



# **SAN MATEO** **MULTI-FAMILY AND** **MIXED-USE RESIDENTIAL** **OBJECTIVE DESIGN STANDARDS** **COMMUNITY WORKSHOP**

**APRIL 6, 2023**





# PROJECT TEAM

## CITY OF SAN MATEO – PLANNING DIVISION

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# AGENDA

1. WELCOME + INTRODUCTIONS
2. PROJECT OVERVIEW AND PURPOSE OF OBJECTIVE DESIGN STANDARDS (ODS)
3. PROGRESS DRAFT ODS
4. INTERACTIVE DISCUSSION

# PROJECT SCHEDULE

## PHASE I DISCOVERY

Community Workshop  
Focus Group Meetings  
Study Session

## PHASE II PUBLIC FEEDBACK

Define ODS Approach  
for San Mateo  
  
Residents' Input  
  
Development  
Community's Input

## PHASE III PUBLIC REVIEW - Draft Standards

Draft Objective Design  
Standards  
  
Draft Graphics/Exhibits  
  
Planning Commission  
Study Session

## PHASE IV ADOPTION

Proposed Objective  
Design Standards  
  
Planning Commission  
Hearings  
  
City Council Hearings



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# **PROJECT OVERVIEW**

## OBJECTIVES + OUTCOMES



# OBJECTIVES + OUTCOMES

- Create and adopt new standards to regulate **design** of multi-family residential and mixed-use residential development projects in San Mateo
- Meet criteria required by State law
- Implement Housing Element policy
- Listen to and learn from the community
- Confirm priorities to guide good multi-family residential design in San Mateo





# WHAT ARE OBJECTIVE DESIGN STANDARDS?



- Why do we have to create ODS?
- What do they affect?
- Where are they applicable?
- How will they work?





# WHY DO WE HAVE OBJECTIVE DESIGN STANDARDS?

## San Mateo Programs:

- HAA: Housing Accountability Act
- SB 35: Streamlined Approval Process
- SB 330: Housing Crisis Act of 2019
- SB 9: The HOME Act - Expanding Opportunities in Single-Family Zones
- AB 2011 and SB 6 - Residential Uses in Commercial Zones
- Housing Element program



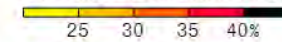
# WHY DO WE HAVE OBJECTIVE DESIGN STANDARDS?

- Addresses supply shortage of affordable and rental units
- Removes hurdles created by the discretionary process to streamline development of multi-family units
- Allows local jurisdictions to create tailored standards for their own communities

## Cost Burdened

For both owners and renters, California has the highest share of households spending more than 30% of their income on housing

Percentage of cost-burdened households:



Source: Harvard Joint Center for Housing Studies

# WHAT DEVELOPMENTS QUALIFY?

All Multi-Family residential and Mixed-Use projects, including:



