606 S DELAWARE — SB 330 PRELIMINARY APPLICATION

606 SOUTH DELAWARE STREET, SAN MATEO, CA 94402 · APN 033-282-080 · R4 / RESIDENTIAL MEDIUM I · PRELIMINARY PLAN SET · JULY 2026

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PROJECT DESCRIPTION

Infill redevelopment of an existing owner-occupied single-family residential parcel. The existing residence, detached rear room, and two uncovered driveway spaces are removed. Proposed: one five-story, all-electric residential building containing 20 open-plan studio dwellings, including 2 Very Low Income units (Levels 1 and 4) and 2 Moderate Income units (Levels 2–3). CBC building area approximately 20,000 SF; gross construction approximately 22,000 SF including roof-level elements. Automobile parking: 0 (Gov. Code §65863.2). Bicycle parking: 20 long-term + 1 short-term. Rooftop resident terrace with solar PV.

DEVELOPMENT SUMMARY

LOT AREA	4,400 SF · 0.101 ACRE
ZONING / GENERAL PLAN	R4 / RESIDENTIAL MEDIUM I
TRANSIT	0.36 MI TO SAN MATEO CALTRAIN
STORIES / HEIGHT	5 STORIES · ±60'-0" T.O. PLATE
DWELLING UNITS	20
UNIT TYPE	ALL STUDIOS (OPEN PLAN)
CBC AREA / GROSS CONSTR.	±20,000 SF / ±22,000 SF
SB 79 NET HABITABLE	±19,650 SF (EST.)
DWELLING-UNIT AREA	±14,505 SF
AUTO PARKING	0 SPACES
BICYCLE PARKING	20 LONG-TERM + 1 SHORT-TERM
AFFORDABILITY	2 VLI (L1+L4) + 2 MOD (L2–L3)

DEVELOPMENT REGULATIONS / PROJECT DATA

STANDARD	APPLICABLE RULE	PROPOSED	NOTE
HEIGHT	SB 79 PROTECTED CAPACITY: 65'	±60'-0" T.O. PLATE	COMPLIES
DENSITY	SB 79: 100 DU/AC (BASE 11)	20 UNITS FILED	BONUS RIGHTS RESERVED
FAR	SB 79: 3.0 FLOOR	±4.47 NET HABITABLE	§65915(e) WAIVER — SEE A-7
SETBACKS	R4/R3: 30' F · 25' S · 25' R	5' F · 0' S · 5' R	§65915(e) — SEE A-7 MATRIX
AUTO PARKING	GOV. CODE §65863.2 (AB 2097)	0 SPACES	BY STATUTE
BICYCLE PARKING	SMMC 27.64.262	20 LT + 1 ST	COMPLIES — NO RELIEF REQUESTED
CONSTR. AREA	SB 330 BASELINE	±20,000 CBC (±22,000 GROSS)	§65941.1(d) BASIS — SEE B-1

PROJECT DATA: RESIDENTIAL ONLY (1 BUILDING) | 20 STUDIOS — 2 VLI (L1 ±520 · L4 ±550) + 2 MOD (L2–L3, ±550) + 16 MARKET (±425–1,010 SF, OPEN PLAN) | NONRESIDENTIAL SF: 0 | 5 STORIES · T.O. PLATE 60'-0"
AUTO PARKING: 0 (AB 2097 — 0.36 MI TO CALTRAIN) | BICYCLE: 20 LT + 1 ST | CBC BLDG AREA ±20,000 SF · GROSS CONSTR. ±22,000 SF | SB 79 NET-HABITABLE ±19,650 SF (EST.) — FAR ±4.47 (3.0 FLOOR · §65915(e) WAIVER) | UNIT AREA ±14,505 SF

SITE AND SURROUNDING CONTEXT

DOWNTOWN SAN MATEO / SOUTH CLAREMONT CONTEXT · CALTRAIN CORRIDOR · ANNOTATED BASE MAP — MEASURED RECORD ON SHEETS T-1 THROUGH T-3



FIGURE A-1.1 — SITE AND STATION CONTEXT (BASE MAP: GOOGLE MAPS, OWNER CAPTURE JULY 2026 — ANNOTATED)

SITE PIN AND STATION PEDESTRIAN ACCESS POINT (POINT B) PLOTTED FROM THE SHEET T-1 COORDINATE RECORD · BASE DIAGRAMMATIC — MEASURED RECORD ON SHEETS T-1 THROUGH T-3

CONTEXT NOTES

The parcel is within the City Downtown Plan study area (South Claremont sub-area context), fronting S Delaware Street two blocks east of the Caltrain corridor.

Transit distance is approximately 0.36 mile, measured in a straight line from the nearest parcel edge to a pedestrian access point at the San Mateo Caltrain station (Sheets T-1 through T-3).

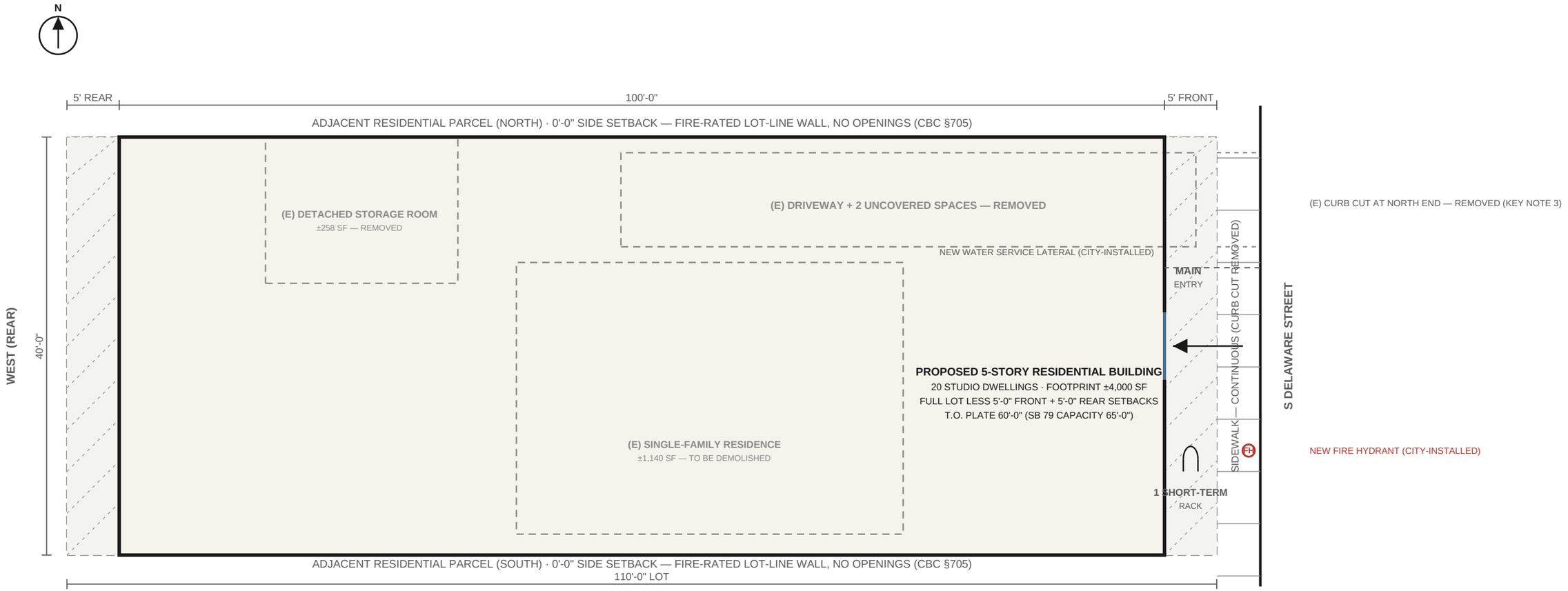
The site is fully developed urban infill: residential parcels adjoin on the north, south, and east; the San Mateo Lumber yard (commercial) abuts the west line (Sheets H-2, H-3). It is within walking distance of downtown retail, restaurants, and services. The Downtown Area Plan identifies additional downtown housing and housing near the transit station as adopted City objectives (Sheet D-1).

BASE MAP NORTH-UP · NOT TO SCALE — MEASURED RECORD: SHEETS T-1 THROUGH T-3

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AUTO PARKING: 0 (AB 2097 — 0.36 MI TO CALTRAIN) | BICYCLE: 20 LT + 1 ST | CBC BLDG AREA ±20,000 SF · GROSS CONSTR. ±22,000 SF | SB 79 NET-HABITABLE ±19,650 SF (EST.) — FAR ±4.47 (3.0 FLOOR · §65915(e) WAIVER) | UNIT AREA ±14,505 SF

ARCHITECTURAL SITE PLAN

40' x 110' LOT · 5' FRONT + 5' REAR SETBACKS · 0'-0" SIDE SETBACKS (FIRE-RATED LOT-LINE WALLS) · PEDESTRIAN-ONLY ACCESS · EXISTING CURB CUT REMOVED



KEY NOTES

1. DEMOLITION: REMOVE (E) OWNER-OCCUPIED RESIDENCE (±1,140 SF), (E) DETACHED REAR STORAGE ROOM (±258 SF — 18.4' x 14'; NO KITCHEN OR BATH; NEVER A DWELLING), AND 2 UNCOVERED SPACES.
2. SETBACKS: 5'-0" FRONT (EAST) + 5'-0" REAR (WEST); 0'-0" SIDES — FIRE-RATED LOT-LINE WALLS, NO OPENINGS (CBC §705). R4 RELIEF MATRIX: SHEET A-7.
3. ACCESS: PEDESTRIAN ONLY FROM S DELAWARE STREET. EXISTING DRIVEWAY CURB CUT REMOVED — CONTINUOUS CURB AND SIDEWALK RESTORED.
4. BICYCLE PARKING: 20 LONG-TERM IN L1 BIKE ROOM (SHEET A-3) + 1 SHORT-TERM RACK AT FRONTAGE WITHIN 50' OF ENTRY.
5. UTILITIES: NEW FIRE HYDRANT, UPGRADED WATER MAIN, AND NEW WATER SERVICE LATERAL AT FRONTAGE — CITY-INSTALLED.
6. REFUSE: INTERIOR TRASH/RECYCLING ROOM AT L1 (SHEET A-3); CURBSIDE STAGING AT FRONTAGE ON COLLECTION DAYS.
7. ALL-ELECTRIC BUILDING (SAN MATEO REACH CODE); ROOFTOP SOLAR PV (SHEET A-5). NO GAS SERVICE.

