

# PASSAGE - SAN MATEO, CA



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| PROJECT TEAM | | PROJECT LOCATION | |
| APPLICANT: BROOKFIELD PROPERTIES Jason Bernstein 12657 Alcosta Blvd Ste. 250 San Ramon, CA 94583 (415) 298-3325 Jason.Bernstein@brookfieldrp.com | ARCHITECTURE: KTGY GROUP INC. Jessica Musick 1814 Franklin St, Suite 400 Oakland, CA 94612 (510) 272-2910 | PARCEL NUMBERS: APN-035-243-090 APN-035-243-140 APN-035-243-160 APN-035-243-170 APN-035-243-190 APN-035-243-200 APN-035-243-210 APN-035-243-220 | SITE ADDRESS: 640, 666, 678 & 690 Concar Drive 1820 & 1850 S. Grant Street 1855 S. Delaware Street.  GENERAL PLAN: Mixed Use Medium II  ZONING: TOD/H (Transit Oriented Development/ Housing Opportunities Overlay District Hayward Park Station Overlay Zone of the Rail Corridor Plan |

PASSAGE- SAN MATEO	
PROJECT INFORMATION	
San Mateo, CA	
Site Area (Gross Acres): 14.5	Density (Gross DU/Acre): 59.9

RESIDENTIAL DWELLING UNIT COUNT	
	No. of Units
Townhouse	138
Multifamily	731
<b>Total No. of Units</b>	<b>869</b>

PARKING SUMMARY	
Parking description	No. of Spaces
Townhouse	291
Multi-Family	731
On-site guest	35
Retail: Trader Joe's	78
Retail: 7-11	15
<b>Total Parking Spaces</b>	<b>1022</b>

RESIDENTIAL GROSS SQUARE FOOTAGE CALCULATIONS- San Mateo Municipal Code							
Building Type	Per Building			Total No. of Buildings	Total Residential Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
	Garage Floor Area	Residential Floor Area	Total Building Floor Area				
3 Story Townhouse	7 plex A	4,352 GSF	17,866 GSF	2	44,436 GSF	0 GSF	44,436 GSF
	7 plex B	3,362 GSF	16,707 GSF	1	20,069 GSF	0 GSF	20,069 GSF
	8 Plex A	4,006 GSF	19,537 GSF	2	47,086 GSF	0 GSF	47,086 GSF
	8 Plex B	4,006 GSF	19,595 GSF	3	70,803 GSF	0 GSF	70,803 GSF
	8 Plex C	4,629 GSF	19,004 GSF	1	23,633 GSF	0 GSF	23,633 GSF
	9 Plex	4,386 GSF	21,428 GSF	1	25,814 GSF	0 GSF	25,814 GSF
	10 Plex A	4,885 GSF	24,969 GSF	3	89,562 GSF	0 GSF	89,562 GSF
	10 Plex B	4,774 GSF	23,767 GSF	2	57,082 GSF	0 GSF	57,082 GSF
	10 Plex C	4,658 GSF	22,620 GSF	1	27,278 GSF	0 GSF	27,278 GSF
	<b>SUBTOTAL (Townhouse)</b>				<b>405,763 GSF</b>	<b>0 GSF</b>	<b>405,763 GSF</b>
Multi-Family Building A- Affordable		71,358	208,984	280,342 sf	1	280,342 sf	0 GSF
Multi-Family Building B-Market Rate		99,608	253,693	353,301 sf	1	353,301 sf	0 GSF
Multi-Family Building C-Market Rate		99,608	253,693	353,301 sf	1	353,301 sf	0 GSF
Retail: Trader Joe's						13,300 GSF	13,300 GSF
Retail: 7-11						3,100 GSF	3,100 GSF
<b>TOTAL</b>						<b>1,392,707 GSF</b>	<b>16,400 GSF</b>
							<b>1,409,107 GSF</b>

\*Per San Mateo Municipal Code - Ch.27.04.200 Floor Area.

"(1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding fifteen (15) feet in height shall be counted as additional floor area.

Note: Total SF of construction = Total Residential Floor Area + Total Non-Residential Area (as calculated per zoning)

RESIDENTIAL GROSS SQUARE FOOTAGE CALCULATIONS- CBC Code							
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	<b>SUBTOTAL (Townhouse)</b>				<b>405,763 GSF</b>	<b>0 GSF</b>	<b>405,763 GSF</b>
Multi-Family Building A- Affordable		35,679	195,609	231,288 sf	1	231,288 sf	0 GSF
Multi-Family Building B-Market Rate		99,608	250,501	350,109 sf	1	350,109 sf	0 GSF
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<b>TOTAL</b>						<b>1,337,269 GSF</b>	<b>16,400 GSF</b>
							<b>1,353,669 GSF</b>

\*Per CBC code

"(1) Floor area is measured to perimeter of exterior wall, including stairs, ramps, cores. Excludes courtyards and balconies/patios.

Note: Total SF of construction = Total Residential Floor Area + Total Non-Residential Area (as calculated per CBC code)



\*See additional site information on Civil Sheets C1.0 - C2.4



Architecture + Planning  
The Leamington Building  
1814 Franklin Street  
Suite 400  
Oakland, CA 94612  
510.272.2910  
ktgy.com



SAN MATEO, CA # 2024-0397

SB 330 PRE-APPLICATION  
FEBRUARY 14, 2025

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9 plex A	3,362 GSF	21,428 GSF	25,850 GSF	3	75,850 GSF	0 GSF	75,850 GSF	0 GSF
10 plex A	4,885 GSF	24,969 GSF	29,854 GSF	3	89,562 GSF	0 GSF	89,562 GSF	0 GSF
10 plex B	4,774 GSF	23,767 GSF	28,541 GSF	2	57,082 GSF	0 GSF	57,082 GSF	0 GSF
10 plex C	4,658 GSF	22,620 GSF	27,278 GSF	1	27,278 GSF	0 GSF	27,278 GSF	0 GSF
<b>SUBTOTAL (Townhouse)</b>				<b>405,763 GSF</b>		<b>0 GSF</b>		<b>405,763 GSF</b>
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See Sheet A1.0 for Project Data formatted larger for visibility.

A1.1



**ktgy**

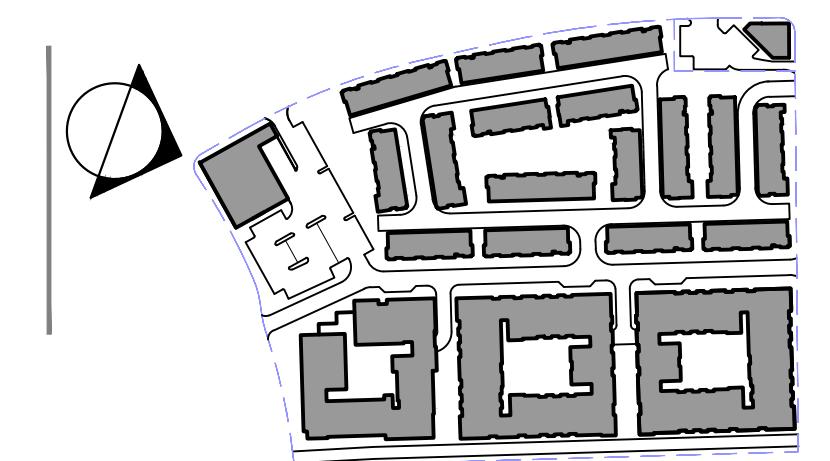
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**Brookfield**  
Residential

**THE PACIFIC**  
COMPANIES

SAN MATEO, CA # 2024-0397

SB 330 PRE-APPLICATION  
FEBRUARY 14, 2025



PERSPECTIVE VIEW  
CONCAR DR. & S. DELAWARE INTERSECTION LOOKING SOUTH EAST

A1.1



**ktgy**

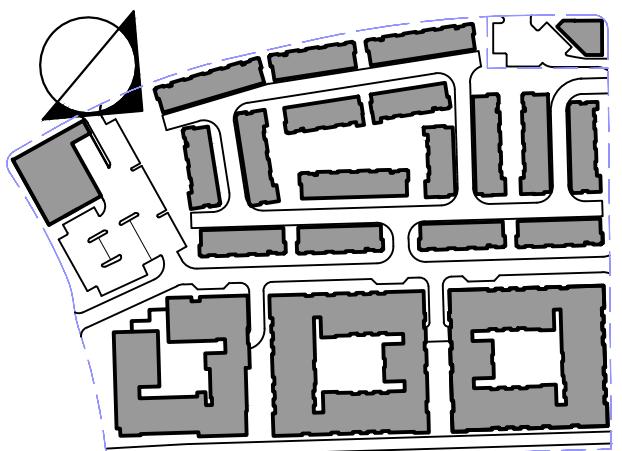
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**Brookfield**  
Residential