Duplexes  
+  
Triplexes



Townhouses  
+  
Rowhouses



Mid-Rise and  
High-Rise  
Apartments +  
Condominiums

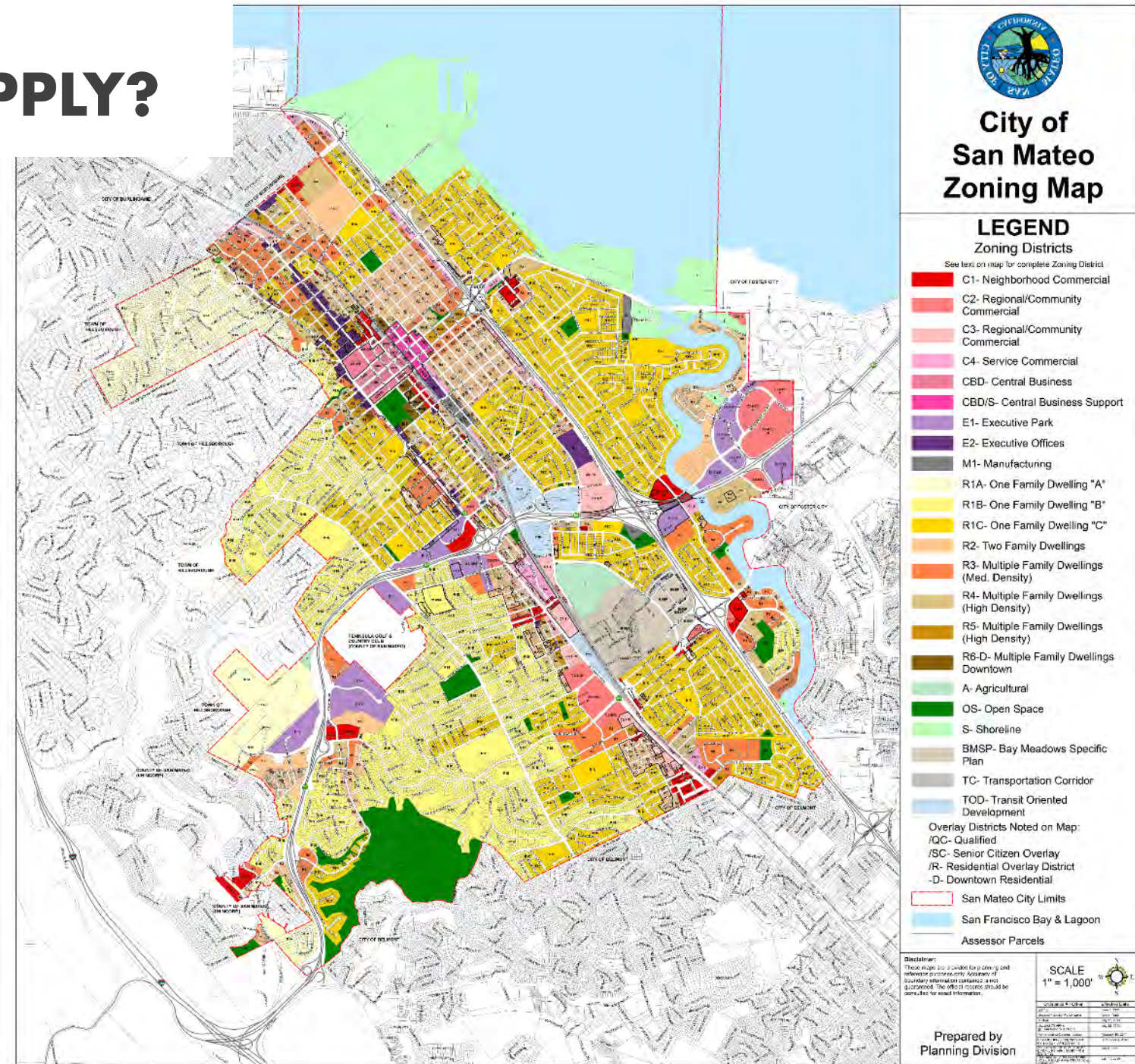


Mixed-Use  
Developments



# WHERE DO THEY APPLY?

- All sites that can support Multi-family Residential and/or Mixed-Use projects
- Lots zoned for single-family residential that can accommodate two primary units or lot split into two parcels, or both





