



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

**APRIL 6, 2023**



# PROJECT TEAM

## CITY OF SAN MATEO - PLANNING DIVISION

Laura Richstone, Associate Planner

[lrichstone@cityofsanmateo.org](mailto:lrichstone@cityofsanmateo.org)

(650) 522-7205

Manira Sandhir, AICP, Planning Manager

## MIG

Laura Stetson, AICP, Principal

Christine Thomson, AICP, Project Manager

Ellie Gertler, Associate

# 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

# 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



# 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

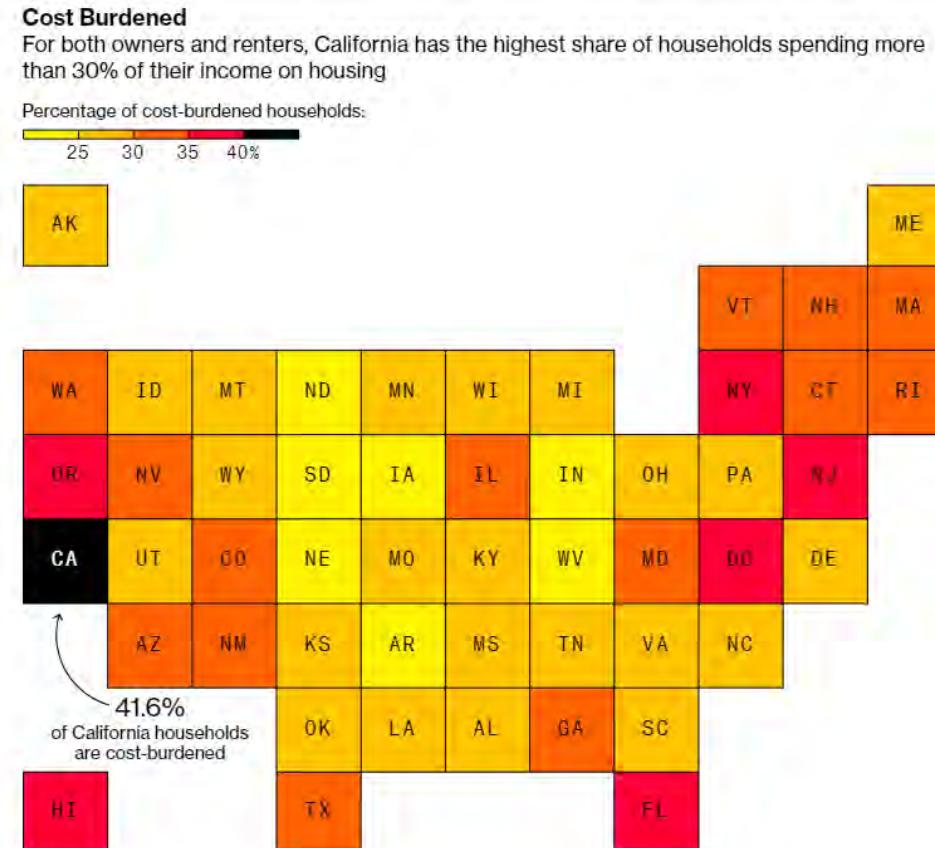


CC-BY @alfred\_twu

Current as of December 19, 2020

# 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



Source: Harvard Joint Center for Housing Studies

# WHAT DEVELOPMENTS QUALIFY?

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



Duplexes  
+  
Triplexes



Townhouses  
+  
Rowhouses



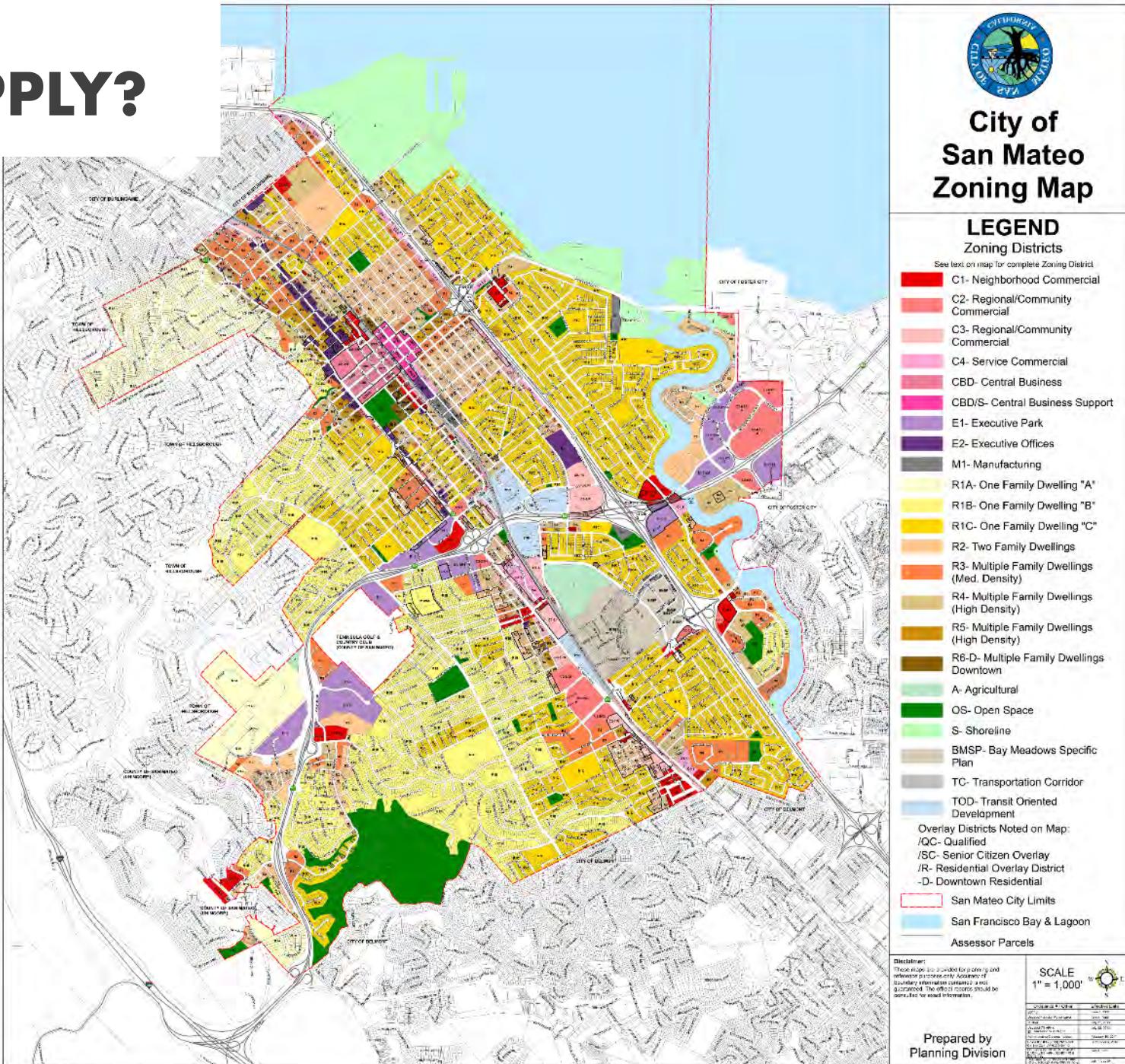
Mid-Rise and  
High-Rise  
Apartments +  
Condominiums



