vigorous round crown.	$ 1,850	Preserve	Outside limit of grading
613	Coast live oak	12	Heritage	3	Moderate	Multiple attachments at 3'; crown heavy E; vigorous.	$ 2,300	Preserve	Outside limit of grading
614	Coast live oak	6	Heritage	3	Moderate	Trunk leans E; crowded; vigorous.	$ 650	Preserve	Outside limit of grading
615	Canary Island pine	10	Yes	4	High	Upright form and structure; high thin crown.	$ 1,350	Preserve	Outside limit of grading
616	Koa	7	Yes	2	Low	Trunk failed at base; resting on ground E.	$ 800	Preserve	Outside limit of grading
617	Canary Island pine	11	Yes	3	Moderate	Upright form and structure; lower limb dieback; high crown.	$ 1,700	Preserve	Outside limit of grading
619	Canary Island pine	13	Yes	3	Moderate	Upright form and structure; lower limb dieback; high crown.	$ 1,950	Preserve	Outside limit of grading
620	Aleppo pine	15	Heritage	3	Low	Codominant at 4'; trunk leans E; high crown.	$ 2,550	Preserve	Outside limit of grading
621	Aleppo pine	21	Heritage	3	Low	Codominant at 3' with seam; trunk leans E; lower limb dieback; high crown.	$ 3,850	Preserve	Outside limit of grading
622	Aleppo pine	8	Yes	3	Low	Crowded thin form; high crown.	$ 750	Preserve	Outside limit of grading
623	Coast live oak	10	Heritage	4	High	Multiple attachments at 3'; vigorous round crown; crowded.	$ 1,350	Preserve	Outside limit of grading
624	Aleppo pine	26	Heritage	3	Low	Multiple narrow attachments at ~8'; seam with included bark; dense crown.	$ 3,000	Preserve	Outside limit of grading
625	Aleppo pine	6	Yes	2	Low	Suppressed understory tree; trunk curves S; high thin crown.	$ 400	Preserve	Outside limit of grading
626	Aleppo pine	7	Yes	3	Moderate	Upright form and structure; crowded; high crown.	$ 500	Preserve	Outside limit of grading
627	Aleppo pine	8	Yes	3	Moderate	Upright form and structure; crowded; high crown.	$ 600	Preserve	Outside limit of grading
628	Coast live oak	6	Heritage	3	Low	Multiple attachments at 5'; suppressed understory tree.	$ 400	Preserve	Outside limit of grading
629	Aleppo pine	6	Yes	3	Low	Trunk leans E; crowded; thin high crown.	$ 700	Preserve	Outside limit of grading
630	Aleppo pine	5	No	4	High	Sinuous form; vigorous.	$ 400	Preserve	Outside limit of grading
631	Aleppo pine	7	Yes	2	Low	Trunk leans E; trunk cankers; thin high crown.	$ 300	Preserve	Outside limit of grading
632	Aleppo pine	10	Yes	2	Low	Understory tree; trunk leans E to horizontal; high thin crown.	$ 450	Preserve	Outside limit of grading
633	Aleppo pine	19	Heritage	3	Low	Trunk leans heavily E; dense vigorous crown.	$ 2,450	Preserve	Outside limit of grading
634	Monterey pine	14	Yes	3	Low	Trunk leans E; few scaffold branches W; vigorous.	$ 2,450	Preserve	Outside limit of grading
635	Aleppo pine	39	Heritage	4	High	Codominant at 2' with seam to base; high vigorous crown.	$ 9,000	Preserve	Outside limit of grading
636	Coast live oak	7	Yes	3	Low	At base of 635; crown heavy W; vigorous.	$ 900	Preserve	Outside limit of grading
637	Monterey pine	11	Yes	4	High	Multiple attachments at ~7'; dense vigorous crown.	$ 1,050	Preserve	Outside limit of grading
638	Monterey pine	7	Yes	4	High	Good young tree.	$ 450	Preserve	Outside limit of grading
639	Coast live oak	5	No	3	Low	Suppressed understory tree; trunk leans W; vigorous.	$ 300	Preserve	Outside limit of grading
640	Coast live oak	14	Heritage	3	Moderate	Codominant at ~6'; crowded; vigorous.	$ 1,000	Preserve	Outside limit of grading
641	Canyon live oak	9	Yes	3	Low	Codominant at base; suppressed understory tree; high crown.	$ 1,050	Preserve	Outside limit of grading
642	Canyon live oak	7	Yes	3	Low	Codominant at base; suppressed understory tree; thin crown.	$ 700	Preserve	Outside limit of grading
643	Aleppo pine	14	Yes	3	Low	Crowded; trunk leans E; high crown.	$ 1,400	Preserve	Outside limit of grading
644	Aleppo pine	9	Yes	2	Low	Codominant at 1' with seam; suppressed; trunk leans E; high thin crown.	$ 600	Preserve	Outside limit of grading
645	Aleppo pine	17	Heritage	3	Low	Multiple stems at base; stems lean E; dense high crown.	$ 2,000	Preserve	Outside limit of grading
647	Aleppo pine	5	No	1	Low	Little live foliage.	$ 200	Preserve	Outside limit of grading
647	Aleppo pine	5	No	1	Low	Tension side of base decayed and failed.	$ 200	Preserve	Outside limit of grading
648	Aleppo pine	5	No	3	Moderate	Trunk leans slightly E; crowded; dense vigorous crown.	$ 300	Preserve	Outside limit of grading
649	Aleppo pine	4	No	4	High	Crowded; good young tree.	$ 300	Preserve	Outside limit of grading
650	Koa	4	No	3	Low	Trunk leans E; shaded behind building; high crown.	$ 300	Preserve	Outside limit of grading
651	Koa	4	No	1	Low	Trunk leans N; shaded by building; little live foliage.	$ 200	Preserve	Outside limit of grading
652	Aleppo pine	4	No	3	Low	One sided E; vigorous.	$ 300	Preserve	Outside limit of grading
653	Aleppo pine	13	Yes	3	Moderate	Crowded; one sided E; dense vigorous crown.	$ 1,250	Preserve	Outside limit of grading
654	Aleppo pine	5	No	2	Low	Suppressed understory tree; little live foliage.	$ 300	Preserve	Outside limit of grading
655	Aleppo pine	6	Yes	3	Low	Upright form; one sided E; sparse crown.	$ 400	Preserve	Outside limit of grading
656	Aleppo pine	8	Yes	2	Low	Codominant at base; narrow union; suppressed; sparse crown.	$ 450	Preserve	Outside limit of grading
657	Aleppo pine	7	Yes	3	Moderate	Upright form; one sided E; high crown.	$ 500	Preserve	Outside limit of grading
658	Aleppo pine	7	Yes	3	Moderate	Crowded; one sided crown E.	$ 500	Preserve	Outside limit of grading
659	Coast live oak	9	Yes	3	Low	Codominant stems at 5'; stems lean E to horizontal; high crown.	$ 700	Preserve	Outside limit of grading
660	Coast live oak	8	Yes	3	Moderate	Upright form; crowded; vigorous.	$ 600	Preserve	Outside limit of grading
661	Coast live oak	14	Heritage	3	Moderate	E stem to horizontal; one sided E; vigorous.	$ 1,800	Preserve	Outside limit of grading

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
662	Coast live oak	18	Heritage	4	High	Codominant at 1'; crown heavy W; vigorous.	$ 2,050	Preserve	Outside limit of grading
663	Coast live oak	5	No	2	Low	Suppressed understory tree; high crown.	$ 250	Preserve	Outside limit of grading
664	Coast live oak	8	Yes	3	Moderate	Multiple attachments at 5'; one sided crown E; high vigorous crown.	$ 450	Preserve	Outside limit of grading
665	Aleppo pine	7	Yes	3	Moderate	Crowded; crown leans W; vigorous.	$ 700	Preserve	Outside limit of grading
666	Coast live oak	13	Heritage	4	High	Multiple attachments at 5'; dense round crown.	$ 2,650	Preserve	Outside limit of grading
667	Coast live oak	7	Yes	3	Moderate	Codominant at base with 1' seam; vigorous crown.	$ 500	Preserve	Outside limit of grading
668	Coast live oak	7	Yes	3	Moderate	Codominant at 3'; crowded; interior twig dieback; vigorous.	$ 500	Preserve	Outside limit of grading
669	Coast live oak	14	Heritage	3	Moderate	Multiple attachments at 3'; crowded form; crossing branches; high vigorous crown.	$ 1,400	Preserve	Outside limit of grading
670	Canyon live oak	5	No	3	Moderate	Crowded; one sided E; vigorous.	$ 450	Preserve	Outside limit of grading
671	Aleppo pine	10	Yes	3	Moderate	High one sided crown; vigorous.	$ 800	Preserve	Outside limit of grading
672	Aleppo pine	8	Yes	2	Low	Trunk leans E; sparse one sided crown.	$ 350	Preserve	Outside limit of grading
673	Aleppo pine	10	Yes	2	Low	Codominant at 6"; crowded; high sparse crown.	$ 450	Preserve	Outside limit of grading
674	Aleppo pine	5	No	3	Low	Crowded; high sparse crown.	$ 300	Preserve	Outside limit of grading
675	Aleppo pine	5	No	2	Low	Crowded; high sparse crown.	$ 250	Preserve	Outside limit of grading
677	Aleppo pine	4	No	2	Low	Crowded; high sparse crown.	$ 250	Preserve	Outside limit of grading
677	Aleppo pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 350	Preserve	Outside limit of grading
678	Aleppo pine	12	Yes	2	Low	Codominant high in crown; crowded; high sparse crown.	$ 550	Preserve	Outside limit of grading
679	Aleppo pine	6	Yes	2	Low	Crowded; high sparse crown.	$ 300	Preserve	Outside limit of grading
680	Aleppo pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 350	Preserve	Outside limit of grading
681	Aleppo pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 450	Preserve	Outside limit of grading
682	Aleppo pine	7	Yes	3	Low	Shaded by building; high sparse crown.	$ 500	Preserve	Outside limit of grading
683	Aleppo pine	4	No	3	Low	Shaded by building; high sparse crown.	$ 300	Preserve	Outside limit of grading
684	Aleppo pine	5	No	3	Low	Shaded by building; high sparse crown.	$ 350	Preserve	Outside limit of grading
685	Aleppo pine	13	Yes	2	Low	Codominant at base; crowded; high sparse crown.	$ 850	Preserve	Outside limit of grading
686	Aleppo pine	6	Yes	2	Low	Crowded; trunk leans E; high sparse crown.	$ 350	Preserve	Outside limit of grading
687	Aleppo pine	14	Yes	2	Low	Codominant at base; crowded; trunk leans E; high sparse crown.	$ 950	Preserve	Outside limit of grading
688	Aleppo pine	12	Yes	3	Low	Codominant at 8'; trunk leans E; one sided crown E.	$ 1,100	Preserve	Outside limit of grading
689	Aleppo pine	7	Yes	2	Low	Crowded; high sparse crown.	$ 400	Preserve	Outside limit of grading
690	Aleppo pine	13	Yes	3	Moderate	Multiple attachments at base and 2'; high sparse crown; trunk leans E.	$ 1,250	Preserve	Outside limit of grading
692	Aleppo pine	13	Yes	3	Low	Crowded; high sparse crown.	$ 1,250	Preserve	Outside limit of grading
693	Aleppo pine	11	Yes	3	Low	Crowded; high sparse crown.	$ 950	Preserve	Outside limit of grading
694	Aleppo pine	8	Yes	2	Low	Crowded; trunk leans E; high sparse crown.	$ 350	Preserve	Outside limit of grading
695	Toyon	8	Yes	2	Low	Codominant at base & 2'; suppressed understory tree; high crown.	$ 500	Preserve	Outside limit of grading
696	Aleppo pine	11	Yes	2	Low	Crowded; trunk leans E; high sparse crown.	$ 500	Preserve	Outside limit of grading
697	Coast live oak	4	No	3	Low	Suppressed understory tree; high vigorous crown.	$ 250	Preserve	Outside limit of grading
698	Canyon live oak	5	No	2	Low	Codominant at 2'; suppressed understory tree; high crown.	$ 300	Preserve	Outside limit of grading
699	Aleppo pine	4	No	1	Low	Crowded; little live foliage.	$ 200	Preserve	Outside limit of grading
700	Aleppo pine	10	Yes	2	Low	Suppressed understory tree; sparse high crown.	$ 450	Preserve	Outside limit of grading
701	Aleppo pine	4	No	2	Low	Crowded; sparse high crown.	$ 250	Preserve	Outside limit of grading
702	Aleppo pine	8	Yes	3	Low	Crowded; one sided crown E.	$ 450	Preserve	Outside limit of grading
703	Canyon live oak	7	Yes	3	Moderate	Codominant at base; suppressed understory tree; vigorous new growth.	$ 550	Preserve	Outside limit of grading
704	Aleppo pine	15	Heritage	3	Moderate	Crowded; one sided crown E.	$ 1,150	Preserve	Outside limit of grading
705	Aleppo pine	14	Yes	1	Low	Partial root failure; heaving on backside; tree leans E.	$ 450	Preserve	Outside limit of grading
706	Aleppo pine	15	Heritage	3	Moderate	Crowded; dense high crown.	$ 1,600	Preserve	Outside limit of grading
707	Coast live oak	4	No	2	Low	Suppressed understory tree; trunk leans W; high crown.	$ 250	Preserve	Outside limit of grading
708	Coast live oak	13	Heritage	3	Moderate	Crowded; good structure; high crown.	$ 1,250	Preserve	Outside limit of grading
709	Canyon live oak	5	No	2	Low	Growing within crown of adjacent tree; suppressed.	$ 300	Preserve	Outside limit of grading
710	Canyon live oak	7	Yes	3	Moderate	S-curve trunk toward W; dense crown.	$ 900	Preserve	Outside limit of grading
711	Coast live oak	7	Yes	4	High	Trunk leans slighlty W; dense vigorous crown.	$ 750	Preserve	Outside limit of grading
712	Coast live oak	17	Heritage	4	High	Codominant at 1'; crowded; dense vigorous crown.	$ 3,550	Preserve	Outside limit of grading
713	Coast live oak	12	Heritage	3	Moderate	Corrected trunk lean E; crowded; high dense crown.	$ 1,400	Preserve	Outside limit of grading
714	Aleppo pine	9	Yes	4	High	Upright form and structure; crowded; dense crown.	$ 1,150	Preserve	Outside limit of grading
715	Canyon live oak	7	Yes	3	Low	Codominant at base; suppressed; high crown.	$ 900	Preserve	Outside limit of grading
716	Canyon live oak	7	Yes	3	Low	Codominant at base; suppressed; high crown.	$ 900	Preserve	Outside limit of grading
717	Canyon live oak	5	No	3	Low	Crowded; upright form; high vigorous crown.	$ 550	Preserve	Outside limit of grading
718	Aleppo pine	15	Heritage	2	Low	Trunk leans E; high one sided crown.	$ 1,050	Preserve	Outside limit of grading
719	Aleppo pine	13	Yes	2	Low	Codominant at base; trunk leans E; one sided dense crown.	$ 850	Preserve	Outside limit of grading
720	Aleppo pine	8	Yes	2	Low	Codominant at base; suppressed; high sparse crown.	$ 450	Preserve	Outside limit of grading
721	Monterey pine	6	Yes	4	High	Good upright form and structure; branch canker; vigorous.	$ 350	Preserve	Outside limit of grading
722	Coast live oak	5	No	3	Low	Crowded; high crown.	$ 300	Preserve	Outside limit of grading
723	Coast live oak	5	No	3	Low	Multiple attachments at 2'; crowded, high crown.	$ 300	Preserve	Outside limit of grading
724	Monterey pine	6	Yes	2	Low	Thin; chlorotic.	$ 250	Preserve	Outside limit of grading