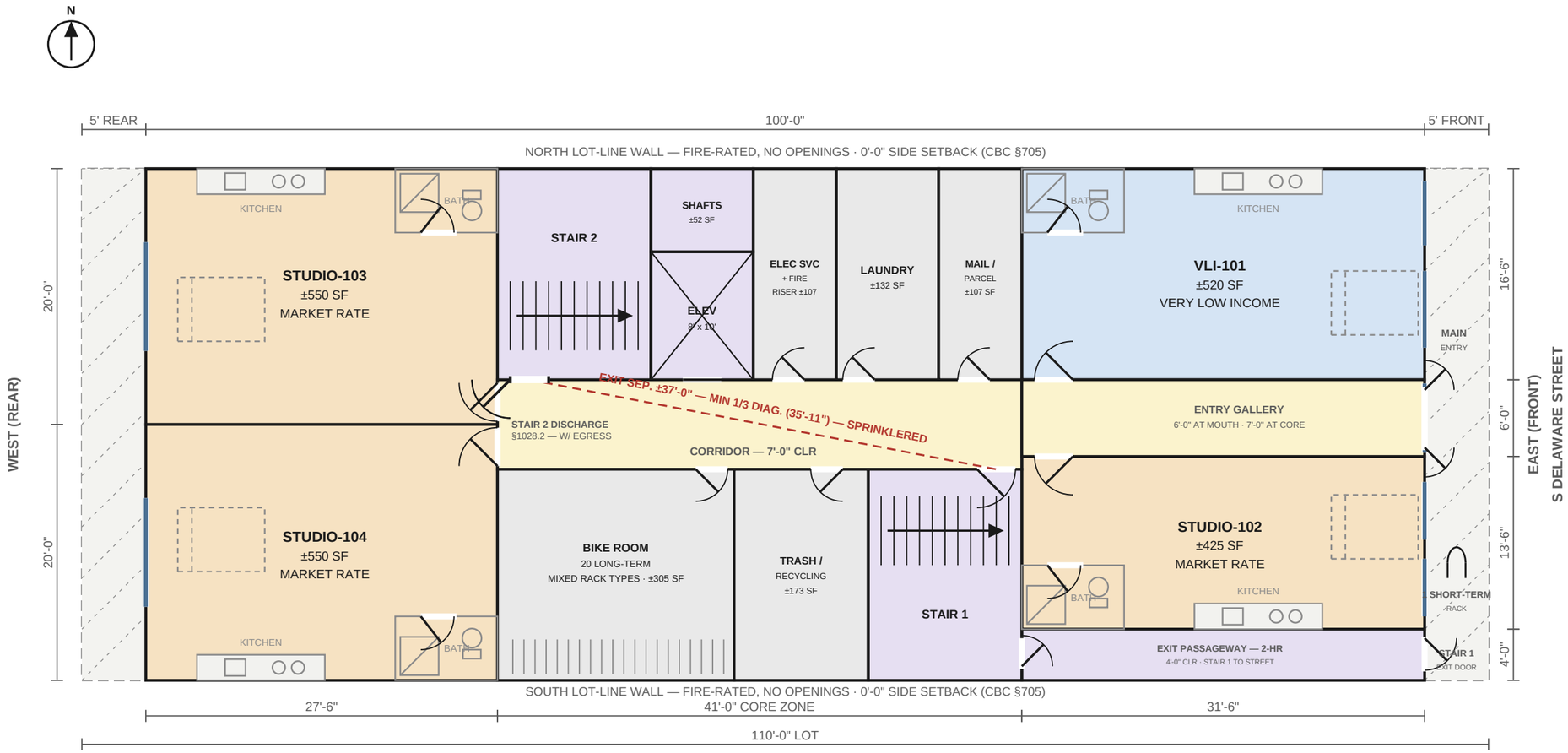
SITE PLAN SUMMARY

SITE AREA	4,400 SF
TOTAL UNITS	20 STUDIOS
STORIES / HEIGHT	5 · ±60'-0"
GROSS CONSTRUCTION	±22,000 SF
AUTO PARKING	0
BICYCLE PARKING	20 LT + 1 ST
AFFORDABILITY	2 VLI + 2 MOD

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GROUND FLOOR PLAN — LEVEL 1

1 VLI (±520 SF) + 3 MARKET (±425–±550 SF) STUDIOS · 7'-0" GALLERY (6'-0" MOUTH) · SOUTH RATED EXIT PASSAGE · BIKE ROOM (20 LT) · CORE STACKS L1–L5



KEY NOTES

1. ALL 20 DWELLINGS = STUDIOS. L1: 1 VLI (±520) + 3 MARKET (±425–±550); VLI ALSO AT L4 (±550); MODERATE AT L2–L3 (SHEET A-8). EVERY SF PROGRAMMED.
2. COMPACT ENTRY: 7'-0" GALLERY (6'-0" MOUTH) REPLACES THE PRIOR LOBBY; RECLAIMED AREA TO L1 UNITS; MAIL/PARCEL OFF GALLERY.
3. BICYCLE PARKING PER SMMC 27.64.262: 20 LONG-TERM (BIKE ROOM — MIX OF RACK TYPES) + 1 SHORT-TERM AT FRONTAGE — COMPLIES; NO WAIVER REQUESTED.
4. AUTOMOBILE PARKING: 0 — AB 2097 (§65863.2); ±0.36 MI TO CALTRAIN. CORE (2 STAIRS + ELEV + SHAFTS) STACKS L1–L5; WET WALLS ALIGN.
5. EXIT DISCHARGE (CBC §§1023.2/1024.3/1028.2): STAIR 1 EXITS VIA A 2-HR, 4'-0" CLR PASSAGEWAY AT THE SOUTH LOT LINE — DIRECT TO THE PUBLIC WAY, ON-SITE.
6. STAIR 1'S CORRIDOR DOOR = L1 EXIT-ACCESS DOOR (§1023.4); STAIR 2 = SOLE INTERIOR-DISCHARGE STAIR — RATED DOOR (§§716/1023.4) DRAWN, SWINGS WITH EGRESS.
7. COMMON LAUNDRY; ELEC. + FIRE RISER (ALL-ELECTRIC — REACH CODE); TRASH/RECYCLING AT L1. EGRESS HARDWARE + CAPACITY CALCS: ARCHITECT.
8. N/S LOT-LINE WALLS FIRE-RATED, NO OPENINGS (CBC §705); GLAZING E/W ONLY; WEST: PRELIM. TARGET ≤25% AT 5'-0" FSD (TABLE 705.9) — % PENDING SCHEDULE.
9. STAIR 2 DISCHARGE (§1028.2): ≤50% OF REQUIRED EXIT NUMBER + CAPACITY; FREE PATH TO A READILY VISIBLE EXTERIOR EXIT DOOR; NFPA 13 THROUGHOUT; SEPARATION FROM AREAS BELOW; NO INTERVENING LOCKABLE / GROUP-H / STORAGE ROOM. §1005.7.1 DOOR-ENCROACHMENT CHECK AT FULL DESIGN.

LEGEND

- VLI STUDIO (±520 SF)
- MARKET STUDIO — L1 (±425–±550 SF)
- CIRCULATION / ENTRY
- CORE / RATED EXIT PASSAGE
- BIKE / SERVICE

L1 AREA SCHEDULE (4,000 SF PLATE)

1 VLI (±520) + 3 MARKET	±2,045 SF
ENTRY GALLERY + CORRIDOR	±475 SF
EXIT PASSAGEWAY — STAIR 1	±125 SF
STAIRS + ELEVATOR + SHAFTS	±528 SF
BIKE ROOM — 20 LONG-TERM	±305 SF
TRASH · LAUNDRY · ELEC · MAIL	±519 SF
GROUND PLATE TOTAL	**4,000 SF**

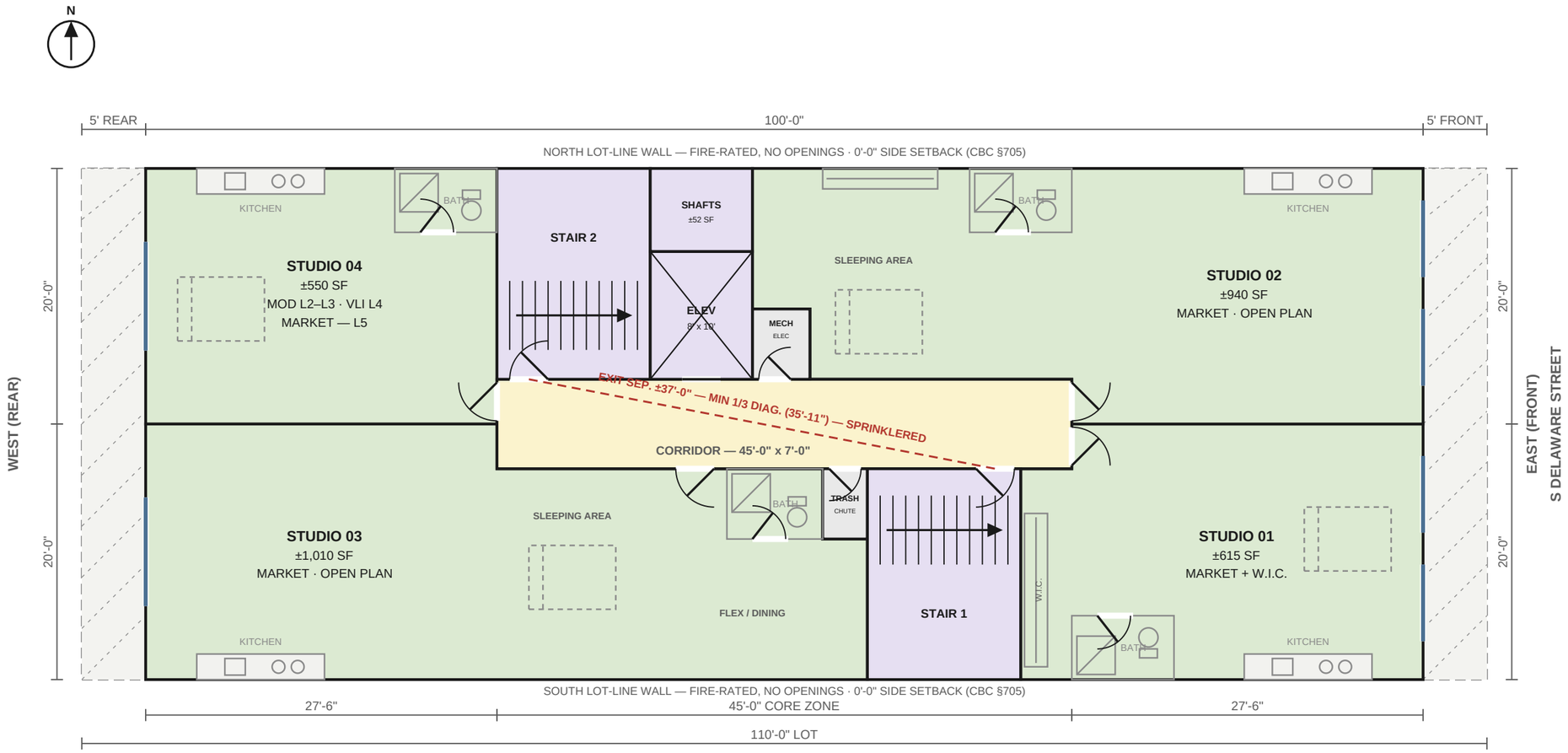
COMPONENT AREAS APPROXIMATE — ROUNDED COMPONENTS MAY NOT SUM TO THE GROSS PLATE.