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



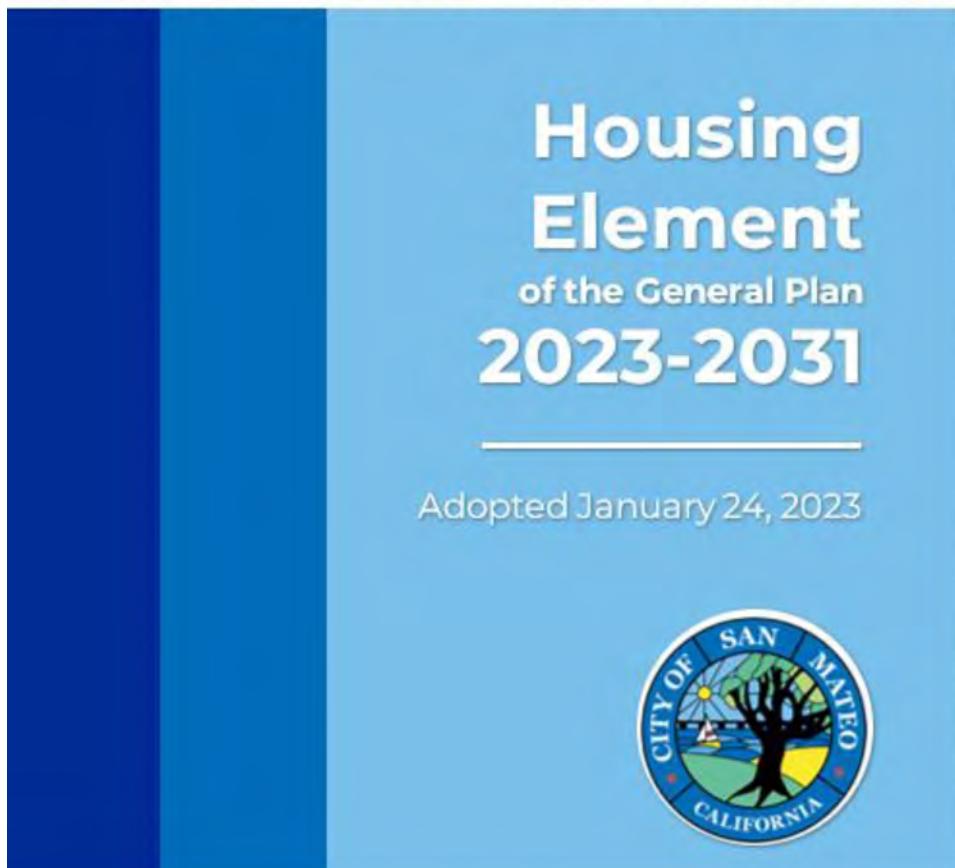
# CITY POLICY FOUNDATION

## San Mateo Programs:

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

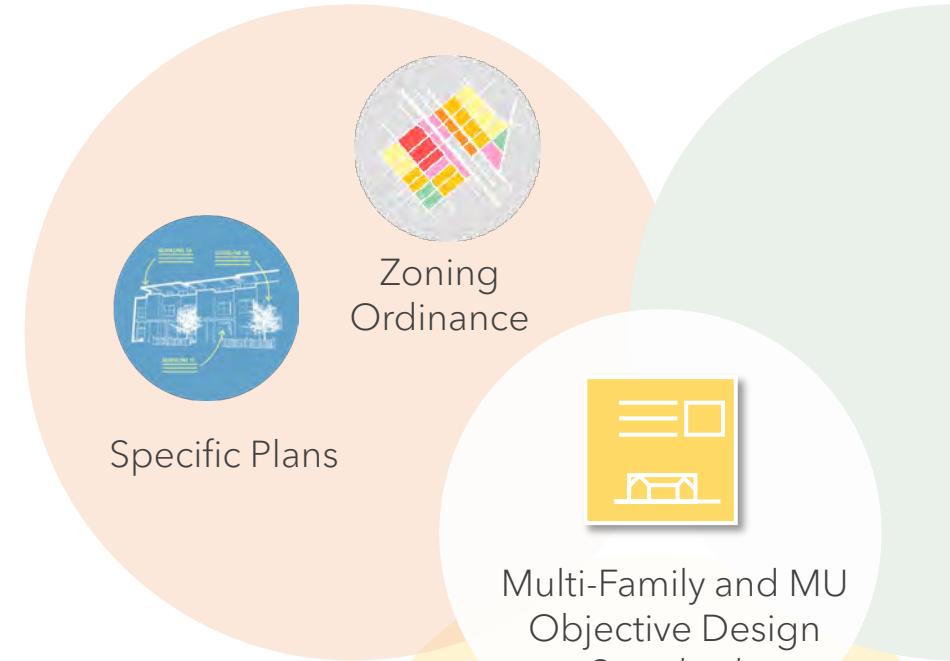
**Program Measure:** Adopt Objective Design Standards to expedite production of housing.

**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?

Assess existing applicable standards



Create objective standards from subjective Design Guidelines

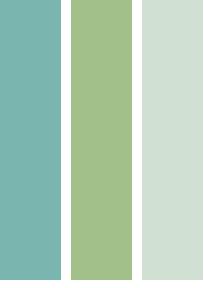
- Apply community input
- Review best practices
- Gain insights from developers and designers