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
725	Aleppo pine	7	Yes	3	Low	Crowded; high crown; vigorous.	$ 400	Preserve	Outside limit of grading
726	Coast live oak	4	No	3	Low	Codominant at 4'; high narrow crown.	$ 250	Preserve	Outside limit of grading
727	Coast live oak	4	No	3	Low	Crowded; thin crown.	$ 250	Preserve	Outside limit of grading
728	Coast live oak	9	Yes	3	Low	Crowded; high crown.	$ 550	Preserve	Outside limit of grading
729	Coast live oak	5	No	3	Low	Codominant at 4'; crowded; high crown.	$ 300	Preserve	Outside limit of grading
730	Coast live oak	5	No	3	Low	Crowded; high crown.	$ 300	Preserve	Outside limit of grading
731	Toyon	7	Yes	3	Low	Multiple whorled attachments at 6'; high crown; vigorous.	$ 550	Preserve	Outside limit of grading
732	Coast live oak	6	Heritage	3	Low	Crowded; high crown.	$ 350	Preserve	Outside limit of grading
733	Monterey pine	16	Heritage	3	Low	Crowded; high crown; lower branch dieback.	$ 1,050	Preserve	Outside limit of grading
734	Aleppo pine	16	Heritage	3	Low	Crowded; one sided high crown.	$ 1,250	Preserve	Outside limit of grading
735	Aleppo pine	8	Yes	2	Low	Suppressed; poor form; little live foliage.	$ 350	Preserve	Outside limit of grading
736	Aleppo pine	11	Yes	1	Low	Little live foliage.	$ 300	Preserve	Outside limit of grading
737	Aleppo pine	5	No	2	Low	Thin sinuous form; high crown.	$ 250	Preserve	Outside limit of grading
738	Aleppo pine	12	Yes	3	Low	Crowded; high crown.	$ 800	Preserve	Outside limit of grading
739	Canyon live oak	13	Heritage	2	Low	Codominant at base; thin.	$ 900	Preserve	Outside limit of grading
740	Aleppo pine	7	Yes	2	Low	Thin sinuous form; high crown.	$ 300	Preserve	Outside limit of grading
741	Aleppo pine	5	No	1	Low	All but dead.	$ 200	Preserve	Outside limit of grading
742	Aleppo pine	12	Yes	2	Low	Crowded; high one sided crown.	$ 550	Preserve	Outside limit of grading
743	Aleppo pine	9	Yes	2	Low	Crowded; high one sided crown.	$ 400	Preserve	Outside limit of grading
744	Aleppo pine	5	No	2	Low	Suppressed; thin sinuous form.	$ 250	Preserve	Outside limit of grading
745	Aleppo pine	7	Yes	1	Low	Suppressed; thin sinuous form; little live foliage.	$ 250	Preserve	Outside limit of grading
746	Aleppo pine	16	Heritage	2	Low	Multiple attachments at ~12'; high crown.	$ 850	Preserve	Outside limit of grading
747	Monterey pine	26	Heritage	2	Low	Multiple attachments at base; this crown; branch dieback.	$ 1,550	Preserve	Outside limit of grading
751	Canary Island pine	6	Yes	1	Low	Dead top; little live foliage.	$ 250	Preserve	Outside limit of grading
752	Aleppo pine	28	Heritage	2	Low	Multiple attachments at 1'; high one sided crown.	$ 2,150	Preserve	Outside limit of grading
753	Aleppo pine	12	Yes	3	Low	One sided crown E; vigorous.	$ 800	Preserve	Outside limit of grading
754	Aleppo pine	7	Yes	2	Low	Sparse one sided crown E.	$ 300	Preserve	Outside limit of grading
755	Aleppo pine	4	No	2	Low	Sparse high crown.	$ 250	Preserve	Outside limit of grading
756	Aleppo pine	9	Yes	3	Low	Crowded; one sided crown E.	$ 550	Preserve	Outside limit of grading
757	Aleppo pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 350	Preserve	Outside limit of grading
758	Aleppo pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 350	Preserve	Outside limit of grading
759	Coast live oak	6	Heritage	3	Low	Crowded; high one sided crown E.	$ 350	Preserve	Outside limit of grading
760	Aleppo pine	8	Yes	2	Low	Trunk leans E; shaded by building; high crown.	$ 350	Preserve	Outside limit of grading
761	Aleppo pine	4	No	3	Low	Crowded; vigorous.	$ 250	Preserve	Outside limit of grading
762	Aleppo pine	5	No	3	Low	Branch cankers; vigorous.	$ 300	Preserve	Outside limit of grading
763	Aleppo pine	6	Yes	3	Moderate	Vigorous; good upright structure.	$ 350	Preserve	Outside limit of grading
764	Aleppo pine	9	Yes	3	Low	S-curve trunk; canker; one sided crown E.	$ 550	Preserve	Outside limit of grading
765	Canary Island pine	7	Yes	3	Moderate	Good upright form and structure; slightly chlorotic; vigorous.	$ 400	Preserve	Outside limit of grading
766	Canary Island pine	7	Yes	2	Low	Crowded; thin sinuous form.	$ 300	Preserve	Outside limit of grading
767	Aleppo pine	16	Heritage	2	Low	Trunk leans E; one sided high crown.	$ 850	Preserve	Outside limit of grading
768	Aleppo pine	12	Yes	2	Low	Crowded; high one sided crown.	$ 550	Preserve	Outside limit of grading
769	Canary Island pine	4	No	3	Low	Crowded; good young tree.	$ 250	Preserve	Outside limit of grading
770	Aleppo pine	18	Heritage	2	Low	Codominant at base; trunk leans E.	$ 1,000	Preserve	Outside limit of grading
772	Aleppo pine	9	Yes	2	Low	Crowded; trunk leans E; high crown.	$ 400	Preserve	Outside limit of grading
773	Aleppo pine	14	Yes	2	Low	Codominant at base; trunk leans heavily E.	$ 700	Preserve	Outside limit of grading
775	Aleppo pine	11	Yes	1	Low	Little live foliage.	$ 300	Preserve	Outside limit of grading
777	Aleppo pine	15	Heritage	2	Low	Multiple stems at base; one sided crown E.	$ 750	Preserve	Outside limit of grading
779	Canyon live oak	5	No	3	Low	Suppressed understory tree; vigorous.	$ 400	Preserve	Outside limit of grading
780	Aleppo pine	11	Yes	2	Low	Trunk leans E; high one sided crown.	$ 500	Preserve	Outside limit of grading
781	Aleppo pine	15	Heritage	2	Low	Crowded; high vigorous crown.	$ 750	Preserve	Outside limit of grading
782	Canyon live oak	8	Yes	3	Low	Multiple attachments at 5'; vigorous.	$ 650	Preserve	Outside limit of grading
783	Coast live oak	5	No	2	Low	Crowded; high crown.	$ 250	Preserve	Outside limit of grading
784	Canyon live oak	4	No	2	Low	Crowded; high crown.	$ 250	Preserve	Outside limit of grading
785	Canyon live oak	6	Heritage	2	Low	Crowded; high crown.	$ 350	Preserve	Outside limit of grading
786	Canyon live oak	4	No	2	Low	Crowded; high crown.	$ 250	Preserve	Outside limit of grading
787	Coast live oak	9	Yes	2	Low	Codominant at 5'; poor structure; vigorous.	$ 400	Preserve	Outside limit of grading
788	Canyon live oak	6	Heritage	2	Low	Crowded; high crown.	$ 350	Preserve	Outside limit of grading
789	Canyon live oak	4	No	2	Low	Crowded; high crown.	$ 250	Preserve	Outside limit of grading
790	Canyon live oak	4	No	2	Low	Codominant at 1'; crowded; high crown.	$ 250	Preserve	Outside limit of grading
791	Canyon live oak	4	No	2	Low	Crowded; high crown.	$ 250	Preserve	Outside limit of grading
792	Canyon live oak	5	No	2	Low	Crowded; high crown.	$ 300	Preserve	Outside limit of grading
793	Canyon live oak	8	Yes	3	Low	Crowded; vigorous.	$ 650	Preserve	Outside limit of grading
795	Canyon live oak	4	No	3	Low	Crowded; vigorous.	$ 300	Preserve	Outside limit of grading
796	Coast live oak	6	Heritage	3	Low	Crowded; vigorous.	$ 350	Preserve	Outside limit of grading
797	Coast live oak	5	No	3	Moderate	Trunk leans slighlty W; vigorous dense crown.	$ 350	Preserve	Outside limit of grading
798	Coast live oak	8	Yes	3	Moderate	Codominant at 5'; good form and structure; vigorous.	$ 450	Preserve	Outside limit of grading
799	Holly oak	5	No	3	Moderate	Multiple stems at base; dense vigorous crown.	$ 400	Preserve	Outside limit of grading
800	Italian stone pine	35	Heritage	1	Low	Codominant at 1' with seam; E stem dead.	$ 1,000	Preserve	Outside limit of grading
801	Bushy yate	14	Yes	1	Low	Top dead.	$ 450	Preserve	Outside limit of grading

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
802	Coast live oak	10	Heritage	3	Low	Multiple attachments at 5'; suppressed; crown heavy E.	$ 600	Preserve	Outside limit of grading
803	Coast live oak	7	Yes	3	Moderate	Crowded; good form and structure; vigorous.	$ 400	Preserve	Outside limit of grading
804	Coast live oak	4	No	2	Low	Suppressed understory tree; trunk curves W.	$ 250	Preserve	Outside limit of grading
805	Canyon live oak	6	Heritage	2	Low	Codominant at 1'; crowded; high crown.	$ 350	Preserve	Outside limit of grading
806	Coast live oak	10	Heritage	3	Low	Poor branch structure; crowded; high crown.	$ 600	Preserve	Outside limit of grading
807	Aleppo pine	9	Yes	3	Low	Thin sinuous form; high crown.	$ 550	Preserve	Outside limit of grading
808	Aleppo pine	15	Heritage	3	Low	Crowded; high crown.	$ 1,150	Preserve	Outside limit of grading
809	Aleppo pine	14	Yes	3	Low	Crowded; high crown.	$ 1,000	Preserve	Outside limit of grading
810	Monterey pine	13	Yes	2	Low	Significant branch dieback; sparse crown.	$ 550	Preserve	Outside limit of grading
811	Canyon live oak	4	No	2	Low	Suppressed understory tree.	$ 250	Preserve	Outside limit of grading
812	Aleppo pine	10	Yes	2	Low	Crowded; thin sinuous form; sparse crown.	$ 450	Preserve	Outside limit of grading
813	Aleppo pine	11	Yes	2	Low	Trunk leans E; high crown.	$ 500	Preserve	Outside limit of grading
814	Aleppo pine	16	Heritage	2	Low	Trunk leans E; high crown.	$ 850	Preserve	Outside limit of grading
815	Aleppo pine	7	Yes	1	Low	Suppressed understory tree; sparse crown.	$ 250	Preserve	Outside limit of grading
816	Aleppo pine	12	Yes	3	Low	High sparse one sided crown.	$ 800	Preserve	Outside limit of grading
817	Aleppo pine	17	Heritage	1	Low	Failed at base.	$ 450	Preserve	Outside limit of grading
818	Aleppo pine	4	No	2	Low	Suppressed understory tree; sparse crown.	$ 250	Preserve	Outside limit of grading
826	Aleppo pine	13	Yes	2	Low	Multiple stems at 1'; sparse one sided crown.	$ 600	Preserve	Outside limit of grading
827	Aleppo pine	4	No	1	Low	All but dead.	$ 200	Preserve	Outside limit of grading
828	Aleppo pine	10	Yes	2	Low	Crowded; high sparse one sided crown.	$ 450	Preserve	Outside limit of grading
829	Aleppo pine	6	Heritage	2	Low	Suppressed understory tree; sparse crown.	$ 300	Preserve	Outside limit of grading
830	Aleppo pine	12	Yes	2	Low	Codominant at 4'; narrow union; high one sided crown.	$ 550	Preserve	Outside limit of grading
831	Aleppo pine	11	Yes	2	Low	Codominant at 5' with narrow union; high sparse crown.	$ 500	Preserve	Outside limit of grading
832	Aleppo pine	11	Yes	1	Low	Little live foliage.	$ 300	Preserve	Outside limit of grading
833	Toyon	4	No	3	Moderate	Crowded; vigorous.	$ 300	Preserve	Outside limit of grading
834	Aleppo pine	11	Yes	2	Low	High sparse crown.	$ 500	Preserve	Outside limit of grading
835	Aleppo pine	18	Heritage	2	Low	Suppressed understory tree; top leans heavily E; high crown.	$ 1,000	Preserve	Outside limit of grading
838	Aleppo pine	13	Yes	3	Low	High crown.	$ 900	Preserve	Outside limit of grading
840	Monterey pine	6	Heritage	2	Low	Top leans E; thin sinuous form; high crown.	$ 250	Preserve	Outside limit of grading
841	Aleppo pine	11	Yes	2	Low	Trunk leans heavily E; high crown.	$ 500	Preserve	Outside limit of grading
843	Italian stone pine	9	Yes	2	Low	Crowded; high sparse crown.	$ 350	Preserve	Outside limit of grading
844	Italian stone pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 350	Preserve	Outside limit of grading
845	Italian stone pine	10	Yes	2	Low	Crowded; trunk leans E; high one sided crown.	$ 400	Preserve	Outside limit of grading
846	Aleppo pine	8	Yes	2	Low	Crowded; trunk leans E; high one sided crown.	$ 350	Preserve	Outside limit of grading
847	Aleppo pine	25	Heritage	2	Low	Codominant at base; high one sided crown E.	$ 1,750	Preserve	Outside limit of grading
848	Italian stone pine	10	Yes	2	Low	Top curves W; high one sided crown W.	$ 400	Preserve	Outside limit of grading
849	Italian stone pine	12	Yes	3	Low	Crowded; vigorous.	$ 700	Preserve	Outside limit of grading
850	Aleppo pine	14	Yes	2	Low	Codominant at 3'; high crown.	$ 700	Preserve	Outside limit of grading
851	Coast live oak	4	No	3	Moderate	Multiple narrow attachments at 2'; dense vigorous crown.	$ 300	Preserve	Outside limit of grading
852	Italian stone pine	12	Yes	3	Moderate	Crowded; vigorous.	$ 900	Preserve	Outside limit of grading
853	Aleppo pine	9	Yes	3	Low	Codominant at ~10'; trunk leans heavily E; high crown.	$ 700	Preserve	Outside limit of grading
854	Aleppo pine	14	Yes	3	Low	Multiple stems at base; suppressed; sparse crown.	$ 1,400	Preserve	Outside limit of grading
855	Aleppo pine	16	Heritage	2	Low	Trunk leans E; suppressed; one sided crown.	$ 1,150	Preserve	Outside limit of grading
857	Aleppo pine	19	Heritage	2	Low	Codominant high in crown; poor structure; high dense crown.	$ 1,550	Preserve	Outside limit of grading
859	Aleppo pine	10	Yes	2	Low	Crowded; high one sided crown E.	$ 550	Preserve	Outside limit of grading
860	Canyon live oak	5	No	3	Low	Crowded; vigorous.	$ 450	Preserve	Outside limit of grading
861	Canyon live oak	7	Yes	3	Low	Suppressed; trunk leans heavily E.	$ 700	Preserve	Outside limit of grading
862	Canyon live oak	12	Heritage	3	Low	Codominant at 1'; crowded; vigorous.	$ 2,700	Preserve	Outside limit of grading
863	Monterey pine	22	Heritage	3	High	Codominant high in crown; dense vigorous crown.	$ 4,200	Preserve	Outside limit of grading
864	Monterey pine	14	Yes	3	Moderate	S-curve high on trunk; dense slightly one sided crown E.	$ 1,800	Preserve	Outside limit of grading
865	Monterey pine	29	Heritage	3	Moderate	Trunk leans slightly E; dense vigorous crown.	$ 3,000	Preserve	Outside limit of grading
866	Monterey pine	24	Heritage	3	Moderate	S-curve high on trunk; dense slightly one sided crown E.	$ 2,100	Preserve	Outside limit of grading
867	Toyon	12	Yes	3	Low	Crowded; multiple attachments at base; dense crown.	$ 1,300	Preserve	Outside limit of grading
869	Canyon live oak	4	No	2	Low	At base of 868; suppressed.	$ 250	Preserve	Outside limit of grading
870	Coast live oak	4	No	3	Low	Crowded; vigorous.	$ 250	Preserve	Outside limit of grading
871	Canyon live oak	4	No	2	Low	Crowded; suppressed; sparse crown.	$ 250	Preserve	Outside limit of grading
872	Aleppo pine	9	Yes	2	Low	Crowded; top bends E; sparse one sided crown.	$ 400	Preserve	Outside limit of grading
873	Monterey pine	25	Heritage	2	Low	Multiple attachments at 2'; branch dieback; one sided crown.	$ 1,450	Preserve	Outside limit of grading
874	Aleppo pine	15	Heritage	2	Low	Trunk leans E; high one sided crown.	$ 1,050	Preserve	Outside limit of grading
875	Canary Island pine	9	Yes	3	Moderate	Good upright form and structure; slightly one sided crown E.	$ 700	Preserve	Outside limit of grading
876	Canary Island pine	8	Yes	3	Low	Crowded; good upright form and structure; high crown.	$ 600	Preserve	Outside limit of grading
877	Canary Island pine	10	Yes	3	Moderate	Good upright form and structure; dense one sided crown.	$ 800	Preserve	Outside limit of grading
878	Canary Island pine	14	Yes	2	Low	Lost top; weakly attached branches; high crown.	$ 950	Preserve	Outside limit of grading
879	Canary Island pine	12	Yes	3	Moderate	Crowded; good upright form and structure; high crown.	$ 1,100	Preserve	Outside limit of grading
880	Canary Island pine	9	Yes	3	Moderate	Crowded; good upright form and structure; vigorous.	$ 700	Preserve	Outside limit of grading