**THE PACIFIC**  
COMPANIES

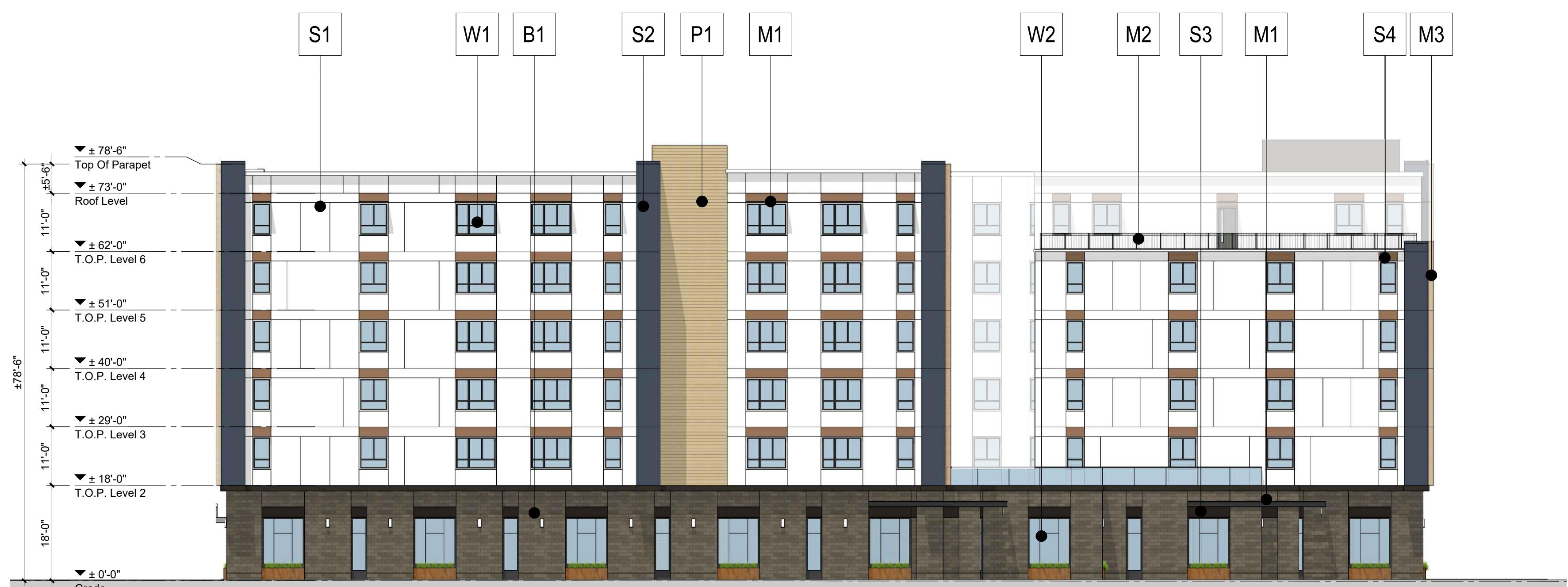
SAN MATEO, CA # 2024-0397

SB 330 PRE-APPLICATION  
FEBRUARY 14, 2025



PERSPECTIVE VIEW  
PARK VIEW LOOKING SOUTH EAST

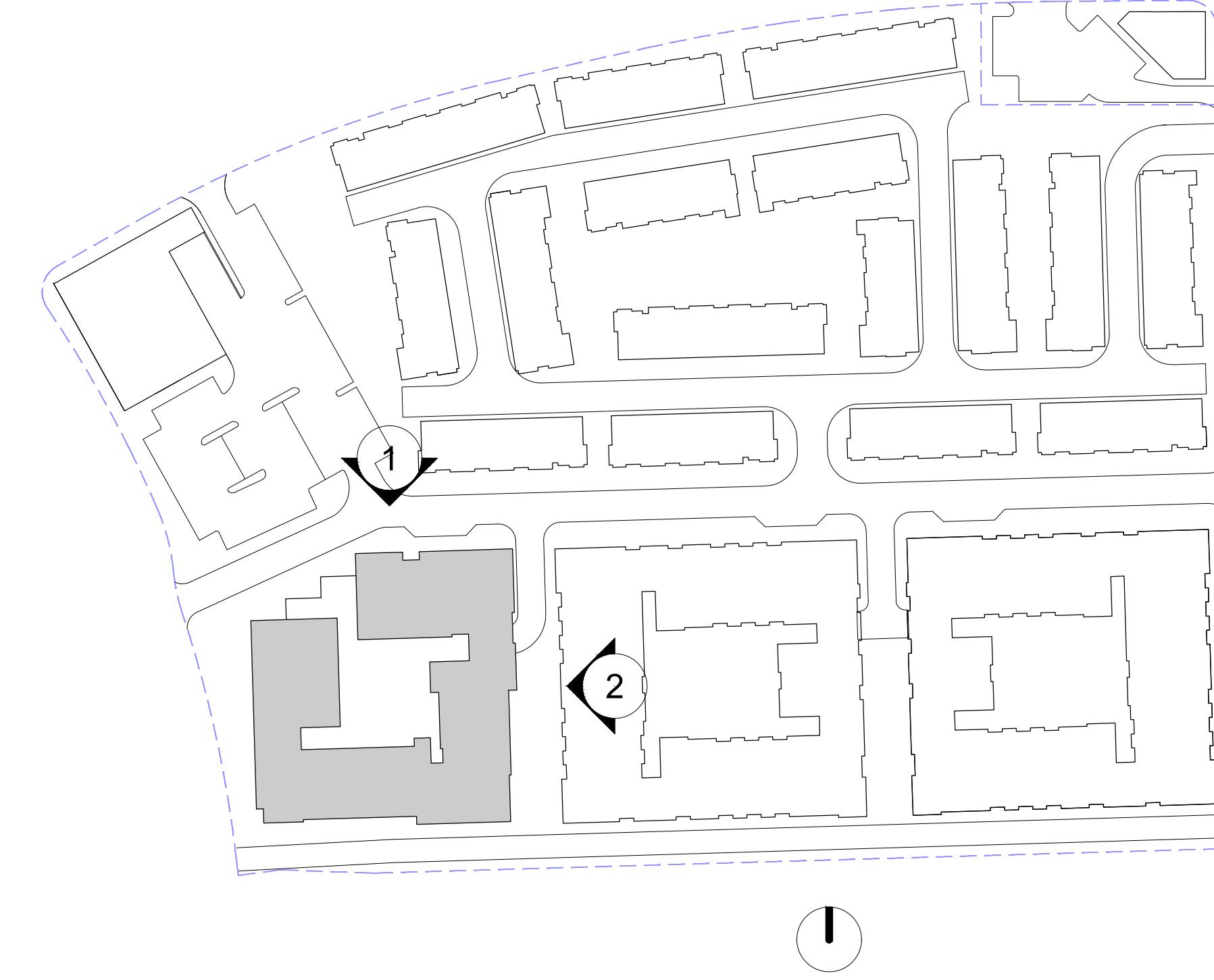
A1.2



1. North Elevation



2. East Elevation



**COLOR & MATERIAL LEGEND:**

S1	*Stucco 1 - White
S2	*Stucco 2 - Navy Blue
S3	*Stucco 3 - Dark Brown
S4	*Stucco 4 - Light Brown
S5	*Stucco 5 - Gray
W1	*Vinyl Window - Dark Bronze
W2	*Storefront - Dark Bronze
M1	*Metal Awning - Dark Bronze
M2	*Metal Railing - Dark Bronze
M3	*Metal Vertical Fin - Tan
B1	*Masonry Block - Brown
P1	*Composite Panel- Honey

**Notes:**

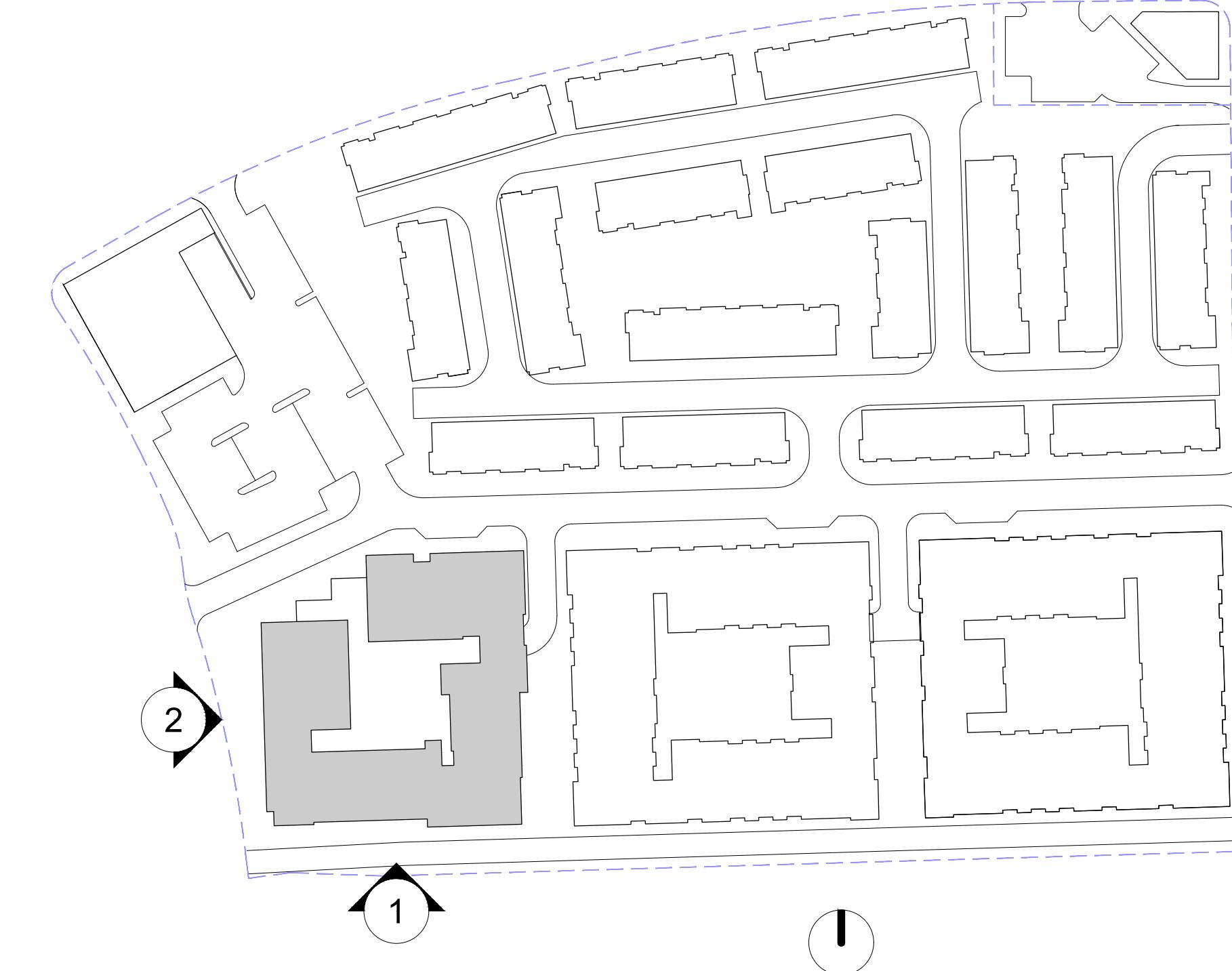
\*Materials as defined, or similar.