# 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

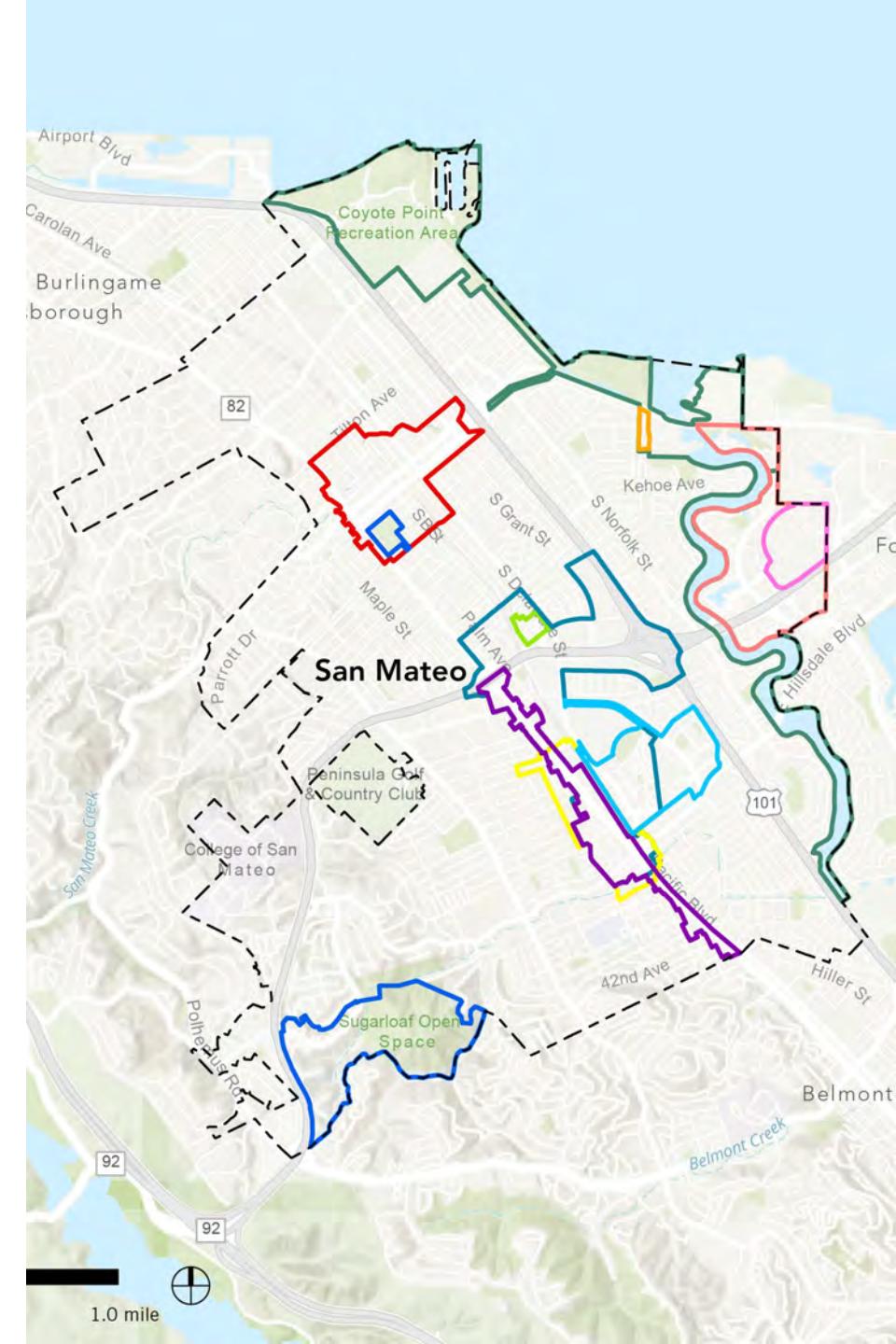
- Accessory structures and enclosures
- Utilities and mechanical equipment



# 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

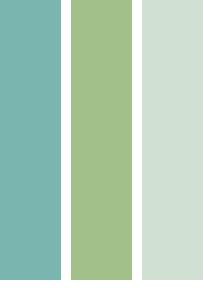
- Accommodate diversity of architectural styles
- Avoid mandates; provide choices
- Provide a path to deviate from standards





