AMPHLETT BOULEVARD - SB 330 PRELIMINARY APPLICATION

1770 S. AMPHLETT BLVD., SAN MATEO, CA

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PROJECT TEAM INFO:

Applicant

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Civil Engineer

CBG CIVIL ENGINEERS
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VICINITY MAP: (nts)



PROJECT DESCRIPTION:

The proposed project is located at 1700 S. Amphlett Blvd in San Mateo and is approximately 10.3 ac.
The site is zoned C3-1/R, with a General Plan Land Use Designation of Mixed-Use High.

The Project is an infill redevelopment of an existing underutilized site. The existing hotel building will be demolished. The redevelopment will consist entirely of residential uses, totaling 234 units. The project proposes two distinct housing typologies: three-story townhomes and a six-story multifamily residential building.

The six-story multifamily building is strategically positioned at a prominent corner of the site to serve as a visual landmark and gateway element for the development. In contrast, the townhomes are arranged to provide a transition in scale and intensity to adjacent lower-density uses. Both housing types are designed with a cohesive architectural character, incorporating a consistent palette of colors and materials.

To minimize the visual impact of garages all townhomes are alley loaded and the garage of the multifamily is located away from the prominent corner. Furthermore is anticipated that the multifamily building garage will be screened with landscape improvements along the Amphlett Blvd. All townhomes have two car garages, and the on-site open parking is distributed throughout the site for easy use by all visitors.

Only the multifamily building is anticipated to require aerial access by the Fire Department, as the townhome buildings will maintain a 3rd level plate height of less than 30' .

The project assumes individual solid waste carts for the townhomes and a centralized system (within the building) for the multifamily building. The individual solid waste carts for townhomes will be stored in garages and staged in garage aprons for pickup while the multifamily trash room and containers will be located within the building and staged outside for trash collection.

The project is proposing that 57 of the units (24.4% @ 57/234) in the multifamily building will be provided at low income affordability level. As per State Density Bonus Law, the project is eligible for waivers/reductions of standards and or incentives/concessions. A preliminary list of waivers and concessions has been requested and the applicant reserves the right to adjust those as the project is developed further.

DEVELOPMENT SUMMARY

Project Name	Amphlett Boulevard		
Location	1770 South Amphlett Boulevard, San Mateo, CA		
Lot Area	448,668 sf / 10.30 ac		
DEVELOPMENT REGULATIONS	**STANDARD**	**PROPOSED**	**NOTES**
General Plan Land Use	Mixed-Use High		
General Plan Density Range (du/ac)*	100 - 130	22.7	
General Plan Building Height	5 - 8 stories	+/- 38'-0" (3-story townhomes) +/- 74'-2" (6-story multifamily)	Reduction requested
Zoning Designation	C3-1R		
Density Per R4 Zoning (du/ac)	48.5	22.7	
Floor Area Ratio	1.0 max	1.08	Increase requested,Total gross building area / lot area
Setbacks (to overall project boundary)			
Front Yards	15' min (1-3 stories), 1/2 bldg height (>3 stories)	11'-9" (3-story townhomes), 10' (6-story multifamily)	Reduction requested *(Where Front Yard is along Amphlett, per 27.04.495 YARD definition)*
Side Yards	1/2 bldg height to max. of 25',	10'	Reduction requested
Rear Yards	15' min (1-3 stories), 1/2 bldg height to max. of 25' (>3 stories)	21' (3-story townhomes), >25' (6-story multifamily)	
Parking			
Resident Parking	450 spaces total *(1.6 per 1BD x (35) + 1.8 per 2BD x (20) + 2.0 per 3+BD x (179))*	371 spaces total *[318 in townhome garages, 40 spaces in mulfifamily garage, 13 dedicated surface spaces]*	Reduction requested for total spaces
Covered Stall per Dwelling Unit	1.0 covered / unit min. *(159 covered TH spaces, 75 covered multifamily spaces)*	2.0 covered / unit *(318 covered townhome spaces),* 0.53 covered / unit *(40 covered multifamily spaces)*	Reduction requested for multifamily covered parking min.
Visitor Parking	0.2 spaces / unit *(47 spaces)*	0.17 spaces / unit *(40 spaces)*	Reduction requested

