GATEWAY

SAN MATEO,
California

SB 330
INITIAL PLANNING SUBMITTAL

NOVEMBER 12TH, 2024



GATEWAY 668 E 3RD STREET SAN MATEO, CA

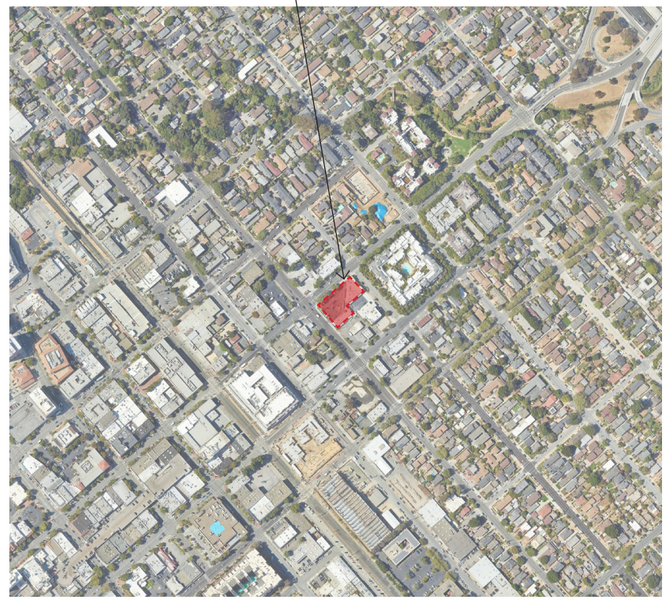
	BUILDING GSF	UNITS NSF	EFFICIENCY	UNIT TOTAL	URBAN 1-BED	1-BED	2-BED	TOWNHOME	AMENITY	CIRCULATION	UTIL. / MEP	PARKING	*AMENITY DECK	UNIT TERRACE / BALCONY
GROUND STORY	22,921	4,400	-	5	0	0	0	5	2,965	1,556	4,291	9,709	0	470
2nd STORY	5,848	3,936	-	0	-	-	-	-	1,068	844	0		0	468
3rd STORY	20,639	18,022	87%	21	8	7	6	0	0	2,045	572		0	2,534
4th STORY	20,149	16,115	80%	19	8	5	6	0	1,417	2,045	572		0	969
5th STORY	19,425	16,115	83%	19	8	5	6	0	693	2,045	572		0	969
6th STORY	20,149	17,532	87%	21	8	7	6	0	0	2,045	572		0	969
7th STORY	20,149	17,532	87%	21	8	7	6	0	0	2,045	572		0	969
8th STORY	18,729	15,110	81%	19	8	7	4	0	904	2,182	533		1,096	793
TOTAL	**148,009**	**108,762**	**84%**	**125**	**48**	38	34	5	**7,047**	**14,807**	**7,684**	**9,709**	**1,096**	**8,141**

**Amenity deck & Balconies not included in GSF*

TOTAL 1 BED	**86**			
UNIT TOTAL NSF	32,502	29,055	38,870	8,335
UNIT AVG NSF	677	765	1,143	1,667
TOTAL UNIT AVG	870			
UNIT AVG (NO TOWNHOMES)	837			
UNIT MIX	38.4%	30.4%	27.2%	4.0%

PARKING SUMMARY	
OFFSITE (METRO)	78
STANDARD STALLS	7
STACKER STALLS	40
TOTAL	125
RATIO	1.00

668 E 3RD STREET
SAN MATEO, CA 94401



DRAWING INDEX

1. COVER PAGE
2. PROJECT INFO SHEET
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6. PROPOSED WAIVERS
13. SITE PLAN
14. PLANS
22. BUILDING ELEVATIONS
24. BUILDING SECTIONS
25. BUILDING RENDERINGS

PROJECT INFO

PROJECT ADDRESS:

668 E 3RD STREET
SAN MATEO, CA 94401

PROJECT DESCRIPTION:

1 BUILDING, 8 STORIES
RESIDENTIAL UNITS OVER PARTIAL PARKING &
RESIDENTIAL UNITS

PROJECT TEAM

OWNER:

PROMETHEUS REAL ESTATE GROUP
1 NORTH B STREET, SUITE 4000
SAN MATEO, CA 94401

DESIGN ARCHITECT:

JONES ARCHITECTURE
120 NW 9TH AVE, SUITE 210
PORTLAND, OR 97209

SITE INFO

PROJECT APN:

034-188-140

LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, FILE NO. NCS-996396-CC, DATED JUNE 18, 2020.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL LETTERED "A", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP NO. 176 OF A RESUBDIVISION OF PORTION OF BLOCK 26, "MAP OF THE TOWN OF SAN MATEO, SAN MATEO COUNTY, CAL", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON NOVEMBER 6, 1978 IN BOOK 44 OF MAPS AT PAGE(S) 20.

FOR CONVEYANCING PURPOSES ONLY: APN 034-188-140
JPN: 034-018-188-02A, 034-018-188-03A, 034-018-188-013A

LOT AREA:

28,387 SQFT

LOT COVERAGE:

EXISTING: 13,650 SQFT +/-
PROPOSED: 24,575 SQFT +/-

ZONING INFO

LAND USE (2040 GENERAL PLAN) DESIGNATION:

MIXED USE MEDIUM II

SPECIFIC PLAN AREA OVERLAYS (OBJECTIVE DESIGN STANDARDS):

DOWNTOWN SPECIFIC PLAN;
VISION OF GATEWAY SPECIFIC PLAN

DENSITY

BASE ZONE : 51-99 DU/AC (2040 GENERAL PLAN)
MAXIMUM PARCEL COVERAGE = 100%
SITE AREA = .65 ACRES
99DU/AC * .65AC = 64 UNITS

DENSITY BONUS : 97% BONUS
15% VERY LOW INCOME UNITS = 50% BONUS
14% MODERATE INCOME UNITS = ADDITIONAL 47% BONUS
99DU/AC *97% BONUS = 192DU/AC
192DU/AC * .65AC = 125 UNITS

PROVIDED DENSITY: 125 UNITS
(125 UNITS / 0.65 ACRES = 192 DU/AC)

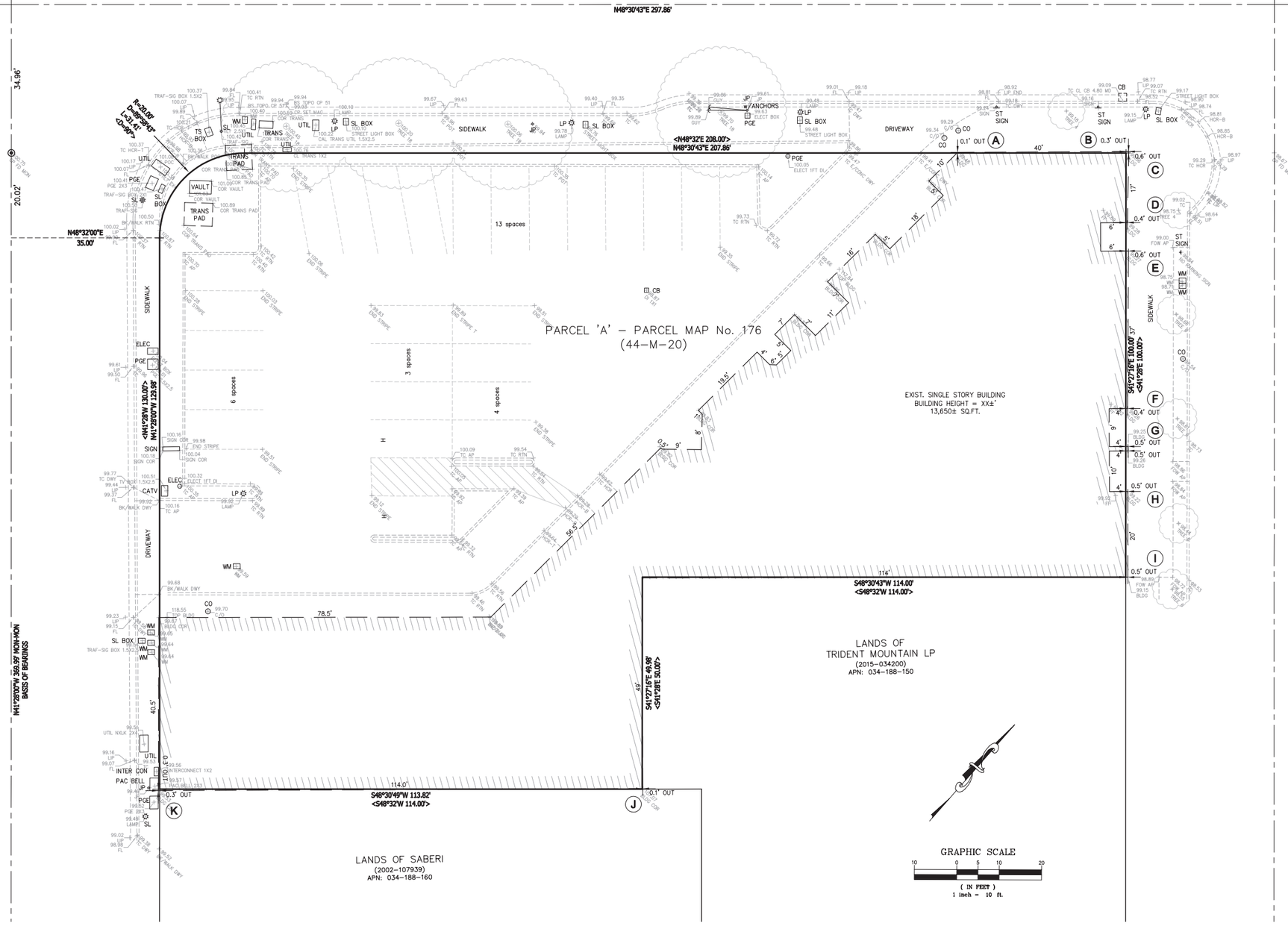
BUILDING HEIGHT
MAX: 4-6 STORIES (2040 GENERAL PLAN)
PROVIDED: 8 STORIES, 85'-0"