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
881	Canary Island pine	14	Yes	3	Moderate	Crowded; good upright form and structure; vigorous.	$ 1,400	Preserve	Outside limit of grading
882	Canary Island pine	9	Yes	3	Moderate	Crowded; good upright form and structure; vigorous.	$ 700	Preserve	Outside limit of grading
883	Canary Island pine	10	Yes	2	Low	Multiple narrow attachments at ~8'; high sparse crown.	$ 550	Preserve	Outside limit of grading
884	Koa	4	No	2	Low	Suppress understory tree; sparse crown.	$ 300	Preserve	Outside limit of grading
885	Canary Island pine	14	Yes	3	Moderate	Crowded; good upright form and structure; vigorous.	$ 1,400	Preserve	Outside limit of grading
886	Coast live oak	5	No	3	Low	Suppressed; vigorous.	$ 350	Preserve	Outside limit of grading
887	Aleppo pine	9	Yes	1	Low	Little live foliage.	$ 300	Preserve	Outside limit of grading
888	Koa	9	Yes	2	Low	Poor structure; sparse crown.	$ 700	Preserve	Outside limit of grading
889	Aleppo pine	19	Heritage	3	Low	Multiple large attachments at ~10'; extensive branch galls.	$ 2,450	Preserve	Outside limit of grading
890	Aleppo pine	9	Yes	2	Low	Suppressed; extensive branch galls; sparse crown.	$ 500	Preserve	Outside limit of grading
891	Aleppo pine	9	Yes	2	Low	Suppressed understory tree; sparse crown.	$ 500	Preserve	Outside limit of grading
892	Aleppo pine	16	Heritage	2	Low	Codominant at base; sparse one sided crown.	$ 1,150	Preserve	Outside limit of grading
893	Aleppo pine	9	Yes	2	Low	Crowded; high sparse crown.	$ 500	Preserve	Outside limit of grading
894	Aleppo pine	17	Heritage	2	Low	Codominant at ~10'; high one sided crown.	$ 1,300	Preserve	Outside limit of grading
895	Aleppo pine	10	Yes	2	Low	Crowded; high one sided crown.	$ 550	Preserve	Outside limit of grading
896	Aleppo pine	16	Heritage	2	Low	Crowded; high one sided crown.	$ 1,150	Preserve	Outside limit of grading
897	Aleppo pine	11	Yes	2	Low	Crowded; high one sided crown.	$ 650	Preserve	Outside limit of grading
898	Aleppo pine	9	Yes	2	Low	Crowded; trunk leans E; high sparse crown.	$ 500	Preserve	Outside limit of grading
899	Aleppo pine	9	Yes	2	Low	Crowded; high sparse one sided crown.	$ 500	Preserve	Outside limit of grading
900	Aleppo pine	23	Heritage	2	Low	Codominant at base; high one sided crown.	$ 2,150	Preserve	Outside limit of grading
901	Aleppo pine	23	Heritage	2	Low	Codominant at base; suppressed; top leans E; high crown.	$ 2,150	Preserve	Outside limit of grading
902	Aleppo pine	19	Heritage	2	Low	Codominant at base; crowded; sparse crown.	$ 1,550	Preserve	Outside limit of grading
903	Aleppo pine	7	Yes	2	Low	Suppressed; high sparse one sided crown.	$ 400	Preserve	Outside limit of grading
904	Aleppo pine	28	Heritage	2	Low	Codominant at base; crowded; high sparse crown.	$ 1,150	Preserve	Outside limit of grading
905	Koa	7	Yes	3	Low	Multiple stems at base; inches from wall; dense crown.	$ 1,050	Remove	Within limit of grading
906	Coast live oak	6	Heritage	3	Moderate	Codominant at 1'; dense vigorous crown.	$ 550	Remove	Within limit of grading
907	Italian cypress	4	No	2	Low	Crown dead to ~8'.	$ 300	Remove	Within limit of grading
908	Aleppo pine	22	Heritage	3	Moderate	Multiple attachments high in crown; high dense crown.	$ 5,200	Remove	Within limit of grading
910	Aleppo pine	28	Heritage	2	Low	Codominant at base; high dense crown; significant branch galls.	$ 5,050	Preserve	Outside limit of grading
911	Aleppo pine	17	Heritage	3	Moderate	Multiple attachments high in crown; dense high crown.	$ 1,400	Preserve	Outside limit of grading
912	Koa	7	Yes	2	Low	Little live foliage.	$ 400	Preserve	Outside limit of grading
914	Bushy yate	12	Yes	3	Low	Multiple narrow art at ~8'; profuse root sprouts; top dead; dense crown.	$ 3,250	Preserve	Outside limit of grading
915	Toyon	9	Yes	3	Moderate	Codominant at 2'; dense vigorous crown.	$ 1,100	Preserve	Outside limit of grading
916	Monterey pine	12	Yes	3	Low	Trunk leans E; small branch dieback; vigorous.	$ 1,400	Preserve	Outside limit of grading
917	Coast live oak	13	Heritage	3	Moderate	Multiple narrow attachments at 4'; adjacent tree failed and hanging in crown; vigorous.	$ 1,250	Preserve	Outside limit of grading
918	Toyon	6	Heritage	3	Moderate	Crowded; multiple whorled attachments at 4'; dense crown.	$ 900	Preserve	Outside limit of grading
919	Coast live oak	14	Heritage	3	Moderate	Codominant stems fused at 4'; dense vigorous crown.	$ 2,250	Preserve	Outside limit of grading
923	Coast live oak	9	Yes	3	Moderate	Crowded; codominant at 4'; dense vigorous crown.	$ 700	Preserve	Outside limit of grading
925	Coast live oak	5	No	2	Low	No tag; buried below failed trees.	$ 250	Preserve	Outside limit of grading
927	Coast live oak	4	No	3	Moderate	Slightly heavy W; dense vigorous crown.	$ 300	Preserve	Outside limit of grading
928	Toyon	7	Yes	3	Moderate	Trunk leans E; multiple whorled attachments at 4'; dense crown.	$ 750	Preserve	Outside limit of grading
931	Aleppo pine	10	Yes	3	Low	Trunk leans E; high one sided crown.	$ 800	Preserve	Outside limit of grading
932	Coast live oak	6	Heritage	2	Low	Codominant at base; one sided crown; vigorous.	$ 350	Preserve	Outside limit of grading
933	Aleppo pine	5	No	5	High	Good young tree.	$ 650	Preserve	Outside limit of grading
934	Coast live oak	8	Yes	4	High	Multiple attachments at 4'; dense vigorous crown.	$ 1,150	Preserve	Outside limit of grading
935	Coast live oak	5	No	2	Low	Base emerges from slope S; crowded; trunk bows E; one sided crown.	$ 200	Preserve	Outside limit of grading
936	Aleppo pine	8	Yes	2	Low	Codominant at 1'; base pillowing over oak; vigorous.	$ 200	Preserve	Outside limit of grading
937	Monterey pine	20	Heritage	2	Low	Multiple attachments at base; thin form; one sided crown.	$ 1,400	Preserve	Outside limit of grading
938	Coast live oak	4	No	2	Low	Suppressed understory tree; sinuous form; base outside drip line.	$ 200	Preserve	Outside limit of grading
939	Coast live oak	11	Heritage	3	Low	Adjacent to wash; one sided W; vigorous.	$ 700	Remove	Within limit of grading
940	Coast live oak	19	Heritage	3	Low	Codominant at 4'; buried root collar; suppressed; high crown; vigorous new growth.	$ 2,450	Remove	Within limit of grading
941	Coast live oak	18	Heritage	3	Moderate	Multiple attachments at 8'; suppressed; high vigorous crown.	$ 2,200	Remove	Within limit of grading
942	Coast live oak	6	Heritage	2	Low	Crowded; thin sinuous form; high crown.	$ 250	Remove	Within limit of grading
943	Silver wattle acacia	6	Heritage	1	Low	Failed at base; resting in adjacent crown.	$ 200	Remove	Within limit of grading
944	Silver wattle acacia	7	Yes	1	Low	Failed at base; all but dead.	$ 200	Remove	Within limit of grading
946	Silver wattle acacia	5	No	1	Low	All but dead.	$ 200	Remove	Within limit of grading
947	Silver wattle acacia	9	Yes	2	Low	Trunk leans heavily E; bleeding trunk cankers N; high crown.	$ 350	Remove	Within limit of grading
948	Silver wattle acacia	7	Yes	1	Low	Significant crown dieback; little live foliage.	$ 250	Remove	Within limit of grading
949	Silver wattle acacia	6	Heritage	1	Low	Significant crown dieback; little live foliage.	$ 200	Remove	Within limit of grading
950	Silver wattle acacia	12	Yes	1	Low	Group of 7 stems; 5 dead; crowded; little live foliage.	$ 250	Remove	Within limit of grading

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
951	Silver wattle acacia	6	Heritage	2	Low	Trunk leans S; base outside drip line; high crown.	$ 250	Remove	Within limit of grading
952	Silver wattle acacia	11	Yes	2	Low	Poor branch structure; high crown; vigorous.	$ 450	Remove	Within limit of grading
956	Silver wattle acacia	11	Yes	2	Low	Codominant at base; one sided high crown S.	$ 450	Remove	Within limit of grading
957	Coast live oak	13	Heritage	2	Low	Codominant at base; stem failed W; healthy wound wood; high vigorous crown.	$ 850	Remove	Within limit of grading
958	Coast live oak	21	Heritage	3	Low	Codominant at 6'; Severely topped; weakly attached reactive sprouts; high vigorous crown.	$ 2,950	Remove	Within limit of grading
959	California buckeye	20	Heritage	3	Low	No tag; multiple attachments at 2'; crowded; high one sided crown.	$ 4,400	Remove	Within limit of grading
960	Coast live oak	12	Heritage	2	Low	No tag; codominant at 8' with seam; suppressed understory tree; high crown.	$ 400	Remove	Within limit of grading
961	Silver wattle acacia	10	Yes	2	Low	Multiple stems arise at base; stump sprouts; crowded; high, dense crown.	$ 400	Remove	Within limit of grading
962	Silver wattle acacia	8	Yes	2	Low	Trunk bows west and south; crowded; crown heavy south; dense, high crown.	$ 350	Remove	Within limit of grading
963	Coast live oak	26	Heritage	3	Moderate	South stem failed; good response would; dense crown; good branch structure.	$ 4,400	Remove	Within limit of grading
964	Coast live oak	19	Heritage	3	Moderate	Boring damage on trunk; good branch structure; small twig and branch, die back; slightly thin crown.	$ 2,450	Remove	Within limit of grading
965	Coast live oak	24	Heritage	3	Moderate	Codominant at 3 feet; crown heavy west; slightly thin crown; branch decay.	$ 3,750	Remove	Within limit of grading
966	Coast live oak	23	Heritage	3	Moderate	Trunk turns to horizontal at 6 feet; codominant along horizontal; base outside, drip line; dense high crown.	$ 3,500	Remove	Within limit of grading
967	Plum	8	Yes	3	Low	Multiple attachments at 4 feet; north branches fused; bark cracking north; suppressed under adjacent tree.	$ 650	Remove	Within limit of grading
968	Coast live oak	25	Heritage	3	Moderate	Trunk leans heavily south; codominant, approximately 10 feet; slightly sparse crown; good branch structure.	$ 4,100	Remove	Within limit of grading
969	Plum	7	Yes	2	Low	Multiple stems at 1 foot; roots washed out west; trunk cracked; crown heavy north.	$ 300	Remove	Within limit of grading
970	Aleppo pine	8	Yes	3	Low	Understory tree; high crown; narrow form.	$ 450	Remove	Within limit of grading
971	Coast live oak	11	Heritage	3	Low	Narrow form; slightly thin crown; twig, and branch die back.	$ 700	Remove	Within limit of grading
972	Monterey pine	12	Yes	3	Low	Crowded; multiple attachments at 15'; hi, dense crown; gals.	$ 700	Remove	Within limit of grading
973	Coast live oak	24	Heritage	3	Moderate	Codominant at base; history of branch failure; crown heavy north; 2 lateral branches N bend to horizontal; dense crown.	$ 6,150	Remove	Within limit of grading
974	Italian stone pine	13	Yes	2	Low	Multiple attachments at 10'; topped; twig and branch, dieback.	$ 850	Preserve	Outside limit of grading
975	Coast live oak	6	Yes	2	Low	Suppressed understory tree; crown heavy north; foliage concentrated at branch tips.	$ 300	Preserve	Outside limit of grading
976	Coast live oak	7	Yes	3	Moderate	Top of bank; multiple attachments at 5 feet; high dense crown.	$ 600	Preserve	Outside limit of grading
977	Coast live oak	7	Yes	3	Moderate	Top of bank; multiple attachments at 5 feet; crowded; narrow form.	$ 600	Preserve	Outside limit of grading
978	Coast live oak	7	Yes	3	Low	Suppressed under story tree; multiple attachments at 5 feet; narrow form; high crown.	$ 400	Preserve	Outside limit of grading
979	Coast live oak	25	Heritage	4	High	Codominant at 2 feet; good branch structure; minor branch, die back; dense wide-spreading crown.	$ 9,250	Remove	Within limit of grading
980	Coast live oak	12	Heritage	3	Moderate	Multiple attachments at 6 feet; crown heavy south; crowded; high crown.	$ 800	Preserve	Outside limit of grading
981	Coast live oak	16	Heritage	3	Moderate	Codominant at 1 foot; boring damage on trunk; trunk heavy south; twig and branch, die back; slightly thin crown.	$ 2,300	Preserve	Outside limit of grading
982	Coast live oak	9	Yes	3	Moderate	Codominant at 5 feet; crown heavy south; dense crown.	$ 850	Preserve	Outside limit of grading
983	Coast live oak	7	Yes	3	Low	Suppressed understory tree; codominant at 4 feet; crown heavy south.	$ 400	Preserve	Outside limit of grading
984	Coast live oak	7	Yes	2	Low	Suppressed under storytree; multiple attachments at 5 feet; crown heavy south.	$ 300	Preserve	Outside limit of grading
985	Coast live oak	11	Heritage	3	Moderate	Codominant at 5 feet; crown heavy south; high dense crown.	$ 1,450	Preserve	Outside limit of grading
986	Coast live oak	20	Heritage	3	Moderate	Codominant at 6 feet; branch cavity south; small twig and branch, die back; wide-spreading crown.	$ 4,350	Preserve	Outside limit of grading
987	Coast live oak	21	Heritage	3	Low	Codominant at 5 feet; stems bow to horizontal; crown heavy north; dense foliage at branch tips.	$ 4,750	Preserve	Outside limit of grading
988	California bay	19	Heritage	2	Low	Codominant at base; in creek bed; crown heavy north; history of small branch failures.	$ 2,500	Preserve	Outside limit of grading
989	California bay	6	Yes	2	Low	Suppressed understory tree; codominant at 1 foot; thin, narrow crown.	$ 350	Preserve	Outside limit of grading
990	Coast live oak	17	Heritage	3	Moderate	Codominant at 7 feet; stems bend to horizontal; wide spreading crown; moderate twig and branch die back.	$ 3,200	Preserve	Outside limit of grading
991	Coast live oak	8	Yes	2	Low	Partially failed at base; supressed understory tree; poor form structure.	$ 350	Preserve	Outside limit of grading
992	Coast live oak	18	Heritage	2	Low	Multiple attachments at 6 feet; significant branch die back; dense foliage at branch tips.	$ 1,800	Preserve	Outside limit of grading
993	Coast live oak	6	Yes	2	Low	Suppressed under story tree; base outside drip line; crown heavy north.	$ 300	Preserve	Outside limit of grading

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Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(3RD SUBMITTAL) MARCH 20, 2026
(2ND SUBMITTAL) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMTER 5, 2025