BUILDING SUMMARY

Product	Building Name	Program	Bldg Count	Gross Floor Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg Type (Sq. Ft.)	Notes
Townhome	4-plex	(2) Unit A, (2) Unit B	6	9,272	55,632	Bldg Count x (Gross Floor Area / Bldg) = Gross Floor Area / Bldg Type
	5-plex	(2) Unit A, (3) Unit B	3	11,560	34,680	
	6-plex	(2) Unit A, (4) Unit B	20	13,848	276,960	
Multifamily	Multifamily Building	(35) 1 BD, (20) 2 BD, (20) 3 BD	1	115,935	115,935	
TOTAL GROSS BUILDING AREA (Sq. Ft.)					483,207	



NOT TO SCALE

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SHEET A.2

AMPHLETT BOULEVARD

IN SAN MATEO, CA

1700 SA CORPORATION

SITE AND SURROUNDING CONTEXT

DAHLIN



ARCHITECTURAL SUMMARY

SITE AREA: +/- 10.3 AC
TOTAL UNITS: 234 DU
DENSITY: 22.7 DU/AC

UNITS BY HOUSING TYPE:

TOWNHOMES: 159 DU
MULTIFAMILY BUILDING: 75 DU

PARKING:

GARAGES: 358 SPACES
(318 spaces in townhome garages, 40 spaces in multifamily garage)

ON-SITE MULTIFAMILY DESIGNATED PARKING: 13 SPACES PROVIDED

OPEN PARKING: 40 SPACES

UNIT MIX:

TOWNHOMES

- 4PLEX TOWNHOMES - (6) bldgs.....24 DU
- 5PLEX TOWNHOMES - (3) bldgs.....15 DU
- 6PLEX TOWNHOMES - (20) bldgs....120 DU

MULTIFAMILY (MF) BLDG

- 1 BED UNIT.....35 DU
- 2 BED UNIT.....20 DU
- 3 BED UNIT.....20 DU

1" =50'-0" 0 25 50 100 150 FEET N

SHEET A.3.0

AMPHLETT BOULEVARD

IN SAN MATEO, CA
1700 SA CORPORATION

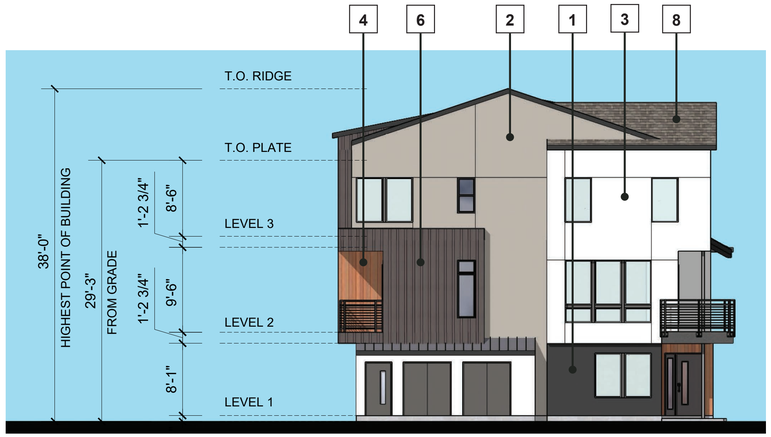
DAHLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