PROJECT INFO SHEET

EAST 3rd AVENUE (70' WIDE PUBLIC STREET)

SOUTH DELAWARE STREET (70' WIDE PUBLIC STREET)

SOUTH EL DORADO STREET (70' WIDE PUBLIC STREET)



SURVEY





NORTH INTERSECTION (S Eldorado St & 3rd Ave)



NORTH INTERSECTION (S Eldorado St & 3rd Ave)



METROPOLITAN WEST ENTRANCE (S Eldorado St)



“BLOCK 21” UNDER CONSTRUCTION (S Delaware St)

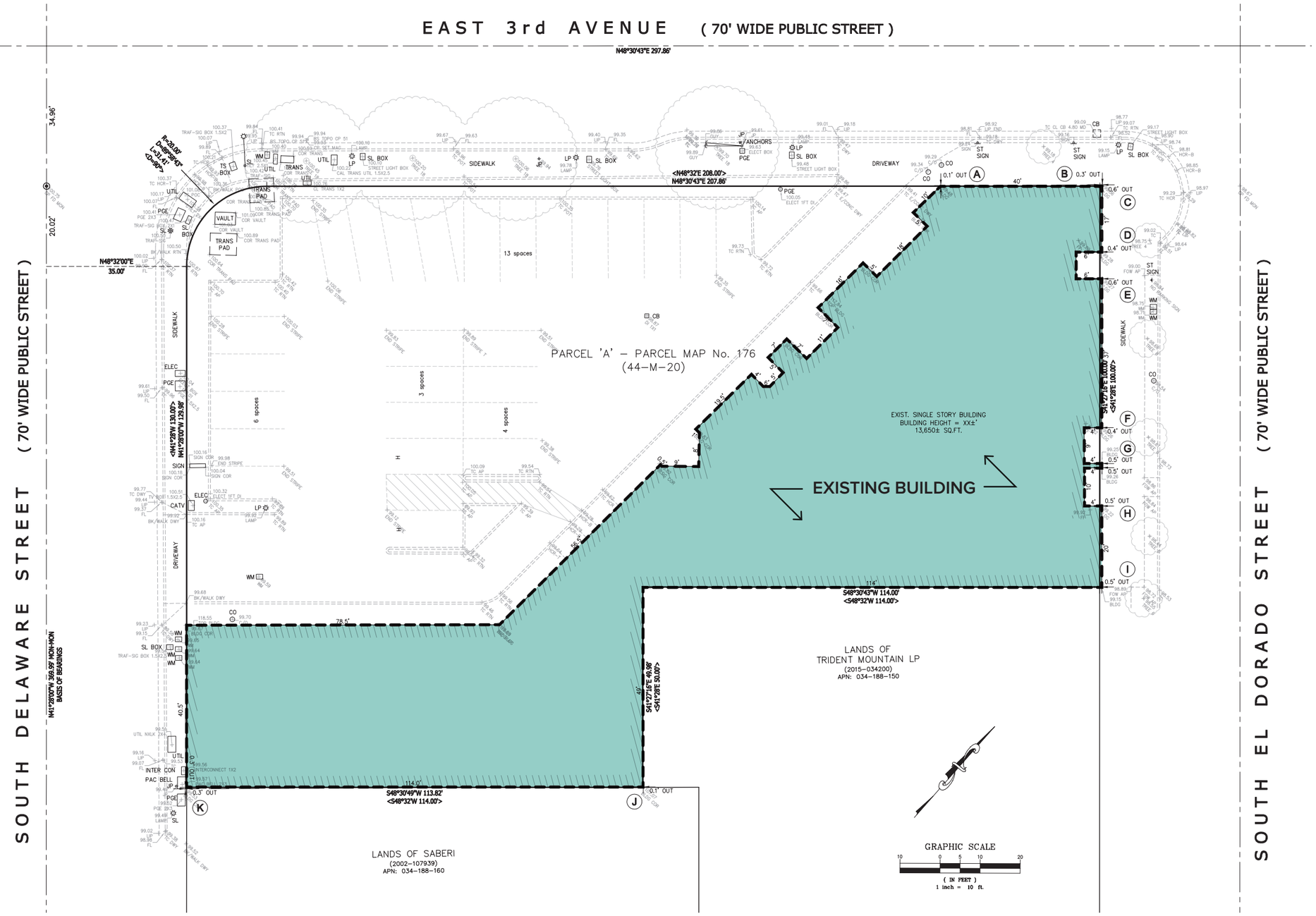


WEST INTERSECTION (S Delaware St & 3rd Ave)



WEST INTERSECTION (S Delaware St & 3rd Ave)

SITE CONTEXT PHOTOS



USES

CAFE
VACANT
RESTAURANT
RESTAURANT
LAUNDROMAT
CONVENIENCE STORE

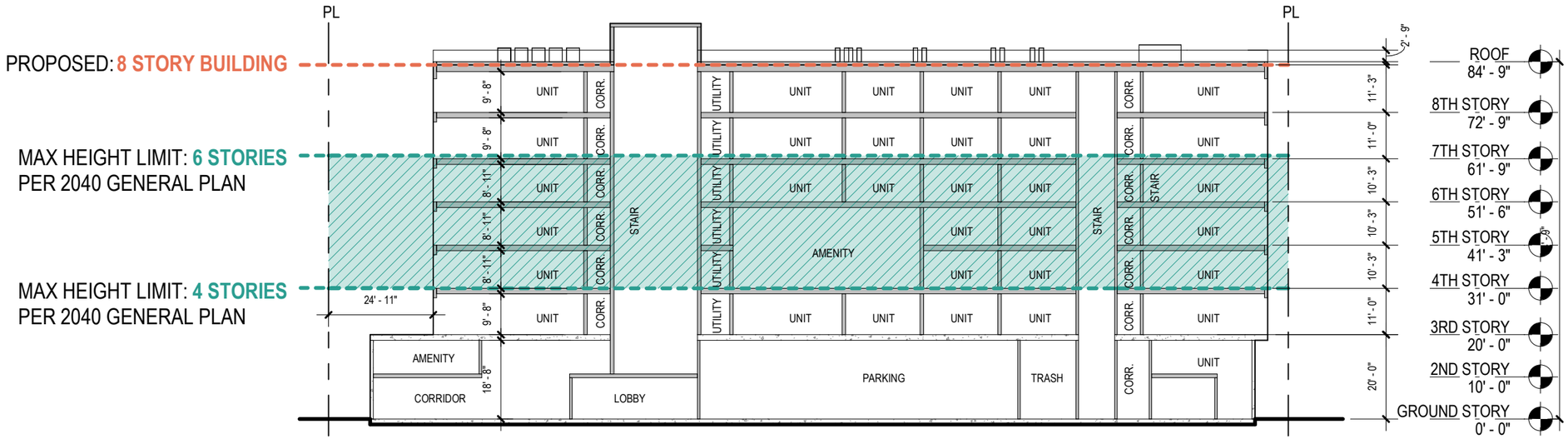
BLDG AREA: 13,650+/- SQ.FT.