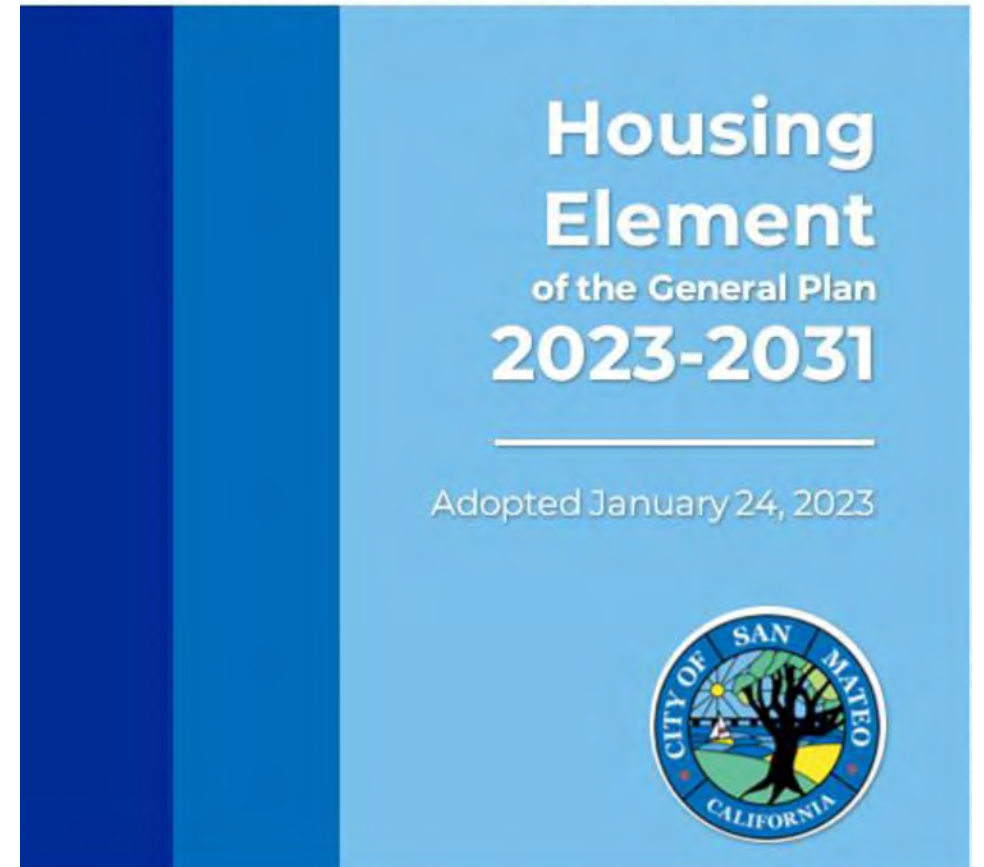
# CITY POLICY FOUNDATION

## San Mateo Programs:

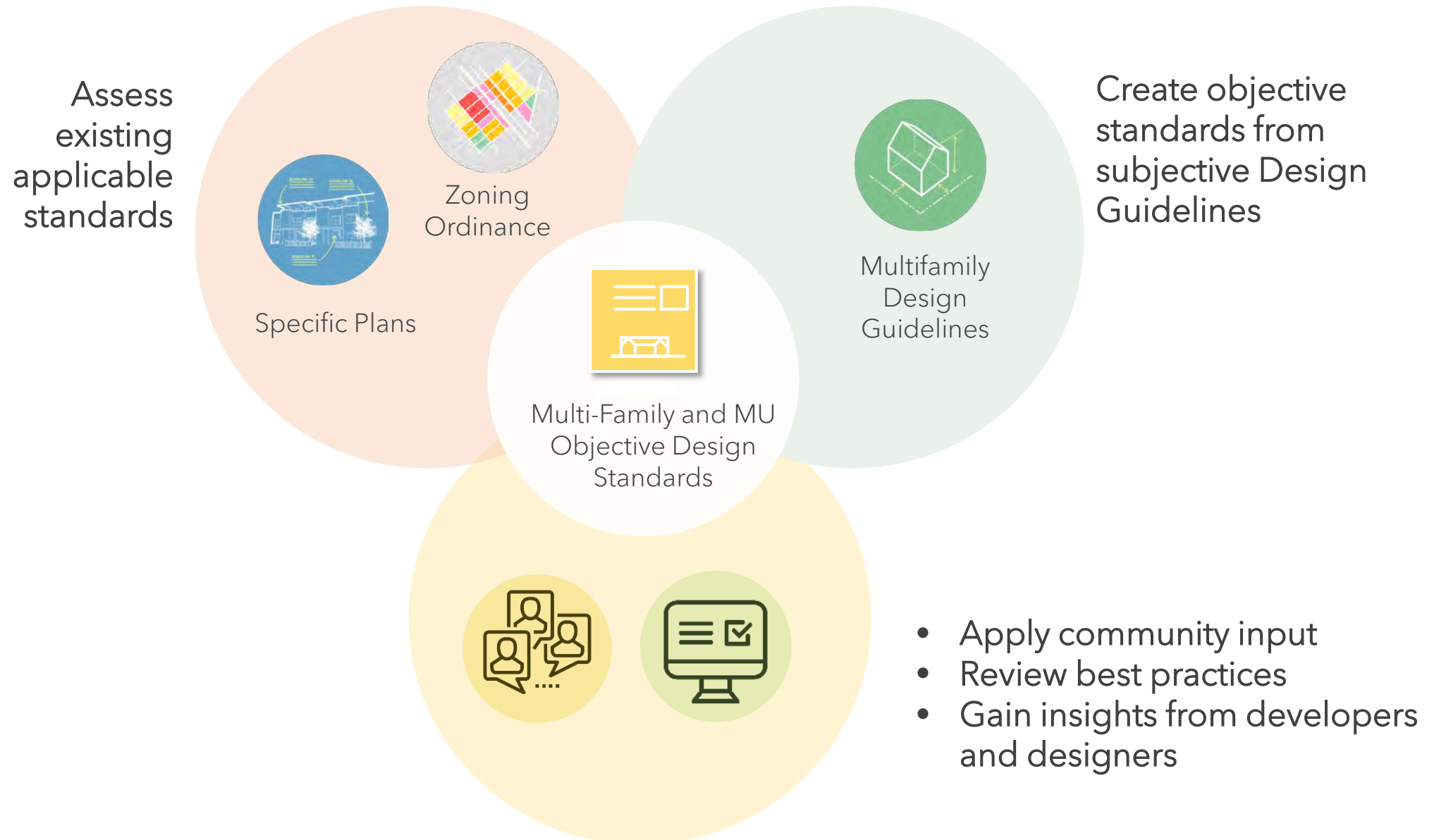
- Strive San Mateo: General Plan 2040 Update: <https://strivesanmateo.org>
- Housing Element Program Measures

**Program Measure:** Adopt Objective Design Standards to expedite production of housing.

**Implementation Action:** Adopt Objective Design Standards for multi-family residential projects and mixed-use projects with a residential component



# HOW DO WE CREATE OBJECTIVE DESIGN STANDARDS AND GET THEM RIGHT?





# **PROGRESS DRAFT**

SCOPE OF ODS + PRIORITY STANDARDS





# TOPICS ADDRESSED

1. Site Planning
2. Building Design + Architecture
3. Landscaping, Open Space, Exterior Lighting
4. Ancillary Features
5. Additional Standards for Specific Plans

# TOPICS ADDRESSED

## Site Planning

- Building siting, orientation, frontage
- Pedestrian access and accommodations
- Parking, access, driveways





# TOPICS ADDRESSED

## Building Design + Architecture

- Massing and articulation
- Transitions and screening
- Roof form
- Windows, doors, entry design, security
- Materials and colors
- Additions to existing buildings