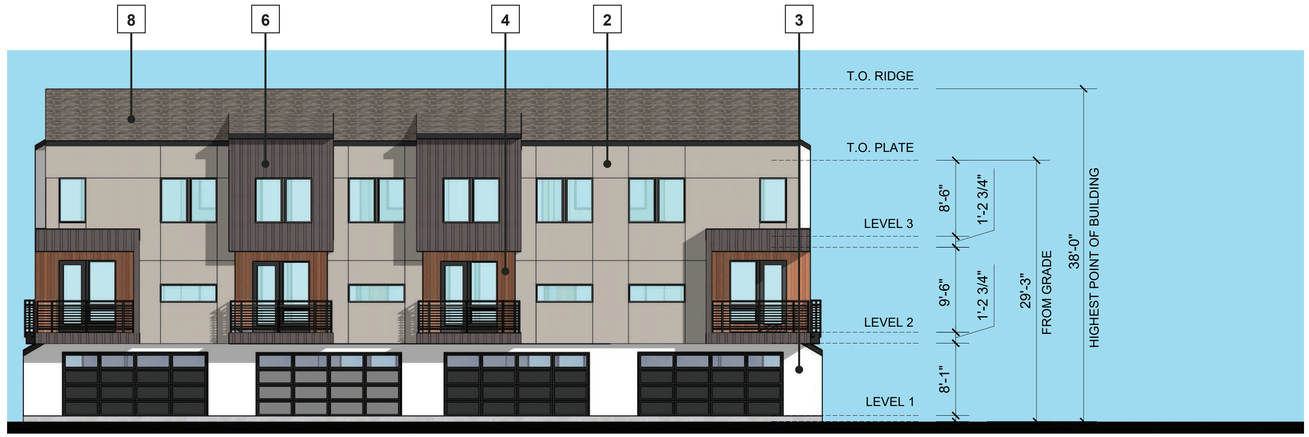
PROJECT NO. 2002.001 |APRIL 14, 2026

ARCHITECTURAL SITE PLAN

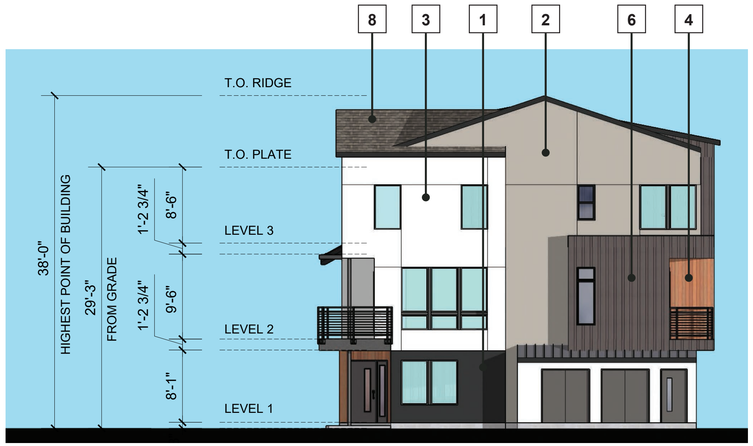
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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