ON-SITE STANDARD PARKING STALLS: 26
ON-SITE HANDICAP PARKING STALLS: 2

EXISTING TENANT CHART

WAIVER	CODE SECTION	REQUIREMENTS
BUILDING HEIGHT	2040 GENERAL PLAN, CHAPTER 2	**1.** 4-6 stories (*Designation: Mixed-Use Medium II)*
BLANK WALLS	OBJECTIVE DESIGN STANDARDS, SEC 4.1.1	**2.** Blank walls shall be limited to a maximum of twenty (20) feet in length on all stories.
SETBACKS	OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.A.2 & 7.7.1.A.3	*Setbacks. The following setbacks shall supersede those required for the zoning district in which the project is located:* **3.** A.2. Along the south side of Third Avenue and all of Fourth Avenue: Fifteen (15) to twenty (20) feet from the property line **4.** A.3. Along neighborhood streets: Fifteen (15) to twenty (20) feet from the property line
STEPBACKS	OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.B.1 & 7.7.1.B.2	**5.** B.1. Along the south side of Third Avenue and all of Fourth Avenue: Above thirty (30) feet of building height, an additional eight (8)-foot minimum stepback shall be provided along the right-of-way facade **6.** B.2. Along neighborhood streets: Above twenty-five (25) feet building height, an additional eight (8)-foot minimum stepback shall be provided along the right-of-way facade
RESIDENTIAL ENTRIES	OBJECTIVE DESIGN STANDARDS, SEC 7.7.3.2.B & 7.7.3.3A	**7.** 2.B. On neighborhood streets open porches may extend into the front setback area up to within ten (10) feet of the property line. **8.** 3.A. Along the south side of Third Avenue and all of Fourth Avenue porches shall be allowed within the front setback area up to within ten (10) feet of the property line.

PROPOSED WAIVERS



EAST / WEST BUILDING SECTION

2040 GENERAL PLAN, CHAPTER 2: TABLE LU-1 LAND USE DESIGNATIONS

DESIGNATION: MIXED USE MEDIUM II

REQUIRED: 4-6 STORIES

NET LOSS OF **40 UNITS** ON 7TH & 8TH STORIES

21 UNITS ON 7TH STORY; 19 UNITS ON 8TH STORY

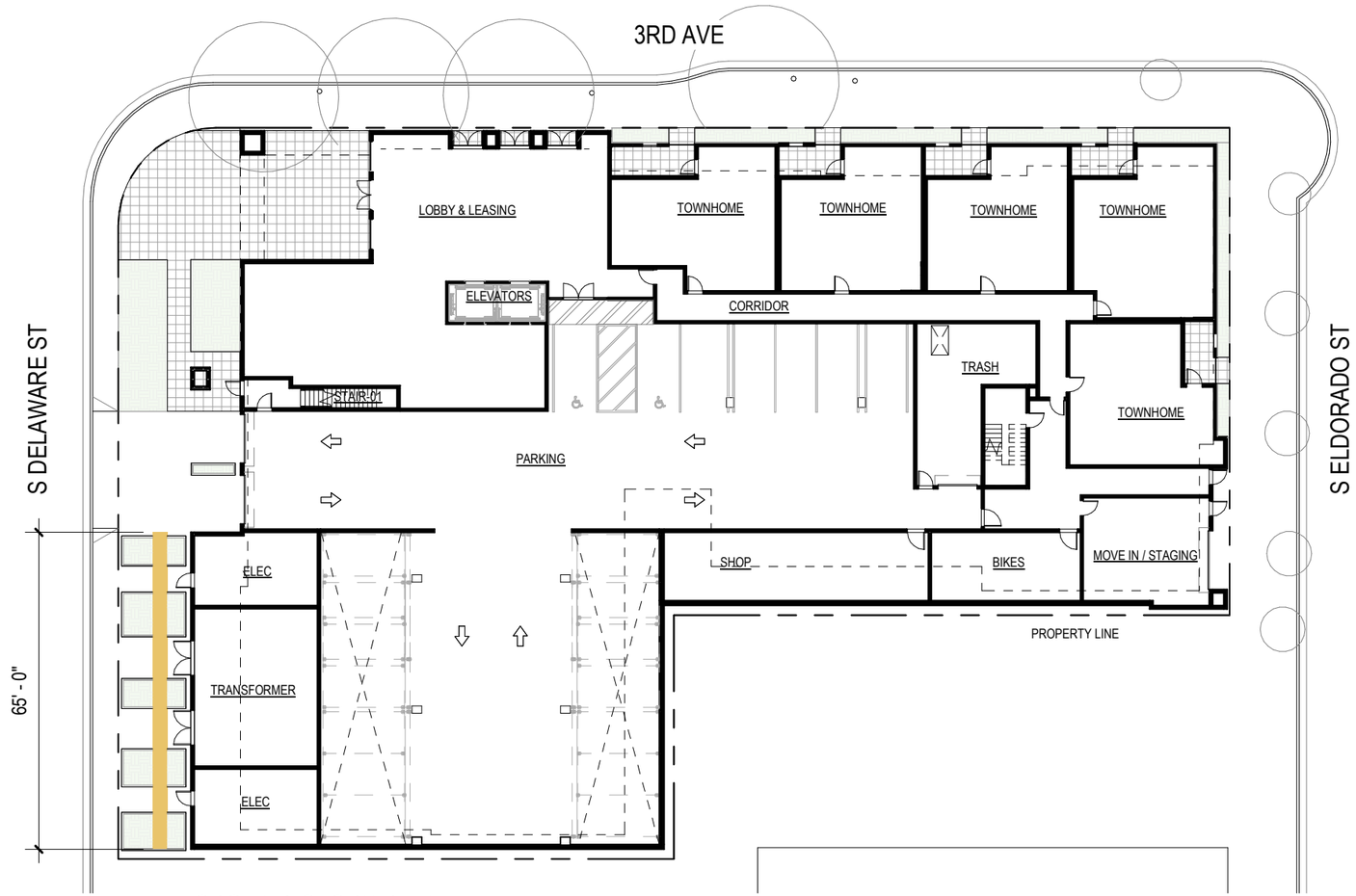
PROPOSED: 8 STORIES

(SEE SB330 APPLICATION NARRATIVE FOR FURTHER INFORMATION)

0' 15' 30' 60'

BUILDING HEIGHT

PROPOSED WAIVER



GROUND STORY PLAN

OBJECTIVE DESIGN STANDARDS, SEC 4.1.1

MASSING & ARTICULATION: BLANK WALLS

REQUIRED: BLANK WALLS SHALL BE LIMITED TO A MAXIMUM OF TWENTY (20) FEET IN LENGTH ON ALL STORIES.

Blank Wall: A ground-floor wall or portion of a ground-floor wall over ten (10) feet in height and a horizontal length greater than twenty (20) feet and does not include a transparent window or door.

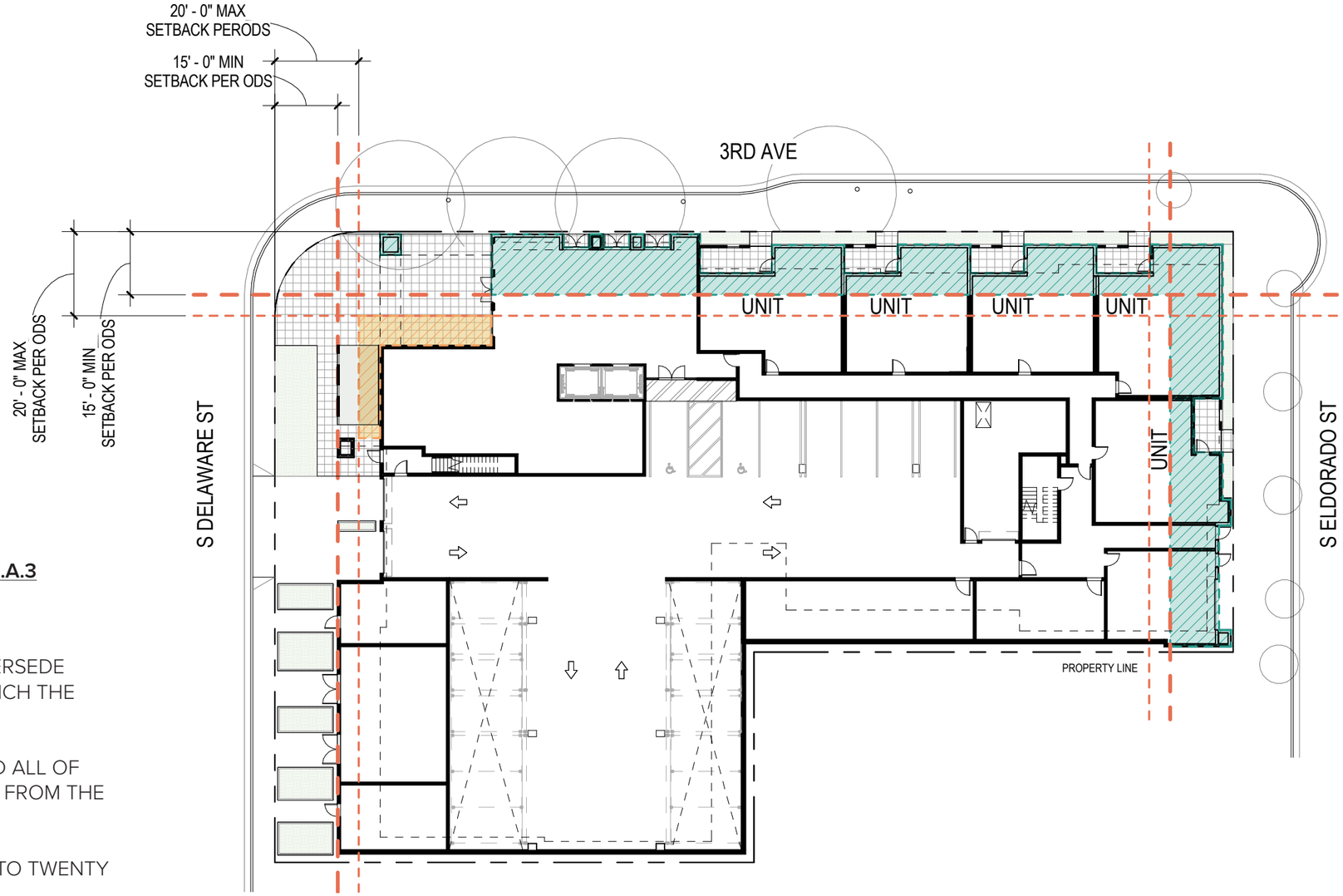
PROPOSED: UTILITIES ARE GROUPED ON STREET FRONTAGE PER PG&E REQUIREMENTS

(SEE SB330 APPLICATION NARRATIVE FOR FURTHER INFORMATION)