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TYPICAL FLOOR PLAN — LEVELS 2–5

4 OPEN-PLAN STUDIOS PER FLOOR (±550 TO ±1,010 SF) · UNIT 04: MODERATE L2–L3 · VLI L4 · MARKET L5 · CORE STACKS OVER L1



KEY NOTES

1. ROUTE A FULL-CAPTURE: EVERY SF IS INSIDE A UNIT OR THE CODE-REQUIRED CORE — STORAGE ELIMINATED; ALL UNITS REMAIN STUDIOS.
2. 4 OPEN-PLAN STUDIOS/FLOOR (±550 / ±615 / ±940 / ±1,010 SF). SB 330 BASELINE UNCHANGED: 20 UNITS / ±20,000 SF CBC BUILDING AREA (SEE SHEET B-1).
3. SB 79 FAR (NET HABITABLE INCL. STAIR/HALL/SERVICE/STORAGE): ±19,650 SF = FAR ±4.47 — 3.0 FLOOR; EXCESS VIA §65915(e) WAIVER.
4. NATURAL LIGHT: NO ENCLOSED SLEEPING ROOMS — ALL HABITABLE AREA OPENS TO THE E/W GLAZED WALLS; ONLY BATHS + CLOSETS ENCLOSED.
5. EXIT SEPARATION ±37'-0" (MIN 35'-11" = 1/3 OF 107'-8" DIAG., SPRINKLERED). TRASH CHUTE STACKS OVER L1 TRASH ROOM.
6. GLAZING E/W ONLY; N/S LOT-LINE WALLS FIRE-RATED, NO OPENINGS (CBC §705); WEST: PRELIM. TARGET ≤25% AT 5'-0" FSD (TABLE 705.9) — % PENDING SCHEDULE.
7. ALL 20 UNITS ARE STUDIOS. BMR: VLI AT L1 + L4; MODERATE AT L2 + L3 (SHEET A-8).

LEGEND

- MARKET STUDIO (±550–1,010 SF)
- CIRCULATION
- VERTICAL CORE
- MECH / TRASH CHUTE

TYPICAL PLATE SCHEDULE (4,000 SF)

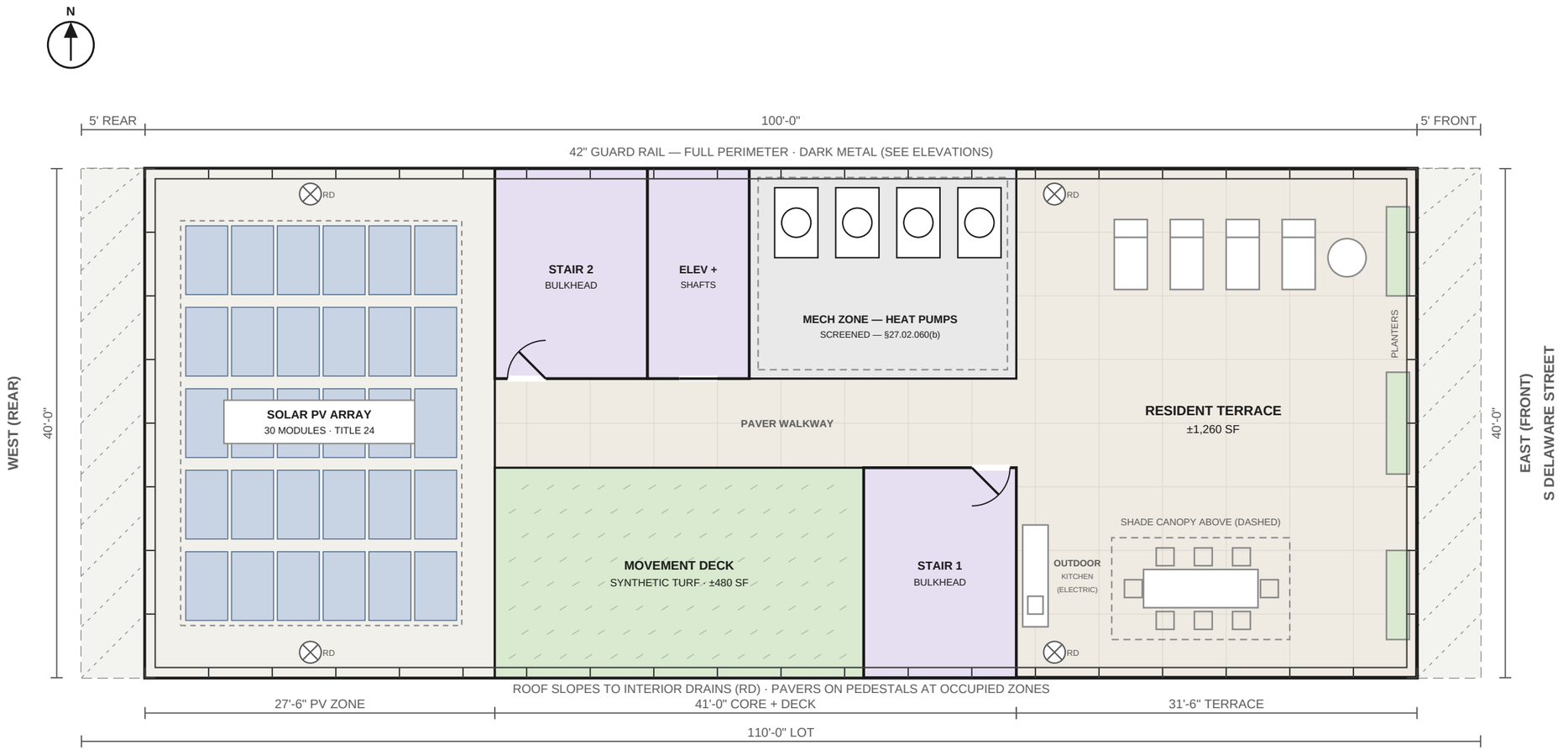
UNIT 04 — MOD L2–L3 · VLI L4	±550 SF
STUDIO 01 (+ W.I.C.)	±615 SF
STUDIO 02 — OPEN PLAN	±940 SF
STUDIO 03 — OPEN PLAN	±1,010 SF
CORRIDOR (45' x 7')	315 SF
STAIRS + ELEVATOR + SHAFTS	±528 SF
MECH/ELEC + TRASH CHUTE	±44 SF
TYPICAL PLATE TOTAL	**±4,000 SF**

COMPONENT AREAS APPROXIMATE — ROUNDED COMPONENTS MAY NOT SUM TO THE GROSS PLATE.

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ROOF PLAN / TERRACE

±1,740 SF DEDICATED AMENITY (±2,027 IF WALKWAY CREDITED) · SOLAR PV · HEAT-PUMP ZONE · ELEV BULKHEAD/MECH EXEMPT (§27.02.060(b)) · STAIR OVERRUNS < 65'



KEY NOTES

1. ROOF ACCESS VIA ELEVATOR + BOTH STAIRS. ±1,740 SF CLEARLY DEDICATED AMENITY (TERRACE + MOVEMENT DECK); UP TO ±2,027 SF ONLY IF THE CITY CREDITS THE ±287-SF WALKWAY + SHARED-ROOF ARRANGEMENT — §27.22.100(d).
2. ELEV BULKHEAD, SOLAR + SCREENED HEAT PUMPS EXEMPT SUBJECT TO NONVISIBILITY — §27.02.060(b), ORD. 2023-3. STAIR OVERRUNS HELD WITHIN THE 65' SB 79 CAPACITY.
3. GUARD: 42" MIN DARK METAL RAIL AT FULL PERIMETER (PROFILE ON SHEET S2-3).
4. ALL-ELECTRIC: HEAT-PUMP HVAC + HEAT-PUMP WATER HEATING ON CURBS IN SCREENED MECH ZONE; ELECTRIC OUTDOOR KITCHEN — NO GAS.
5. SOLAR PV: ±30-MODULE BALLASTED ARRAY AT WEST ZONE PER TITLE 24 / REACH CODE; 4'-0" FIRE-ACCESS PATHWAYS AT ARRAY PERIMETER.
6. MOVEMENT DECK: ±480 SF SYNTHETIC-TURF FLEX AREA FOR YOGA / FITNESS PROGRAMMING.
7. DEMAND: LITERAL 0 SF (STUDIOS HAVE NO DEFINED BEDROOMS — §§27.04.057/.165); ALT ±4,000 SF IF EACH STUDIO = 1-BR, INCL. THE §27.22.100(c) GROUND COMPONENT FOR FOUR L1 UNITS. §65915(e) WAIVER TO THE EXTENT REQUIRED, INCL. ANY (c)/(d) BALANCE.

LEGEND

- STAIR/ELEV BULKHEADS
- TERRACE PAVERS
- MOVEMENT DECK — TURF
- SOLAR PV ARRAY
- MECH ZONE (SCREENED)

ROOF ZONE SCHEDULE (4,000 SF)

EAST RESIDENT TERRACE	±1,260 SF
MOVEMENT DECK (TURF)	±480 SF
PAVER WALKWAY	±287 SF
BULKHEADS (2 STAIRS + ELEV)	±528 SF
MECH ZONE (SCREENED)	±345 SF
SOLAR PV ZONE (WEST)	±1,100 SF
ROOF PLATE TOTAL	**4,000 SF**

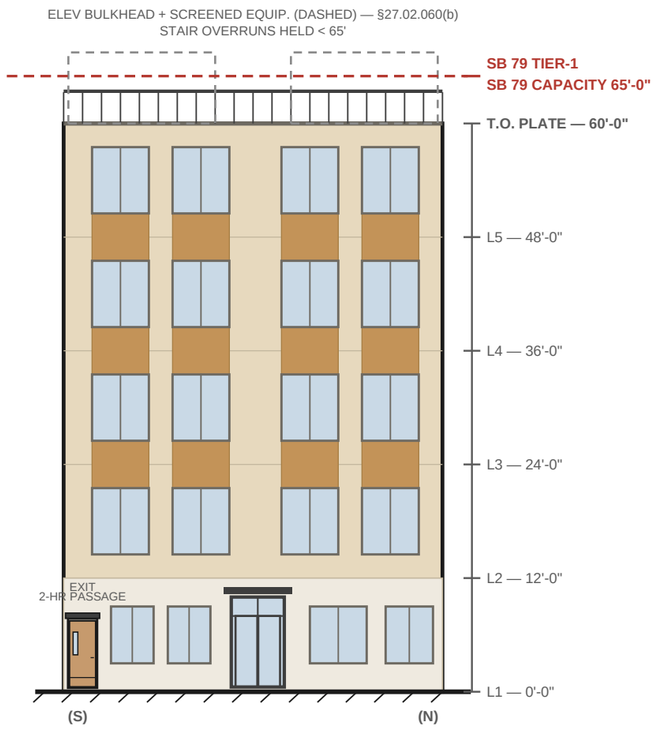
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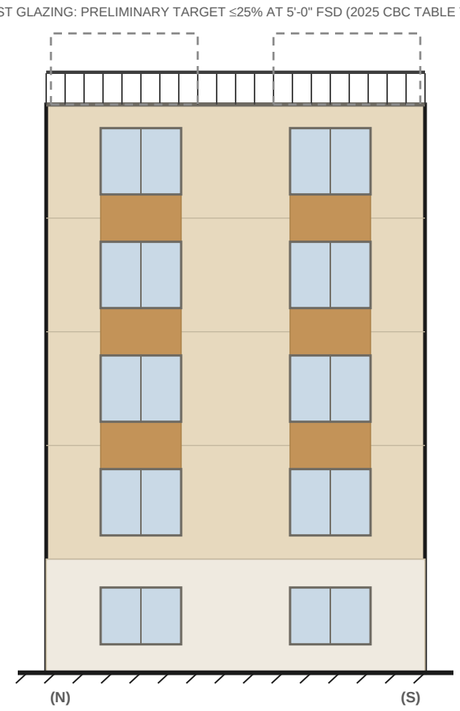
ELEVATIONS / MASSING / MATERIALS