BLDG 1:
Square Footage
Per Building:
9,272 SF

MATERIALS

1 STUCCO BODY COLOR 1
TRICORN BLACK
SW 6258 BY SHERWIN WILLIAMS

2 STUCCO BODY COLOR 2
VERSATILE GRAY
SW 6072 BY SHERWIN WILLIAMS

3 STUCCO BODY COLOR 3
PURE WHITE
SW 7005 BY SHERWIN WILLIAMS

4 FAUX CEDAR PANEL
(HARDIE OR EQUIVALENT)

5 MASONRY VENEER

6 BOARD AND BATT SIDING
CHATEAU BROWN
SW 7510 BY SHERWIN WILLIAMS

7 BOARD AND BATT SIDING
PURE WHITE
SW 7005 BY SHERWIN WILLIAMS

8 ROOF MATERIAL 1
COMPOSITION SHINGLE
GRAY-BROWN

1/8" =1'-0" 0 4 8 16 24 FEET

SHEET A.3.1

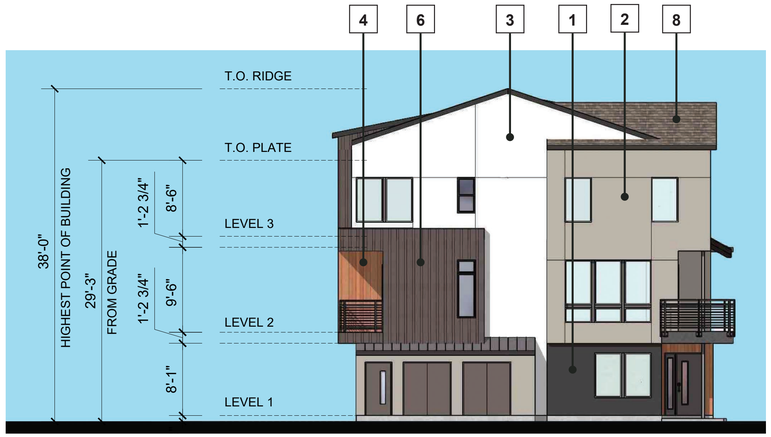
AMPHLETT BOULEVARD

IN SAN MATEO, CA

1700 SA CORPORATION

BLDG 1 - 4PLEX ELEVATIONS

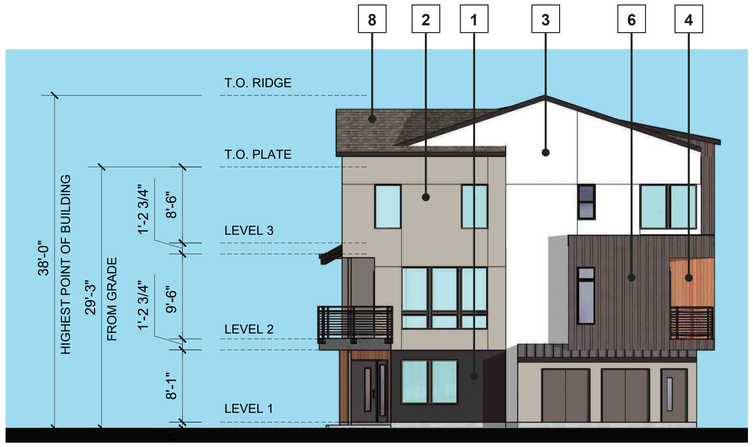
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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

BLDG 2:
Square Footage
Per Building:
11,560 SF

MATERIALS

1 STUCCO BODY COLOR 1
TRICORN BLACK
SW 6258 BY SHERWIN WILLIAMS

2 STUCCO BODY COLOR 2
VERSATILE GRAY
SW 6072 BY SHERWIN WILLIAMS

3 STUCCO BODY COLOR 3
PURE WHITE
SW 7005 BY SHERWIN WILLIAMS

4 FAUX CEDAR PANEL
(HARDIE OR EQUIVALENT)

5 MASONRY VENEER

6 BOARD AND BATT SIDING
CHATEAU BROWN
SW 7510 BY SHERWIN WILLIAMS

7 BOARD AND BATT SIDING
PURE WHITE
SW 7005 BY SHERWIN WILLIAMS

8 ROOF MATERIAL 1
COMPOSITION SHINGLE
GRAY-BROWN

1/8" = 1'-0"