SHEET TITLE
TREE ASSESSMENT SCHEDULE

SHEET NO.
L4.07

Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value	Disposition	Disposition Comments
994	Coast live oak	33	Heritage	2	Low	Multiple stems at base; west stem dead; trunk decay; wide-spreading crown; thin.	$ 5,600	Preserve	Outside limit of grading
995	Coast live oak	26	Heritage	3	Low	Multiple stems at base; moderate twig and branch die back; crown heavy over roadway; foliage concentrated at branch tips.	$ 7,200	Preserve	Outside limit of grading
986	Coast live oak	23	Heritage	3	Moderate	Multiple stems arise at base; east stem removed; stem bend to horizontal north; based outside drip line; dense foliage at branch tips.	$ 5,650	Preserve	Outside limit of grading
997	Coast live oak	7	Yes	3	Low	Base outside, drip line; trunk leans east; high crown.	$ 600	Preserve	Outside limit of grading
998	Coast live oak	7	Yes	2	Low	Base outside drip line; trunk leans east; thin crown.	$ 450	Preserve	Outside limit of grading
999	California bay	16	Heritage	3	Low	In creek bed; crowded; high crown.	$ 2,000	Preserve	Outside limit of grading
1000	California bay	6	Yes	2	Low	Codominant at 1 foot with 1 foot seam; stems fused; base outside drip line; high dense crown.	$ 500	Preserve	Outside limit of grading
1001	Coast live oak	11	Heritage	3	Low	Multiple small diameter, stems at base; high dense crown; crown heavy east.	$ 700	Preserve	Outside limit of grading
1002	Coast live oak	17	Heritage	2	Low	Base outside dripline; stem decay; trunk bends to horizontal east; dense foliage at branch tips.	$ 1,650	Preserve	Outside limit of grading
1003	California bay	24	Heritage	3	Low	Multiple stems at base; crowded; high dense crown.	$ 4,250	Preserve	Outside limit of grading
1004	Coast live oak	21	Heritage	2	Low	Multiple stems at base; base washed out; East stem bends to horizontal; trunk decay; high crown.	$ 1,300	Preserve	Outside limit of grading
1005	California bay	6	Yes	2	Low	Multiple stems at base; suppressed under story tree; narrow form.	$ 350	Preserve	Outside limit of grading
1006	Coast live oak	22	Heritage	2	Low	Basil wound; history of branch failure; branch decay; high crown; poor structure.	$ 2,600	Preserve	Outside limit of grading
1007	Coast live oak	30	Heritage	3	Moderate	Trunk leans north; moderate branch, die back; dense wide-spreading crown.	$ 7,650	Preserve	Outside limit of grading
1008	Coast live oak	14	Heritage	3	Low	Codominant at base; crown heavy east; crowded; foliage concentrated at branch tips.	$ 1,000	Preserve	Outside limit of grading
1009	Coast live oak	15	Heritage	2	Low	Codominant at base with 2-foot seam; significant twig and branch die back; understory tree.	$ 750	Preserve	Outside limit of grading
1010	Coast live oak	15	Heritage	2	Low	Multiple stems at one and 2 feet; suppressed; crown heavy south; foliage at branch tips.	$ 750	Preserve	Outside limit of grading
1011	Coast live oak	8	Yes	2	Low	Poor form and structure; suppressed understory tree.	$ 350	Preserve	Outside limit of grading
1012	Coast live oak	9	Yes	2	Low	Poor form and structure; suppressed understory tree.	$ 400	Preserve	Outside limit of grading
1013	Coast live oak	8	Yes	2	Low	Poor form and structure; suppressed understory tree.	$ 350	Preserve	Outside limit of grading
1014	Coast live oak	18	Heritage	2	Low	Stem failed east; dense crown.	$ 1,800	Preserve	Outside limit of grading
1015	Coast live oak	26	Heritage	3	Moderate	Codominant at base; crossing branches; wide, spreading crown; small twig, and branch dieback.	$ 7,200	Preserve	Outside limit of grading
1016	Coast live oak	26	Heritage	3	Moderate	Multiple stems at base; stems fused east; dents, wide spreading crown; small twig and branch die back.	$ 7,200	Preserve	Outside limit of grading
1017	Silver wattle acacia	11	Yes	2	Low	Trunk bows to horizontal at base; codominant at 5 feet; base outside drip line; crown heavy south.	$ 800	Remove	Within limit of grading
1018	Coast live oak	20	Heritage	2	Low	Codominant at base; moderate branch, die back; poor structure; high crown.	$ 2,700	Preserve	Outside limit of grading
1019	Coast live oak	14	Heritage	3	Low	Multiple attachments at approximately 12 feet; crown heavy south; dense foliage at branch tips .	$ 2,250	Preserve	Outside limit of grading
1020	Coast live oak	7	Yes	1	Low	All but dead.	$ 300	Preserve	Outside limit of grading
1021	Coast live oak	10	Heritage	2	Low	Codominant at 4 feet; suppressed; thin crown.	$ 450	Preserve	Outside limit of grading
1022	Coast live oak	8	Yes	2	Low	Codominant at 5 feet; base outside, drip line; trunk leans west.	$ 500	Remove	Within limit of grading
1023	Coast live oak	7	Yes	2	Low	Codominant at 4 feet; suppressed understory tree.	$ 300	Remove	Within limit of grading
1024	Silver wattle acacia	13	Yes	2	Low	Base outside drip line; large 5' trunk wound east; thin crown.	$ 700	Remove	Within limit of grading
1025	Coast live oak	6	Yes	2	Low	Suppressed under story tree; thin, high crown.	$ 300	Remove	Within limit of grading
1026	Coast live oak	7	Yes	2	Low	Suppressed under story tree; thin, high crown.	$ 300	Remove	Within limit of grading
1027	Silver wattle acacia	23	Heritage	2	Low	Trunk leans south; poor form and branch structure; crossing branches; fused, branches; dense crown.	$ 2,300	Remove	Within limit of grading
1028	Coast live oak	16	Heritage	3	Moderate	Multiple attachments at 6 feet; boring damage on trunk; dentse high crown; crown slightly heavy east.	$ 2,300	Preserve	Outside limit of grading
1029	Coast live oak	8	Yes	2	Low	Trunk bows West; dense foliage; poor form and structure.	$ 500	Preserve	Outside limit of grading
1030	Coast live oak	13	Heritage	2	Low	Boring damage on trunk; poor form and structure; crown heavy south.	$ 1,050	Preserve	Outside limit of grading
1031	Coast live oak	10	Heritage	2	Low	Codominant at 6 feet; poor form and structure; crown heavy east; dense crown.	$ 700	Preserve	Outside limit of grading
1032	Coast live oak	12	Heritage	2	Low	Codominant at base in 3 feet; poor form and structure; base outside drip line; suppressed under story tree.	$ 550	Preserve	Outside limit of grading
1033	Coast live oak	9	Yes	2	Low	Suppressed understory tree; high crown.	$ 400	Preserve	Outside limit of grading
1034	Coast live oak	20	Heritage	2	Low	Multiple attachments at 6 feet; crown heavy east; slightly thin crown; good branch structure.	$ 2,200	Preserve	Outside limit of grading
1035	Coast live oak	13	Heritage	2	Low	Codominant at 1 foot; crowded; crown heavy east; foliage concentrated at branch tips.	$ 600	Preserve	Outside limit of grading
1036	Silver wattle acacia	7	Yes	2	Low	Codominant with narrow attachment at 1 foot; trunk leans east; high, dense crown.	$ 350	Preserve	Outside limit of grading
1037	Coast live oak	18	Heritage	3	Moderate	Multiple stems at base; full dense crown; small twig and branch dieback.	$ 2,200	Preserve	Outside limit of grading
1038	Silver wattle acacia	6	Yes	2	Low	Trunk leans heavily north; suppressed under story tree.	$ 250	Remove	Within limit of grading
1039	Coast live oak	22	Heritage	3	Moderate	Codominant at base with 2 foot seam; poor structure; crown heavy east; dense crown.	$ 4,200	Remove	Within limit of grading
1040	Coast live oak	18	Heritage	2	Low	Multiple attachments at 3 feet; suppressed understory tree; moderate twig and branch die back; foliage at branch tips.	$ 1,000	Remove	Within limit of grading
1041	Coast live oak	8,6	Heritage	4	Moderate	Codominant at base; good form; leaf splotches throughout crown.	$ 1,650	Preserve	Outside limit of grading
1042	Blackwood acacia	11	Yes	3	Low	Multiple attachments at 2 feet; crowded; poor form and structure.	$ 700	Preserve	Outside limit of grading
1043	Blackwood acacia	7	Yes	1	Low	All but dead.	$ 250	Preserve	Outside limit of grading
1044	Coast live oak	6	Yes	2	Low	Suppressed to understory tree; crown heavy east; foliage at branch tips.	$ 300	Preserve	Outside limit of grading
1045	Coast live oak	17	Heritage	4	Moderate	Multiple attachments at 5 feet; dense crown; good branch structure; boring damage on trunk.	$ 3,550	Preserve	Outside limit of grading
1046	Coast live oak	7	Yes	3	Moderate	Crowded; high crown.	$ 400	Remove	Within limit of grading
1047	Coast live oak	18	Heritage	3	Moderate	Codominant at 1 foot with 2 foot seam; good branch structure; crown heavy east; inner branch and twig die back.	$ 2,200	Preserve	Outside limit of grading
1048	Coast live oak	18	Heritage	3	Moderate	Codominant at base; can't see base; rat nest; crowd, heavy east; foliage concentrated at branch tips.	$ 2,200	Preserve	Outside limit of grading
1049	Coast live oak	22	Heritage	3	Moderate	Multiple attachments at 3 feet; crossing branches; fused branches; crown heavy east.	$ 3,200	Preserve	Outside limit of grading
1050	Coast live oak	20	Heritage	3	Moderate	Multiple stems at 2 feet with seam; crown heavy east; high crown; inner branch dieback.	$ 2,700	Preserve	Outside limit of grading
1051	Coast live oak	7	Yes	2	Low	Multiple attachments at 5 feet; trunk leans south; leaf splotches throughout crown; poor form and structure.	$ 400	Preserve	Outside limit of grading
1052	Silver wattle acacia	13	Yes	2	Low	Failed at base; trunk resting on ground.	$ 700	Remove	Within limit of grading
1053	Coast live oak	16	Heritage	3	Low	Codominant at base and 3 feet; under story tree; inner branch die back; dense foliage at branch tips.	$ 1,800	Preserve	Outside limit of grading
1054	Coast live oak	12	Heritage	3	Low	Understory tree; crown heavy east; foliage at branch tips.	$ 800	Remove	Within limit of grading
1055	Coast live oak	10	Heritage	2	Low	Understory tree; crown heavy east; foliage at branch tips.	$ 450	Preserve	Outside limit of grading
1056	Coast live oak	25	Heritage	4	High	Multiple attachments at 5'; good form and structure: crown slighlty heavy east.	$ 5,650	Remove	Within limit of grading
1057	Coast live oak	18	Heritage	3	Moderate	Multiple attachments at 5 feet; good structure; crown slighlty heavy east; foliage at branch tips.	$ 2,200	Remove	Within limit of grading
1058	Coast live oak	12	Heritage	3	Moderate	Codominant at base; dense foliage at branch tips; good form.	$ 1,100	Remove	Within limit of grading
1059	Coast live oak	12	Heritage	3	Moderate	Base pillowing over concrete; multiple attachments at 5 feet; dense crown.	$ 1,100	Preserve	Outside limit of grading
1060	Coast live oak	19	Heritage	3	Moderate	Multiple attachments at base with narrow unions; dense crown.	$ 2,450	Preserve	Outside limit of grading
1061	Coast live oak	19	Heritage	3	Moderate	Base pillowing over concrete; multiple stems at base; crowded; dense high crown.	$ 2,450	Remove	Within limit of grading
1062	Coast live oak	12	Heritage	2	Low	Multiple fused stems at 1 foot; suppressed understory tree; crown heavy east; thin crown.	$ 550	Remove	Within limit of grading
1063	Coast live oak	9	Yes	2	Low	Multiple fused stems at 3 feet; suppressed understory tree; crown heavy east; thin crown.	$ 400	Remove	Within limit of grading
1064	Coast live oak	9	Yes	2	Low	Multiple stems at base and 3 feet; crossing fused branches; crowded; thin crown.	$ 400	Preserve	Outside limit of grading
1065	Coast live oak	11	Heritage	2	Low	Multiple stems at 1 foot with 1 foot seam; suppressed; crown heavy east.	$ 500	Preserve	Outside limit of grading
1066	Coast live oak	9	Yes	2	Low	Multiple attachments at 5 feet; suppressed; high crown.	$ 400	Preserve	Outside limit of grading
1067	Coast live oak	11	Heritage	2	Low	Multiple stems at one and 2 feet; crowded; high crown.	$ 500	Remove	Within limit of grading
1068	Coast live oak	18	Heritage	3	Moderate	Multiple attachments at 4 feet; good form structure; thin crown.	$ 2,200	Preserve	Outside limit of grading
1069	Coast live oak	10	Heritage	2	Low	Base pillowing over concrete; wide codominant at base; suppressed.	$ 450	Remove	Within limit of grading
1070	Coast live oak	7	Yes	2	Low	Suppressed under story tree; multiple attachments at 5 feet; crown heavy east.	$ 300	Preserve	Outside limit of grading
1071	Coast live oak	15	Heritage	3	Moderate	Base pillowing over concrete; crossing fused branches at 6 feet; dense crown.	$ 1,150	Preserve	Outside limit of grading
1072	California buckeye	12	Yes	2	Low	Base fused with adjacent California Bay; trunk bows to horizontal at 1 foot; suppressed.	$ 800	Preserve	Outside limit of grading
1073	Coast live oak	17	Heritage	2	Low	Topped; all epicormic growth from top cut; poor form and structure.	$ 1,300	Remove	Within limit of grading
1074	California bay	14	Yes	2	Low	Codominant at base; bases fused with adjacent California buckeye; crowded; topped; weekly attached branches.	$ 1,000	Remove	Within limit of grading
1075	California buckeye	17	Heritage	2	Low	Codominant at 2 feet; profuse stump sprouts; crowded understory tree; crown heavy north.	$ 1,400	Remove	Within limit of grading
1076	California buckeye	16	Heritage	2	Low	Multiple stems at base; history of branch failure; decay; topped.	$ 1,800	Remove	Within limit of grading
1077	California bay	12	Yes	2	Low	Multiple stems at base; stem removed east; poor form and structure; dense crown.	$ 1,100	Preserve	Outside limit of grading
1078	California bay	9	Yes	2	Low	Codominant at base; understory tree; narrow form; thin crown.	$ 700	Preserve	Outside limit of grading
1079	California buckeye	8	Yes	1	Low	Failed at base; trunk resting on ground; trunk decay.	$ 350	Preserve	Outside limit of grading
1080	California bay	9	Yes	2	Low	Codominant at 2 feet with 1 foot seam; failed buckeye, resting in crown; thin crown.	$ 700	Preserve	Outside limit of grading
1081	Coast live oak	18	Heritage	2	Low	Codominant at 6 feet; crown heavy south; high crown; slightly thin.	$ 2,200	Preserve	Outside limit of grading
1082	California bay	25	Heritage	2	Low	Central leader failed; lateral branch dominant; dense crown of epicormic sprouts.	$ 6,750	Preserve	Outside limit of grading
1083	California bay	9	Yes	2	Low	Suppressed under story tree; S curved trunk; topped; weekly attached sprouts.	$ 550	Remove	Within limit of grading
1084	Coast live oak	23	Heritage	3	Moderate	Codominant high in crown; dense crown; twig and branch die back; no lateral branches on south.	$ 4,550	Remove	Within limit of grading
1085	California buckeye	15	Heritage	1	Low	All but dead.	$ 850	Remove	Within limit of grading
1086	California buckeye	7	Yes	2	Low	Trunk leans north and correct; trunk wound south at 2 feet; round crown.	$ 600	Remove	Within limit of grading
1087	Coast live oak	21	Heritage	3	Moderate	Codominant at 3 feet with 2 foot seam; history of branch failure; crown heavy east; high dense crown.	$ 3,850	Remove	Within limit of grading
1088	Coast live oak	13	Heritage	1	Low	Failed at base; leaning against tree 1089; thin crown.	$ 250	Remove	Within limit of grading
1089	California bay	8	Yes	1	Low	Partially failing at base; supporting adjacent tree that failed; thin crown.	$ 300	Remove	Within limit of grading
1090	California bay	8	Yes	1	Low	Failed at base; lying on top of 1091.	$ 250	Remove	Within limit of grading
1091	Coast live oak	12	Heritage	1	Low	Failed at base; lying on top of 1092.	$ 250	Remove	Within limit of grading
1092	Coast live oak	10	Heritage	1	Low	Failed at base; supporting adjacent failed tree.	$ 250	Remove	Within limit of grading
1093	California bay	15	Heritage	4	Moderate	Sinuous form; branching nearly to ground; dense crown.	$ 1,300	Remove	Within limit of grading

REQUIRED TREE PLANTING

ZONING CODE, SECTION 27.71 – LANDSCAPE, REQUIRES ALL PROJECTS TO HAVE A MINIMUM RATIO OF 1 TREE PER 400 SQUARE FEET OF LANDSCAPED AREA. EXISTING TREES THAT ARE A MINIMUM OF 6 INCH DIAMETER MAY COUNT TOWARD THIS TOTAL.

LANDSCAPE AREA:	110,094 SQ.FT. / 400 =	275.2	(A)
NUMBER OF EXISTING TREES FROM TREE EVALUATION SCHEDULE WITH A 6 INCH OR GREATER DIAMETER **TO BE PRESERVED:**		389	(B)
LANDSCAPE UNIT (LU) VALUE OF TREES **TO BE REMOVED** FROM THE TREE EVALUATION SCHEDULE:		2690.52	(C)
MINIMUM LU VALUE TO BE REPLACED AND/OR MET THROUGH PAYMENT OF IN-LIEU FEES: **[A – B + C = D]**		2,576.8	(D)

NEW TREES:

A "LANDSCAPE UNIT" (LU) VALUE EQUIVALENT TO (D) ABOVE, MUST EITHER BE PLANTED ON SITE, OR AN "IN-LIEU" FEE PAID TO THE CITY'S STREET TREE PLANTING FUND. IF THE LU VALUE SHOWN AT (E) IS NOT EQUAL OR GREATER THAN (D), THEN AN IN-LIEU FEE MUST BE PAID TO THE CITY'S STREET TREE PLANTING FUND AT THE RATE DEFINED ANNUALLY IN THE CITY'S COMPREHENSIVE FEE SCHEDULE FOR EACH DEFICIENT LU.

NEW TREE BEING PLANTED*

QUANTITY	SIZE	LU VALUE	TOTAL LU VALVE
118	15 GALLON	1	118
376	24 INCH BOX	2	752
16	36 INCH BOX	3	48
34	48 INCH BOX	4	136
TOTAL LU VALUE OF NEW TREES BEING PROPOSED:			1054 (E)

*NEW REPLACEMENT TREES SHALL BE IN ADDITION TO AND NOT SUBSTITUTE REQUIREMENTS FOR NEW STREET TREES, PARKING LOT TREES OR OTHER REQUIRED TREES.

FEES OWED TO THE CITY STREET TREE PLANTING FUND:

IF (D) IS GREATER THAN (E), THERE WILL BE AN LU VALUE DEFICIT CALCULATED AS FOLLOWS:

[D – E = 1,522.8 x (THE ANNUALLY DEFINED $ BE LU VALVUE AS PER CURRENT COMPREHENSIVE FEE SCHEDULED) ($357.07) = $543,730

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLC | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(3RD SUBMITTAL) MARCH 20, 2026
(2ND SUBMITTAL) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMTER 5, 2025

SHEET TITLE
TREE ASSESSMENT & REQUIRED TREE PLANTING

SHEET NO.
L4.08

- Demolition, grading/drainage, utility, and landscape/irrigation information with surveyed tree locations on all plans;
- Any modifications to plans that will affect trees intended for preservation.

The proposed plans include demolition of the existing buildings and construction of 216 new residential units. The potential area of renovation includes 1055 trees. Based on the preliminary grading plans, 440 *Protected* trees (151 *Heritage* trees included) are within or immediately adjacent to the limit of grading and will be removed. Three hundred eighty-nine (389) *Protected* trees (153 *Heritage* trees included) are outside the grading limit and will be preserved. Individual tree disposition can be found in the ***Tree Assessment*** attachment.

The trees proposed for removal conform to the City of San Mateo's tree removal criteria Code 13.40.100(b)(4)(B), as follows, "necessity to remove the tree or trees in order to allow reasonable economic enjoyment of the property".

The retention of all trees identified for preservation is predicated on adherence to the ***Preliminary Tree Preservation Guidelines***.

Estimate of Value

To estimate the value of the trees, I used the cost approach, reproduction method, trunk formula technique, as described in the ***Guide for Plant Appraisal***, 10th edition (International Society of Arboriculture, Champaign IL, 2018). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture.

When estimating reproduction cost, the trunk formula technique considers four factors: size, condition, functional limitations, and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects the health and structural integrity of the tree. Functional limitations reflect constraints to tree development based on the site and species. For this site, I did not factor in any external limitations.

The total reproduction cost of all 1055 assessed trees is $1,241,800. The estimated value of the 828 protected trees (*Heritage* trees included) is $1,146,600. The estimated value of the 304 *Heritage* trees is $706,550. The estimated value of each tree is listed in the ***Tree Assessment*** Attachment.

Preliminary Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Tree Protection Zone

A TREE PROTECTION ZONE shall be identified for all trees to be preserved.

1. The **TREE PROTECTION ZONE** for each tree shall be finalized in a Tree Protection Plan as the project progresses. For design purposes, the Tree Protection Zone shall be defined as the tree's dripline.

   a. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground or equivalent as approved by the City.
   b. Fences must be installed prior to beginning demolition and must remain until construction is complete.
   c. No grading, excavation, construction, or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
   d. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree. Focus on preserving trees that have high suitability for preservation.
3. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
4. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
5. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the Tree Protection Zone.
6. Tree Preservation Guidelines prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link. Fences are to remain until all grading and construction is completed.
3. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
   a. Do not remove more than 20-25% of each tree's crown.

   b. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
   c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
   d. While in the tree, the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
4. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the tree protection zone of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
5. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
6. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE.**
7. Where demolition must occur close to trees, such as removing curb and pavement, install temporary trunk protection devices such as winding silt sock wattle or wood planks around trunks or stacking hay bales around tree trunks to a height of approximately 5'. Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install protective fence at the limits of the tree protection zone. Do not retain wattling around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture.
8. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
9. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.

3. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
4. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
5. Adequate irrigation shall be provided to coast redwoods during construction.
6. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
7. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
8. For excavation within the **TREE PROTECTION ZONE**, use a pneumatic excavating device such as an air spade or air gun. This tool blasts the soil away while leaving tree roots intact. Roots should be cut with a saw to provide a flat and smooth cut perpendicular to the root.
9. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
10. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
11. No chemicals, debris, equipment, materials, spoil from trench, footing, utility or other excavation shall be dumped or stored within the **TREE PROTECTION ZONE**.
12. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
13. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.
14. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
15. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

Maintenance of impacted trees

Trees should be monitored and inspected annually and after major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Preserved trees will experience a physical environment different from that of pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of

defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions regarding my observations or recommendations, please contact me.