EAST (FRONT) · WEST (REAR) · FIRE-RATED LOT-LINE WALLS · SB 79 TIER-1 HEIGHT COMPLIANCE · MATERIAL PALETTE



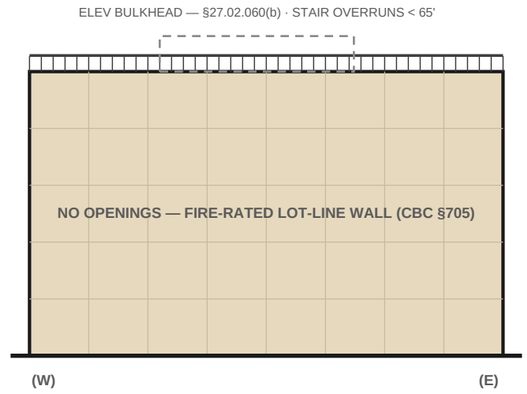
EAST ELEVATION (FRONT — S DELAWARE ST)

SCALE: 1/16" = 1'-0"



WEST ELEVATION (REAR)

SCALE: 1/16" = 1'-0"



NORTH & SOUTH LOT-LINE WALLS (IDENTICAL — NO OPENINGS)

SCALE: 1/32" = 1'-0"

MATERIAL PALETTE

- WARM STUCCO — FIELD
- LIGHT STUCCO — L1 BASE
- BRONZE/GRAY TRIM
- WOOD ACCENT PANEL
- DARK METAL RAIL / STOREFRONT
- GLAZING

KEY NOTES

1. HEIGHT: T.O. PLATE 60'-0" — UNDER THE 65'-0" SB 79 HALF-MILE TIER-1 STANDARD (RED DASHED LINE).
2. ELEVATOR BULKHEAD, SOLAR + SCREENED EQUIPMENT HEIGHT-EXEMPT SUBJECT TO NONVISIBILITY — SMMC 27.02.060(b) (ORD. 2023-3); STAIR OVERRUNS HELD WITHIN 65' — SHOWN DASHED.
3. EAST (FRONT): STOREFRONT ENTRY + FULL-LIGHT PAIRED GLAZING. WEST (REAR): PRELIMINARY TARGET ≤25% AT 5'-0" FSD (TABLE 705.9) — % PENDING SCHEDULE.
4. NORTH AND SOUTH LOT-LINE WALLS ARE FIRE-RATED WITH NO OPENINGS (CBC §705). IDENTICAL CONDITIONS — SHOWN ONCE.
5. ROOF TERRACE GUARD 42" MIN — DARK METAL RAIL. WOOD ACCENT SPANDRELS AT WINDOW BAYS; BRONZE/GRAY WINDOW TRIM.
6. ALL-ELECTRIC BUILDING (SAN MATEO REACH CODE) — NO GAS FLUES OR METERS AT ANY FACADE.

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HEIGHT / FAR / DENSITY WORKSHEET

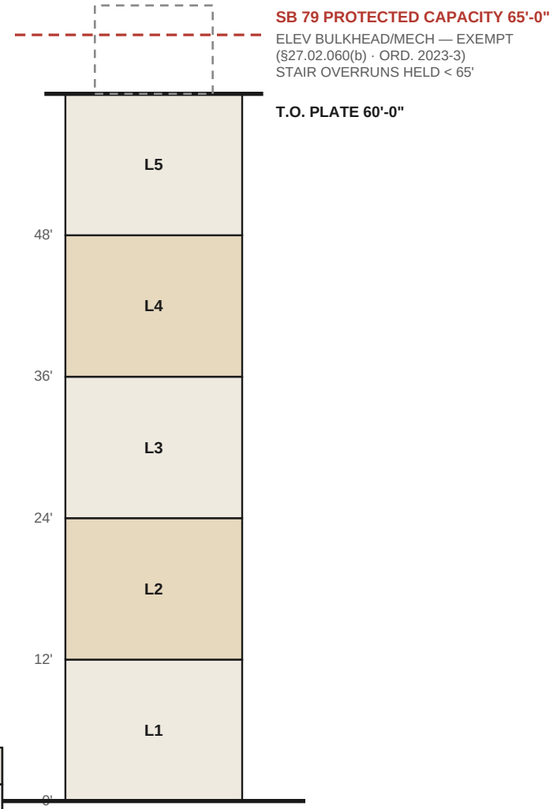
SB 79 HALF-MILE TIER 1 · BASE 11 · 20 UNITS FILED · CBC ±20,000 / GROSS ±22,000 SF · NET HABITABLE ±19,650 SF EST. · FAR ±4.47 · R4 RELIEF MATRIX

WORKSHEET

LOT AREA	4,400 SF · 0.101 ACRE
SB 79 STANDARD (HALF-MILE TIER 1)	65 FT · 100 DU/AC · FAR 3.0 FLOOR
BASE DENSITY	0.101 AC x 100 DU/AC = 10.1 — ROUNDED TO 11 UNITS
FILED PROJECT	20 DWELLING UNITS (9 ABOVE THE 11-UNIT BASE)
§65915 RIGHTS	WAIVERS PER MATRIX; NO CONCESSION SELECTED (4+2 RESERVED); NO PARKING REDUCTION
HEIGHT	5 STORIES · ±60'-0" T.O. PLATE — UNDER 65'-0" (COMPLIES)
AREA BASIS (SB 330 BASELINE)	CBC ±20,000 SF (5 x 4,000 SF PLATES) · GROSS ±22,000 SF (ROOF LEVEL ±2,000)
SB 79 NET HABITABLE AREA	±19,650 SF EST. (INCL. STAIR/HALL/SERVICE/STORAGE) — §65912.156(i) TAKEOFF PENDING
RESIDENTIAL FAR (NET HABITABLE / LOT)	±19,650 / 4,400 = ±4.47
FAR TREATMENT	SB 79 PROTECTED CAPACITY TO 3.0; §65915(e) WAIVER OF LOCAL FAR FOR THE BALANCE
DWELLING-UNIT AREA (REFERENCE)	±14,505 SF
AUTOMOBILE PARKING	0 — GOV. CODE §65863.2 (AB 2097)
BICYCLE PARKING	20 LONG-TERM + 1 SHORT-TERM

NET HABITABLE AREA — DEFINITION

SB 79 "net habitable square feet" means finished, heated floor area enclosed by the inside surfaces of walls with the required headroom, and includes working, living, eating, cooking, sleeping, stair, hall, service, and storage areas; it excludes garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements (Gov. Code §65912.156(i); residential FAR per §65912.156(l)). This project contains none of the excluded uses, so the net habitable figure approaches the gross construction area. The 3.0 figure is the FAR the statute guarantees the project may reach; the balance is addressed through the §65915(e) waiver of the local FAR standard requested in the application (City form, Item 12).



HEIGHT STACK

DATUM: EXISTING GRADE AT FRONTAGE

R4 DEVELOPMENT-STANDARD RELIEF MATRIX — §65915(e) WAIVERS REQUESTED

STANDARD	R4/R3 REQUIREMENT (SMMC)	PROPOSED	RELIEF
FRONT YARD	30'-0" — 1/2 BUILDING HEIGHT OVER 3 STORIES (§27.22.070)	5'-0"	§65915(e) WAIVER REQUESTED
SIDE YARDS	25'-0" EACH — 1/2 HEIGHT, 25' MAX (§27.22.080(c))	0'-0" EACH	§65915(e) WAIVER REQUESTED
REAR YARD	25'-0" — 1/2 HEIGHT, 25' MAX (§27.22.090)	5'-0"	§65915(e) WAIVER REQUESTED
FLOOR AREA RATIO	LOCAL 1.5 (§27.24.050; §27.04.200 GROSS BASIS — TAKEOFF TBD)	SB 79 FAR ±4.47 EST. (§65912.156(l))	§65915(e) WAIVER FROM LOCAL FAR
COMMON OPEN SPACE	LITERAL 0 SF (NO DEFINED BR §§27.04.057/.165); ±4,000 IF STUDIO=1-BR INCL. (c)	±1,740 DEDICATED; ±2,027 IF (d) CREDITED	§65915(e) WAIVER TO EXTENT REQ. INCL. (c)/(d)

PROJECT DATA: RESIDENTIAL ONLY (1 BUILDING) | 20 STUDIOS — 2 VLI (L1 ±520 · L4 ±550) + 2 MOD (L2–L3, ±550) + 16 MARKET (±425–1,010 SF, OPEN PLAN) | NONRESIDENTIAL SF: 0 | 5 STORIES · T.O. PLATE 60'-0"
AUTO PARKING: 0 (AB 2097 — 0.36 MI TO CALTRAIN) | BICYCLE: 20 LT + 1 ST | CBC BLDG AREA ±20,000 SF · GROSS CONSTR. ±22,000 SF | SB 79 NET-HABITABLE ±19,650 SF (EST.) — FAR ±4.47 (3.0 FLOOR · §65915(e) WAIVER) | UNIT AREA ±14,505 SF

UNIT MIX / AFFORDABILITY SCHEDULE

20 OPEN-PLAN STUDIOS · 2 VLI (L1 + L4) · 2 MODERATE (L2–L3) · 16 MARKET · AVERAGE ±725 SF — UNDER THE SB 79 1,750 SF MAX

UNIT SCHEDULE

LEVEL	UNIT	TYPE	AREA	AFFORDABILITY
L1	VLI-101	STUDIO	±520 SF	VERY LOW INCOME
L1	STUDIO-102	STUDIO	±425 SF	MARKET RATE
L1	STUDIO-103	STUDIO	±550 SF	MARKET RATE
L1	STUDIO-104	STUDIO	±550 SF	MARKET RATE
L2–L5 (EACH)	STUDIO 01	STUDIO + W.I.C.	±615 SF	MARKET RATE
L2–L5 (EACH)	STUDIO 02	STUDIO — OPEN PLAN	±940 SF	MARKET RATE
L2–L5 (EACH)	STUDIO 03	STUDIO — OPEN PLAN	±1,010 SF	MARKET RATE
L2–L3	UNIT 04 (MOD)	STUDIO	±550 SF	MODERATE INCOME
L4	UNIT 04 (VLI)	STUDIO	±550 SF	VERY LOW INCOME
L5	STUDIO 04	STUDIO	±550 SF	MARKET RATE

16 MARKET-RATE UNITS ACROSS L1–L5 = ±12,335 SF

TOTAL: 20 UNITS · DWELLING-UNIT AREA ±14,505 SF · AVERAGE ±725 SF

SB 79 AVERAGE-UNIT-SIZE MAX: 1,750 SF NET HABITABLE PER UNIT — PROJECT COMPLIES.