## **DESIGN CONSIDERATIONS – TERMS TO KNOW**





# OBJECTIVE STANDARDS

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





Wall Plane Offset

City of Berkeley, CA



Wall Plane Offset

City of San Mateo, CA





City of Emeryville, CA



Wall Plane Offset

Wall Plane Offset



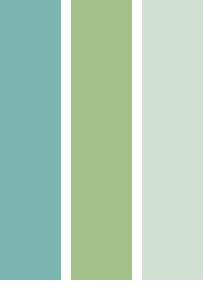


Wall Plane Offset - Flat



Wall Plane Offset - Flat





# OBJECTIVE STANDARDS

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





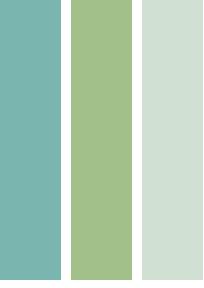
Stepback – above 3<sup>rd</sup> Floor

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

City of Berkeley, CA





Attached Homes next to  
Detached Single-Family  
Homes

Landscape  
Screening

City of Berkeley, CA

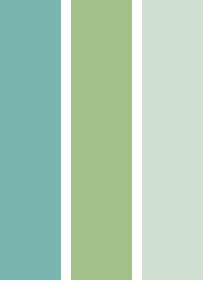


Compact, Similar Scale

Transition – 1- to 2- to 4-story



City of Berkeley, CA



# OBJECTIVE STANDARDS

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



Contrasting Colors

2901 S. EL CAMINO REAL



Contrasting Colors



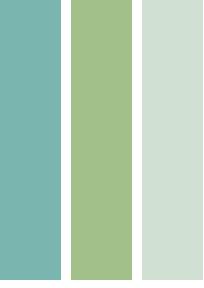


Contrasting Colors

Contrasting Colors



City of San Mateo, CA

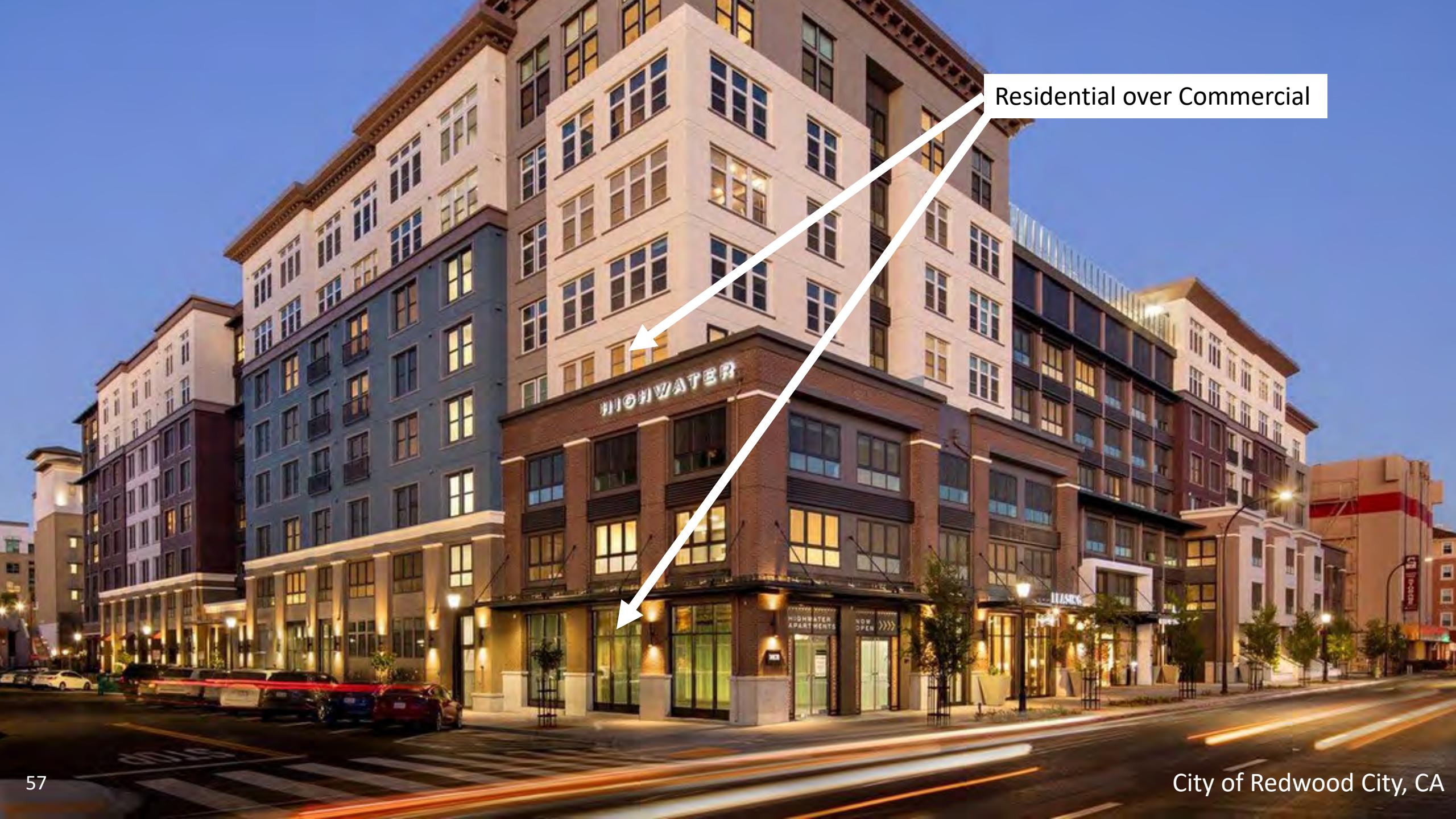


# OBJECTIVE STANDARDS

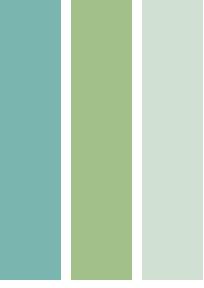