0’ 15’ 30’ 60’

BLANK WALLS

PROPOSED WAIVER



GROUND STORY PLAN

OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.A.2 & 7.7.1.A.3

MASSING & ARTICULATION

REQUIRED: THE FOLLOWING SETBACKS SHALL SUPERSEDE THOSE REQUIRED FOR THE ZONING DISTRICT IN WHICH THE PROJECT IS LOCATED:

A.2. ALONG THE SOUTH SIDE OF THIRD AVENUE AND ALL OF FOURTH AVENUE: FIFTEEN (15) TO TWENTY (20) FEET FROM THE PROPERTY LINE

A.3. ALONG NEIGHBORHOOD STREETS: FIFTEEN (15) TO TWENTY (20) FEET FROM THE PROPERTY LINE

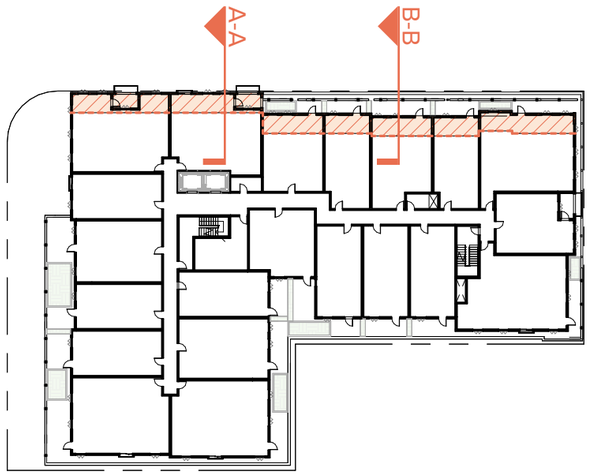
5 UNITS IMPACTED

PROPOSED:
- AREA WITHIN MIN SETBACK
- AREA BEYOND MAX SETBACK
  (UTILIZED FOR PUBLIC ACCESSIBLE OPEN SPACE)

(SEE SB330 APPLICATION NARRATIVE FOR FURTHER INFORMATION)

0' 15' 30' 60'

SETBACKS
PROPOSED WAIVER



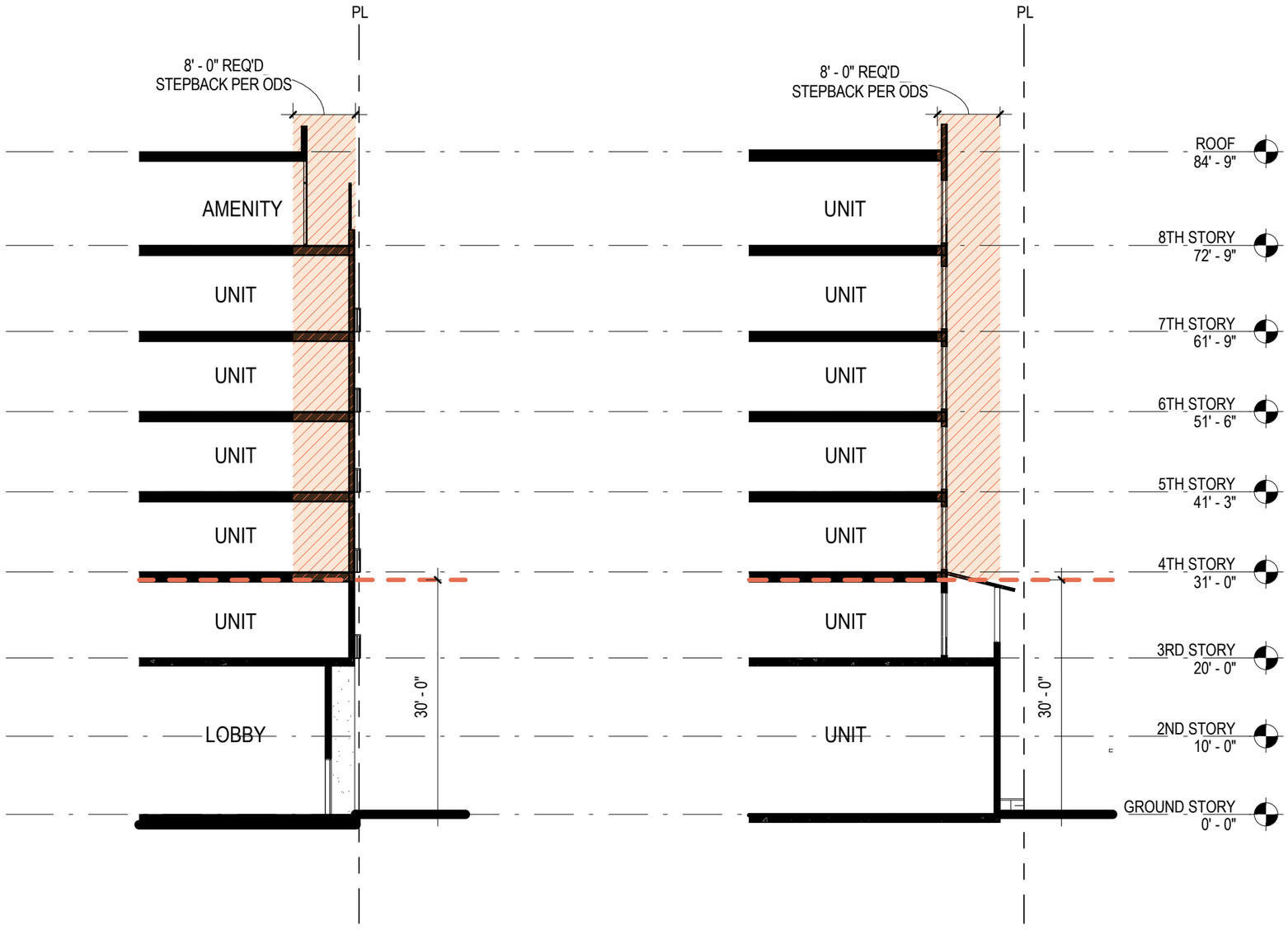
OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.B.1 & 7.7.1.B.2

MASSING & ARTICULATION: STEPBACKS

REQUIRED:
7.7.1.B.1 ALONG THE SOUTH SIDE OF THIRD AVENUE AND ALL OF FOURTH AVENUE: ABOVE THIRTY (30) FEET OF BUILDING HEIGHT, AN ADDITIONAL EIGHT (8)-FOOT MINIMUM STEPBACK SHALL BE PROVIDED ALONG THE RIGHT-OF-WAY FACADE

33 UNITS IMPACTED

(SEE SB330 APPLICATION NARRATIVE FOR FURTHER INFORMATION)