1. South Elevation



2. East Elevation

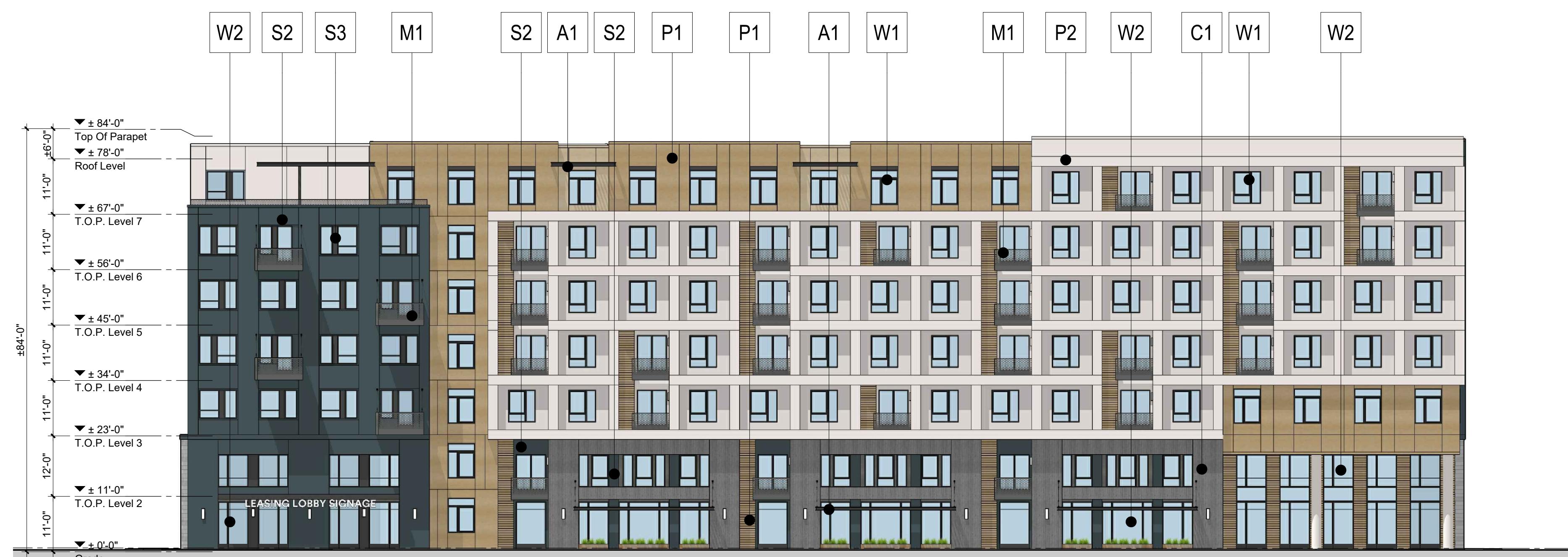


**COLOR & MATERIAL LEGEND:**

S1	*Stucco 1 - White
S2	*Stucco 2 - Navy Blue
S3	*Stucco 3 - Dark Brown
S4	*Stucco 4 - Light Brown
S5	*Stucco 5 - Gray
W1	*Vinyl Window - Dark Bronze
W2	*Storefront - Dark Bronze
M1	*Metal Awning - Dark Bronze
M2	*Metal Railing - Dark Bronze
M3	*Metal Vertical Fin - Tan
B1	*Masonry Block - Brown
P1	*Composite Panel- Honey

**Notes:**

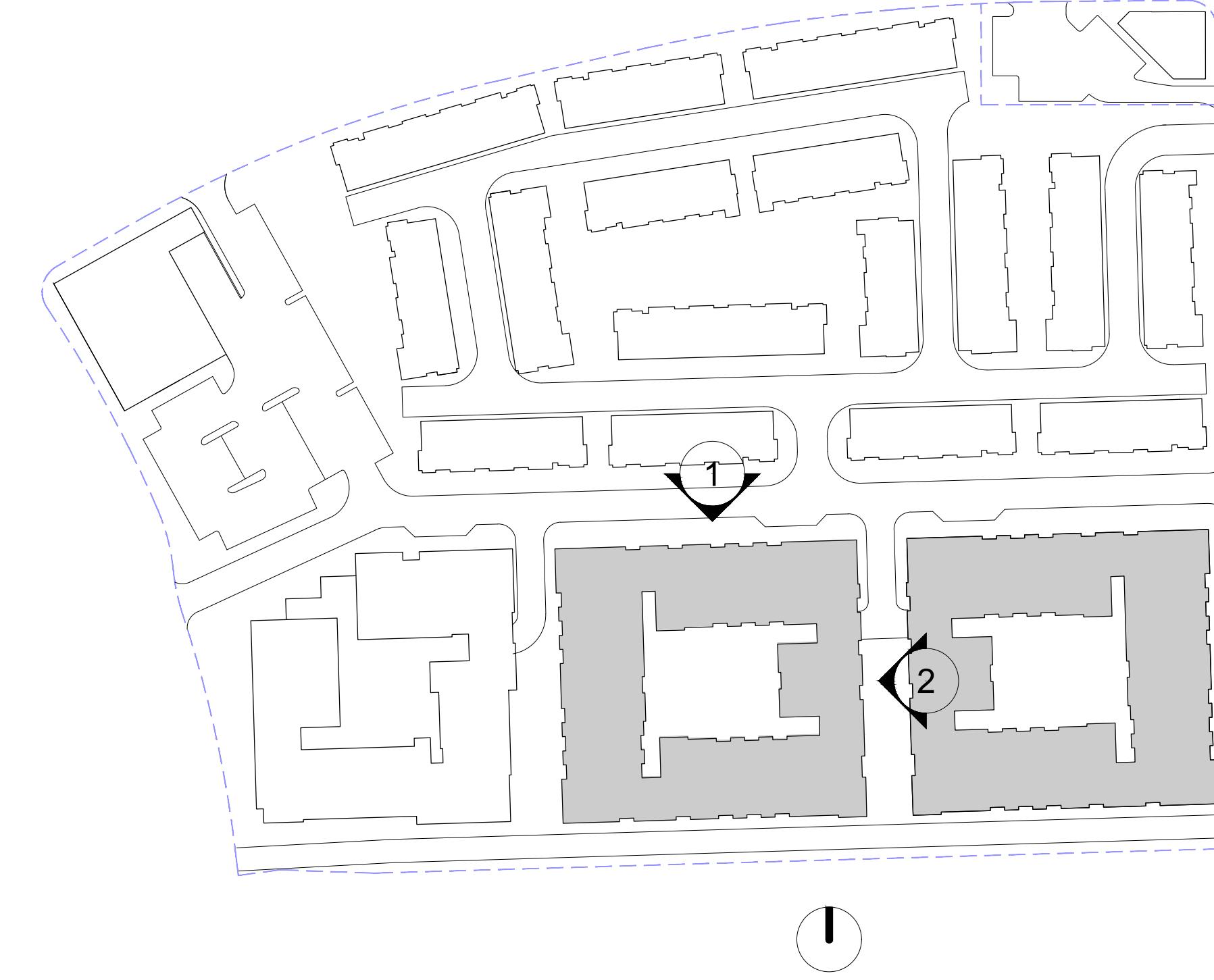
\*Materials as defined, or similar.