# TOPICS ADDRESSED

## Landscaping, Open Space, Exterior Lighting

- Landscaping and open space
- Open space requirements
- Exterior lighting





# TOPICS ADDRESSED

## Ancillary Features

- Accessory structures and enclosures
- Utilities and mechanical equipment

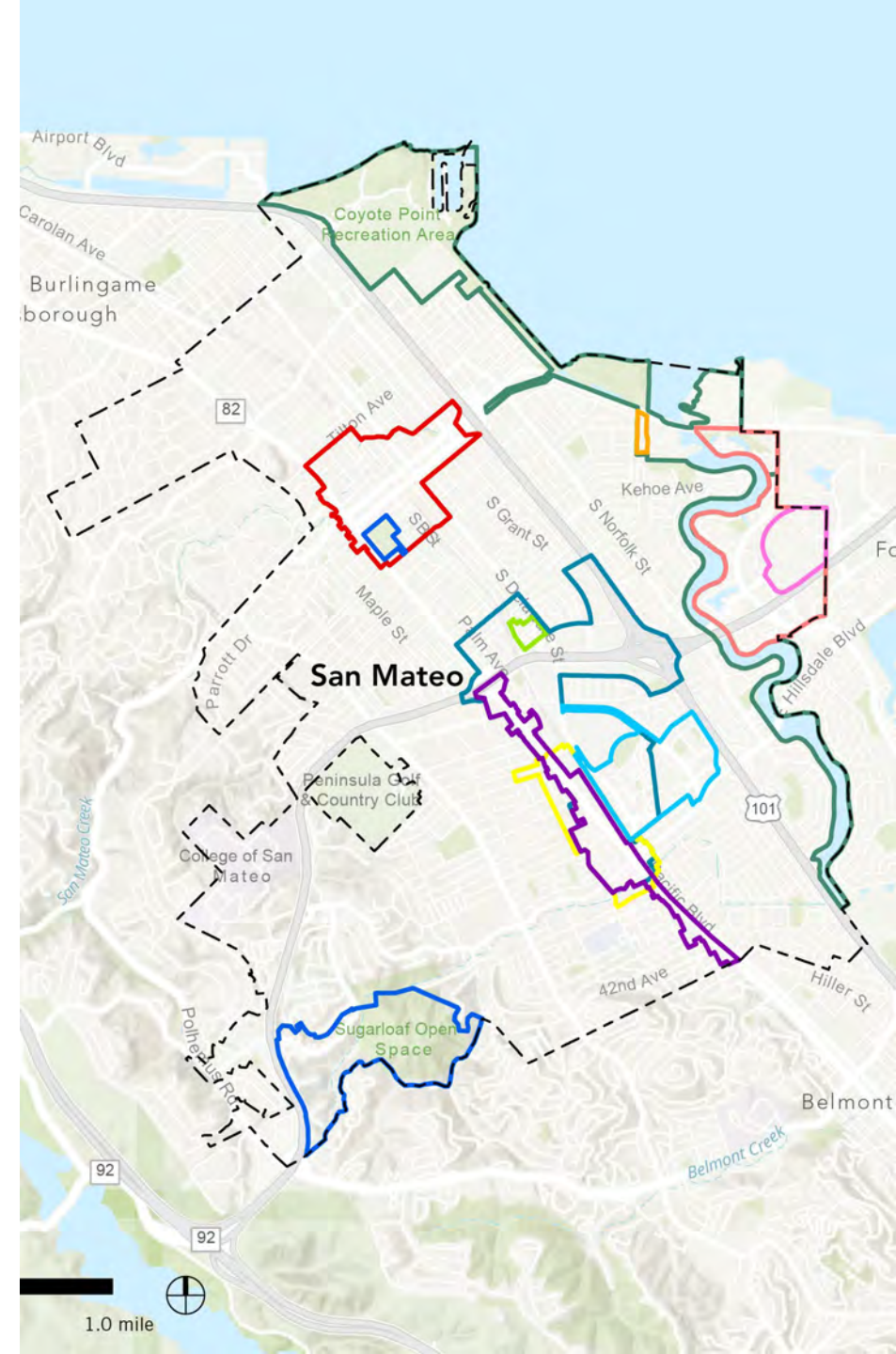




# TOPICS ADDRESSED

## Additional Standards for Specific Plans

- Mid and South El Camino Real
- El Camino Real Master Plan Area
- Downtown Retail Core and Historic District
- Vision of the Gateway
- San Mateo Rail Corridor Transit Oriented Development Plan Area
- Hillsdale Station Area
- Mariner's Island Specific Plan Area