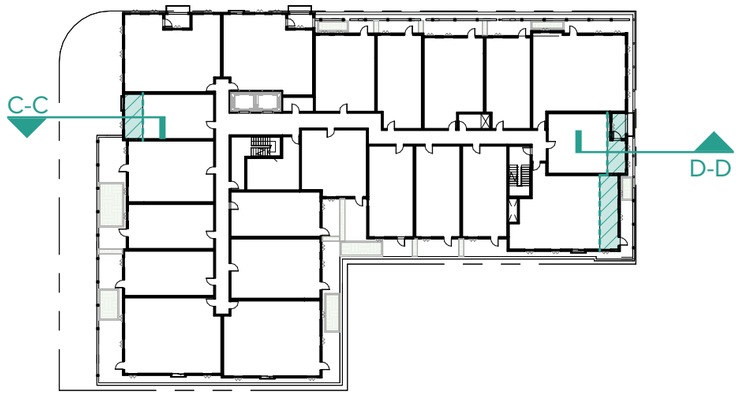


A-A SECTION - 3RD AVE

OBJECTIVE DESIGN STANDARDS
SEC 7.71.B1

B-B SECTION - 3RD AVE

OBJECTIVE DESIGN STANDARDS
SEC 7.71.B1



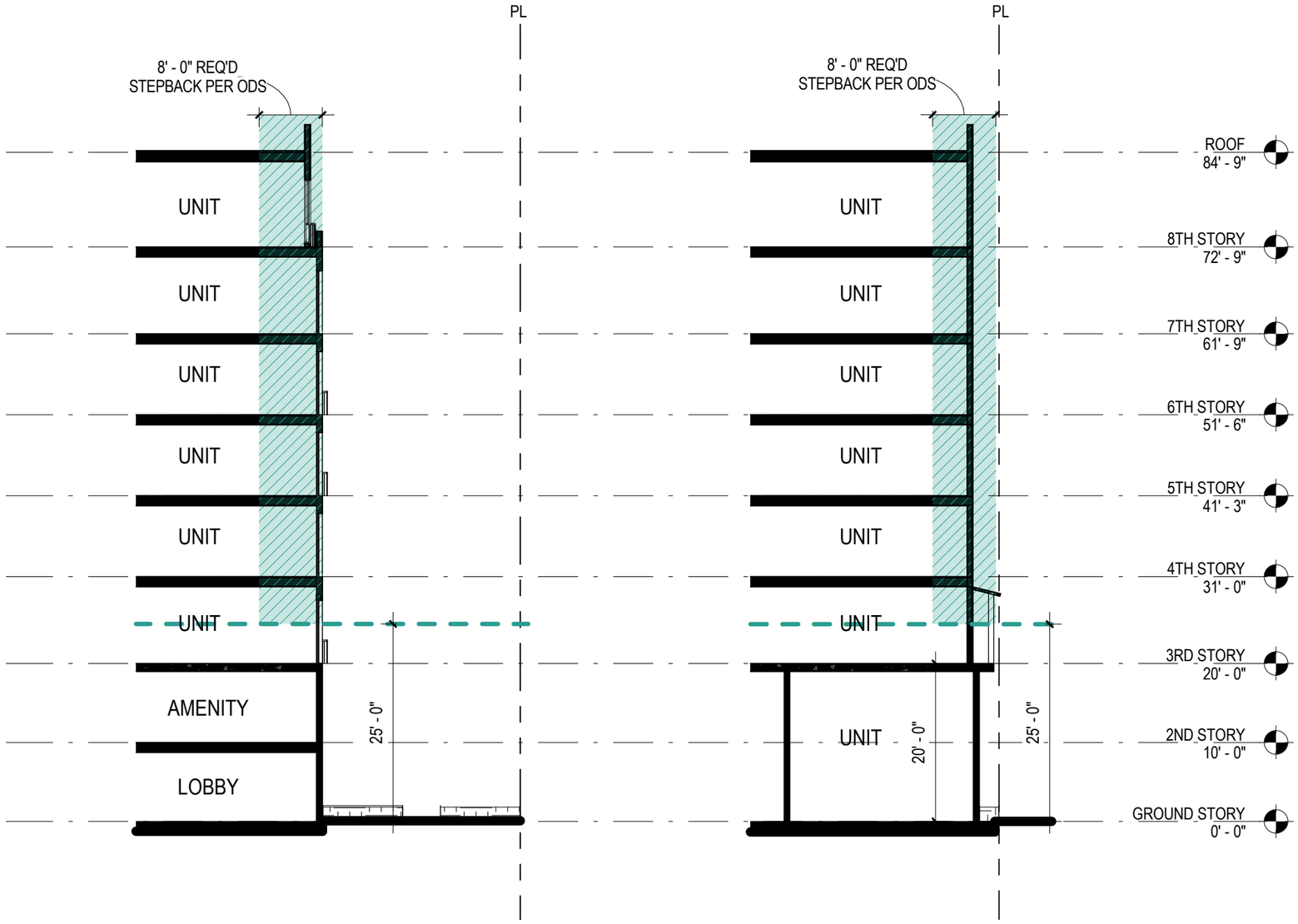
OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.B.1 & 7.7.1.B.2

MASSING & ARTICULATION: STEPBACKS

REQUIRED:
7.7.1.B.2 ALONG NEIGHBORHOOD STREETS: ABOVE TWENTY-FIVE (25) FEET BUILDING HEIGHT, AN ADDITIONAL EIGHT (8)-FOOT MINIMUM STEPBACK SHALL

18 UNITS IMPACTED

(SEE SB330 APPLICATION NARRATIVE FOR FURTHER INFORMATION)



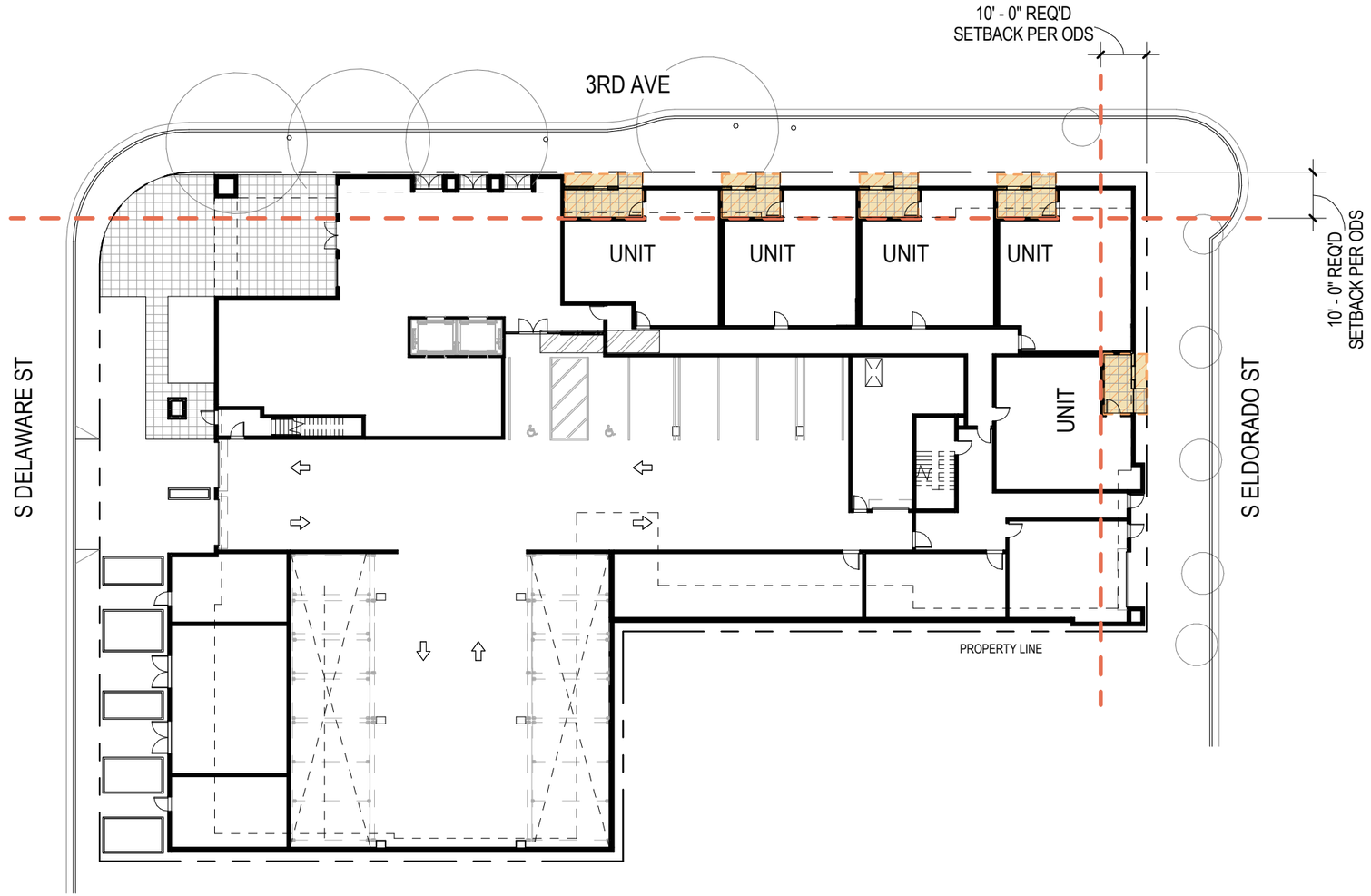
C-C SECTION - S DELAWARE ST

OBJECTIVE DESIGN STANDARDS
SEC 7.71.B2

D-D SECTION - S ELDORADO ST

OBJECTIVE DESIGN STANDARDS
SEC 7.71.B2

STEPBACKS
PROPOSED WAIVER



GROUND STORY PLAN

OBJECTIVE DESIGN STANDARDS, SEC 7.7.3.2.B & 7.7.3.3A

WINDOWS, DOORS, AND ENTRY DESIGN: RESIDENTIAL ENTRIES

REQUIRED: 2.B. ON NEIGHBORHOOD STREETS OPEN PORCHES MAY EXTEND INTO THE FRONT SETBACK AREA UP TO WITHIN TEN (10) FEET OF THE PROPERTY LINE.