- Wall Plane Offset - Articulation vs. Flat
- Stepback
- Transition
- Color
- Other...Commercial/Residential







Residential over Commercial



# OBJECTIVE STANDARDS

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





City of Berkeley, CA

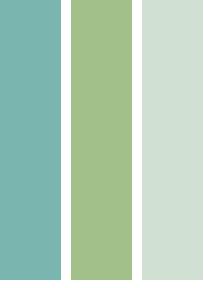


City of San Mateo, CA



Recessed Doorway

City of San Mateo, CA



# OBJECTIVE STANDARDS

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





Entry – Parking Screen



Entry – Parking Screen

City of Berkeley, CA



Entry – Parking Screen

City of Emeryville, CA



## 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

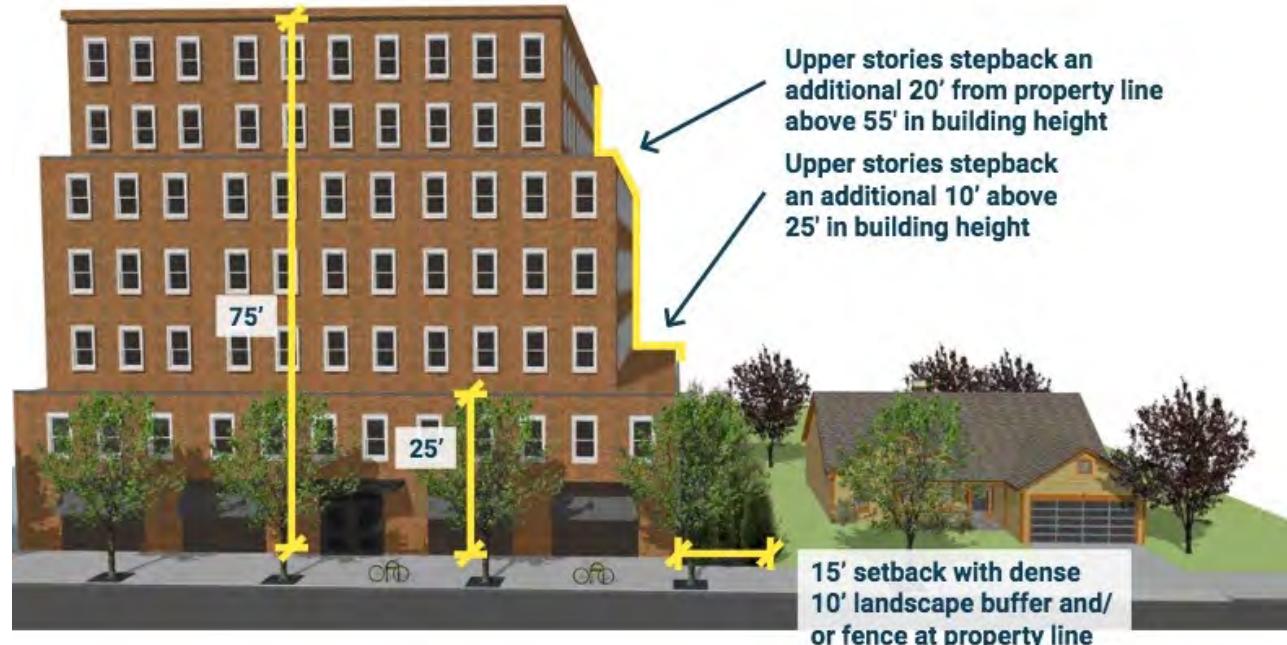
- Side yard step down to adjacent lower-scale buildings
- Deeper setback along the entire building wall



# 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

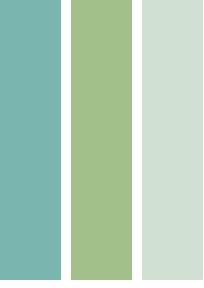
1. What makes an entry residential (vs. commercial)?
  - Stoop, porch, landscaping, meeting the street, overhead projection, window, door type?
2. Should paseos be used to break down the size/scale of blocks and provide pedestrian walkways? Do we like them and if so, would we like to see more?