HortScience | Bartlett Consulting



Brenda Wong, Consulting Arborist and Urban Forester
ISA Certified Arborist WE12933A
ISA Tree Risk Assessment Qualified
American Society of Consulting Arborists Member

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Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

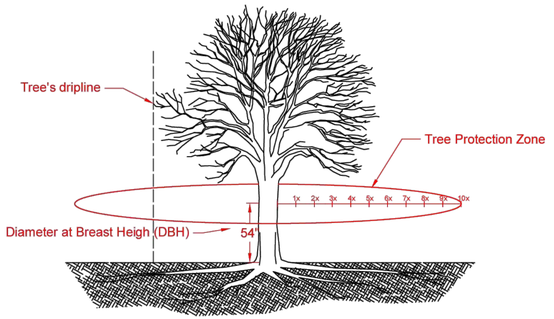
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(3RD SUBMITTAL) MARCH 20, 2026
(2ND SUBMITTAL) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMTER 5, 2025

SHEET TITLE
TREE PRESERVATION GUIDELINES

SHEET NO.
L4.09

1 TREE PROTECTION ZONE SECTION VIEW



PROTECTED TREES

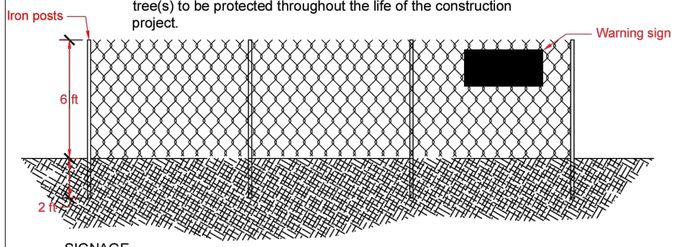
In the City of San Mateo per Chapter 13.40 of the Municipal Code, the following trees are considered protected:

1. Heritage Trees
   - Oak trees with a trunk diameter of 10 inches or more
   - Any other tree species with a trunk diameter of 15 inches or more.
2. Street Trees
   - All trees growing within the public right of way.
3. Existing Trees/Major Vegetation
   - Trees with a trunk diameter of 6 inches or more designated as protected as part of a Planning Application subject to Chapter 27.71.

Tree Protection Zone (TPZ) is the area surrounding a tree with a radius equal to 10 times the diameter of the trunk measured at 54" above grade or as otherwise specified by a Project Arborist and approved by the City Arborist.
Construction activities as defined by the Code are not allowed within the TPZ. It is unlawful for any person to cause damage to a Protected Tree compromising its health or structural integrity according to accepted industry standards, or to cause damage that is severely detrimental to its overall aesthetics. Any violations may result in penalties described in SMMC 13.40.160."

2 TREE PROTECTION FENCING AND SIGN DETAILS SECTION VIEW

Fencing shall consist of chain link fence (6-feet high), mounted on galvanized iron posts with 2 inches in diameter. Each post must be driven into the ground at least two 2 feet deep, no more than 10 feet apart. The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project.



SIGNAGE

Warning signs shall be installed to be displayed on fencing and trunk wraps. Tree signs should be in English, Spanish or any other language if required.

---WARNING---

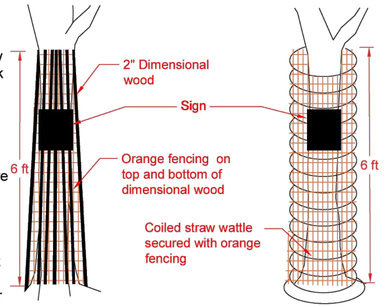
TREE PROTECTION ZONE

Do not move or remove without Arborist approval.
Violations will be subject to penalties according to SMMC 13.40.

3 TRUNK AND ROOT PROTECTION DETAILS TRUNK WRAP

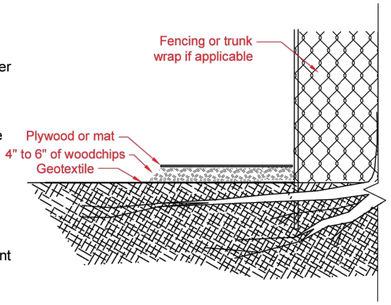
Wrap the trunk with orange plastic fencing for buffering (2" thick). Overlay orange plastic fencing with 2-inch thick wooden slats bound securely by two layers of additional orange fencing (slats shall not be allowed to dig in to the bark). During installation, use caution to avoid damaging any branches. Major limbs may also require wrapping.

Straw wattle can be used as an alternative material. For this purpose coil the straw wattle around the lowest 6' of the trunk and secure it with a double layer of orange fence or similar material.



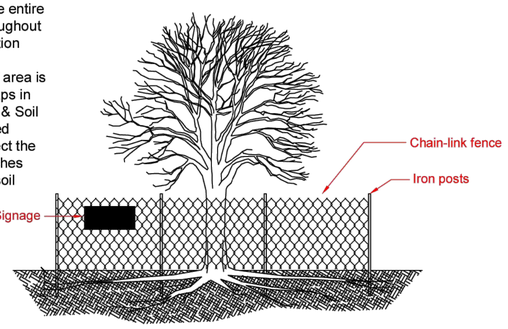
ROOT BUFFER

Root buffers consist of secured geotextile material covered with a layer 4" to 6" of clean wood chips and 3/4-inch plywood sheets securely installed over the wood chips. Do not use geotextile fabric if root buffers are to be left permanently.
The Project Arborist shall be present during the installation and removal of root buffers.
Any root buffer variation must be approved by the City Arborist in accordance with the Best Management Practices (BMPs).

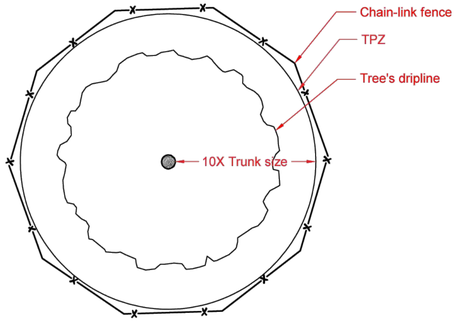


4 TYPE I COMPLETE FENCING SECTION VIEW

The fence encloses the entire TPZ of the tree(s) throughout the life of the construction project.
When fencing the TPZ area is not feasible, Trunk wraps in combination with Root & Soil buffers shall be installed within the TPZ to protect the trunk, roots, and branches from injury and avoid soil compaction.



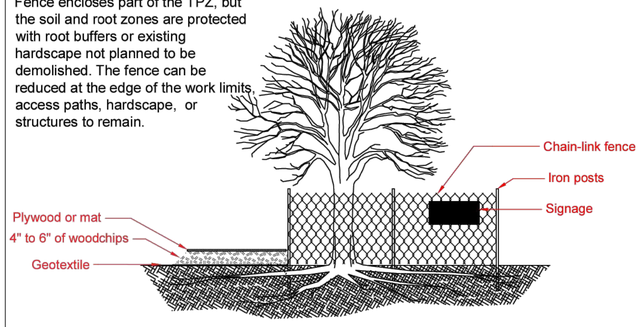
PLAN VIEW



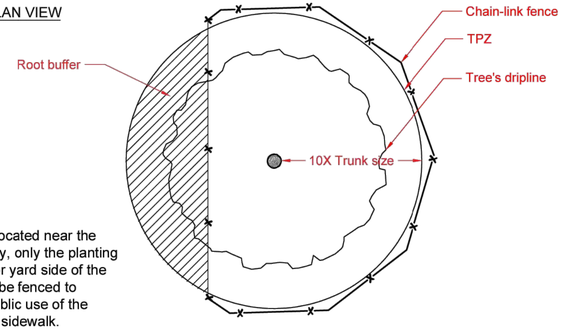
Fencing a group of trees at the TPZ radius of the largest tree is acceptable rather than fencing each tree in the group individually.
Adjustments and/or reparations for protective fencing shall be performed in a timely maner to avoid damages to Protected trees.

5 TYPE II REDUCED FENCING SECTION VIEW

Fence encloses part of the TPZ, but the soil and root zones are protected with root buffers or existing hardscape not planned to be demolished. The fence can be reduced at the edge of the work limits, access paths, hardscape, or structures to remain.



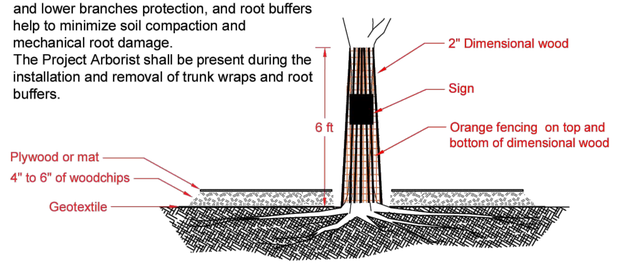
PLAN VIEW



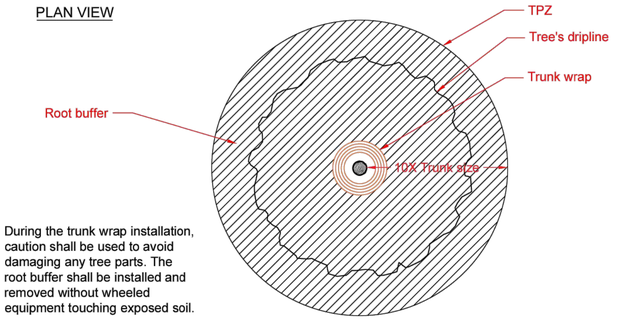
For trees located near the right of way, only the planting strip and/or yard side of the TPZ shall be fenced to provide public use of the street and sidewalk.

6 TYPE III TRUNK WRAP & ROOT BUFFER SECTION VIEW

To be used when construction activities cannot be kept outside of TPZ and/or installing fencing is not feasible. Trunk wraps account for trunk and lower branches protection, and root buffers help to minimize soil compaction and mechanical root damage.
The Project Arborist shall be present during the installation and removal of trunk wraps and root buffers.



PLAN VIEW



During the trunk wrap installation, caution shall be used to avoid damaging any tree parts. The root buffer shall be installed and removed without wheeled equipment touching exposed soil.

330 West 20th Avenue
San Mateo, CA 94403

APPROVED TREE PROTECTION DETAILS
Community Development Department
S.M.M.C. 13.40

NOTES:

- Tree protection measures are required whenever construction activities encroach the TPZ of Protected trees. These shall not be installed, altered or removed unless recommended by the Project Arborist and approved by the City Arborist.
- Construction Activity as defined by the Code includes the necessary related activities like storing/staging of materials, site access, parking, placement of temporary structures, debris disposal, additional excavation, and landscaping.
- See the Tree Protection Plan sheet or Site Plan for specific information and location of protection measures.

SHEET
TP-01
Not to Scale Rev 9/23

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(3RD SUBMITTAL) MARCH 20, 2026
(2ND SUBMITTAL) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMTER 5, 2025

SHEET TITLE
TREE PROTECTION FENCE DETAIL

SHEET NO.
L4.10



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	E1	31	LUMINIS	EH152-L2L20-WYM-30K-MVOLT-PM-(Finish)	10' Tall Pedestrian Pole		2250	0.85	25
	E2	0	LIGMAN	UAN-20595-41w-M-W30-(Finish)-120/277v	Area Light		992	0.85	41.2
	E3	30	LIGMAN	ULI-21171-54W-T3-W30-(Finish)-15'-120/277v	15' Tall Street Light		4872	0.85	54
	E4	334	ERCO	35748.023	3' Tall Bollard		269	0.85	14
	E5	0	Celestial Lighting	HYA-STL-AC-GF30-24 + Lamp by 90+	String Light	SE-350.032	50	0.85	4.5
	E6	0	Hydrel	Aspen A P1 90CRI 30K 12 15DEG FLC (Mounting) C1 (Finish)	Tree Uplight		610	0.85	8.11
	E7	221	Spitzer	CEL-WS-4D-10L-U-30K-GC-C1-(Finish)	Entry Sconce Mounted at 5' AFG		985	0.85	10.1265
	E8	222	LUMINIS	JA112-L2L7-30K-MVOLT-(Cover)-(Finish)	Garage Wall Mount Light Mounted at 10' AFG		723	0.85	14
	E9	0	Hydrel	4750L 4FT 500LMF 30K MVOLT MFL (Mounting) ZT (Finish)	Sign Light		2350	0.85	20.98

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
60W Paseo Path 0'0"	+	0.8 fc	2.4 fc	0.2 fc	12.0:1	4.0:1
Dog Park 0'0"	+	1.8 fc	3.7 fc	0.3 fc	12.3:1	6.0:1
Egress Street 0'0"	+	1.8 fc	6.3 fc	0.5 fc	12.6:1	3.6:1
Entry Park 0'0"	+	1.7 fc	3.8 fc	0.2 fc	19.0:1	8.5:1
Family Park 0'0"	+	1.3 fc	2.5 fc	0.5 fc	5.0:1	2.6:1
Mini Park Paths 0'0"	+	2.1 fc	4.0 fc	0.3 fc	13.3:1	7.0:1
Paths TYP 0'0"	+	2.0 fc	3.2 fc	0.1 fc	32.0:1	20.0:1
Perimeter Paths 0'0"	+	2.0 fc	4.0 fc	0.2 fc	20.0:1	10.0:1
Private Streets 0'0"	+	1.0 fc	5.4 fc	0.1 fc	54.0:1	10.0:1

Finish Schedule

Finish	Surface	Reflectance/ Transmittance
Buildings	Building	30
Ground	Floor	10

sixteen5hundred

Ceiling Height: NA
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstance.

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Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

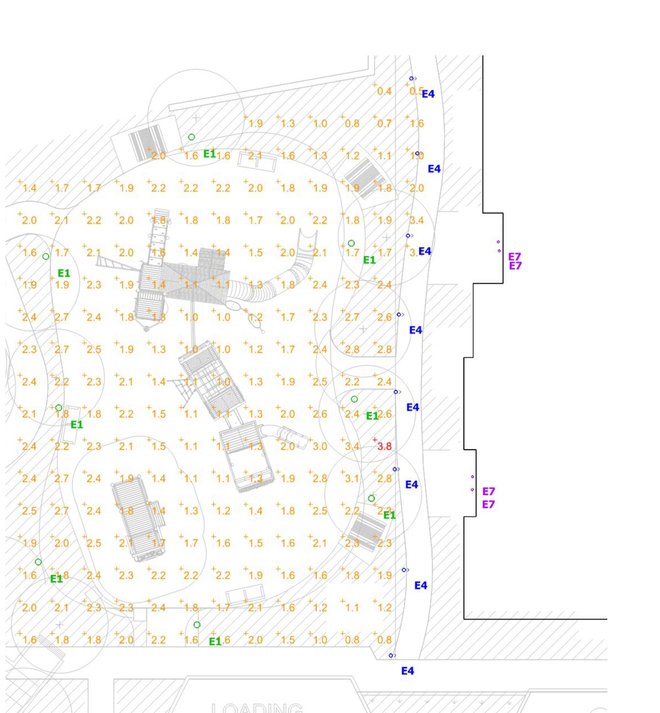
SB330 / FORMAL APPLICATION
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(2ND SUBMITTAL) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMTER 5, 2025