# BUILDING TYPOLOGIES

1. Low-Rise (1-3 stories)
2. Mid-Rise (4-7 stories)
3. High-Rise (8+ stories\*)



\*Applicable only to State density bonus projects



# EMPHASIS ON FLEXIBILITY

- Accommodate diversity of architectural styles
- Avoid mandates; provide choices
- Provide a path to deviate from standards





# **DESIGN CONSIDERATIONS – TERMS TO KNOW**





# OBJECTIVE STANDARDS

- Wall Plane Offset – Articulation vs. Flat
- Stepback
- Transition
- Color
- Other...





Wall Plane Offset





Wall Plane Offset



Wall Plane Offset







Wall Plane Offset





Wall Plane Offset



Wall Plane Offset





Wall Plane Offset







Wall Plane Offset



Wall Plane Offset - Flat





Wall Plane Offset - Flat





# OBJECTIVE STANDARDS

- Wall Plane Offset – Articulation vs. Flat
- Stepback
- Transition
- Color
- Other...





Stepback – above 3<sup>rd</sup> Floor

City of Emeryville, CA



Stepback – above 3<sup>rd</sup> Floor





Stepback – above 2<sup>nd</sup> Floor







Stepback – above 2<sup>nd</sup> Floor

Los Robles Av

Los Robles Av



Stepback – above 2<sup>nd</sup> Floor





# OBJECTIVE STANDARDS

- Wall Plane Offset – Articulation vs. Flat
- Step Back
- Transition
- Color
- Other...





Transition – 1- to 5- story






Stepback after  
3<sup>rd</sup> story

Transition – 1- to 3- to 5-  
story





Attached Homes next to  
Detached Single-Family  
Homes

Landscape  
Screening





Compact, Similar Scale



Transition – 1- to 2- to 4-story







# OBJECTIVE STANDARDS

- Wall Plane Offset – Articulation vs. Flat
- Stepback
- Transition
- Color
- Other...

Contrasting Colors



2901 S. EL CAMINO REAL

ENTER





Contrasting Colors



Contrasting Colors







Contrasting Colors



Contrasting Colors







# OBJECTIVE STANDARDS

- Wall Plane Offset – Articulation vs. Flat
- Stepback
- Transition
- Color
- Other...Commercial/Residential





Residential over Commercial







Residential over Commercial

Ninth

REALTY WORLD - PREMIER SERVICES

NAZARETH PLAZA

ELITE SKIN CARE

NAZARETH PLAZA DENTAL GROUP

400

City of San Mateo, CA





Residential over Commercial





# OBJECTIVE STANDARDS

- Wall Plane Offset – Articulation vs. Flat
- Stepback
- Transition
- Color
- Other...Entry Recessed Doorway





Recessed Doorway









Recessed Doorway





# OBJECTIVE STANDARDS

- Wall Plane Offset – Articulation vs. Flat
- Stepback
- Transition
- Color
- Other...Entry Parking Garage Screen









Entry – Parking Screen



Entry – Parking Screen

UNAUTHORIZED VEHICLES PARKED  
IN DESIGNATED ACCESSIBLE  
SPACES NOT DISPLAYING  
DISTINGUISHING PLACARDS OR  
SPECIAL LICENSE PLATES ISSUED  
FOR PERSONS WITH DISABILITIES  
WILL BE TOWED AWAY  
AT THE OWNER'S EXPENSE  
TOWED VEHICLES  
MAY BE RECLAIMED AT  
BERKELEY P.D.  
OR BY TELEPHONING  
510-644-6743

741  
743  
745  
747

739

FOR LEASE

FOR LEASE

WINKLER  
510.528.2200

741 743 745 747





Entry – Parking Screen

P RESIDENT PARKING





# QUESTIONS FOR DISCUSSION





# 1. REDUCING MASSING

- Wall plane breaks
- Varied roof forms
- Stepbacks
- Creative use of windows, including bay windows
- Detailing on facades
- Varied use of colors and materials
- Clearly distinguishing base, middle, and top on taller buildings





# REDUCING MASSING

1. Does building wall plane variation result in a building appearing less massive? What is the right amount? Can there be too much?
2. What is the best way for the roof form to reduce the apparent massing? What forms are most effective?
3. What other techniques can reduce massing? Are colors/materials effective? Other?