0 4 8 16 24 FEET

SHEET A.3.2

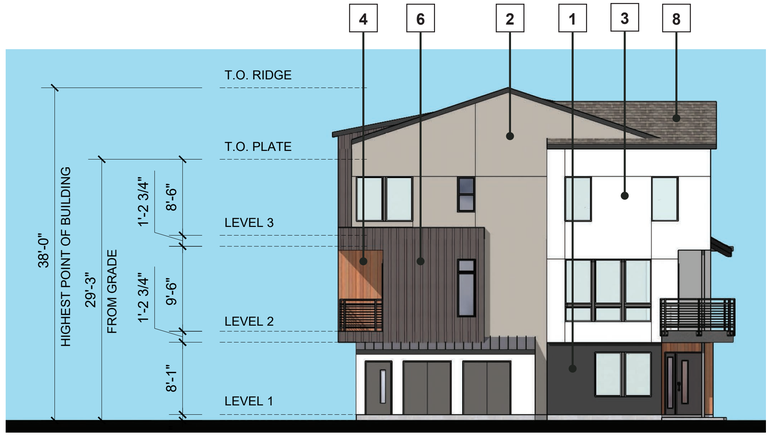
AMPHLETT BOULEVARD

IN SAN MATEO, CA

1700 SA CORPORATION

BLDG 2 - 5PLEX ELEVATIONS

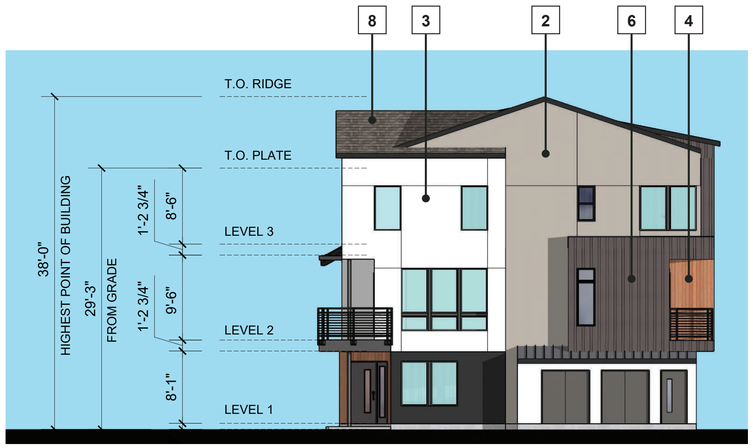
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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

BLDG 3:
Square Footage
Per Building:
13,848 SF

MATERIALS

1 STUCCO BODY COLOR 1
TRICORN BLACK
SW 6258 BY SHERWIN WILLIAMS

2 STUCCO BODY COLOR 2
VERSATILE GRAY
SW 6072 BY SHERWIN WILLIAMS

3 STUCCO BODY COLOR 3
PURE WHITE
SW 7005 BY SHERWIN WILLIAMS

4 FAUX CEDAR PANEL
(HARDIE OR EQUIVALENT)

5 MASONRY VENEER

6 BOARD AND BATT SIDING
CHATEAU BROWN
SW 7510 BY SHERWIN WILLIAMS

7 BOARD AND BATT SIDING
PURE WHITE
SW 7005 BY SHERWIN WILLIAMS

8 ROOF MATERIAL 1
COMPOSITION SHINGLE
GRAY-BROWN

1/8" =1'-0" 0 4 8 16 24 FEET

SHEET A.3.3

AMPHLETT BOULEVARD

IN SAN MATEO, CA

1700 SA CORPORATION

BLDG 3 - 6PLEX ELEVATIONS

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LEFT ELEVATION
(Along internal alley)



FRONT ELEVATION
(Along Concar Drive)

3/32" =1'-0"

0 4 8 16 24 FEET

MATERIALS

1 STUCCO BODY COLOR 1
TRICORN BLACK
SW 6258 BY SHERWIN WILLIAMS

2 STUCCO BODY COLOR 2
VERSATILE GRAY
SW 6072 BY SHERWIN WILLIAMS

3 STUCCO BODY COLOR 3
PURE WHITE
SW 7005 BY SHERWIN WILLIAMS

4 WOOD-LIKE HARDIE PANEL

5 MASONRY VENEER

6 SMOOTH CONCRETE FINISH

BLDG 4:
Square Footage
Per Building:
115,935 SF

SHEET A.4.1

AMPHLETT BOULEVARD

IN SAN MATEO, CA
1700 SA CORPORATION

BLDG 4 - MULTIFAMILY ELEVATIONS



REAR ELEVATION
(Along internal alley)



RIGHT ELEVATION
(Along Amphlett Boulevard)

3/32" =1'-0"