SHEET TITLE
PRELIMINARY SITE LIGHTING PLAN

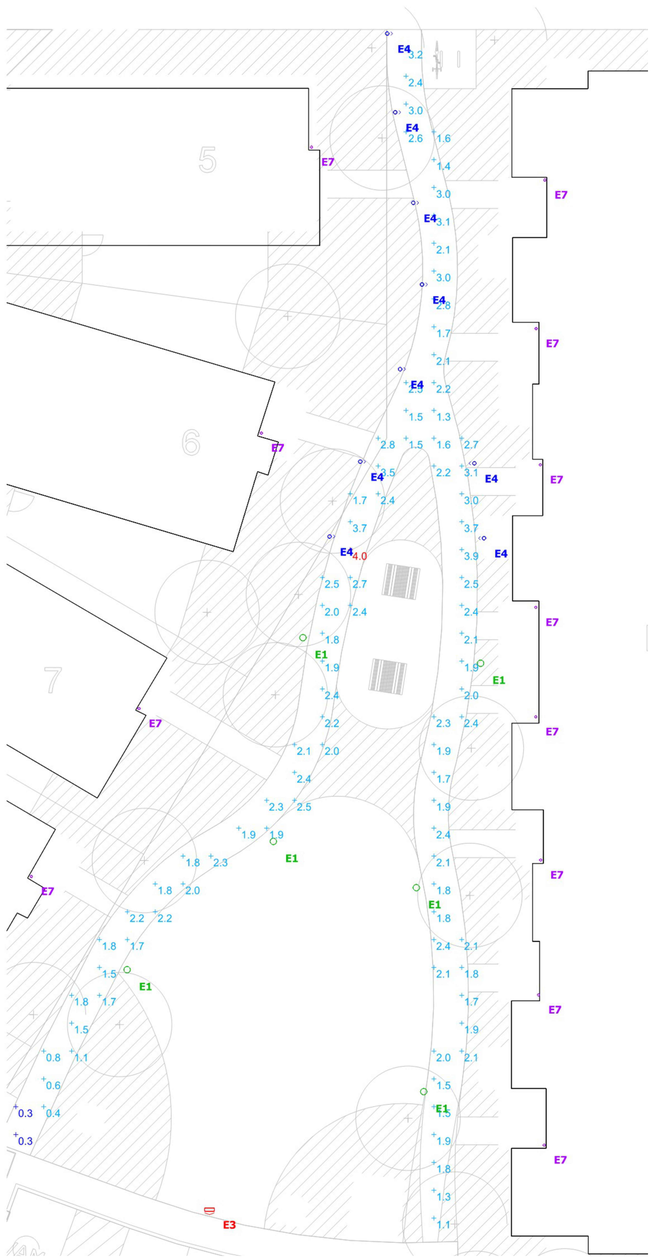
SHEET NO.
L5.01

Schedule

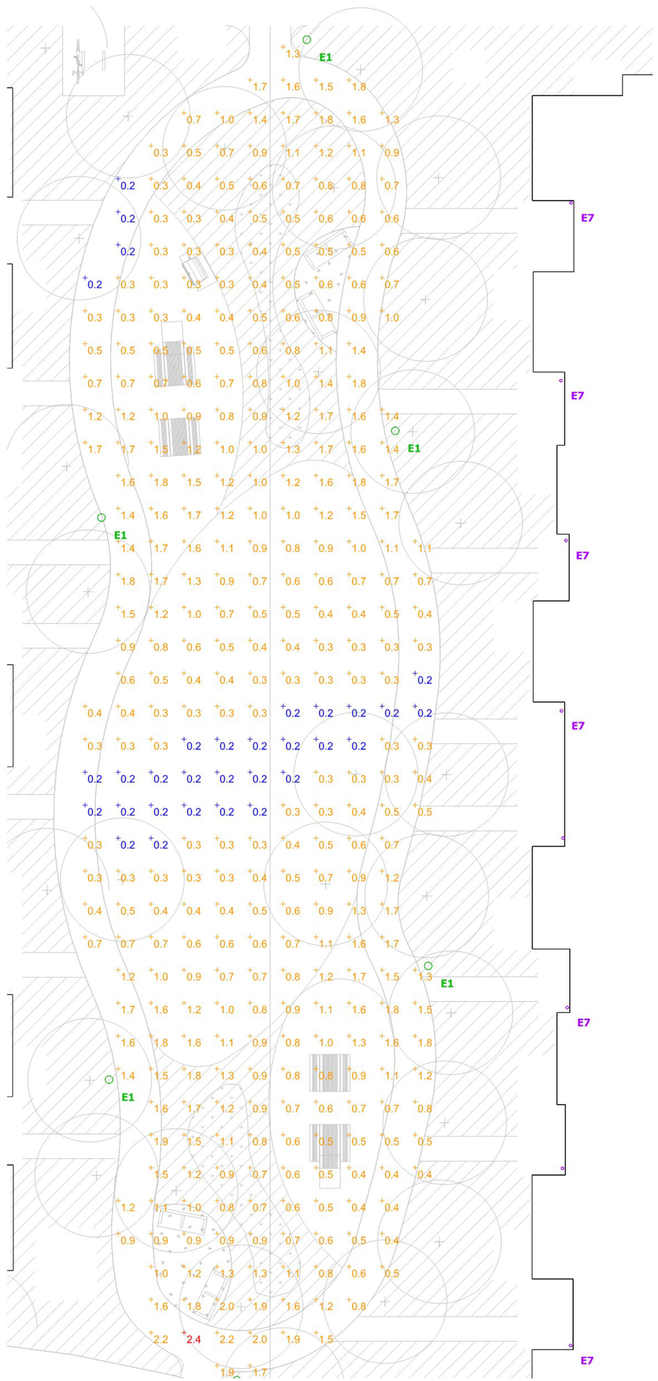
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
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	E3	30	LIGMAN	ULI-21171-54W-T3-W30-(Finish)-15'-120/277v	15' Tall Street Light		4872	0.85	54
	E4	334	ERCO	35748.023	3' Tall Bollard		269	0.85	14
	E5	0	Celestial Lighting	HYA-STL-AC-GF30-24 + Lamp by 90+	String Light	SE-350.032	50	0.85	4.5
	E6	0	Hydrel	Aspen A P1 90CRI 30K 12 15DEG FLC (Mounting) C1 (Finish)	Tree Uplight		610	0.85	8.11
	E7	221	Spitzer	CEL-WS-4D-10L-U-30K-GC-C1-(Finish)	Entry Sconce Mounted at 5' AFG		985	0.85	10.1265
	E8	222	LUMINIS	JA112-L2L7-30K-MVOLT-(Cover)-(Finish)	Garage Wall Mount Light Mounted at 10' AFG		723	0.85	14
	E9	0	Hydrel	4750L 4FT 500LMF 30K MVOLT MFL (Mounting) ZT (Finish)	Sign Light		2350	0.85	20.98



1 ENTRY PARK
SCALE: NTS



2 PASEO PARK
SCALE: NTS



3 CENTRAL LINEAR PARK
SCALE: NTS

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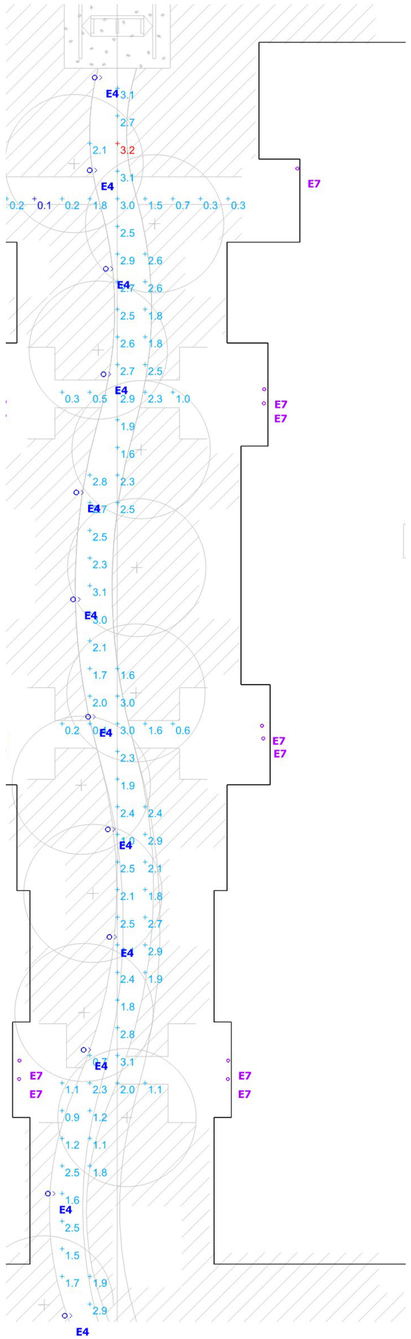
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(3RD SUBMITTAL) MARCH 20, 2026
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(1ST SUBMITTAL) SEPTEMTER 5, 2025

SHEET TITLE
PRELIMINARY SITE LIGHTING ENLARGEMENTS

SHEET NO.
L5.02



1 TYPICAL RESIDENTIAL PASEO
SCALE: NTS

Schedule

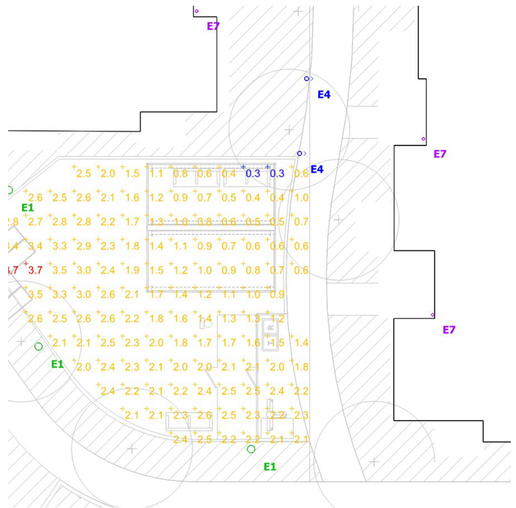
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	E4	334	ERCO	35748.023	3' Tall Bollard		269	0.85	14
	E5	0	Celestial Lighting	HYA-STL-AC-GF30-24 + Lamp by 90+	String Light	SE-350.032	50	0.85	4.5
	E6	0	Hydrel	Aspen A P1 90CRI 30K 12 15DEG FLC (Mounting) C1 (Finish)	Tree Uplight		610	0.85	8.11
	E7	221	Spitzer	CEL-WS-4D-10L-U-30K-GC-C1-(Finish)	Entry Sconce Mounted at 5' AFG		985	0.85	10.1265
	E8	222	LUMINIS	JA112-L2L7-30K-MVOLT-(Cover)-(Finish)	Garage Wall Mount Light Mounted at 10' AFG		723	0.85	14
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Statistics

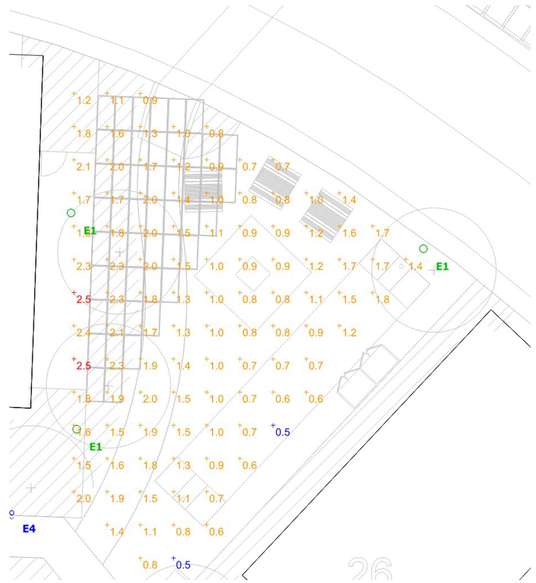
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Dog Park 0'0"	+	1.8 fc	3.7 fc	0.3 fc	12.3:1	6.0:1
Egress Street 0'0"	+	1.8 fc	6.3 fc	0.5 fc	12.6:1	3.6:1
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Mini Park Paths 0'0"	+	2.1 fc	4.0 fc	0.3 fc	13.3:1	7.0:1
Paths TYP 0'0"	+	2.0 fc	3.2 fc	0.1 fc	32.0:1	20.0:1
Perimeter Paths 0'0"	+	2.0 fc	4.0 fc	0.2 fc	20.0:1	10.0:1
Private Streets 0'0"	+	1.0 fc	5.4 fc	0.1 fc	54.0:1	10.0:1

Finish Schedule

Finish	Surface	Reflectance/ Transmittance
Buildings	Building	30
Ground	Floor	10



2 LARGE DOG PARK
SCALE: NTS



3 CENTRAL LINEAR PARK
SCALE: NTS

LUMINIS
ELLINGTON
POLE MOUNT

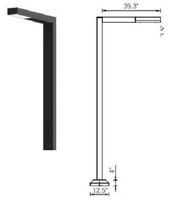


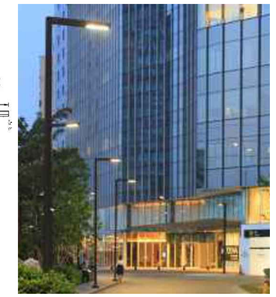
APS
Ø 1 5/8" shepherd aluminum post top mount, with a cast aluminum tenon to fit with Ø 4" pole with wall 0.125" (3.75" ID).
EPA: 0.15



E1 LUMINIS PEDESTRIAN POLE LIGHT

LIGMAN LIGHTING USA
ULI-21171
Single Head Streetlight

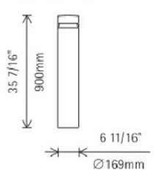


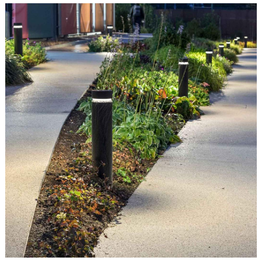


E3 LIGMAN ULI-21171 STREET LIGHT

ERCO
Castor Bollard







E4 ERCO CASTOR BOLLARD LIGHT





E7 PORCH SCONCE GARAGE SCONCE E8

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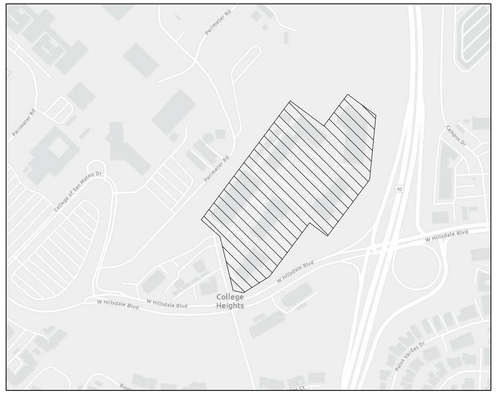
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SHEET TITLE
PRELIMINARY SITE LIGHTING ENLARGEMENTS

SHEET NO.
L5.03



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

	PG&E ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	○	○	○	◍
***PG&E ELECTRIC CABLE**					
SUPPLY & INSTALL	○	○	○	○	◍
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
ELECTRIC PADS					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
ELECTRIC TRANSFORMERS					
SUPPLY & INSTALL	○	○	○	○	◍
ELECTRIC INTERRUPTERS					
SUPPLY & INSTALL	○	○	○	○	◍
PG&E ELECTRIC SWITCHES					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
TELEPHONE S.A.I. PADS					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
C.L.E.C. FIBER CONDUIT ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	◍
C.L.E.C. FIBER SPLICE BOXES ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍

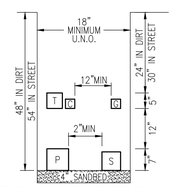
● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
◍ ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

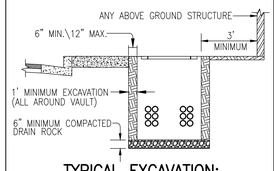
	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	03-05-2026	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	12-08-2025	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	12-16-2025	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

RADIUS DESIGN is not responsible for any subsequent changes or revisions.

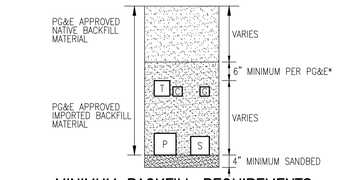
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.



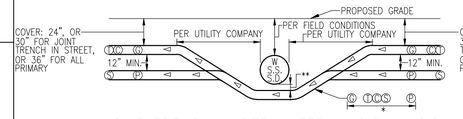
TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453 & 038193



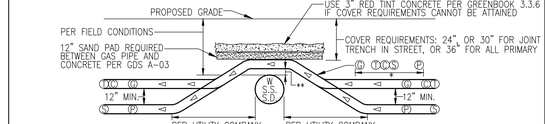
TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



JOINT TRENCH UNDER WATER & S.S. & S.D.

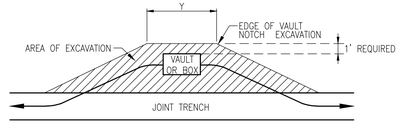


JOINT TRENCH OVER WATER & S.S. & S.D

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.
**6" MINIMUM REQUIRED BY PG&E. ADDITIONAL CLEARANCE MAY BE REQUIRED BY LOCAL JURISDICTION.

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



	BOX EXCAVATION	
PRIMARY BOX SIZE	"Y"	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.

TYPICAL GAS METER REQUIREMENTS*

METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
TYPICAL RESIDENTIAL	0-350	0.25	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
	0-600	2				
400 TO 1000 CLASS	351-1,400	0.25	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
	601-2,400	2				
1.5M OR 3M ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
5M OR 7M ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT ***ELECTRIC & GAS SERVICE REQUIREMENTS*** GREENBOOK BY PG&E. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT. SEE NOTE 17 UNDER GENERAL NOTES ON SHEET JT-1.
**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

X
GM

GENERAL NOTES:

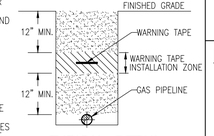
1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT.
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
   - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
   - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - THE SIEVES AND SCREENS SHALL BE:
     1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
     #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
   - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - REFER TO ENGINEERING DOCUMENT 062288 FOR MORE INFORMATION.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
   - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
   - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
   - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
   - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
   - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
   - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/RADIUS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.
18. ELECTRIC GENERATION EQUIPMENT IS NOT PART OF RADIUS SCOPE. ALL RELATED DESIGNS, APPLICATIONS, AND COORDINATION WITH PG&E'S INTERCONNECTION/NET METERING DEPARTMENT SHALL BE HANDLED BY THE EQUIPMENT VENDOR OR OTHERS.

ELECTRIC VERTICAL CLEARANCE REQUIREMENTS:

1. ABOVE ANY THREE-PHASE PAD-MOUNTED TRANSFORMER/EQUIPMENT LOCATION (EXCEPT MINI THREE PHASE), MAINTAIN 30' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
2. ABOVE ANY OTHER TRANSFORMER/EQUIPMENT LOCATION, MAINTAIN 20' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT/PAD.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



TYPICAL DETAIL
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION
(N.T.S.)