3.A. ALONG THE SOUTH SIDE OF THIRD AVENUE AND ALL OF FOURTH AVENUE PORCHES SHALL BE ALLOWED WITHIN THE FRONT SETBACK AREA UP TO WITHIN TEN (10) FEET OF THE PROPERTY LINE.

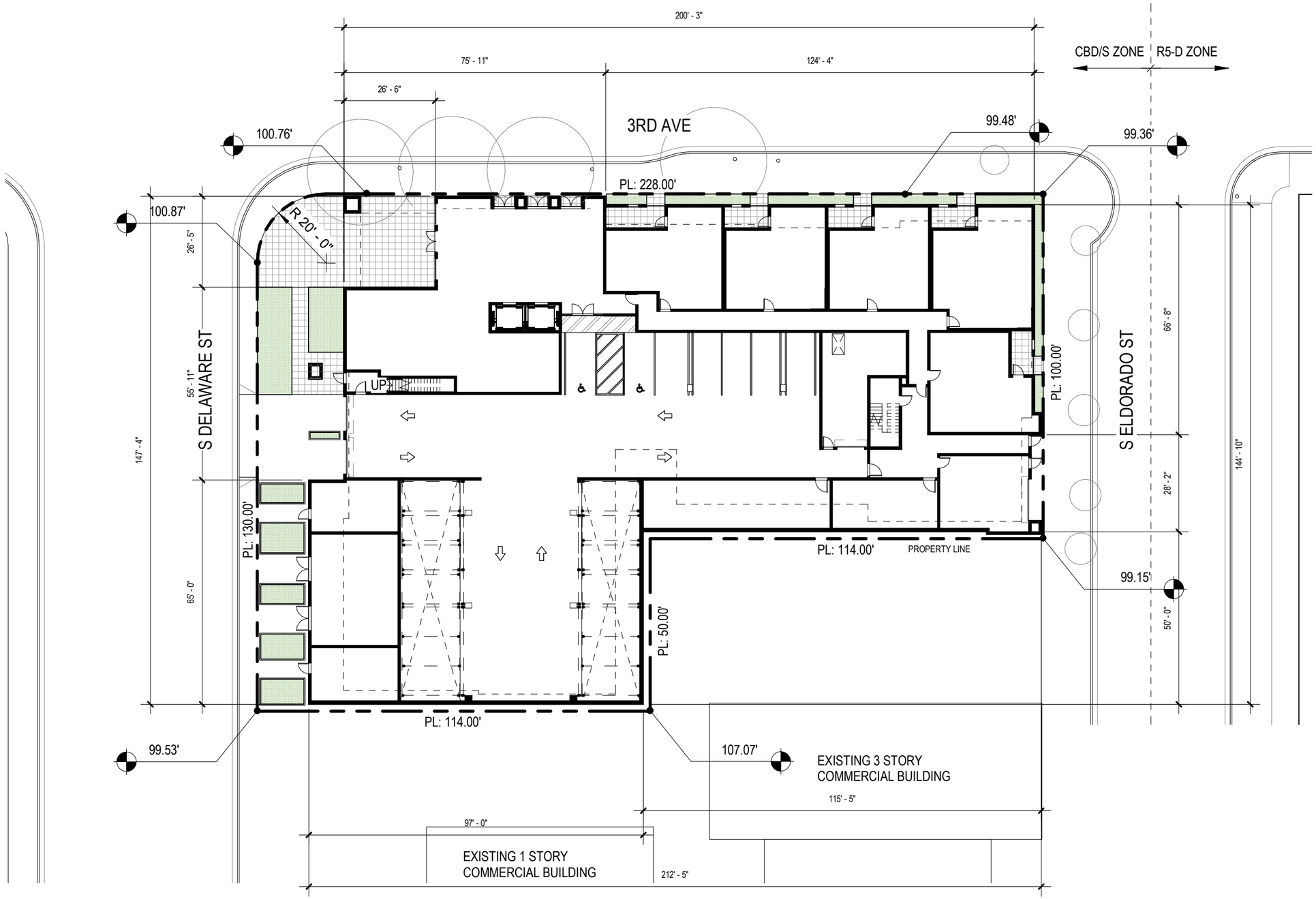
5 UNITS IMPACTED

(SEE SB330 APPLICATION NARRATIVE FOR FURTHER INFORMATION)

0' 15' 30' 60'

RESIDENTIAL ENTRIES

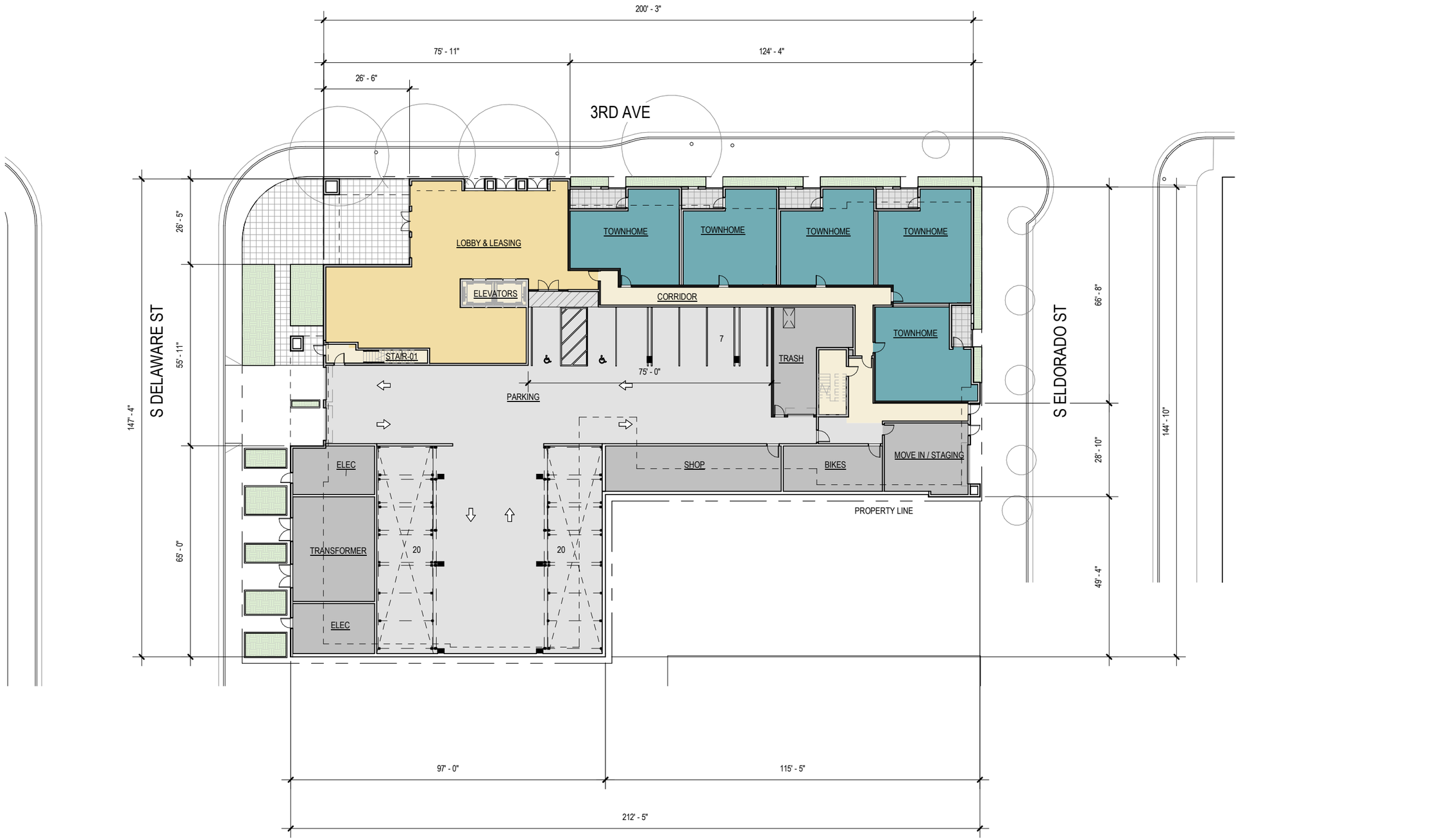
PROPOSED WAIVER



0' 15' 30' 60'