1. North Elevation



2. East Elevation



**COLOR & MATERIAL LEGEND:**

- S1 \*Stucco 1 - White
- S2 \*Stucco 2 - Navy Blue
- S3 \*Stucco 3 - Dark Gray
- P1 \*Composite Panel 1 - Beige
- P2 \*Composite Panel 2- Off-White
- W1 \*Vinyl Window - Dark Bronze
- W2 \*Storefront - Dark Bronze
- A1 \*Metal Awning - Dark Bronze
- M1 \*Metal Railing - Dark Gray
- M2 \*Metal Screen - Dark Gray
- C1 \*Board Form Concrete- Warm Gray
- C2 \*Concrete- Dark Gray

**Notes:**

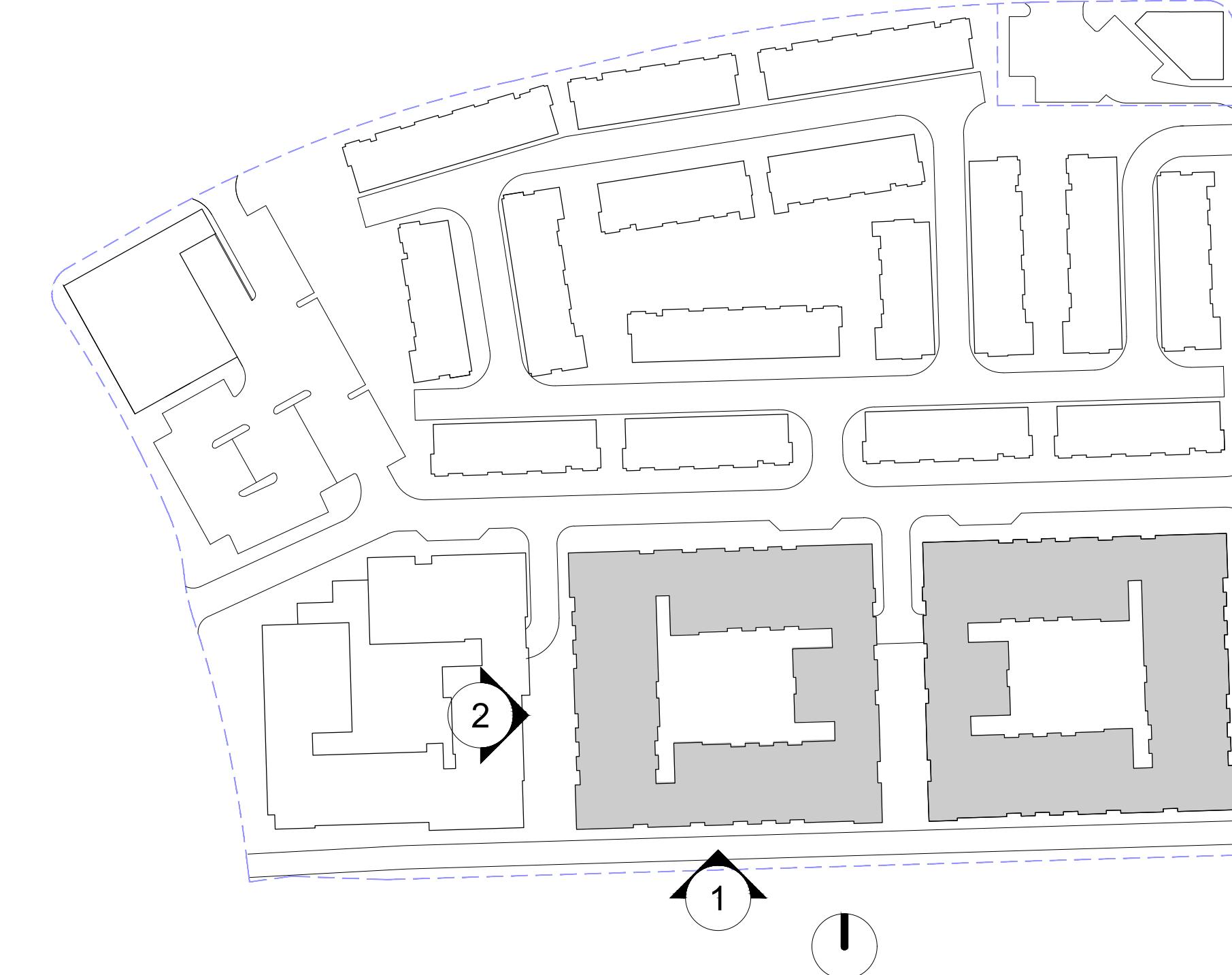
\*Materials as defined, or similar.



1. South Elevation



2. West Elevation

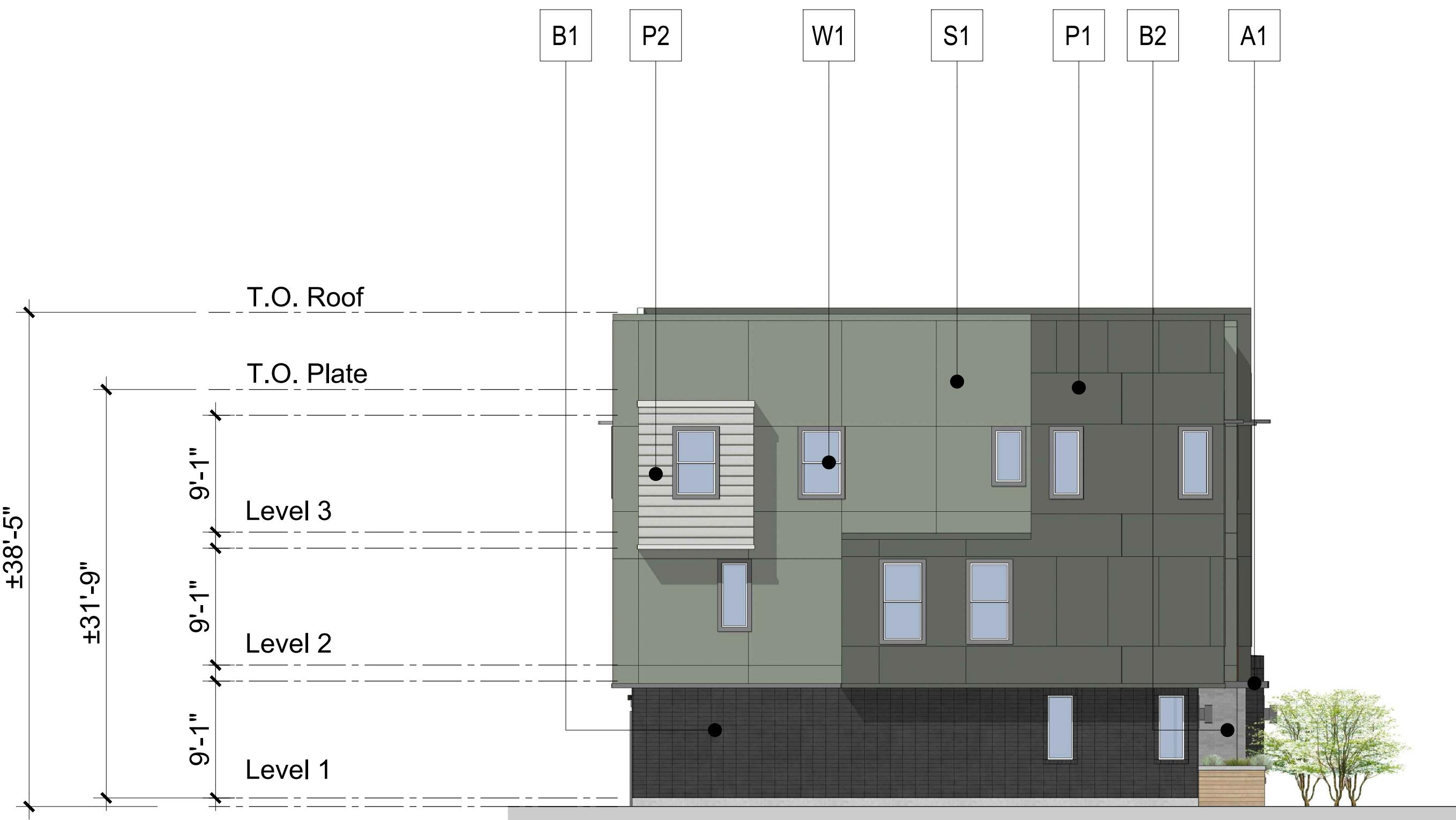


**COLOR & MATERIAL LEGEND:**

- S1 \*Stucco 1 - White
- S2 \*Stucco 2 - Navy Blue
- S3 \*Stucco 3 - Dark Gray
- P1 \*Composite Panel 1 - Beige
- P2 \*Composite Panel 2- Off-White
- W1 \*Vinyl Window - Dark Bronze
- W2 \*Storefront - Dark Bronze
- A1 \*Metal Awning - Dark Bronze
- M1 \*Metal Railing - Dark Gray
- M2 \*Metal Screen - Dark Gray
- C1 \*Board Form Concrete- Warm Gray
- C2 \*Concrete- Dark Gray