PG&E PM#S:
ELECTRIC:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

PG&E GAS ADE

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
2. ALL WORK MUST COMPLY WITH PG&E, TELEPHONE, CATV, STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. FIELD CONDITIONS MAY REQUIRE CHANGES TO APPROVED PLANS, AT THE DISCRETION OF PG&E INSPECTOR OR OTHERS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E., FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
   A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
   B. ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
   C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
20. EXCAVATION DIMENSIONS FOR TIE-IN TO EXISTING ELECTRIC CONDUITS ARE AT THE DISCRETION OF THE PG&E FIELD INSPECTOR. CONTRACTOR TO COORDINATE WITH INSPECTOR AND EXPOSE UP TO 20' OR MORE OF EXISTING CONDUITS WHEN NEEDED.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

DATE _____

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT

95 LOT SUBDIVISION

ALPINE RD

2,712 AVERAGE SQUARE FEET BOXTOWNS
2,625 AVERAGE SQUARE FEET INTERLOCKING

BT-1,5:
8 UNITS
21,716 TOTAL SQUARE FEET
2,715 AVERAGE SQUARE FEET
3 STORIES

BT-2:
8 UNITS
21,772 TOTAL SQUARE FEET
2,722 AVERAGE SQUARE FEET
3 STORIES

BT-3:
7 UNITS
18,941 TOTAL SQUARE FEET
2,706 AVERAGE SQUARE FEET
3 STORIES

BT-4:
7 UNITS
18,983 TOTAL SQUARE FEET
2,712 SQUARE FEET
3 STORIES

BT-6:
5 UNITS
13,959 TOTAL SQUARE FEET
2,792 AVERAGE SQUARE FEET
3 STORIES

BT-7:
5 UNITS
13,740 TOTAL SQUARE FEET
2,748 AVERAGE SQUARE FEET
3 STORIES

BT-8:
6 UNITS
15,990 TOTAL SQUARE FEET
2,665 AVERAGE SQUARE FEET
3 STORIES

BT-9,13:
6 UNITS
16,194 TOTAL SQUARE FEET
2,699 AVERAGE SQUARE FEET
3 STORIES

BT-10:
6 UNITS
16,166 TOTAL SQUARE FEET
2,694 AVERAGE SQUARE FEET
3 STORIES

BT-11:
6 UNITS
15,947 TOTAL SQUARE FEET
2,658 AVERAGE SQUARE FEET
3 STORIES

BT-12:
5 UNITS
13,783 TOTAL SQUARE FEET
2,757 AVERAGE SQUARE FEET
3 STORIES

IT-1,2,3,4,5,6:
7 UNITS
18,212 TOTAL SQUARE FEET
2,602 AVERAGE SQUARE FEET
3 STORIES

IT-7,8,9:
8 UNITS
21,336 TOTAL SQUARE FEET
2,667 AVERAGE SQUARE FEET
3 STORIES

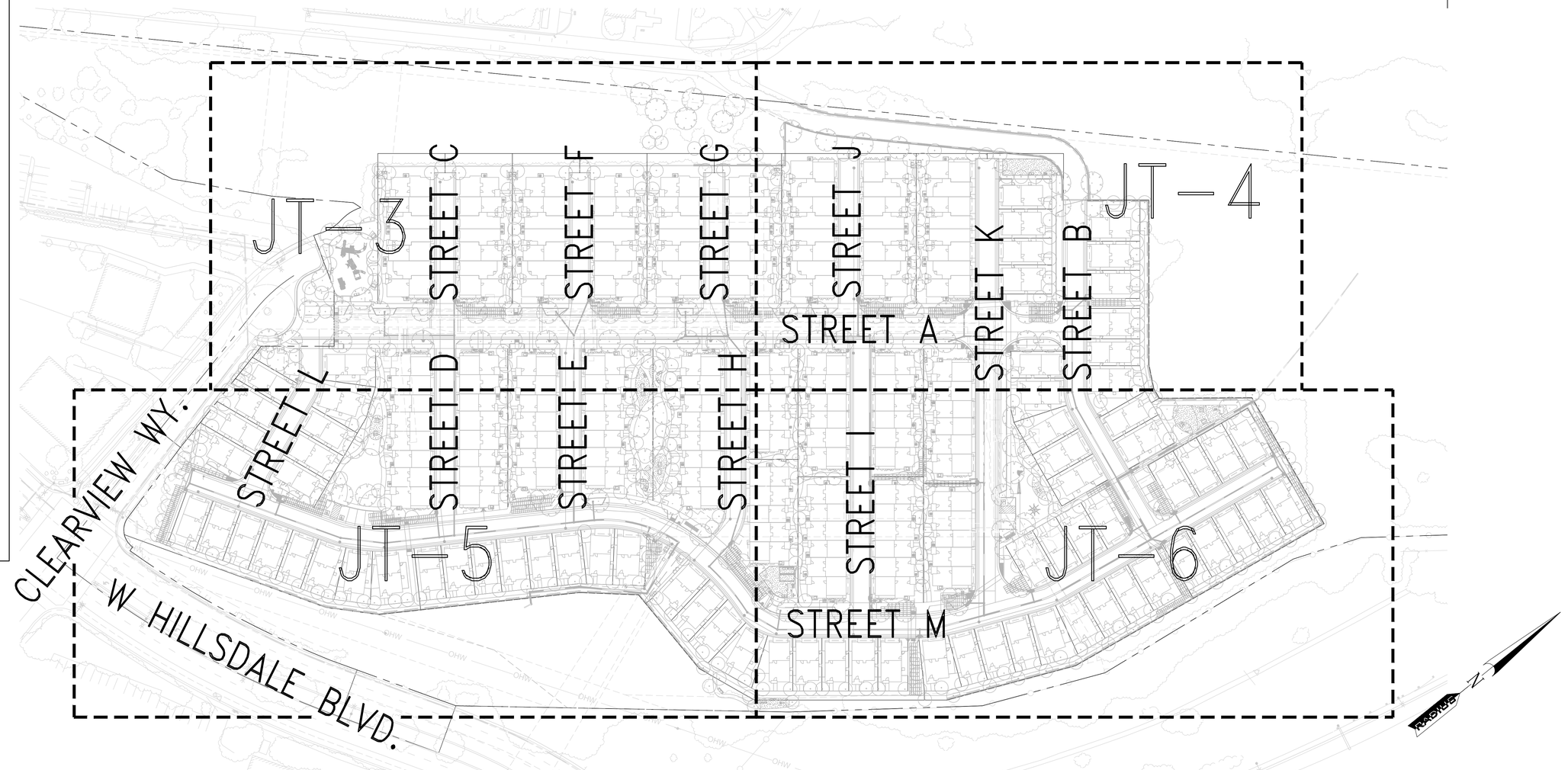
95 LOT SUBDIVISION

ALPINE RD

3,252 AVERAGE SQUARE FEET SINGLE FAMILY HOMES

PLAN 1
LOTS 1,3,5,7,9,10,12,14,16,18,20,22,24,27,29,30,32,34,36,38,40,42,44,46,48,49,51,54,56,57,58,60,61,63,65,67,69,70,72:
39 SINGLE FAMILY HOMES
3,098 AVERAGE SQUARE FEET
3 STORIES

PLAN 2
LOTS 2,4,6,8,11,13,15,17,19,21,23,25,26,28,31,33,35,37,39,41,43,45,47,50,52,53,55,59,62,64,66,68,71,73:
34 SINGLE FAMILY HOMES
3,428 AVERAGE SQUARE FEET
3 STORIES



SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	OVERALL
JT-3-6	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-28
CIVIL
STATE OF CALIFORNIA

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

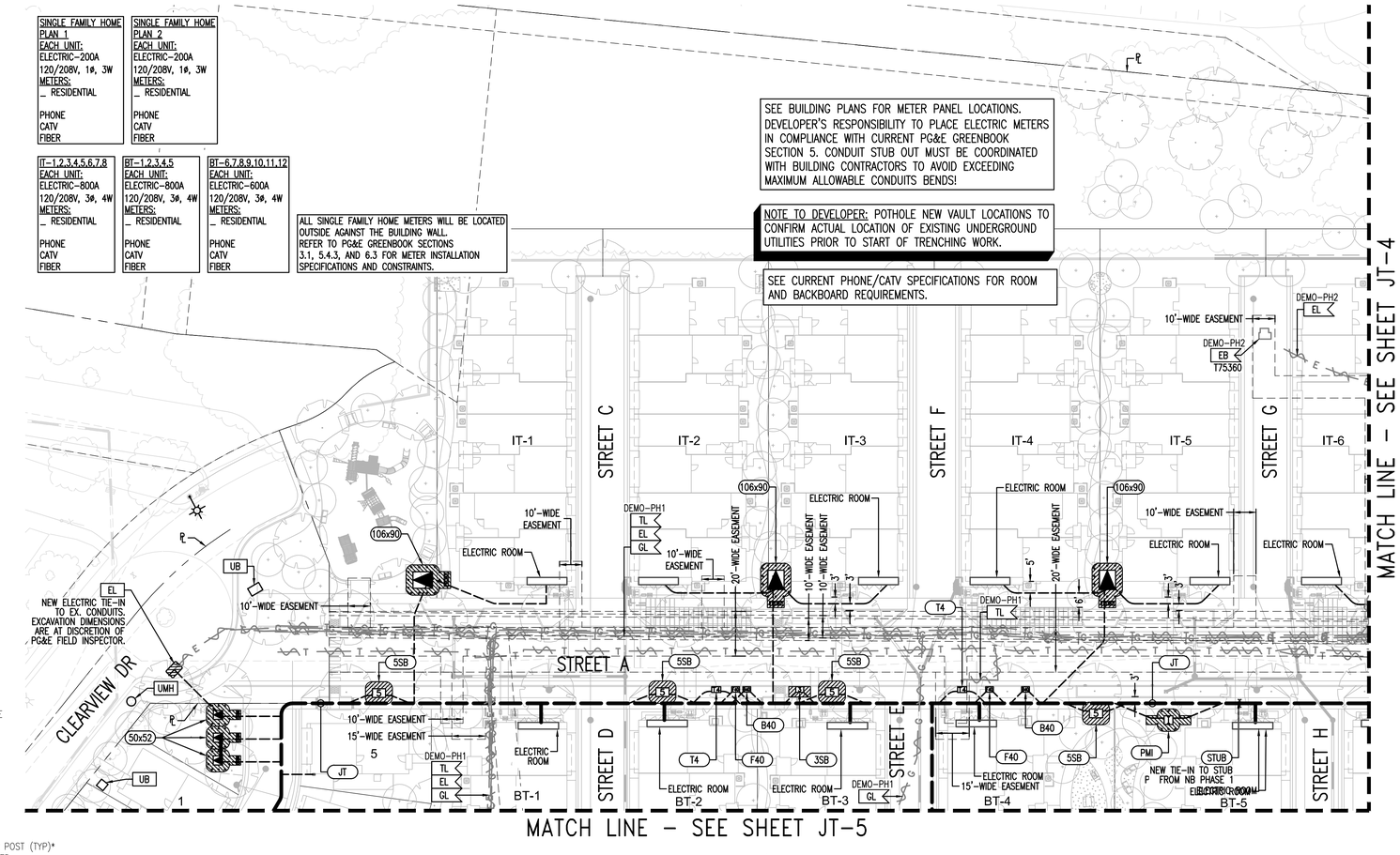
SB330 / FORMAL APPLICATION
(MAJOR APPLICATION SUBMISSION #2) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMBER 5, 2025

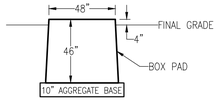
OVERALL
SCALE: 1" = 30'

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

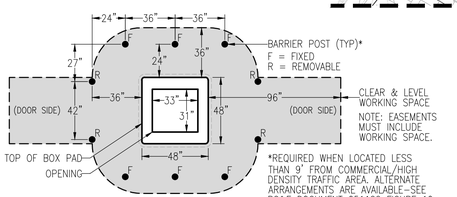
–PRELIMINARY–
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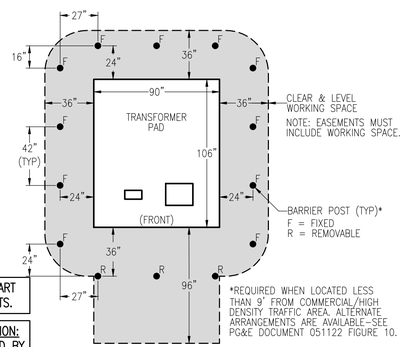




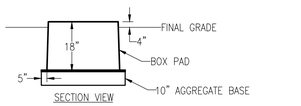
SECTION VIEW



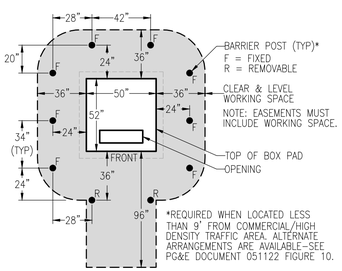
CLEARANCE REQUIREMENTS
48" x 48" INTERRUPTER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



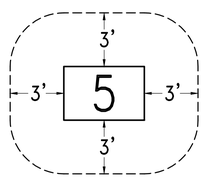
CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122



SECTION VIEW



CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.

NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.

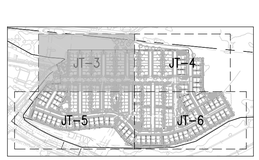
NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

NEW
- JT — JOINT TRENCH
- STUB — STUB LOCATION
- 106x90 W/ BOLLARDS — 106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
- 50x52 W/ BOLLARDS — 50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
- PMJ W/ BOLLARDS — 72" x 36" JUNCTION PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
- 5SB — 3' x 5' x 3'–6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
- JSB — 24" x 36" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN
- T4 — 30" x 48" x 36" SPLICE BOX (AT&T)
- B40 — 24" x 36" x 24" B–40 (CATV)
- F40 — 24" x 36" x 24" SPLICE BOX (C.L.E.C.)

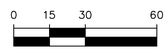
EXISTING – TO REMAIN
- EL — E — ELECTRIC LINE
- TL — T — PHONE LINE
- UB — UTILITY BOX
- UMH — UTILITY MANHOLE
- SL — STREET LIGHT
- LITE — LIGHT
- JP — JOINT POLE
- GL — G — GAS LINE

EXISTING – REMOVAL UNDER SEPARATE PLAN
DEMO–PH1
XXX SEE SEPARATE REMOVALS PHASE 1 PLAN (PG&E APPLICATION# ########)
DEMO–PH2
XXX SEE SEPARATE REMOVALS PHASE 2 PLAN (PG&E APPLICATION# ########)



SHEET INDEX MAP
N. T. S.





SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	OVERALL
JT–3–6	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
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SAN MATEO, CA
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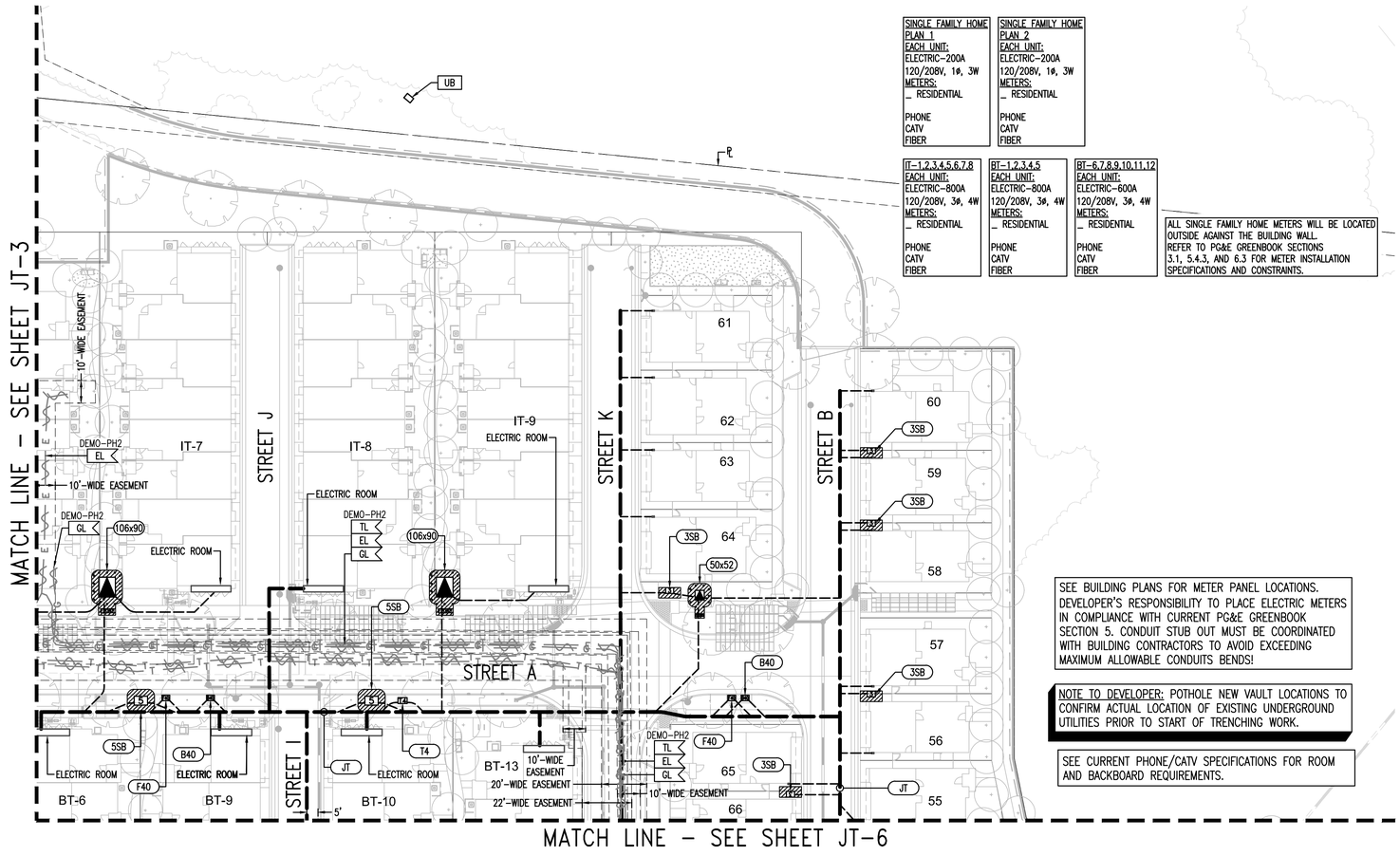
SB330 / FORMAL APPLICATION
(MAJOR APPLICATION SUBMISSION #2) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMBER 5, 2025

JOINT TRENCH INTENT
SCALE: 1" = 30'

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

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SINGLE FAMILY HOME PLAN 1	SINGLE FAMILY HOME PLAN 2
EACH UNIT: ELECTRIC–200A 120/208V, 1ø, 3W	EACH UNIT: ELECTRIC–200A 120/208V, 1ø, 3W
METERS: _ RESIDENTIAL	METERS: _ RESIDENTIAL
PHONE CATV FIBER	PHONE CATV FIBER

IT–1,2,3,4,5,6,7,8	BT–1,2,3,4,5	BT–6,7,8,9,10,11,12
EACH UNIT: ELECTRIC–800A 120/208V, 3ø, 4W	EACH UNIT: ELECTRIC–800A 120/208V, 3ø, 4W	EACH UNIT: ELECTRIC–600A 120/208V, 3ø, 4W
METERS: _ RESIDENTIAL	METERS: _ RESIDENTIAL	METERS: _ RESIDENTIAL
PHONE CATV FIBER	PHONE CATV FIBER	PHONE CATV FIBER

ALL SINGLE FAMILY HOME METERS WILL BE LOCATED OUTSIDE AGAINST THE BUILDING WALL. REFER TO PG&E GREENBOOK SECTIONS 3.1, 5.4.3, AND 6.3 FOR METER INSTALLATION SPECIFICATIONS AND CONSTRAINTS.

SEE BUILDING PLANS FOR METER PANEL LOCATIONS. DEVELOPER'S RESPONSIBILITY TO PLACE ELECTRIC METERS IN COMPLIANCE WITH CURRENT PG&E GREENBOOK SECTION 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS!

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM AND BACKBOARD REQUIREMENTS.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

NEW

JT	JOINT TRENCH
STUB	STUB LOCATION
106x90 W/ BOLLARDS	106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
50x52 W/ BOLLARDS	50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
PMJ W/ BOLLARDS	72" x 36" JUNCTION PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
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3SB	24" x 36" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN
T4	30" x 48" x 36" SPLICE BOX (AT&T)
B40	24" x 36" x 24" B–40 (CATV)
F40	24" x 36" x 24" SPLICE BOX (C.L.E.C.)