# OBJECTIVE DESIGN STANDARDS Q + A

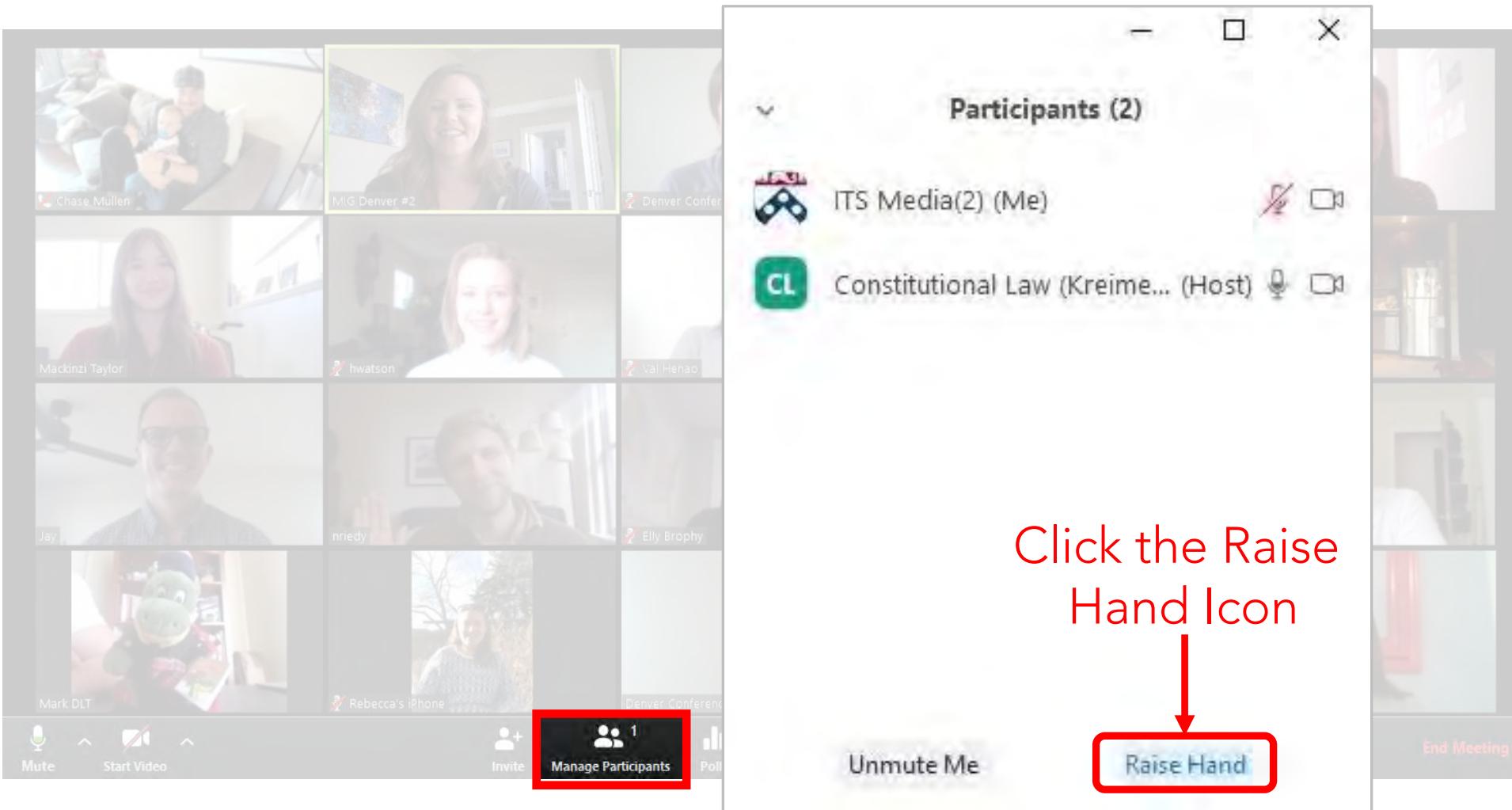




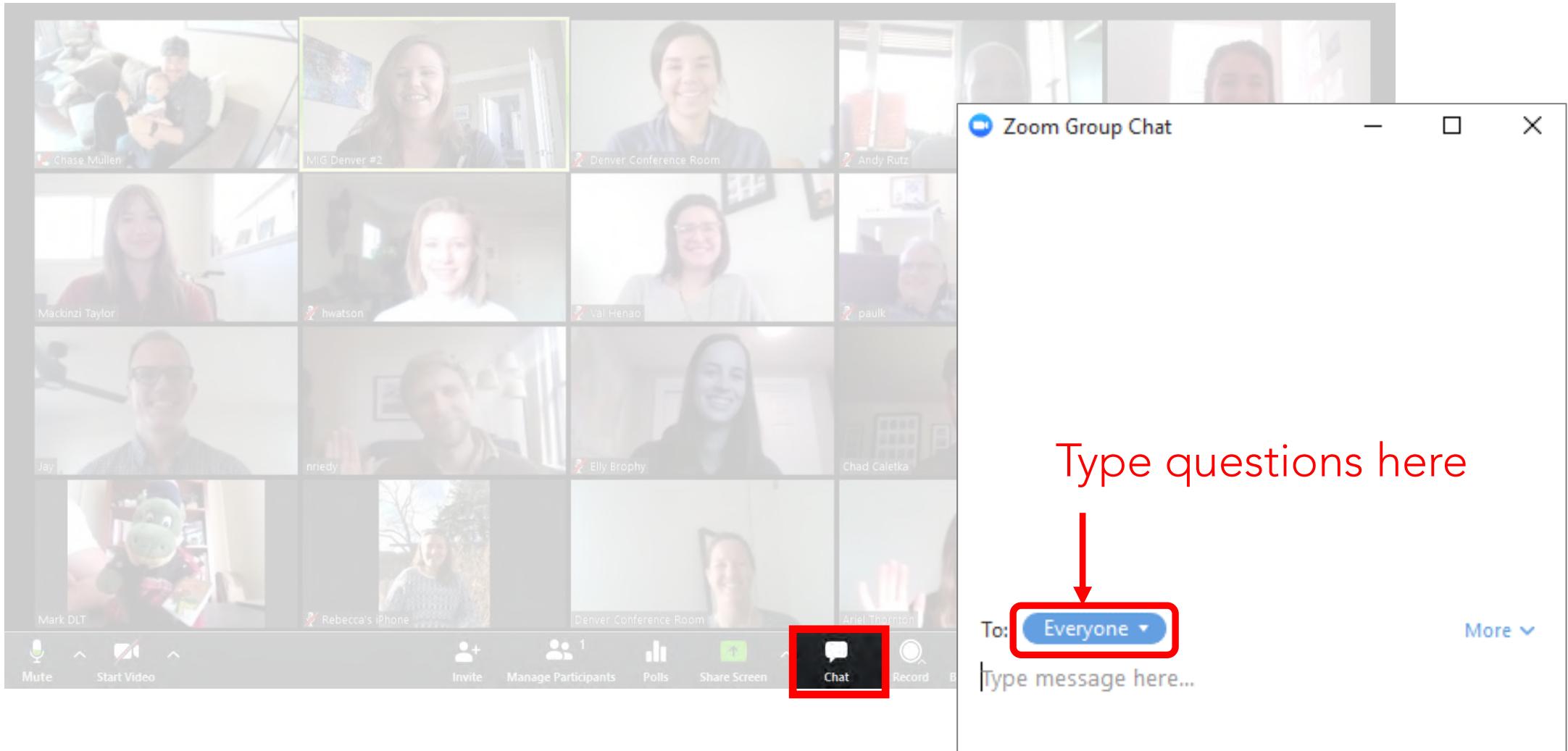
# INTERACTIVE DISCUSSION

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

# ZOOM ORIENTATION – RAISING YOUR HAND



# ZOOM ORIENTATION - CHAT



Type questions here

To: Everyone

Type message here...



## INTERACTIVE DISCUSSION





# THANK YOU!

Laura Richstone, Associate Planner

[lrichstone@cityofsanmateo.org](mailto:lrichstone@cityofsanmateo.org)

(650) 522-7205