**Notes:**

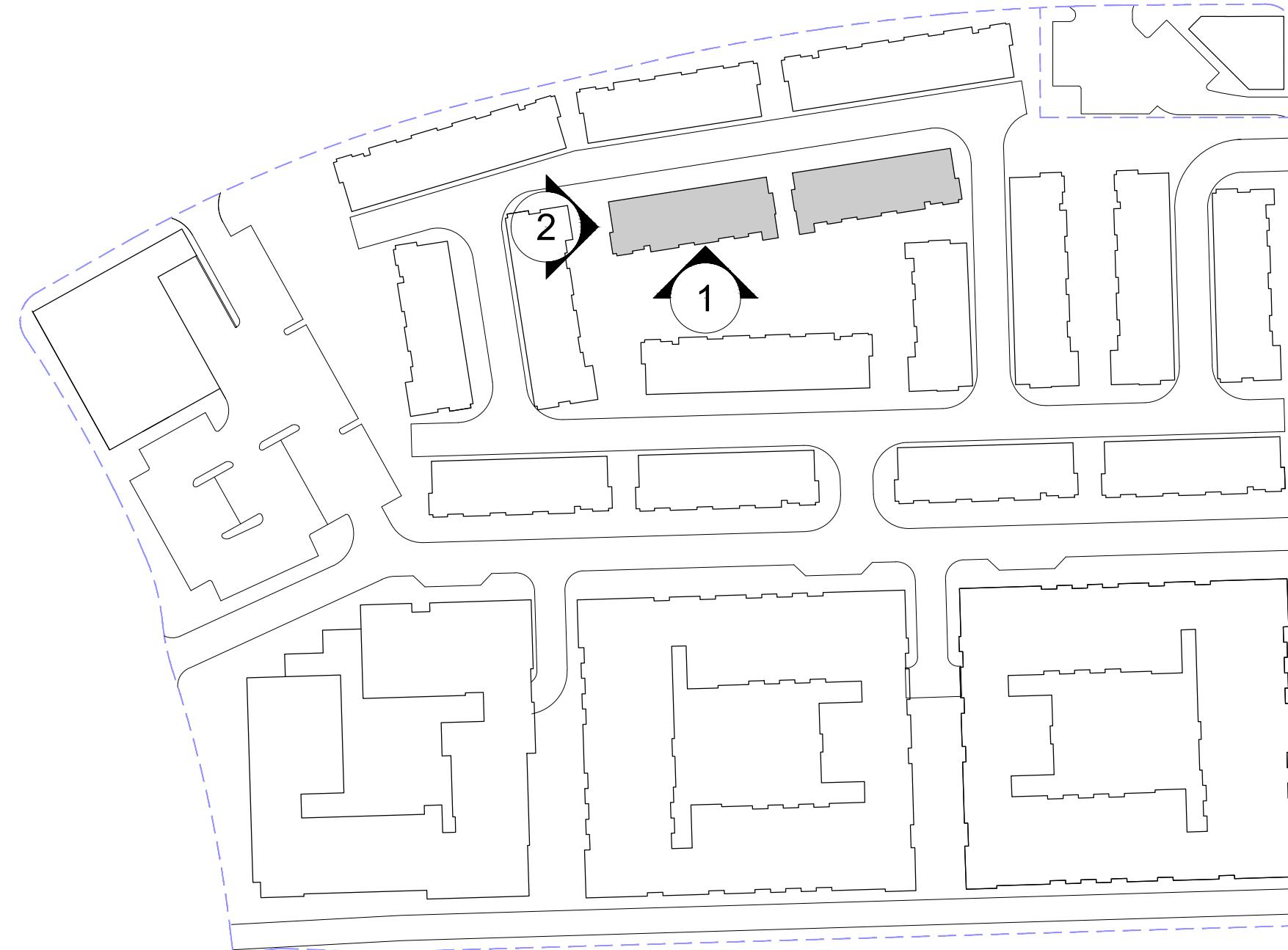
\*Materials as defined, or similar.



2. Left Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Sage
S2	*Stucco 2 - Dark Gray
S3	*Stucco 3 - White
P1	*Cementitious Panel - Dark Green
P2	*Cementitious Siding - Light Gray
P3	*Composite Wood Siding
B1	*Brick Veneer - Dark Gray
B2	*Brick Veneer - Gray
W1	*Vinyl Window - White
A1	*Metal Awning - Light Gray
M1	*Decorative Metal Railing - Light Brown
M2	*Metal Railing - Dark Gray
R1	*Roof Shingle - Dark Gray
G1	*Metal Garage Door - Light Gray
G2	*Metal Garage Door - Medium Gray
D1	*Entry Door (ThermaTru or sim.) - Mustard



Key Plan (NTS)

Notes:

\*Materials as defined, or similar.