DENSITY BONUS REFERENCE

Base density: 11 units (0.101 acre x 100 du/ac = 10.1, rounded to 11). 2 VLI units = 18.18% of base; 2 Moderate units = 18.18% of base; total affordable = 4/11 = 36.36% of base. The filed 20-unit project includes 9 density-bonus units above the 11-unit base; affordable units are distributed across Levels 1–4. Applicant reserves all rights under Gov. Code §65915, including concessions, incentives, waivers/reductions of development standards; six-concession eligibility is asserted with selection reserved. No §65915 parking reduction is requested — automobile parking is independently governed by §65863.2.

All units are open-plan studios. Interior layouts may be refined without changing the filed 20-unit / ±20,000 SF CBC SB 330 baseline (Sheet B-1; ±22,000 gross informational). Final BMR unit designations and terms per the housing agreement at the full application.

PROJECT DATA: RESIDENTIAL ONLY (1 BUILDING) | 20 STUDIOS — 2 VLI (L1 ±520 · L4 ±550) + 2 MOD (L2–L3, ±550) + 16 MARKET (±425–1,010 SF, OPEN PLAN) | NONRESIDENTIAL SF: 0 | 5 STORIES · T.O. PLATE 60'-0"
AUTO PARKING: 0 (AB 2097 — 0.36 MI TO CALTRAIN) | BICYCLE: 20 LT + 1 ST | CBC BLDG AREA ±20,000 SF · GROSS CONSTR. ±22,000 SF | SB 79 NET-HABITABLE ±19,650 SF (EST.) — FAR ±4.47 (3.0 FLOOR · §65915(e) WAIVER) | UNIT AREA ±14,505 SF

SB 330 BASELINE / DENSITY METHOD

20 UNITS · CBC ±20,000 SF (§65941.1(d)) · GROSS ±22,000 SF INFORMATIONAL · SB 79 UNIT-PER-ACRE DENSITY METHOD · NO ADUs

SB 330 BASELINE / 20% RULE

The preliminary application describes a housing development project consisting of 20 residential dwelling units and approximately 20,000 square feet of construction, measured as California Building Code building area per Section 65941.1(d) (five 4,000-SF plates). Gross construction including roof-level elements is approximately 22,000 square feet, stated for information. Under Gov. Code §65941.1(d), any later revision that causes the number of residential units or the square footage of construction to change by 20 percent or more, upward or downward, requires resubmittal of the preliminary-application information before the revised project retains the same SB 330 preliminary-application status. Any increase resulting from a density bonus, incentive, concession, waiver, or similar provision is excluded from the 20% calculation as provided by statute.

DENSITY METHOD

No form-based base-density study is used or required for this preliminary application. The base density is calculated directly from the SB 79 half-mile Tier 1 unit-per-acre standard: 0.101 acre x 100 dwelling units per acre = 10.1 units, rounded to 11 base units. The filed project proposes 20 units, including 9 density-bonus units above the 11-unit base. No accessory dwelling units are included in or relied upon by this preliminary application.

FILING BASELINE

PROPOSED RESIDENTIAL UNITS	20
BASE UNITS (EXCL. BONUS)	11
BONUS UNITS IN FILED PROJECT	9
AFFORDABLE UNITS	2 VLI + 2 MODERATE
SQ. FT. OF CONSTRUCTION (§65941.1(d))	±20,000 SF CBC
INFORMATIONAL GROSS CONSTR.	±22,000 SF (INCL. ROOF LEVEL)
SB 79 NET HABITABLE (FAR BASIS)	±19,650 SF (EST.)
RESIDENTIAL FAR	±4.47
AUTO PARKING	0
BICYCLE PARKING	20 LT + 1 ST

20% RULE — PRACTICAL RANGES

ITEM	BASELINE	20%	CONSERVATIVE RANGE (UNDER 20% CHANGE)	§65941.1(d) RESUBMITTAL THRESHOLD (20% OR MORE)
RESIDENTIAL UNITS	20 UNITS	4 UNITS	17 TO 23 UNITS	16 OR FEWER · 24 OR MORE
SQ. FT. OF CONSTRUCTION (CBC)	±20,000 SF	4,000 SF	MORE THAN 16,000 SF AND LESS THAN 24,000 SF	16,000 SF OR LESS · 24,000 SF OR MORE
BASE-DENSITY UNITS (PRUDENTIAL)	11	2.2 UNITS	9–13 (BASE HELD AT 11)	8 OR FEWER · 14 OR MORE

Increases resulting from a density bonus, incentive, concession, waiver, or similar provision are excluded from the 20% calculation (Gov. Code §65941.1(d)); the ranges above apply to all other revisions. The base-density row is a nonstatutory internal management range: §65941.1(d) does not expressly establish a separate base-unit test, and the row is not a concession, stipulation, or waiver of the applicant's textual position.

PROJECT DATA: RESIDENTIAL ONLY (1 BUILDING) | 20 STUDIOS — 2 VLI (L1 ±520 · L4 ±550) + 2 MOD (L2–L3, ±550) + 16 MARKET (±425–1,010 SF, OPEN PLAN) | NONRESIDENTIAL SF: 0 | 5 STORIES · T.O. PLATE 60'-0"
AUTO PARKING: 0 (AB 2097 — 0.36 MI TO CALTRAIN) | BICYCLE: 20 LT + 1 ST | CBC BLDG AREA ±20,000 SF · GROSS CONSTR. ±22,000 SF | SB 79 NET-HABITABLE ±19,650 SF (EST.) — FAR ±4.47 (3.0 FLOOR · §65915(e) WAIVER) | UNIT AREA ±14,505 SF

TRANSIT DISTANCE EXHIBIT

0.355 MILE (1,874 FT · 571.2 M) STRAIGHT LINE — NEAREST PARCEL EDGE TO STATION PEDESTRIAN ACCESS · OUTSIDE 1/4 MILE · WITHIN 1/2 MILE — SB 79 HALF-MILE TIER 1

STATUTORY MEASUREMENT STANDARD

> *"...measured in a straight line from the nearest edge of the parcel containing the proposed project to a pedestrian access point for the transit-oriented development stop." — GOV. CODE §65912.157(b)*

MEASUREMENT POINTS — WGS84 PLACEMARK RECORD (GOOGLE EARTH, JULY 2026)

POINT A — NEAREST PARCEL EDGE, 606 S DELAWARE	37°33'53.11" N · 122°19'05.10" W
POINT B — STATION PEDESTRIAN ACCESS (PLATFORM-END CROSSING)	37°34'03.88" N · 122°19'24.04" W

STRAIGHT-LINE COMPUTATION

COMPONENT	BASIS	RESULT
NORTH–SOUTH	10.77 ARCSEC × 30.830 M PER ARCSEC	332.0 M
EAST–WEST	18.94 ARCSEC × 24.541 M PER ARCSEC	464.8 M
STRAIGHT LINE	HYPOTENUSE OF COMPONENTS	571.2 M

571.2 M = 1,874 FT = 0.355 MILE (STATED HEREIN AS ±0.36 MILE)

CONSISTENCY OF INDEPENDENT DETERMINATIONS

METHOD	RESULT
PLACEMARK COORDINATES — GOOGLE EARTH (DESKTOP)	0.355 MILE
PLACEMARK COORDINATES — GOOGLE EARTH (MOBILE)	0.351 MILE
GOOGLE EARTH MEASURE TOOL	0.351 MILE
GOOGLE EARTH MEASURE — BETWEEN SAVED PLACEMARKS (DESKTOP)	0.35 MILE
CONSERVATIVE PATH — REAR YARD TO STATION MAIN ENTRANCE	0.360 MILE

ALL DETERMINATIONS FALL BETWEEN 0.35 AND 0.36 MILE — EACH IS OUTSIDE 1/4 MILE AND WITHIN 1/2 MILE.

THE PARCEL LIES OUTSIDE ONE-QUARTER MILE AND WITHIN ONE-HALF MILE (MARGIN ±766 FT) OF A STATION PEDESTRIAN ACCESS POINT — SB 79 HALF-MILE TIER 1: 65 FT HEIGHT · 100 DU/AC · FAR 3.0 FLOOR.

COORDINATE + MEASUREMENT RECORD: SHEET T-2 · CITY SB 79 GUIDANCE AND TO-SCALE RADII DIAGRAM: SHEET T-3.

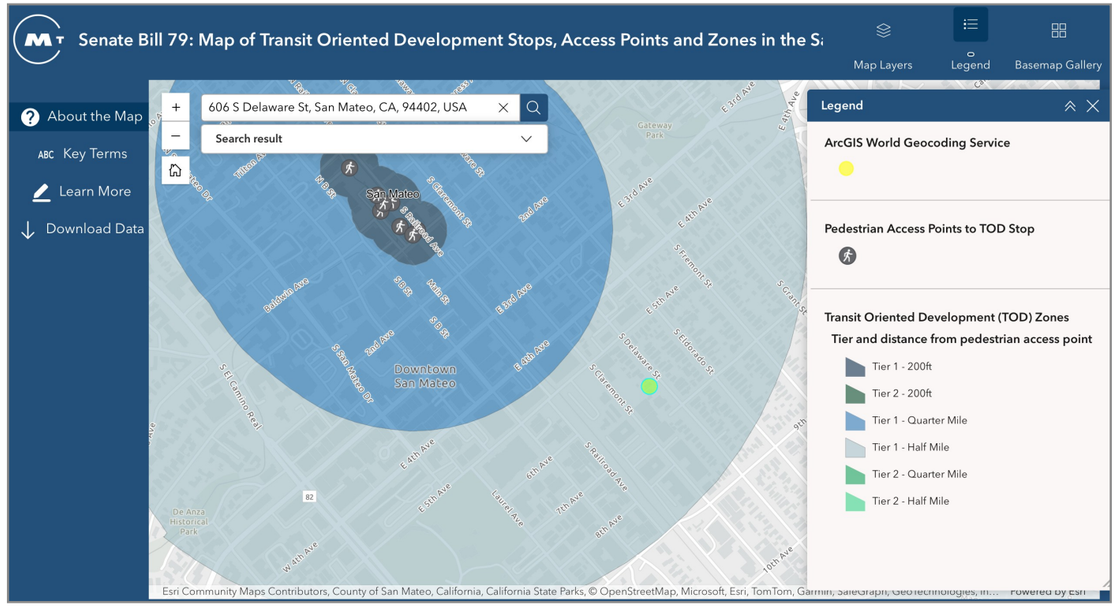


FIGURE T-1.1 — MTC OFFICIAL SB 79 MAP: TOD ZONES AND ACCESS POINTS — 606 GEOCODE IN "TIER 1 — HALF MILE"

OFFICIAL CAPTURE — PARCEL DOT IN THE HALF-MILE ZONE, OUTSIDE THE QUARTER-MILE.
SOURCE: MTC SB 79 MAP (EXPERIENCE.ARCGIS.COM) · MAP ACCESSED JULY 1, 2026.