SITE PLAN

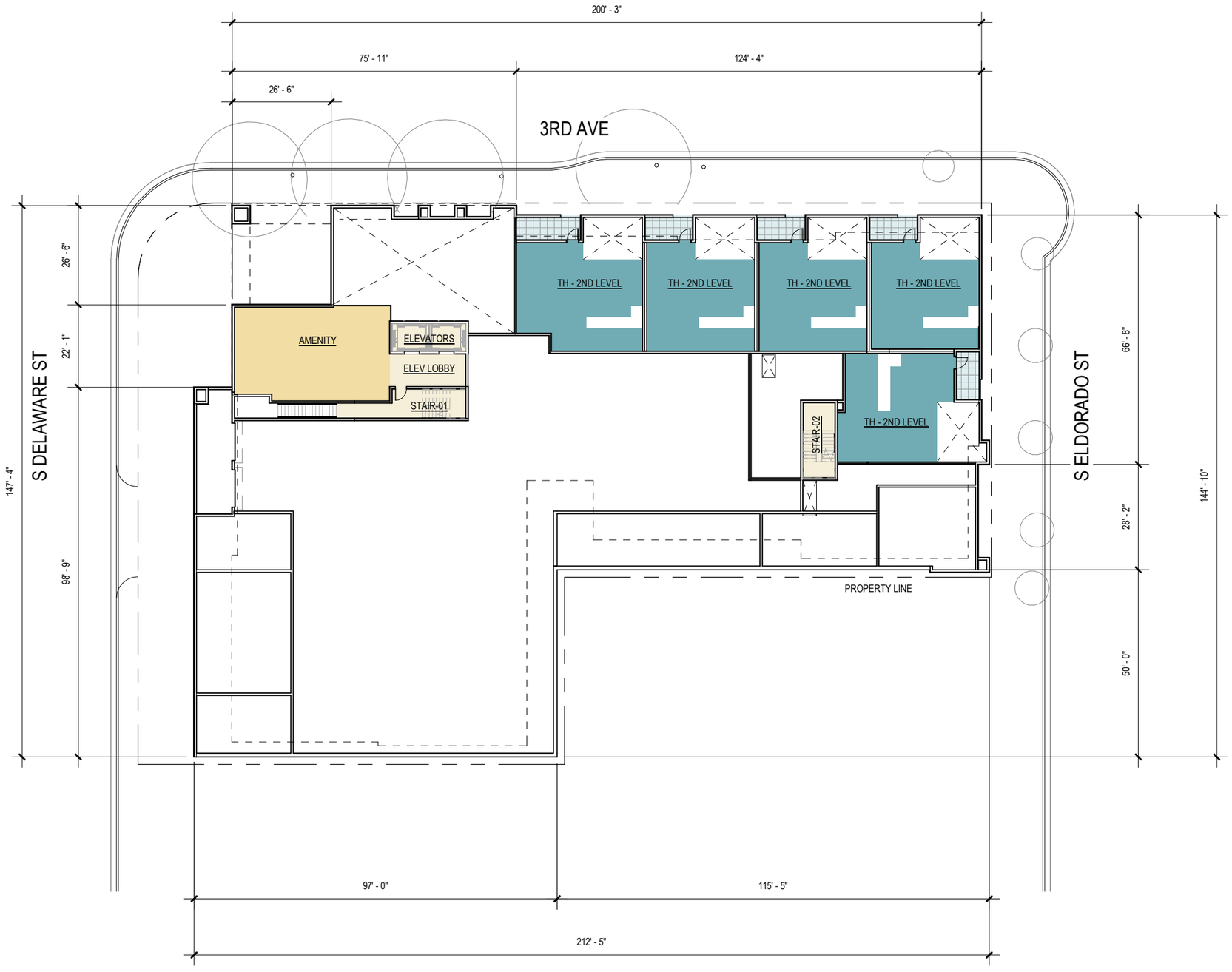
SCALE: 1" = 30'-0"



0' 15' 30' 60'

GROUND STORY PLAN

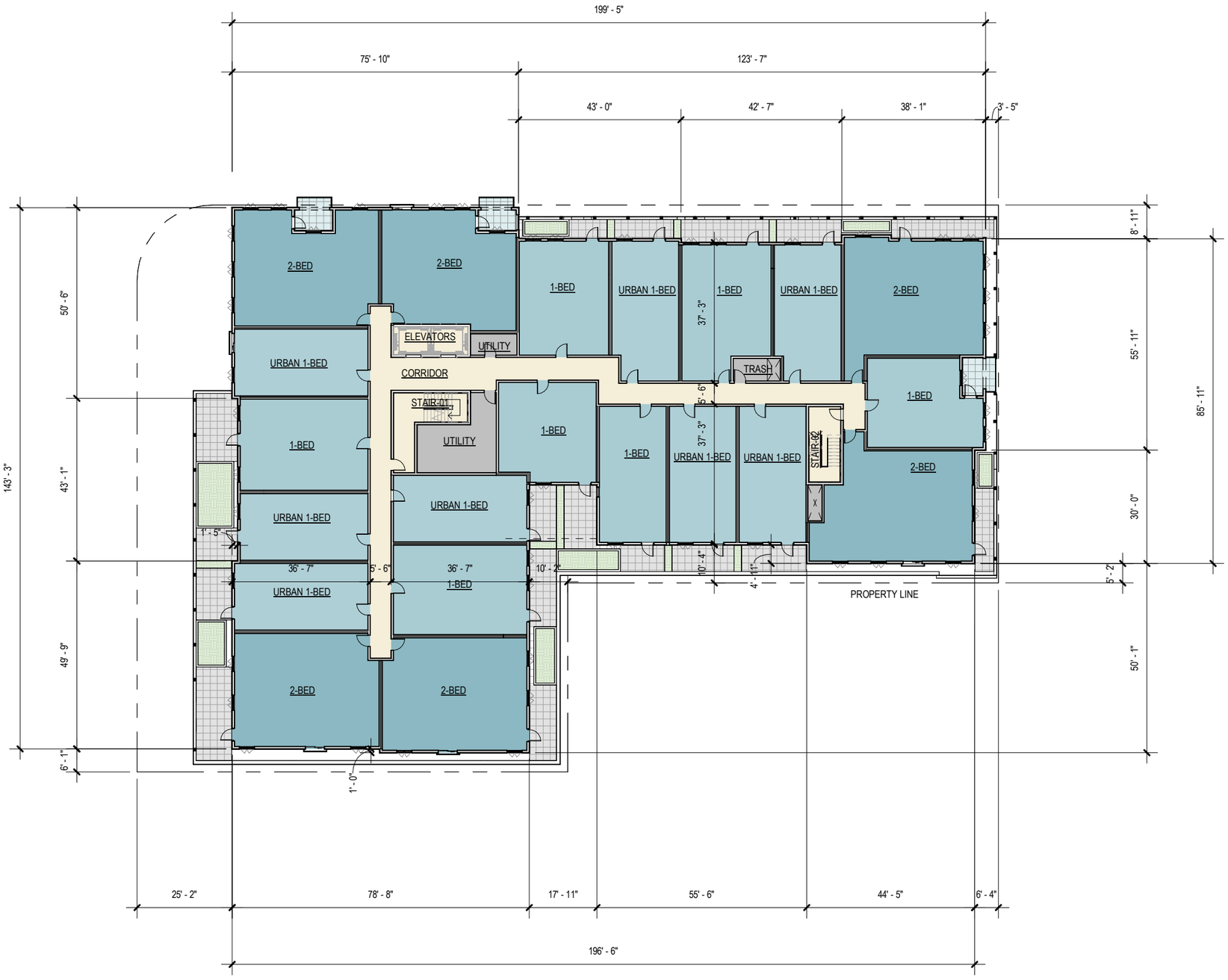
SCALE: 1" = 30'-0"



0' 15' 30' 60'

2ND STORY PLAN

SCALE: 1" = 30'-0"



0' 15' 30' 60'

3RD STORY PLAN

SCALE: 1" = 30'-0"



0’ 15’ 30’ 60’

4TH STORY PLAN

SCALE: 1” = 30’-0”



0' 15' 30' 60'

5TH STORY PLAN

SCALE: 1" = 30'-0"



0' 15' 30' 60'