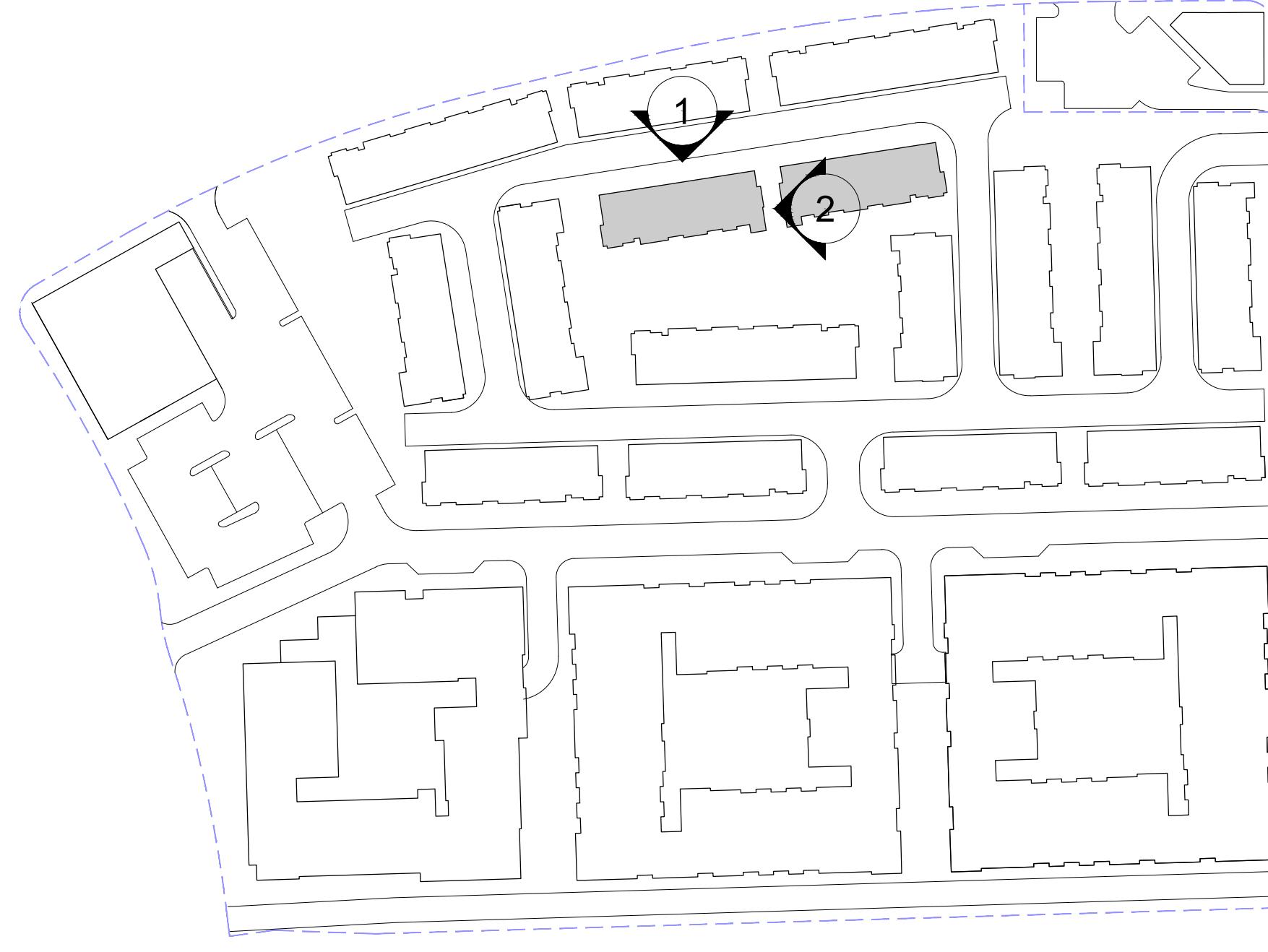
1. Front Elevation



2. Right Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Sage
S2	*Stucco 2 - Dark Gray
S3	*Stucco 3 - White
P1	*Cementitious Panel - Dark Green
P2	*Cementitious Siding - Light Gray
P3	*Composite Wood Siding
B1	*Brick Veneer - Dark Gray
B2	*Brick Veneer - Gray
W1	*Vinyl Window - White
A1	*Metal Awning - Light Gray
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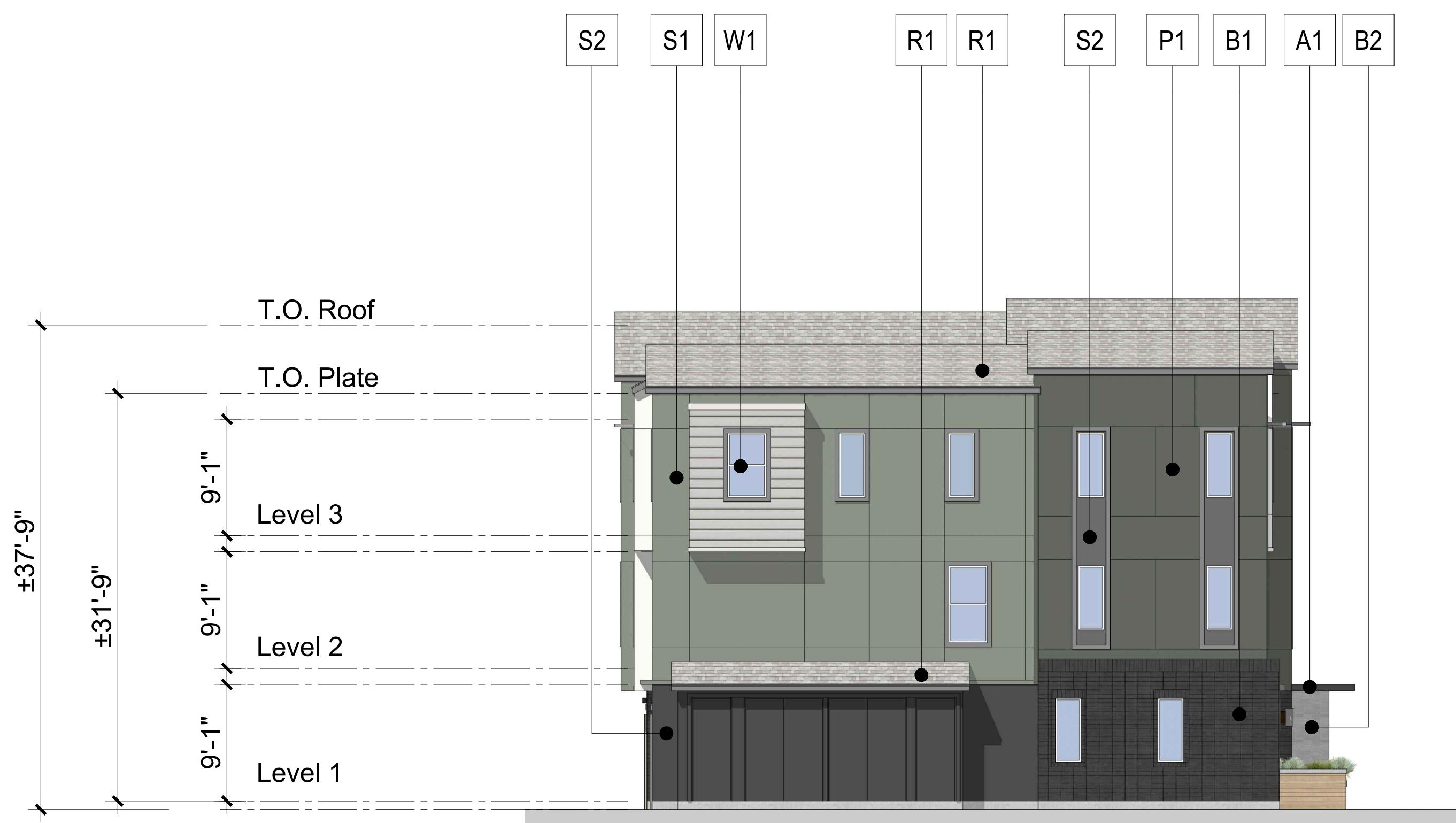
Key Plan (NTS)

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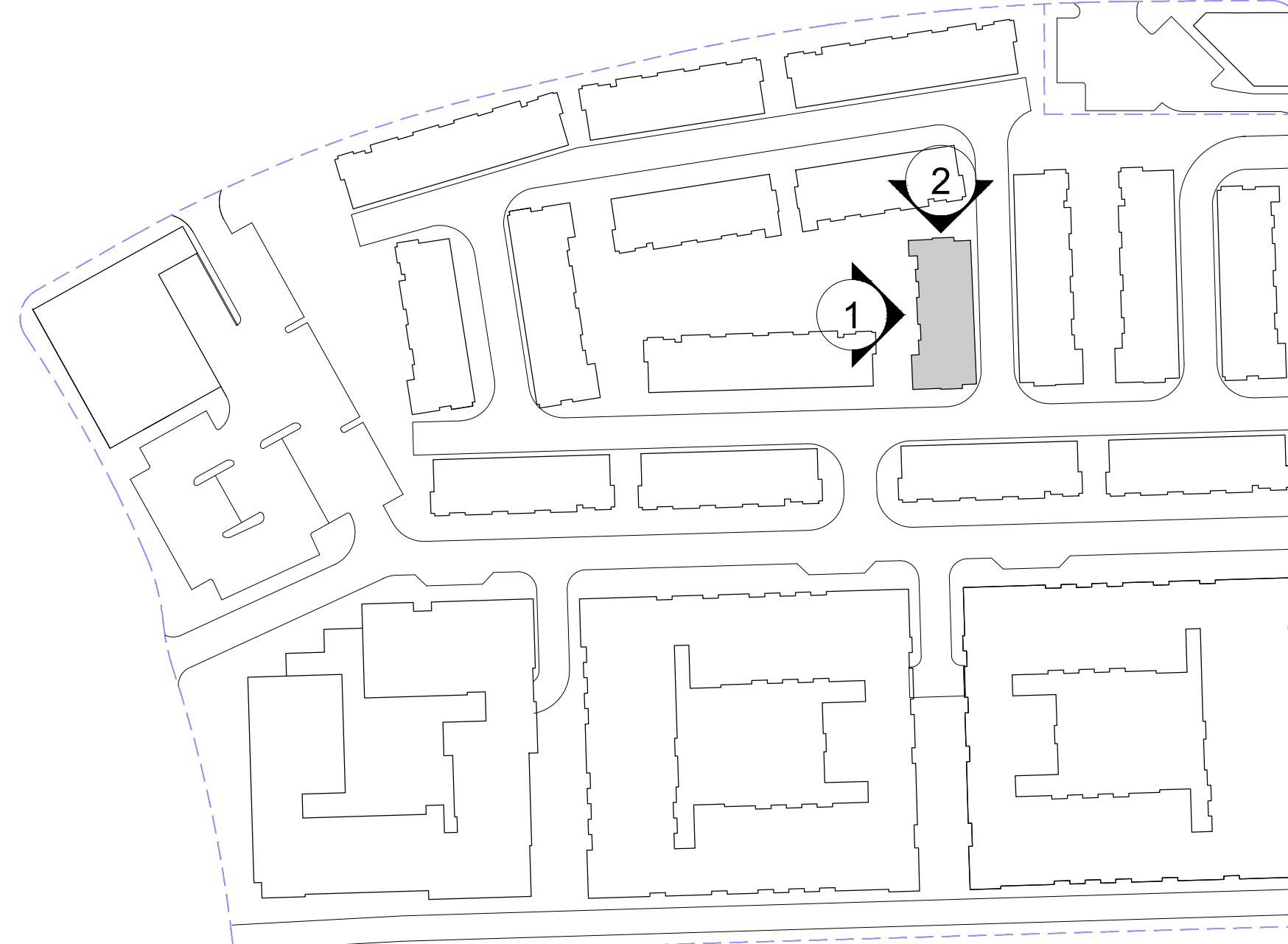
1. Rear Elevation



## 2. Left Elevation

## COLOR & MATERIAL LEGEND:

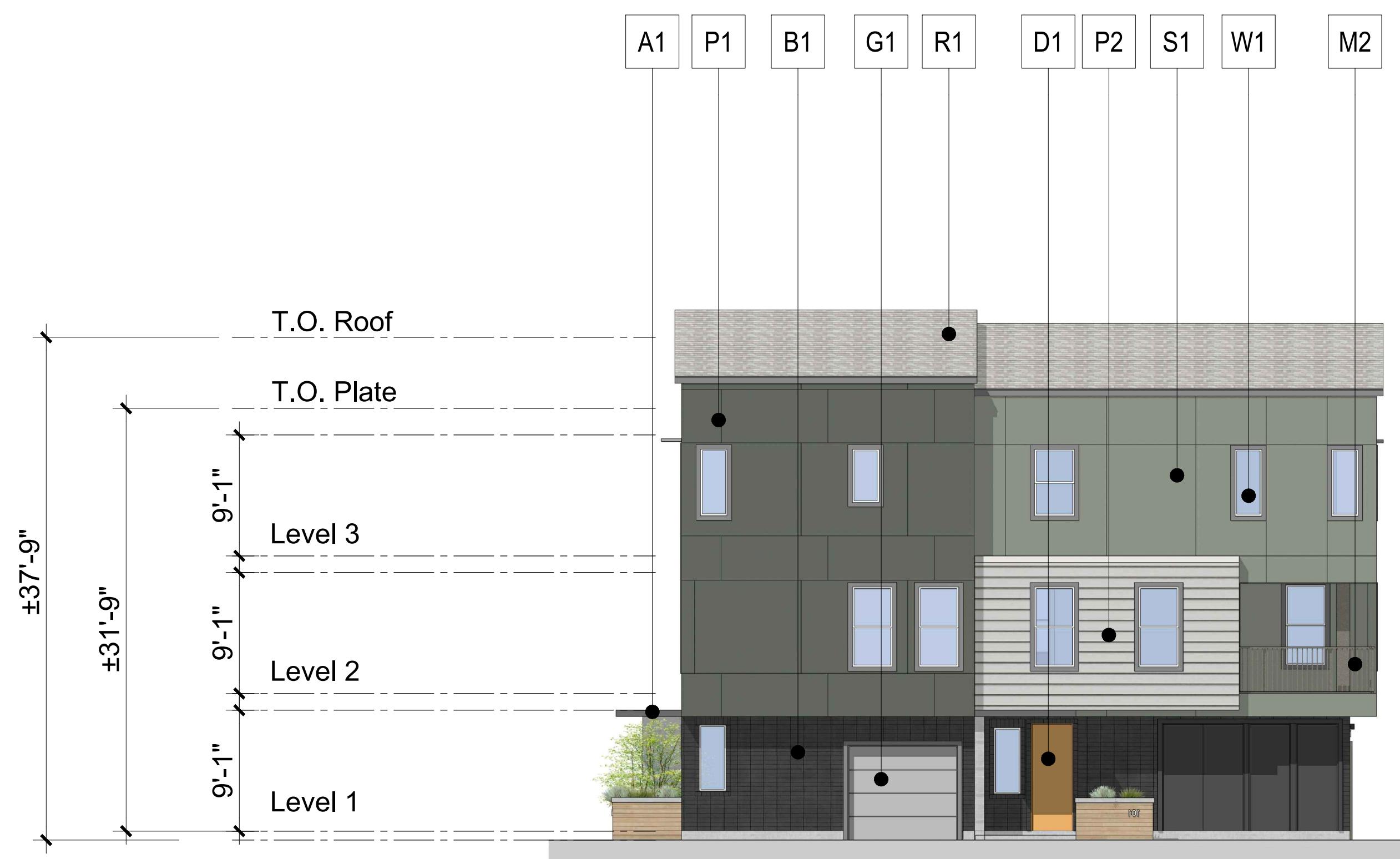
- S1      \*Stucco 1 - Sage
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- P1      \*Cementitious Panel - Dark Green
- P2      \*Cementitious Siding - Light Gray
- P3      \*Composite Wood Siding
- B1      \*Brick Veneer - Dark Gray
- B2      \*Brick Veneer - Gray
- W1      \*Vinyl Window - White
- A1      \*Metal Awning - Light Gray
- M1      \*Decorative Metal Railing - Light Brown
- M2      \*Metal Railing - Dark Gray
- R1      \*Roof Shingle - Dark Gray
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- D1      \*Entry Door (ThermaTru or sim.) - Mustard