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TRANSIT DISTANCE — MEASUREMENT RECORD

GOOGLE EARTH PLACEMARK RECORD (WGS84) · TO-SCALE RADII DIAGRAM — SAN MATEO CALTRAIN STATION AND 606 S DELAWARE

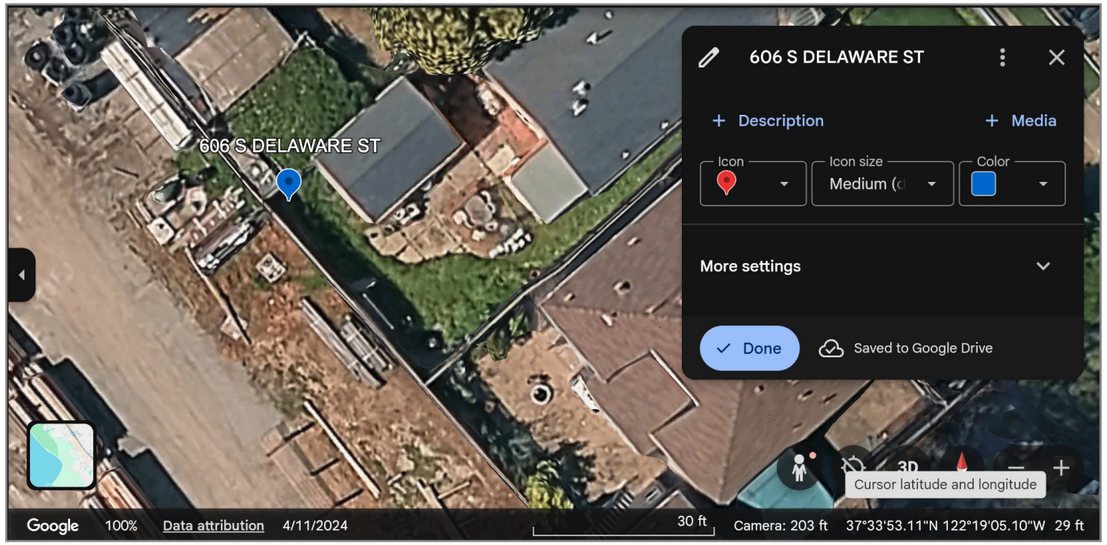


FIGURE T-2.1 — PARCEL PLACEMARK "606 S DELAWARE ST" — POINT A: 37°33'53.11" N · 122°19'05.10" W

GOOGLE EARTH (DESKTOP) STATUS-BAR COORDINATE READOUT AT THE PLACEMARK · IMAGERY DATE 4/11/2024

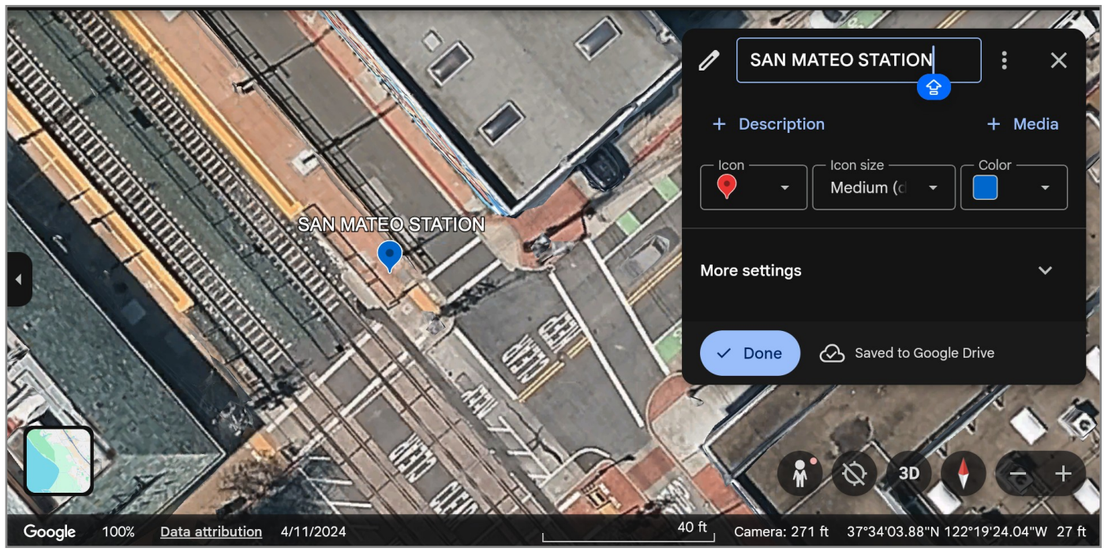


FIGURE T-2.2 — STATION PLACEMARK "SAN MATEO STATION" — POINT B: 37°34'03.88" N · 122°19'24.04" W

PLATFORM-END PEDESTRIAN CROSSING — THE STATION PEDESTRIAN ACCESS POINT NEAREST THE PARCEL

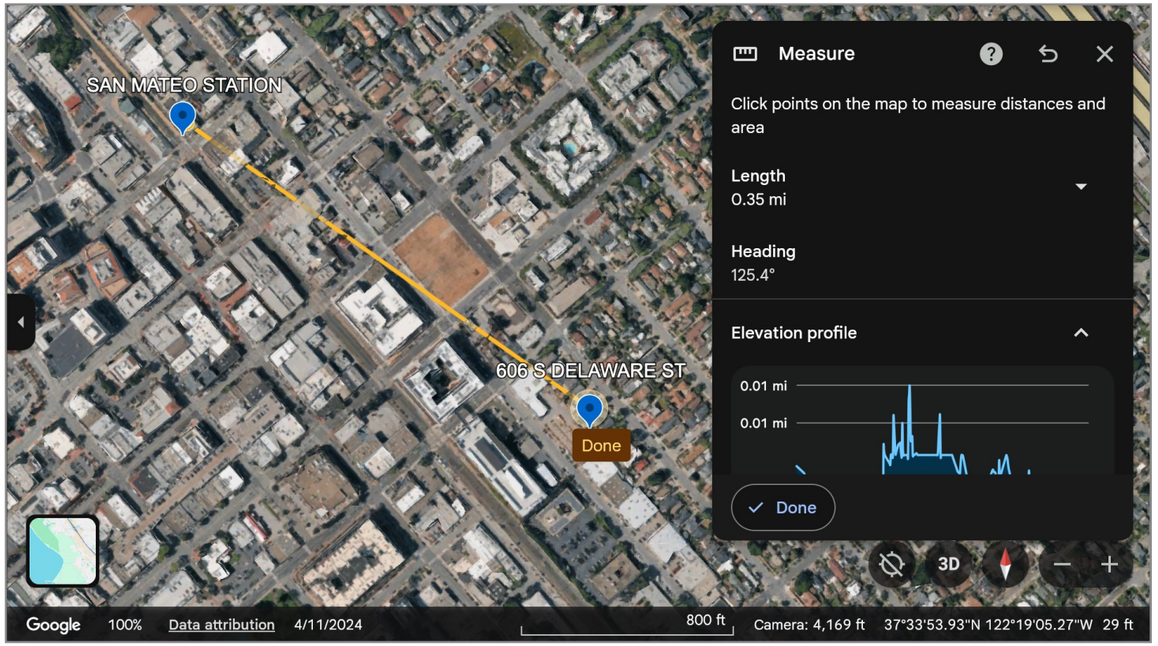


FIGURE T-2.3 — GOOGLE EARTH MEASURE BETWEEN THE SAVED PLACEMARKS: 0.35 MI (HEADING 125.4°)

TWO-POINT STRAIGHT LINE, "SAN MATEO STATION" TO "606 S DELAWARE ST" · IMAGERY DATE 4/11/2024

METHOD

Placemark coordinates recorded in Google Earth (WGS84): Point A at the nearest parcel edge; Point B at the station platform-end pedestrian crossing. Latitude difference 10.77 arcsec = 332.0 m north–south; longitude difference 18.94 arcsec = 464.8 m east–west at this latitude; straight-line distance 571.2 m = 1,874 ft = 0.355 mile — outside one-quarter mile and within one-half mile of the station pedestrian access point (Gov. Code §65912.157(b)). The Google Earth measure tool run between the same saved placemarks independently reads 0.35 mile (Figure T-2.3). Official MTC zone map: Figure T-1.1 (Sheet T-1); City guidance: Sheet T-3.

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TRANSIT MAPPING / AGENCY GUIDANCE

TO-SCALE RADII DIAGRAM · CITY OF SAN MATEO SB 79 PUBLIC GUIDANCE — HALF-MILE TIER 1 (OFFICIAL MTC ZONE MAP: FIGURE T-1.1, SHEET T-1)

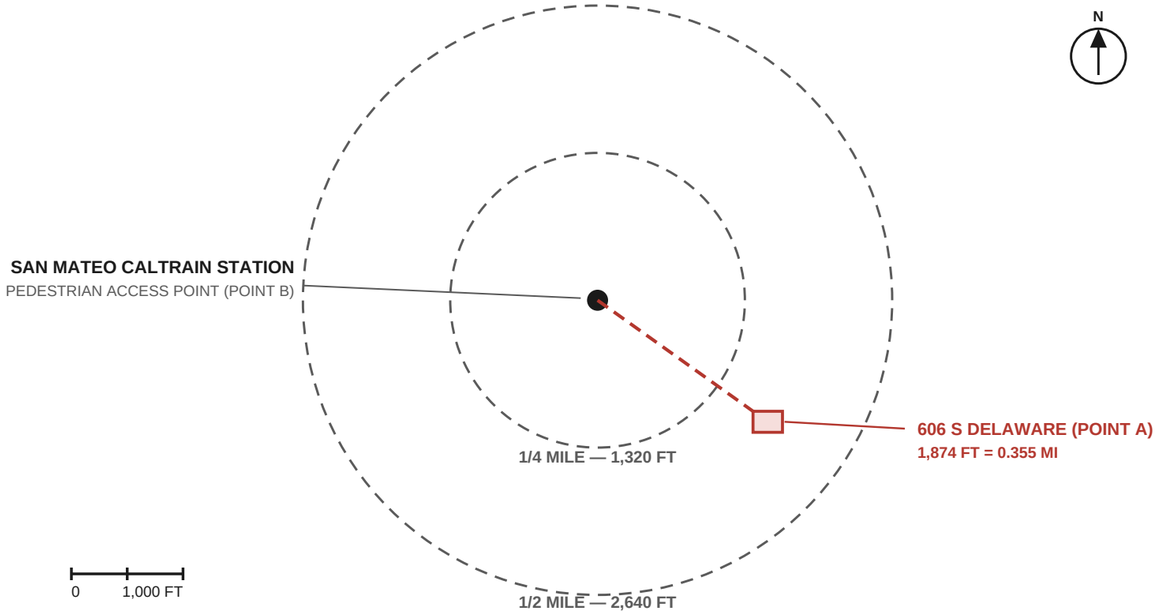


FIGURE T-3.1 — TO-SCALE RADII DIAGRAM COMPUTED FROM THE SHEET T-1 COORDINATE RECORD (NORTH UP)
STATION PEDESTRIAN ACCESS AT CENTER · PARCEL AT 0.355 MILE — BETWEEN THE QUARTER- AND HALF-MILE RINGS.