6TH-7TH STORY PLAN

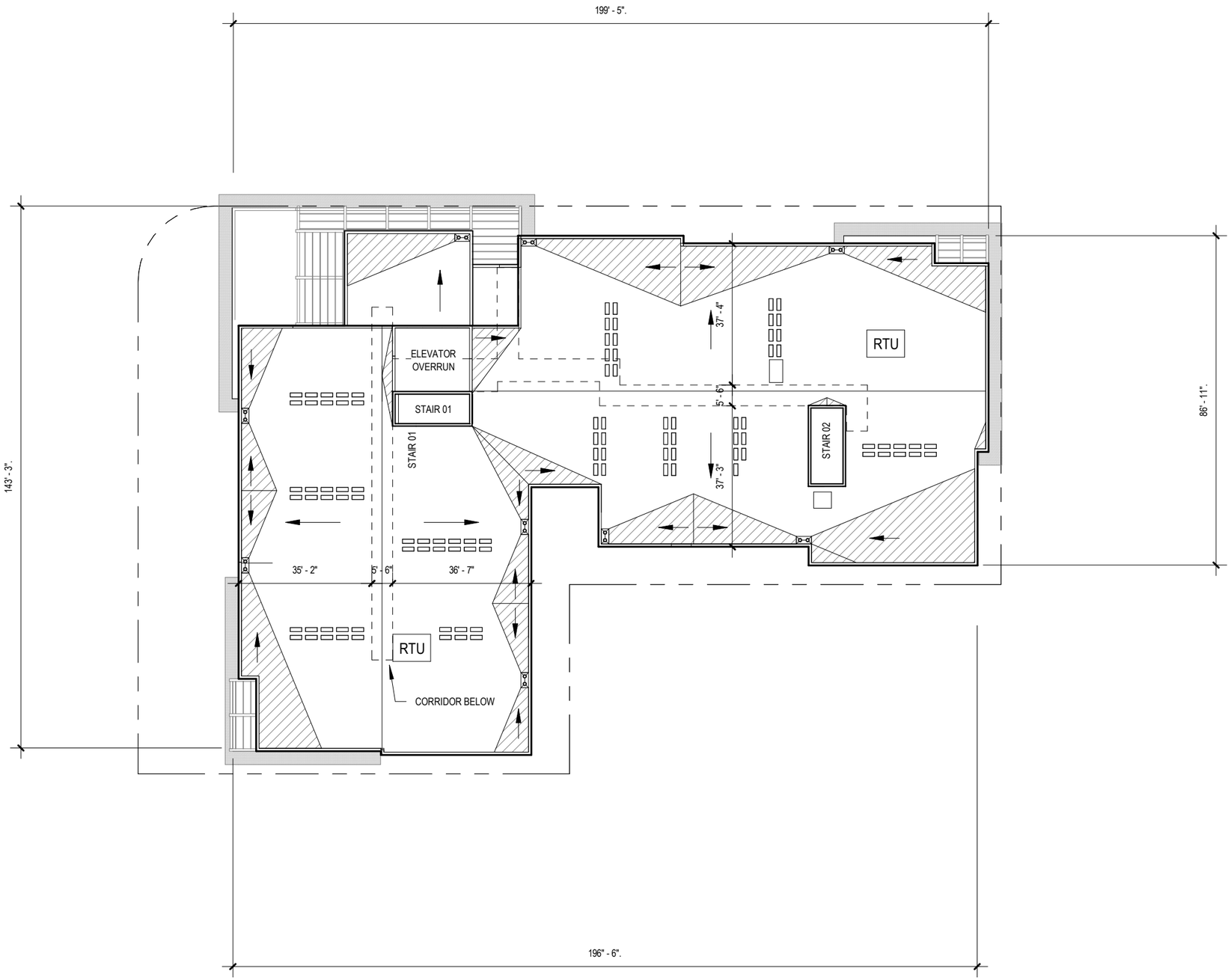
SCALE: 1" = 30'-0"



0' 15' 30' 60'

8TH STORY PLAN

SCALE: 1" = 30'-0"



0' 15' 30' 60'

ROOF PLAN

SCALE: 1" = 30'-0"



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

BUILDING ELEVATIONS

SCALE: NTS



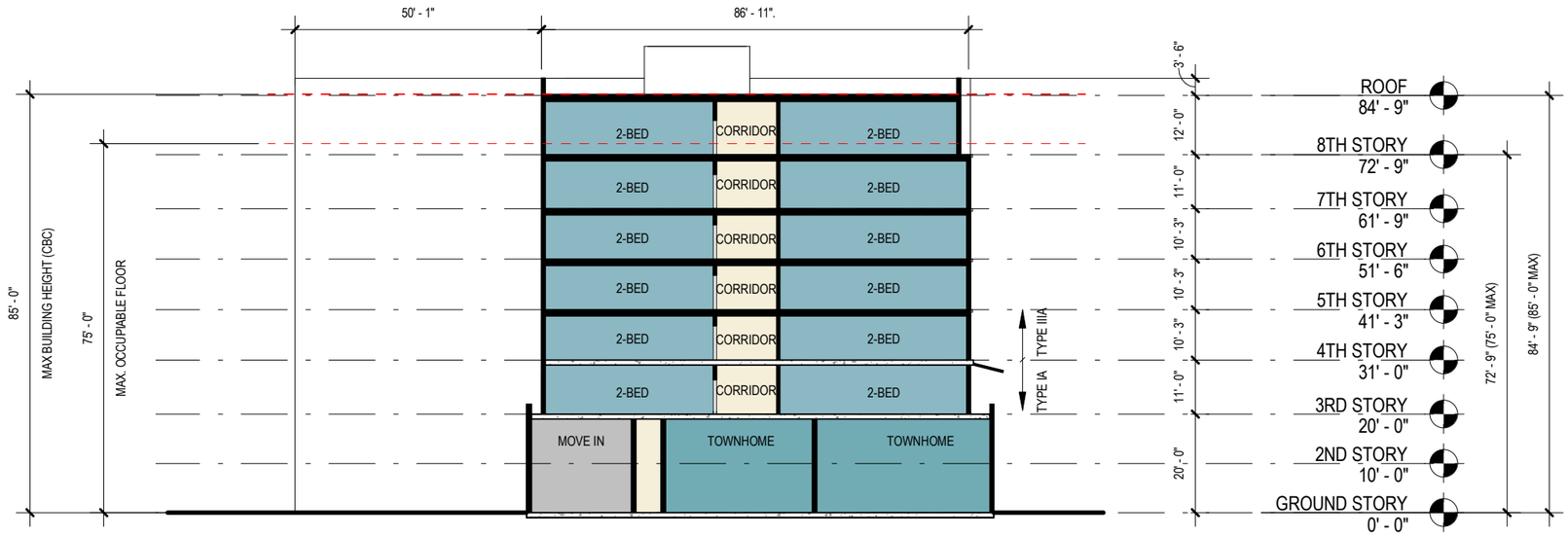
SOUTHEAST ELEVATION



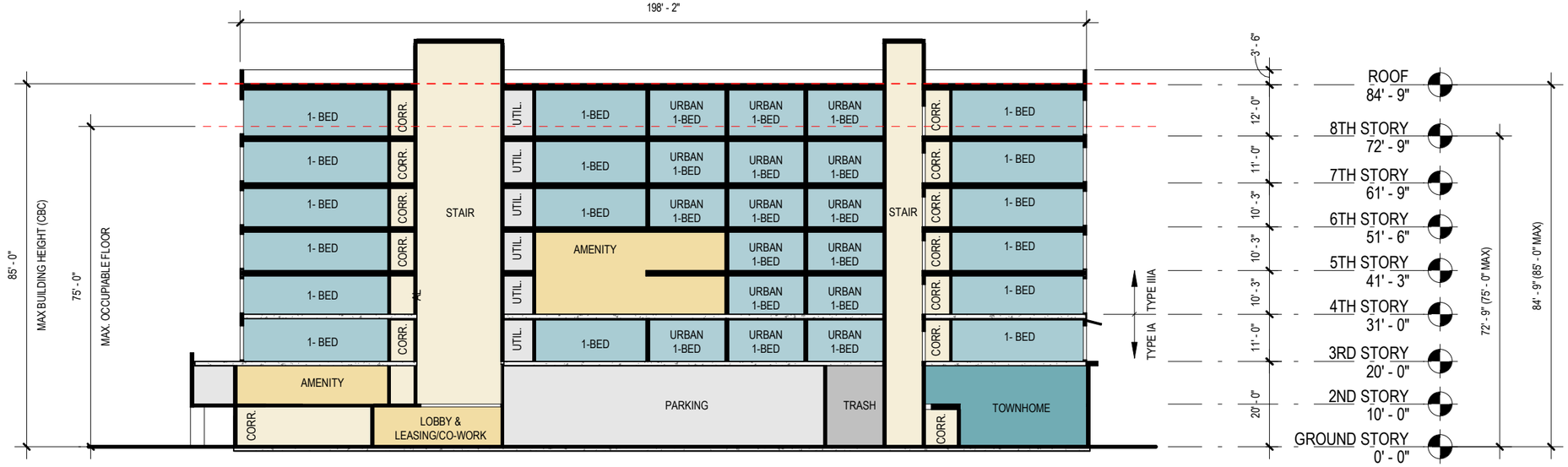
NORTHEAST ELEVATION

BUILDING ELEVATIONS

SCALE: NTS



NORTH / SOUTH BUILDING SECTION



EAST / WEST BUILDING SECTION

0' 15' 30' 60'

BUILDING SECTIONS

SCALE: 1" = 30'-0"



3RD AVENUE & S DELAWARE ST

BUILDING RENDERING



3RD AVENUE AT ENTRY LOBBY

BUILDING RENDERING



3RD AVENUE TOWNHOMES

BUILDING RENDERING