0 4 8 16 24 FEET

MATERIALS

1 STUCCO BODY COLOR 1
TRICORN BLACK
SW 6258 BY SHERWIN WILLIAMS

2 STUCCO BODY COLOR 2
VERSATILE GRAY
SW 6072 BY SHERWIN WILLIAMS

3 STUCCO BODY COLOR 3
PURE WHITE
SW 7005 BY SHERWIN WILLIAMS

4 WOOD-LIKE HARDIE PANEL

5 MASONRY VENEER

6 SMOOTH CONCRETE FINISH

BLDG 4:
Square Footage
Per Building:
115,935 SF

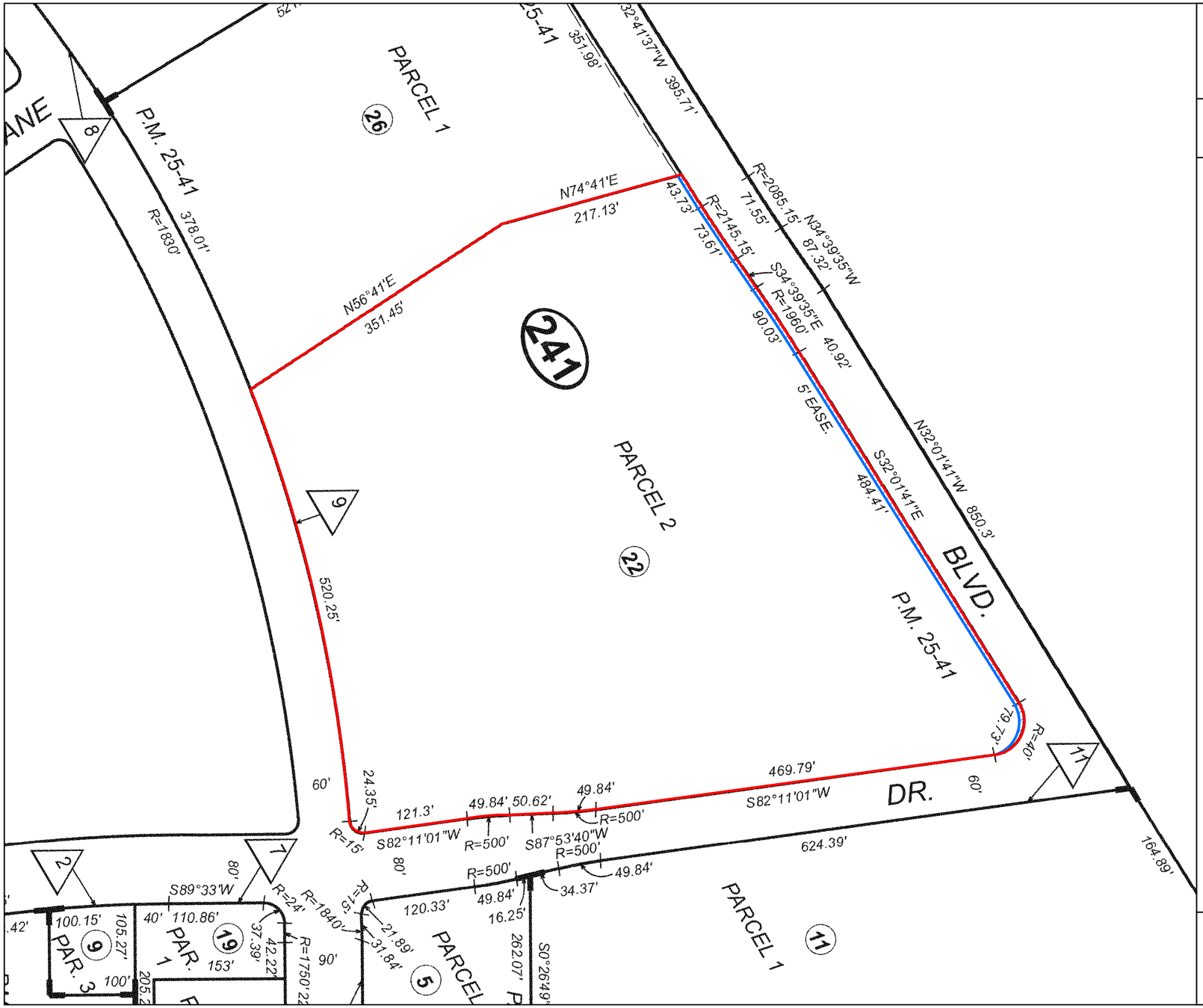
SHEET A.4.2

AMPHLETT BOULEVARD

IN SAN MATEO, CA
1700 SA CORPORATION

BLDG 4 - MULTIFAMILY ELEVATIONS

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First American Title Insurance Company

File No.: 1280609
Location: San Mateo County, CA

Legend

PIQ

12/04/1972 #83466-AS
Bk6283 Pg167
(Sidewalk, Public Utilities)

NOT TO SCALE

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SHEET C.1.0

AMPHLETT BOULEVARD

IN SAN MATEO, CA

1700 SA CORPORATION

PLOTTED EASEMENT MAP

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