CITY OF SAN MATEO PUBLIC GUIDANCE — SB 79

- EFFECTIVE JULY 1, 2026 — STATEWIDE MINIMUMS FOR HOUSING NEAR MAJOR TRANSIT, INCLUDING CALTRAIN.
- ALLOWED USE: RESIDENTIAL + MIXED-USE (§65912.157); §65912.159(a) → §65913.4 MINISTERIAL ONLY IF ALL CRITERIA ARE MET.
- WITHIN 1/4 MILE OF A TIER 1 STOP: LOCAL LIMIT MAY NOT BE SET BELOW 75 FT / 120 DU/AC.
- WITHIN 1/2 MILE: LOCAL LIMIT MAY NOT BE SET BELOW 65 FT / 100 DU/AC / FAR 3.0 — THE TIER THIS PROJECT APPLIES.
- AFFORDABILITY FLOOR OVER 10 UNITS: 7% ELI, OR 10% VLI, OR 13% LOW INCOME.

THE PROJECT APPLIES THE HALF-MILE TIER — 65 FT · 100 DU/AC — PER THIS GUIDANCE + THE MTC MAP.
AS OF THIS FILING — NO SB 79 ALTERNATIVE PLAN OR §§65912.160–.161 ORDINANCE ADOPTED; STATE STANDARDS GOVERN.

SOURCE: CITY OF SAN MATEO PUBLIC GUIDANCE — NEW STATE RULES FOR DEVELOPMENT NEAR TRANSIT (SB 79), V2.

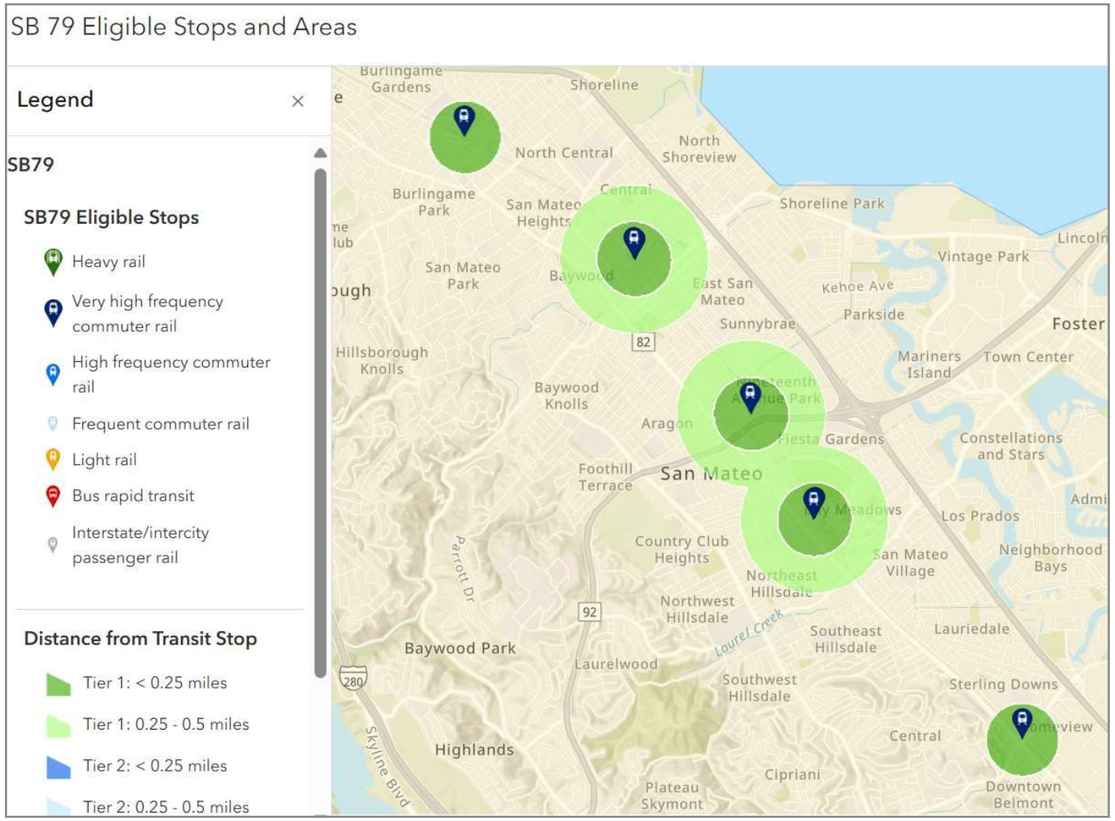


FIGURE T-3.2 — CITY GUIDANCE: "PROJECTED SB 79 ELIGIBLE TRANSIT STOPS"
GREEN RINGS = TIER 1 QUARTER- AND HALF-MILE AREAS AT EACH CALTRAIN STOP; THE SITE LIES IN THE SAN MATEO STATION AREA.

FIGURE CROSS-REFERENCE

Figure T-3.1 (left) is drawn to scale from the Sheet T-1 coordinate record — the station pedestrian access point at center, the parcel at 0.355 mile, between the quarter- and half-mile rings. Figure T-3.2 (above) reproduces the City guidance stops map. The official MTC zone map — TOD stops, pedestrian access points, and tier zones with the parcel geocode — appears as Figure T-1.1 on Sheet T-1.

PROJECT DATA: RESIDENTIAL ONLY (1 BUILDING) | 20 STUDIOS — 2 VLI (L1 ±520 · L4 ±550) + 2 MOD (L2–L3, ±550) + 16 MARKET (±425–1,010 SF, OPEN PLAN) | NONRESIDENTIAL SF: 0 | 5 STORIES · T.O. PLATE 60'-0"
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CITY OF SAN MATEO PUBLISHED MAP — SB 79 POTENTIAL ELIGIBILITY AREAS

CITY MAP PAGE 2 (DOWNTOWN SAN MATEO CALTRAIN STATION) · GENERAL PLAN 2040 LAND-USE DESIGNATIONS · REPRODUCED AT REDUCED SCALE

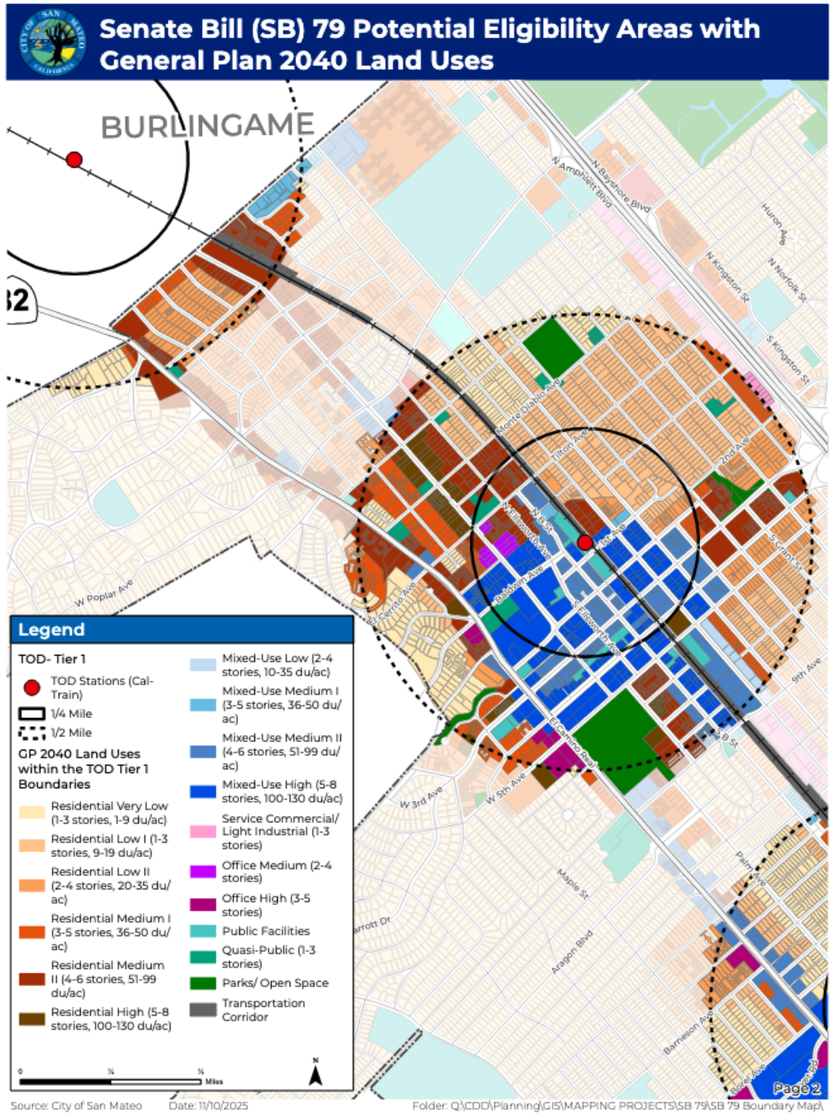


FIGURE T-4.1 — CITY OF SAN MATEO SB 79 ELIGIBILITY MAP, PAGE 2 (688 x 920 PX OWNER CAPTURE, REDUCED SCALE)

CITY OF SAN MATEO PUBLISHED MAP — CITY SEAL ON THE DOCUMENT "SENATE BILL (SB) 79 POTENTIAL ELIGIBILITY AREAS WITH GENERAL PLAN 2040 LAND USES" — PAGE 2, DOWNTOWN SAN MATEO CALTRAIN STATION SHEET

MAP DATED 11/10/2025 · CITY PLANNING GIS, "SB 79 BOUNDARY MAP" SET

THE MAP DRAWS THE TOD TIER 1 RINGS AROUND THE STATION — 1/4 MILE (SOLID) AND 1/2 MILE (DASHED) — OVER THE ADOPTED GP 2040 LAND-USE DESIGNATIONS.

THE PARCEL (APN 033-282-080) LIES BETWEEN THE RINGS — MEASURED 0.355 MI, SHEETS T-1/T-2 — INSIDE THE 1/2-MILE TIER 1 BOUNDARY.

GP 2040 DESIGNATION (MAP LEGEND, DARK ORANGE): RESIDENTIAL MEDIUM I — 3-5 STORIES, 36-50 DU/AC.

THE FILED 5-STORY HEIGHT SITS WITHIN THE 3-5-STORY ENVELOPE OF THE GENERAL PLAN DESIGNATION ITSELF. DENSITY AND FAR ARE GOVERNED BY SB 79 TIER 1 + GOV. CODE §65915 — SHEETS A-7, B-1, T-3.

LEGEND EXCERPT (VERBATIM, RESIDENTIAL LADDER):
RES. VERY LOW (1-3 ST, 1-9 DU/AC) · RES. LOW I (1-3 ST, 9-19) · RES. LOW II (2-4 ST, 20-35)
RES. MEDIUM I (3-5 ST, 36-50) · RES. MEDIUM II (4-6 ST, 51-99) · RES. HIGH (5-8 ST, 100-130)

STATUS: CORROBORATING EXHIBIT. THE CITY PUBLISHED THIS MAP 11/10/2025, BEFORE THE JULY 1, 2026 EFFECTIVE DATE — HENCE "POTENTIAL" ELIGIBILITY. THE CONTROLLING TRANSIT DETERMINATION IS THE MEASUREMENT RECORD (SHEETS T-1/T-2) AND THE MTC MAP CARRYING THE §65912.160(f) PRESUMPTION.