## Key Plan (NTS)



## 1. Front Elevation



2. Right Elevation



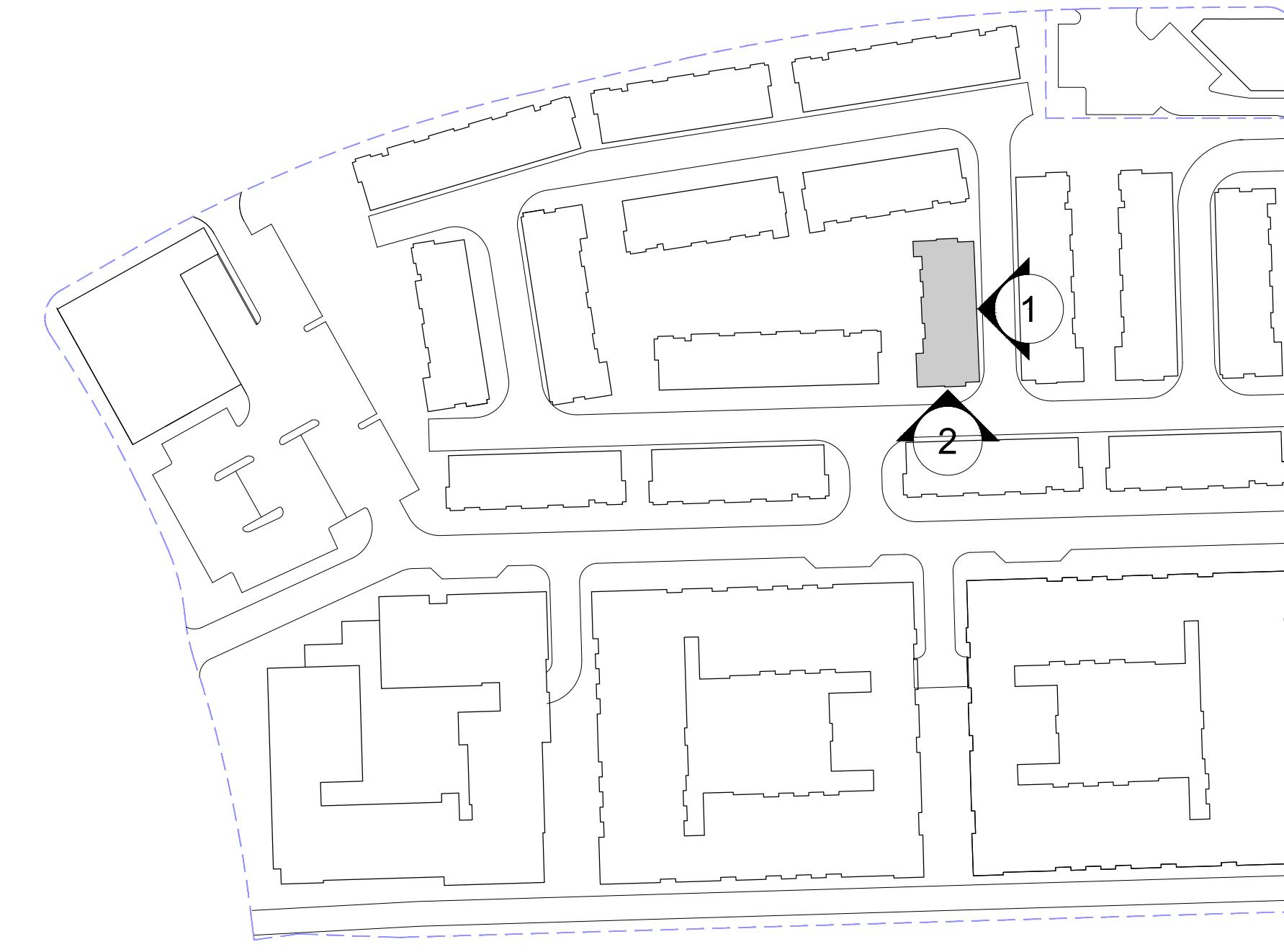
1. Rear Elevation

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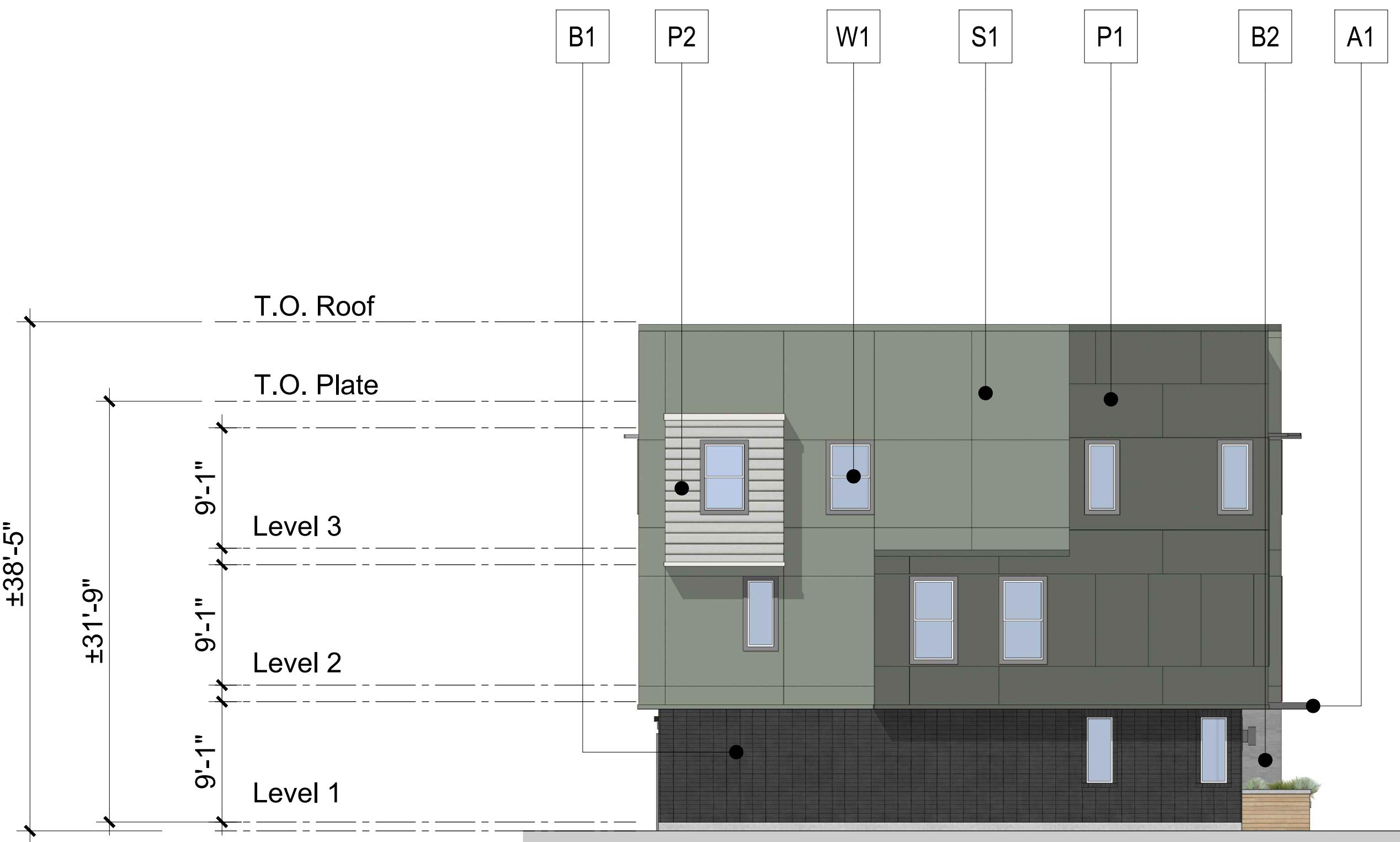
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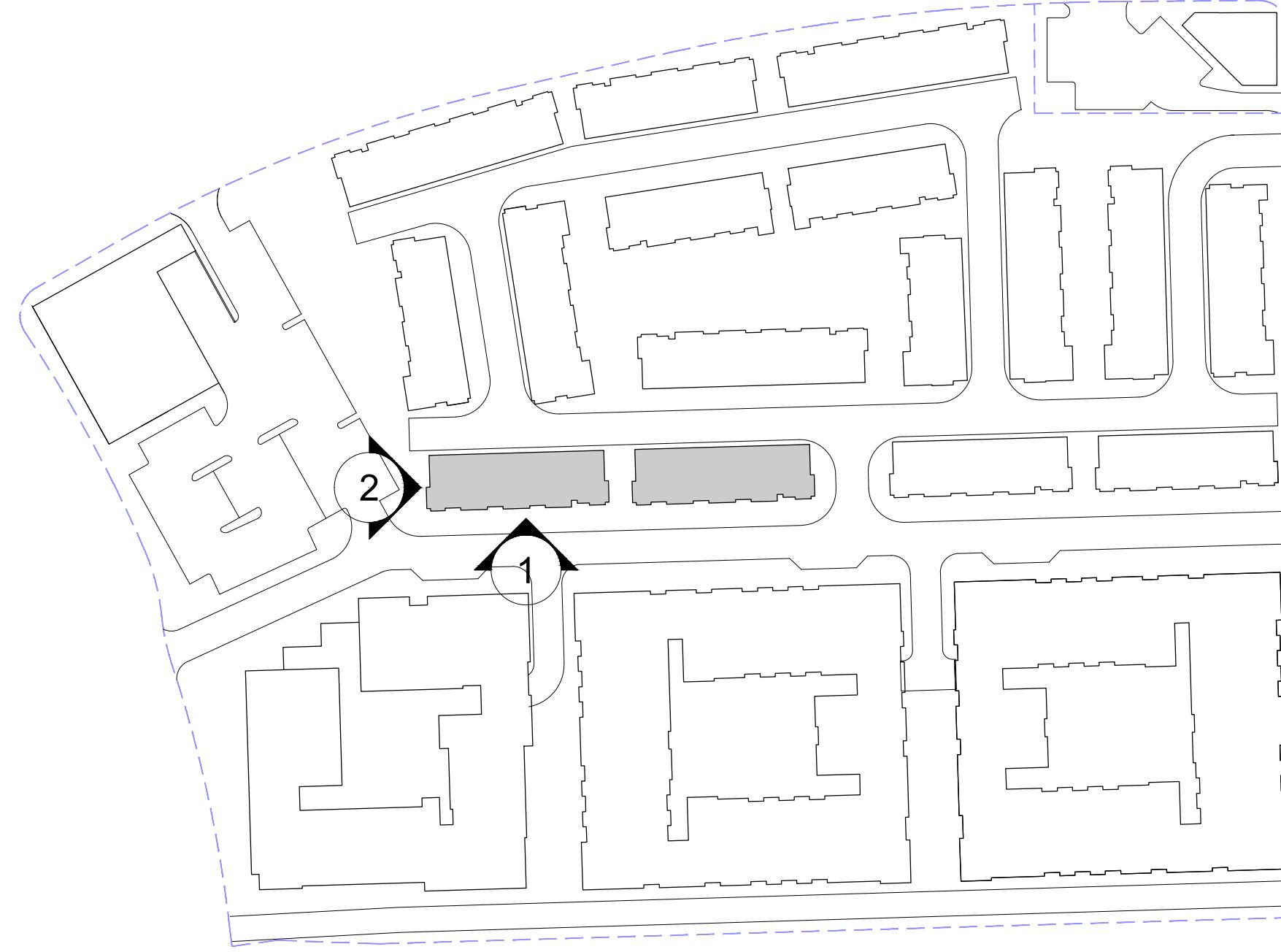
Key Plan (NTS)



2. Left Elevation

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S1	*Stucco 1 - Sage
S2	*Stucco 2 - Dark Gray
S3	*Stucco 3 - White
P1	*Cementitious Panel - Dark Green
P2	*Cementitious Siding - Light Gray
P3	*Composite Wood Siding
B1	*Brick Veneer - Dark Gray
B2	*Brick Veneer - Gray
W1	*Vinyl Window - White
A1	*Metal Awning - Light Gray
M1	*Decorative Metal Railing - Light Brown
M2	*Metal Railing - Dark Gray
R1	*Roof Shingle - Dark Gray