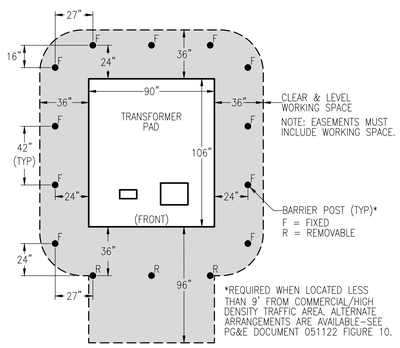
EXISTING – TO REMAIN

EL	ELECTRIC LINE
TL	PHONE LINE
UB	UTILITY BOX
UMH	UTILITY MANHOLE
SL	STREET LIGHT
LITE	LIGHT
JP	JOINT POLE
GL	GAS LINE

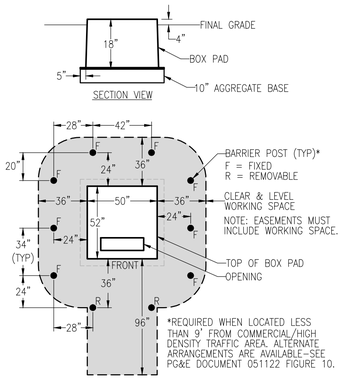
EXISTING – REMOVAL UNDER SEPARATE PLAN

DEMO–PH1
XXX SEE SEPARATE REMOVALS PHASE 1 PLAN (PG&E APPLICATION# ########)

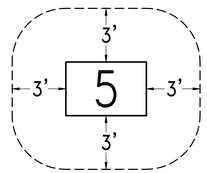
DEMO–PH2
XXX SEE SEPARATE REMOVALS PHASE 2 PLAN (PG&E APPLICATION# ########)



CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122



CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.

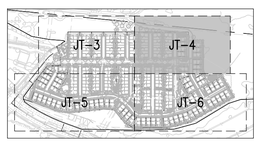
NOTE TO COMCAST:
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NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION: USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.



SHEET INDEX MAP
N. T. S.



SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	OVERALL
JT–3–6	JOINT TRENCH INTENT

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JOINT TRENCH INTENT
SCALE: 1" = 30'

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY– NOT FOR CONSTRUCTION

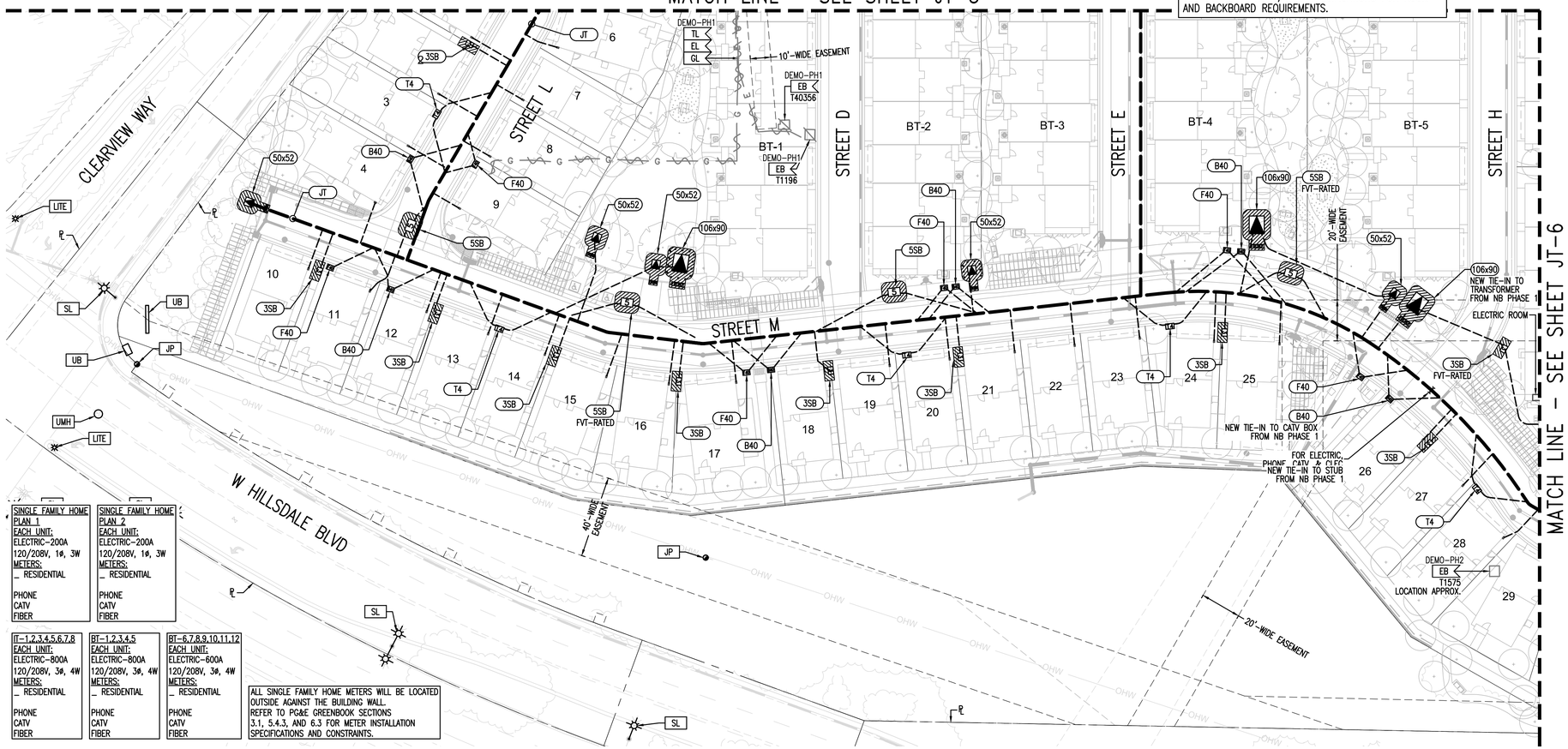
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NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM AND BACKBOARD REQUIREMENTS.

MATCH LINE – SEE SHEET JT–3



MATCH LINE – SEE SHEET JT–6

SINGLE FAMILY HOME PLAN 1
EACH UNIT:
ELECTRIC–200A
120/208V, 1ø, 3W
METERS:
_ RESIDENTIAL
PHONE
CATV
FIBER

SINGLE FAMILY HOME PLAN 2
EACH UNIT:
ELECTRIC–200A
120/208V, 1ø, 3W
METERS:
_ RESIDENTIAL
PHONE
CATV
FIBER

BT–1,2,3,4,5,6,7,8
EACH UNIT:
ELECTRIC–800A
120/208V, 3ø, 4W
METERS:
_ RESIDENTIAL
PHONE
CATV
FIBER

BT–1,2,3,4,5
EACH UNIT:
ELECTRIC–800A
120/208V, 3ø, 4W
METERS:
_ RESIDENTIAL
PHONE
CATV
FIBER

BT–6,7,8,9,10,11,12
EACH UNIT:
ELECTRIC–600A
120/208V, 3ø, 4W
METERS:
_ RESIDENTIAL
PHONE
CATV
FIBER

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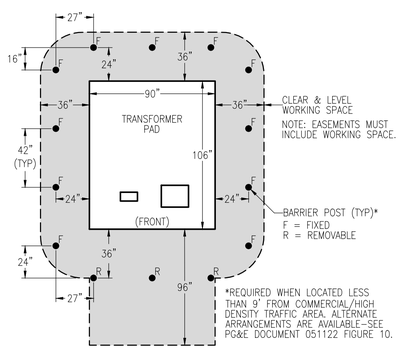
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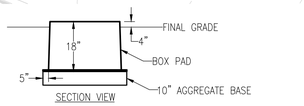
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NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
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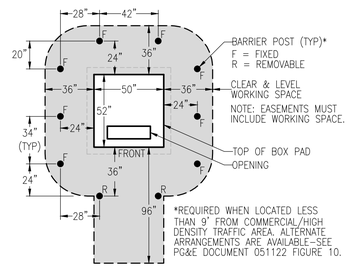


*REQUIRED WHEN LOCATED LESS THAN 9' FROM COMMERCIAL/HIGH DENSITY TRAFFIC AREA. ALTERNATE ARRANGEMENTS ARE AVAILABLE–SEE PG&E DOCUMENT 051122 FIGURE 10.

CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122

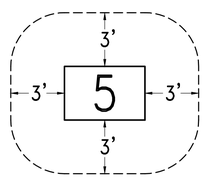


SECTION VIEW



*REQUIRED WHEN LOCATED LESS THAN 9' FROM COMMERCIAL/HIGH DENSITY TRAFFIC AREA. ALTERNATE ARRANGEMENTS ARE AVAILABLE–SEE PG&E DOCUMENT 051122 FIGURE 10.

CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

NEW

JT	———	JOINT TRENCH
STUB	⊢———	STUB LOCATION
106x90 W/ BOLLARDS		106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
50x52 W/ BOLLARDS		50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
PMJ W/ BOLLARDS		72" x 36" JUNCTION PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
5SB		3' x 5' x 3'–6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
3SB		24" x 36" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN
T4		30" x 48" x 36" SPLICE BOX (AT&T)
B40		24" x 36" x 24" B–40 (CATV)
F40		24" x 36" x 24" SPLICE BOX (C.L.E.C.)

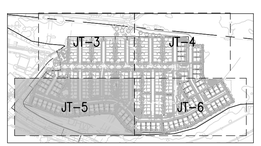
EXISTING – TO REMAIN

EL	E	ELECTRIC LINE
TL	T	PHONE LINE
UB		UTILITY BOX
UMH		UTILITY MANHOLE
SL		STREET LIGHT
LITE		LIGHT
JP		JOINT POLE
GL	G	GAS LINE

EXISTING – REMOVAL UNDER SEPARATE PLAN

DEMO–PH1
XXX SEE SEPARATE REMOVALS PHASE 1 PLAN (PG&E APPLICATION# ########)

DEMO–PH2
XXX SEE SEPARATE REMOVALS PHASE 2 PLAN (PG&E APPLICATION# ########)



SHEET INDEX MAP
N. T. S.





SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	OVERALL
JT–3–6	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–28
CIVIL
STATE OF CALIFORNIA

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLC | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
(MAJOR APPLICATION SUBMISSION #2) DECEMBER 19, 2025
(1ST SUBMITTAL) SEPTEMBER 5, 2025

JOINT TRENCH INTENT
SCALE: 1" = 30'

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

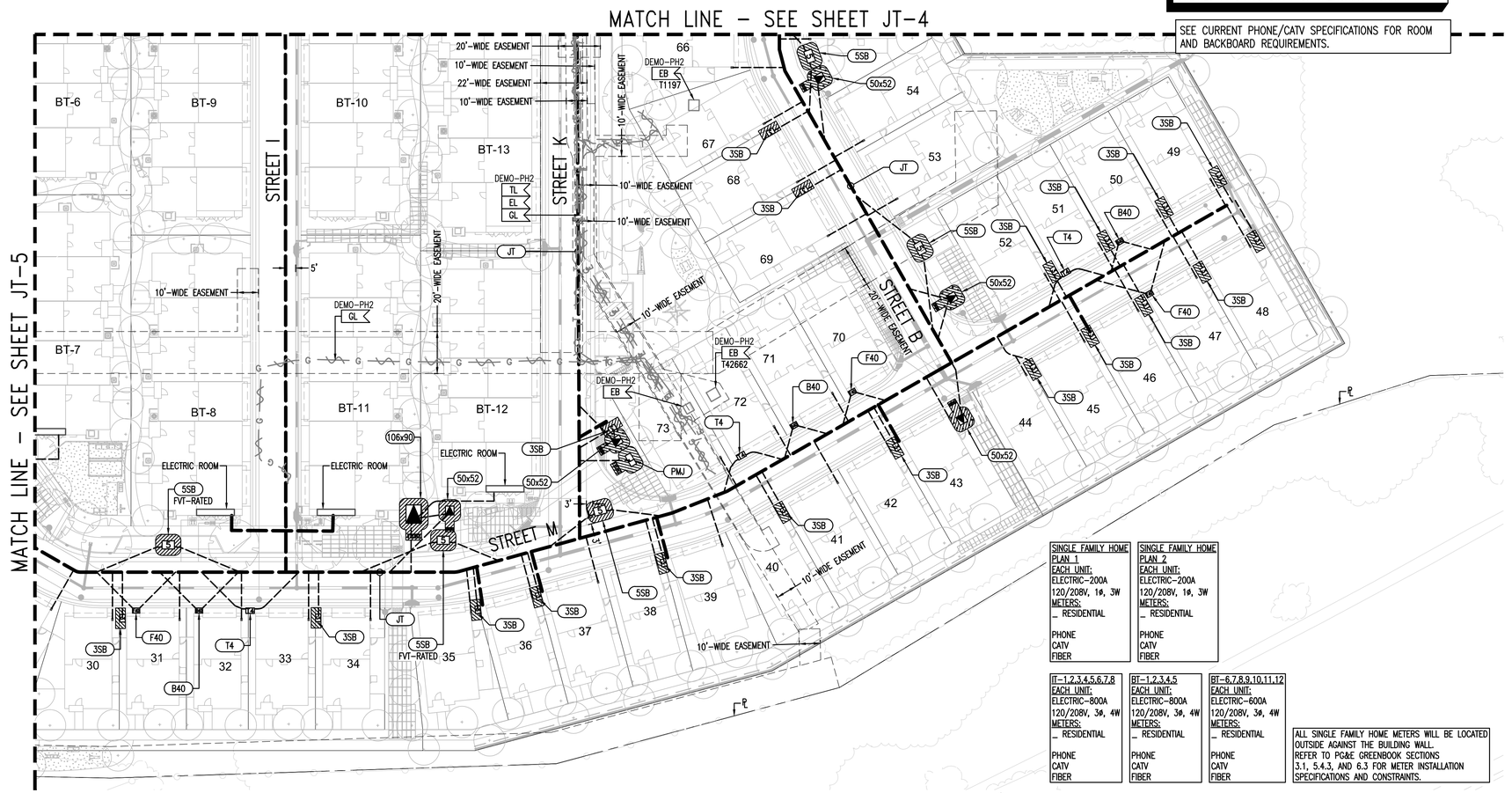
–PRELIMINARY–
NOT FOR CONSTRUCTION

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

SEE BUILDING PLANS FOR METER PANEL LOCATIONS. DEVELOPER'S RESPONSIBILITY TO PLACE ELECTRIC METERS IN COMPLIANCE WITH CURRENT PG&E GREENBOOK SECTION 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS!

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM AND BACKBOARD REQUIREMENTS.



SINGLE FAMILY HOME PLAN 1
EACH UNIT:
ELECTRIC–200A
120/208V, 1ø, 3W
METERS:
_ RESIDENTIAL
PHONE
CATV
FIBER

SINGLE FAMILY HOME PLAN 2
EACH UNIT:
ELECTRIC–200A
120/208V, 1ø, 3W
METERS:
_ RESIDENTIAL
PHONE
CATV
FIBER

BT–1,2,3,4,5,6,7,8
EACH UNIT:
ELECTRIC–800A
120/208V, 3ø, 4W
METERS:
_ RESIDENTIAL
PHONE
CATV
FIBER

BT–1,2,3,4,5
EACH UNIT:
ELECTRIC–800A
120/208V, 3ø, 4W
METERS:
_ RESIDENTIAL
PHONE
CATV
FIBER

BT–6,7,8,9,10,11,12
EACH UNIT:
ELECTRIC–600A
120/208V, 3ø, 4W
METERS:
_ RESIDENTIAL
PHONE
CATV
FIBER

ALL SINGLE FAMILY HOME METERS WILL BE LOCATED OUTSIDE AGAINST THE BUILDING WALL. REFER TO PG&E GREENBOOK SECTIONS 3.1, 5.4.3, AND 6.3 FOR METER INSTALLATION SPECIFICATIONS AND CONSTRAINTS.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

NEW

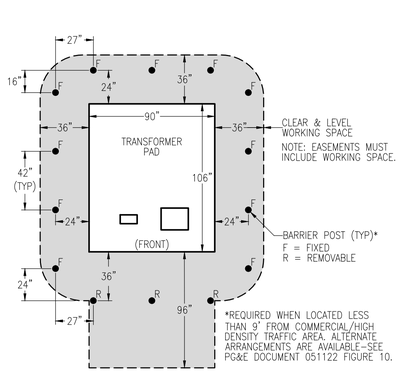
- JT — JOINT TRENCH
- STUB — STUB LOCATION
- 106x90 W/ BOLLARDS — 106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
- 50x52 W/ BOLLARDS — 50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
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EXISTING – TO REMAIN

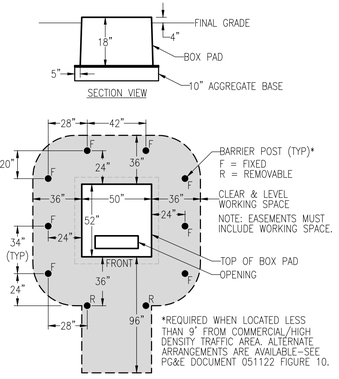
- EL — E — ELECTRIC LINE
- TL — T — PHONE LINE
- UB — UTILITY BOX
- UMH — UTILITY MANHOLE
- SL — STREET LIGHT
- LITE — LIGHT
- JP — JOINT POLE
- GL — G — GAS LINE

EXISTING – REMOVAL UNDER SEPARATE PLAN

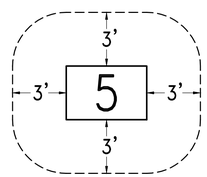
- DEMO–PH1 XXX < SEE SEPARATE REMOVALS PHASE 1 PLAN (PG&E APPLICATION# ########)
- DEMO–PH2 XXX < SEE SEPARATE REMOVALS PHASE 2 PLAN (PG&E APPLICATION# ########)



CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122



CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.

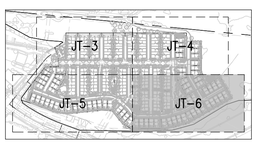
NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

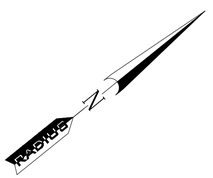
SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

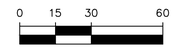
REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION: USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.



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