## 2. GOOD TRANSITIONS

- Side yard step down to adjacent lower-scale buildings
- Deeper setback along the entire building wall





# GOOD TRANSITIONS

What creates a good transition to an immediately adjacent building?

- Stepbacks?
- Greater setbacks for all stories?
- Landscape screening?
- Other?





### 3. OPEN SPACE

- Require specified amount of private open space per unit, plus required common area
- Set standards that allow flexibility between common and private
- Identify required minimum amenities based on overall number of units
- Landscape area versus hardscape area (e.g., plazas, courtyards)
- Rooftop open space





# OPEN SPACE

1. Should certain types of open space – passive vs. active – be required?
2. What amenities are desired?
3. What kinds of open space should be prioritized, such as communal space (common) or individual (private)?





## 4. PEDESTRIAN CONNECTIONS

- Use of stoops
- Decorative paving
- Mid-block paseos
- Covered entries
- Well-defined travel paths in parking lots to building entries





# PEDESTRIAN CONNECTIONS

1. What makes an entry residential (vs. commercial)?
  - Stoop, porch, landscaping, meeting the street, overhead projection, window, door type?
2. Should paseos be used to break down the size/scale of blocks and provide pedestrian walkways? Do we like them and if so, would we like to see more?







# OBJECTIVE DESIGN STANDARDS **Q + A**







## INTERACTIVE DISCUSSION

Please raise your “hand”  
and/or leave a question or  
comment in the chat

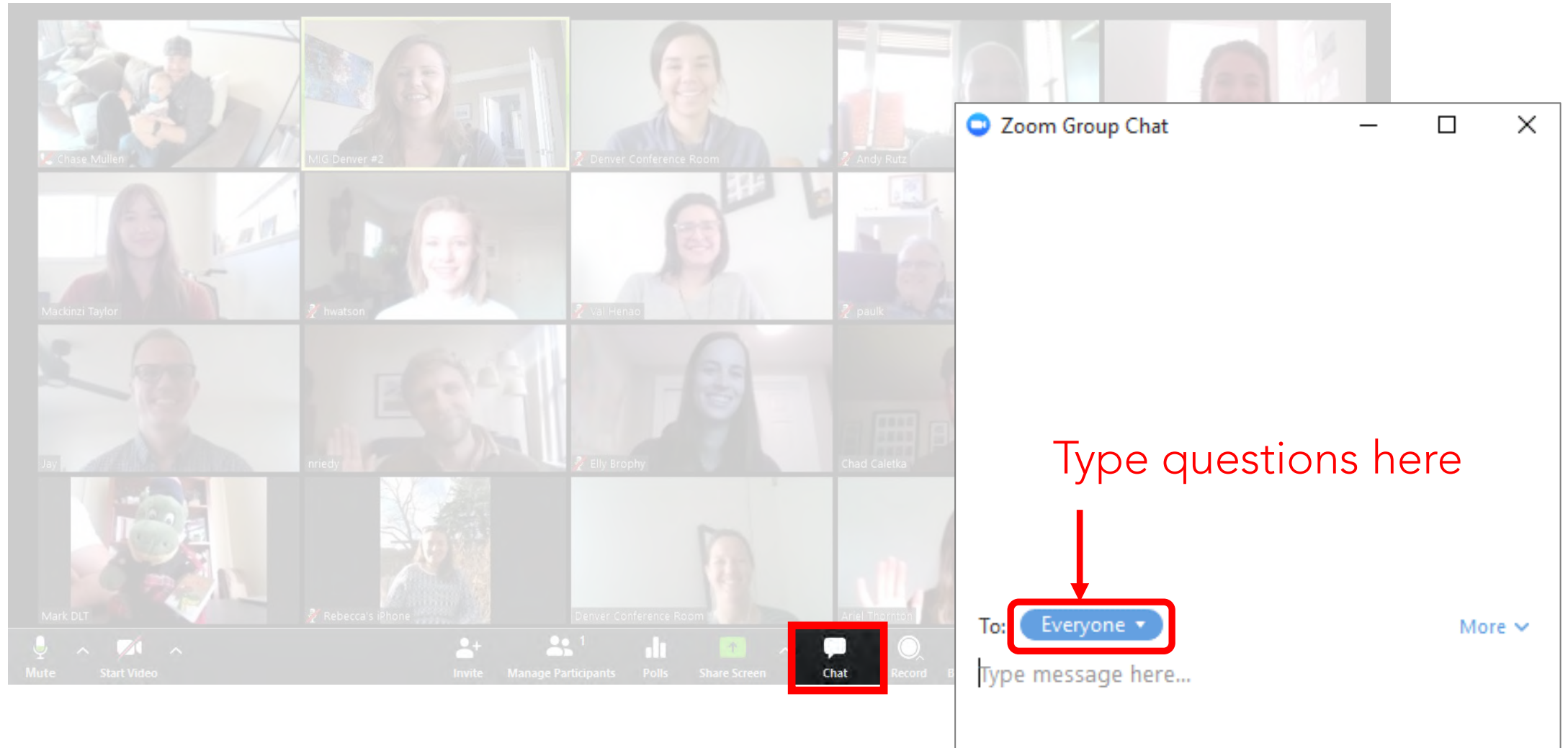