SOURCE (MAP FOOTER): CITY OF SAN MATEO · DATE: 11/10/2025 · PAGE 2.
CURRENT VERSION VIA CITYOFSANMATEO.ORG — STATE LEGISLATION INFORMATION AND RESOURCES PAGE (ACCESSED JULY 2026). REPRODUCED AT REDUCED SCALE.

RECORDED PUBLIC EASEMENT STATEMENT

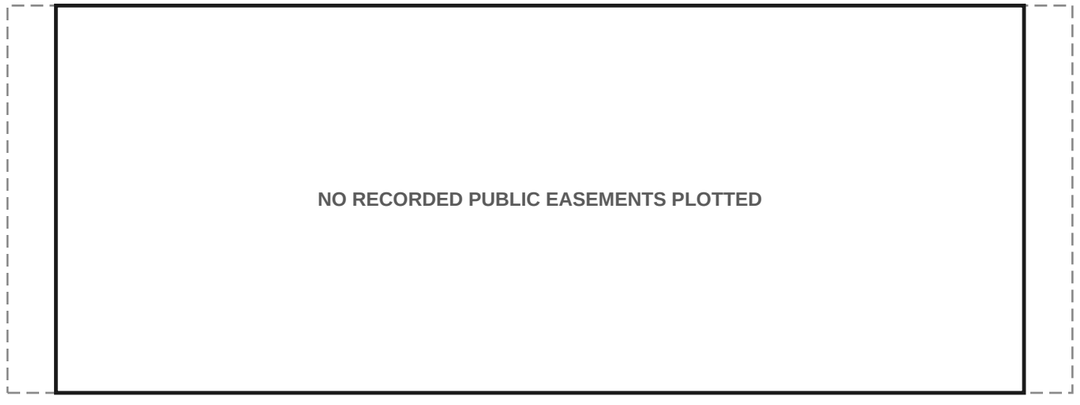
OWNER STATEMENT — NO RECORDED PUBLIC EASEMENTS KNOWN ON THE PROJECT SITE (CITY FORM ITEM 15: NO)

OWNER STATEMENT

No recorded public easement is known to exist on the project site, including storm drain, water line, public utility, or public right-of-way easements. The preliminary application answers NO to the recorded-public-easement question (City form, Item 15).

SITE REFERENCE

Project site: 606 South Delaware Street, San Mateo, CA 94402 · APN 033-282-080 · Lot 9, Block 1, Map of East San Mateo (Book 5 of Maps, Page 55). Legal description and ownership per Exhibit A (June 2026 certified/stamped copy of the recorded grant deed). The proposed building footprint is shown on Sheet A-2.



110' x 40' LOT — BUILDING ENVELOPE WITH 5' FRONT + 5' REAR SETBACKS

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AUTO PARKING: 0 (AB 2097 — 0.36 MI TO CALTRAIN) | BICYCLE: 20 LT + 1 ST | CBC BLDG AREA ±20,000 SF · GROSS CONSTR. ±22,000 SF | SB 79 NET-HABITABLE ±19,650 SF (EST.) — FAR ±4.47 (3.0 FLOOR · §65915(e) WAIVER) | UNIT AREA ±14,505 SF

HAZARD / SITE CONDITIONS EXHIBIT

ALL CITY-FORM SITE-CONDITION ITEMS: NO · FULLY DEVELOPED URBAN INFILL PARCEL

SITE CONDITIONS SUMMARY

VERY HIGH FIRE HAZARD SEVERITY ZONE (GOV. CODE §51178)	NO
WETLANDS (USFWS MANUAL, PART 660 FW 2)	NO
HAZARDOUS WASTE SITE — §65962.5 (HSC ART. 5 §78760 PER §65941.1(a)(8)(C); HSC §25356 PER §65913.4)	NO
FEMA SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD)	NO
DELINEATED EARTHQUAKE FAULT ZONE (ALQUIST-PRIOLO)	NO
STREAM / STREAMBED ALTERATION RESOURCE (F&G CODE §1600)	NO
COASTAL ZONE	NO
KNOWN HISTORIC / CULTURAL RESOURCES ON SITE	NO
SPECIES OF SPECIAL CONCERN ON SITE	NO
PROPOSED POINT SOURCES OF AIR / WATER POLLUTANTS	NO

NOTES

The project site is a fully developed urban infill residential parcel. No creek, wetland, watercourse, or other environmental site feature subject to public-agency regulation is known on the site.

The site is not within an Alquist-Priolo earthquake fault zone, a FEMA special flood hazard area, or a very high fire hazard severity zone. The nearest mapped CGS liquefaction zone lies approximately 1,700 feet from the site; the site is not within a mapped liquefaction or landslide zone.

The existing residence is not listed on the City of San Mateo 1989 historic building survey, and no historic or cultural resources are known to exist on the site.

An aerial site photograph showing existing site conditions is provided on Sheet H-2 (aerial photograph). Sources: CGS seismic hazard zone maps, FEMA NFHL, CAL FIRE FHSZ, City of San Mateo records.

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AERIAL PHOTOGRAPH — PROJECT SITE

DATED AERIAL — OWNER CAPTURE, JULY 2026 (GOOGLE EARTH) · SITE AND ADJOINING PARCELS · NO ENVIRONMENTAL SITE FEATURES PRESENT



FIGURE H-2.1 — AERIAL PHOTOGRAPH, PROJECT SITE AND ADJOINING PARCELS (GOOGLE EARTH — OWNER CAPTURE, JULY 2026)

MAP PIN MARKS 606 S DELAWARE ST (APN 033-282-080) · PARCEL BOUNDARY 40' x 110' PER RSM 5/55 — DIMENSIONED ON SHEET A-2 · NORTH UP · NOT TO SCALE

AERIAL NOTES

Dated aerial photograph of the project site and adjoining parcels, captured by the owner in July 2026 (Google Earth). The map pin marks the project parcel. The parcel boundary is the recorded 40' x 110' lot of Lot 9, Block 1, East San Mateo (RSM 5/55); boundary dimensions and setbacks are drawn to scale on Sheet A-2.

Adjoining context: residential parcels adjoin on the north (604) and south (610); S Delaware Street fronts the east; the San Mateo Lumber yard (commercial) abuts the west line. Ground-level photographs of each condition appear on Sheet H-3.

Environmental features: no creek, wetland, watercourse, or other environmental site feature subject to public-agency regulation is present on or adjacent to the site. FEMA Zone X (outside the special flood hazard area); outside Alquist-Priolo and very high fire hazard severity zones (Sheet H-1). The site is fully developed urban infill.

Companion exhibits: Sheet A-1 (annotated context map and transit line), Sheet H-1 (hazard and site-condition summary), Sheet H-3 (ground-level photographs).

PROJECT DATA: RESIDENTIAL ONLY (1 BUILDING) | 20 STUDIOS — 2 VLI (L1 ±520 · L4 ±550) + 2 MOD (L2–L3, ±550) + 16 MARKET (±425–1,010 SF, OPEN PLAN) | NONRESIDENTIAL SF: 0 | 5 STORIES · T.O. PLATE 60'-0"
AUTO PARKING: 0 (AB 2097 — 0.36 MI TO CALTRAIN) | BICYCLE: 20 LT + 1 ST | CBC BLDG AREA ±20,000 SF · GROSS CONSTR. ±22,000 SF | SB 79 NET-HABITABLE ±19,650 SF (EST.) — FAR ±4.47 (3.0 FLOOR · §65915(e) WAIVER) | UNIT AREA ±14,505 SF

EXISTING SITE PHOTOGRAPHS — GROUND LEVEL

OWNER PHOTOGRAPHS, JULY 2026 · EXISTING RESIDENCE, DRIVEWAY, SIDE YARDS, AND SITE CONTEXT · COMPANION TO SHEET H-2 (AERIAL PHOTOGRAPH)



FIGURE H-3.1 — FRONT ELEVATION (FACING EAST)
(E) RESIDENCE · NORTH DRIVEWAY · CURB CUT TO BE REMOVED



FIGURE H-3.2 — NORTH SIDE + DETACHED ROOM (VIEW WEST)
DRIVE ALONG THE 604 LINE TO THE (E) DETACHED ROOM (NW)



FIGURE H-3.3 — SOUTH SIDE YARD, 610 LINE (VIEW EAST)
SIDE YARD AT THE SOUTH LINE — ALL IMPROVEMENTS REMOVED



FIGURE H-3.4 — REAR ELEVATION (FACING WEST)
MAIN HOUSE + DETACHED REAR ROOM — REMOVED (KEY NOTE 1)



FIGURE H-3.5 — REAR YARD, FACING SOUTH
KIKU PUBLIC GARAGE VISIBLE IN THE BACKGROUND — SHEET D-1



FIGURE H-3.6 — REAR YARD, SOUTHWEST AREA
YARD + FENCE CONDITION · AUTOTECH BUILDING BEYOND



FIGURE H-3.7 — REAR YARD, NORTHWEST CORNER (VIEW NW)
SAN MATEO LUMBER SIGN + YARD BUILDINGS BEYOND THE FENCE



FIGURE H-3.8 — VIEW WEST THROUGH THE REAR FENCE
LUMBER YARD ABUTS THE WEST LINE (25% GLAZING CONTEXT)



FIGURE H-3.9 — LUMBER YARD (VIEW NORTHWEST)
LUMBER + KIKU GARAGE + RECENT MULTIFAMILY — SHEET D-1

PHOTOGRAPH INDEX

Owner photographs, July 2026. Figures H-3.1–H-3.4: the structures and improvements to be removed and all four sides of the site (Key Notes 1 and 3, Sheet A-2). Figures H-3.5–H-3.9: the rear-yard context — the abutting San Mateo Lumber yard on the west line, with the Kiku Public Garage and recent multifamily development beyond (Sheet D-1). Companion to Sheet H-2 (aerial).

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DOWNTOWN PLAN HOUSING SUPPORT

ADOPTED CITY OBJECTIVES SUPPORTING ADDITIONAL DOWNTOWN HOUSING — 2009 DOWNTOWN AREA PLAN

CITY DOWNTOWN AREA PLAN — SUPPORT SUMMARY

- The Downtown vision includes housing opportunities as part of the mix of retail, entertainment, and new development.
- Downtown Plan Goal Two supports residential and housing uses as part of a diverse downtown mix.
- Public outreach themes for the Downtown Plan included providing housing in the downtown.
- The Plan identifies lack of housing Downtown as a challenge that reduces walking-distance market support for shops and restaurants.
- More Downtown housing strengthens market support for retail, restaurants, and entertainment.
- Housing near the transit station can reduce vehicle trips and vehicle ownership.

PROJECT RESPONSE

The proposed project implements these adopted objectives: 20 new transit-proximate households within walking distance of Downtown businesses, zero automobile parking near the station, affordable units included, and new housing that strengthens market support for Downtown retail, restaurants, and services within the Downtown Plan / South Claremont context.

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