# ZOOM ORIENTATION – RAISING YOUR HAND

The image shows a Zoom meeting interface. On the left, a grid of video thumbnails shows various participants, including Chase Mullen, MIG Denver #2, Mackinzi Taylor, hwatson, Val Henao, Jay, nriedy, Elly Brophy, Mark DLT, and Rebecca's iPhone. At the bottom of the grid is a toolbar with icons for Mute, Start Video, Invite, and a 'Manage Participants' button (which is highlighted with a red box). To the right, an overlay window titled 'Participants (2)' lists the current participants: ITS Media(2) (Me) and Constitutional Law (Kreime... (Host). Below the list are buttons for 'Unmute Me' and 'Raise Hand' (which is also highlighted with a red box). A red arrow points from the text 'Click the Raise Hand Icon' to the 'Raise Hand' button. An 'End Meeting' button is visible at the bottom right of the grid.



# ZOOM ORIENTATION - CHAT



The image shows a Zoom meeting interface. On the left, a grid of 16 video thumbnails displays various participants, including Chase Mullen, MIG Denver #2, Denver Conference Room, Andy Rutz, Mackinzi Taylor, hwatson, Val Henao, paulk, Jay, nriedy, Elly Brophy, Chad Caletka, Mark DLT, Rebecca's iPhone, Denver Conference Room, and Ariel Thornton. At the bottom of the grid is a toolbar with icons for Mute, Start Video, Invite, Manage Participants, Polls, Share Screen, Chat, and Record. The 'Chat' icon, which is a speech bubble, is highlighted with a red square. On the right side of the screen, a 'Zoom Group Chat' window is open. It has a title bar with a close button. The chat area contains the text 'Type questions here' in red, with a red arrow pointing down to a blue button labeled 'Everyone' with a dropdown arrow. Below this button is a text input field with the placeholder 'Type message here...'. A 'More' link with a dropdown arrow is located in the bottom right corner of the chat window.

Type questions here

To: **Everyone** ▾

Type message here...

More ▾





# INTERACTIVE DISCUSSION







# THANK YOU!

Laura Richstone, Associate Planner

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