G1	*Metal Garage Door - Light Gray
G2	*Metal Garage Door - Medium Gray
D1	*Entry Door (ThermaTru or sim.) - Mustard



Key Plan (NTS)

Notes:

\*Materials as defined, or similar.



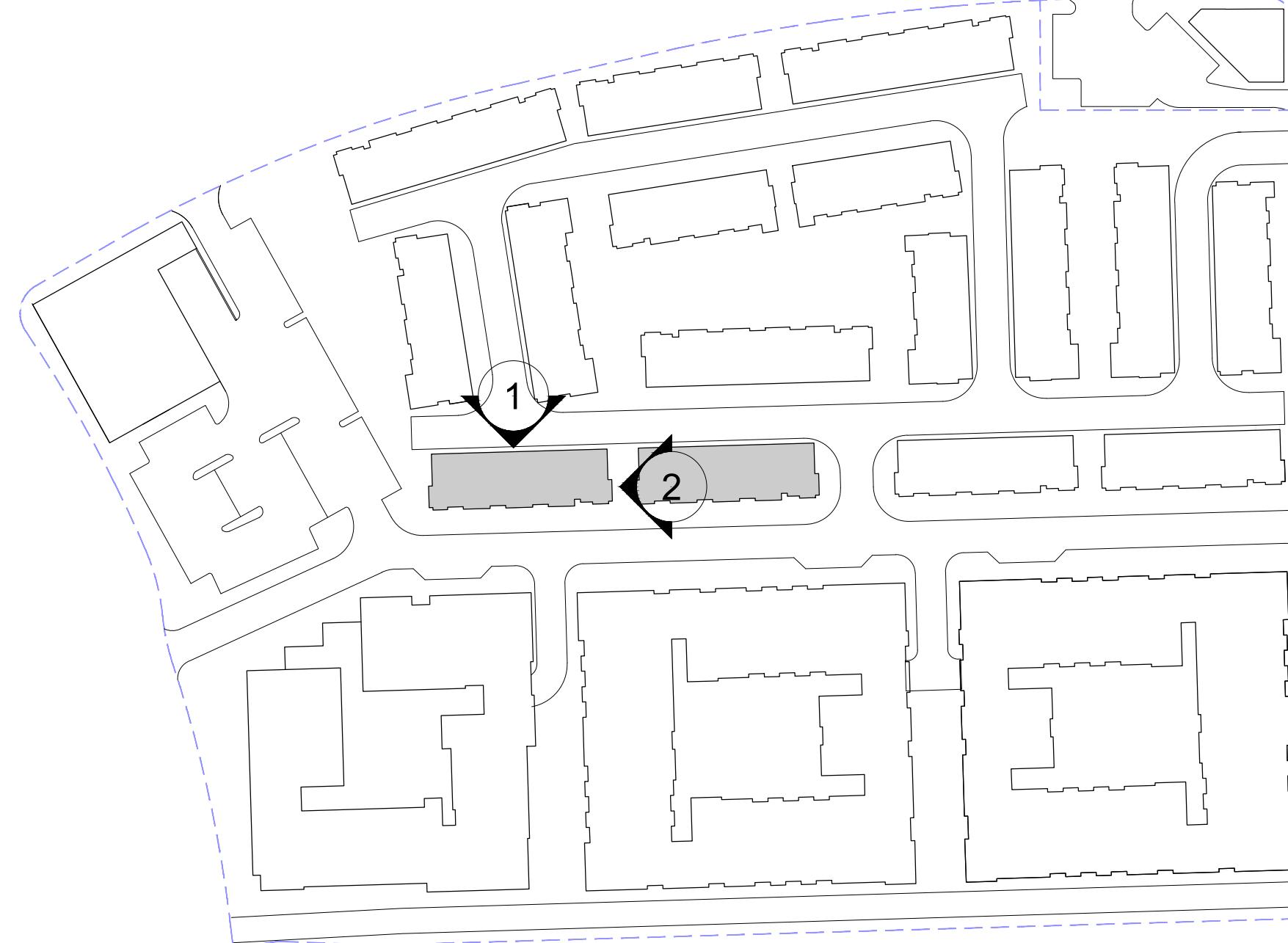
1. Front Elevation



2. Right Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Sage
S2	*Stucco 2 - Dark Gray
S3	*Stucco 3 - White
P1	*Cementitious Panel - Dark Green
P2	*Cementitious Siding - Light Gray
P3	*Composite Wood Siding
B1	*Brick Veneer - Dark Gray
B2	*Brick Veneer - Gray
W1	*Vinyl Window - White
A1	*Metal Awning - Light Gray
M1	*Decorative Metal Railing - Light Brown
M2	*Metal Railing - Dark Gray
R1	*Roof Shingle - Dark Gray
G1	*Metal Garage Door - Light Gray
G2	*Metal Garage Door - Medium Gray
D1	*Entry Door (ThermaTru or sim.) - Mustard



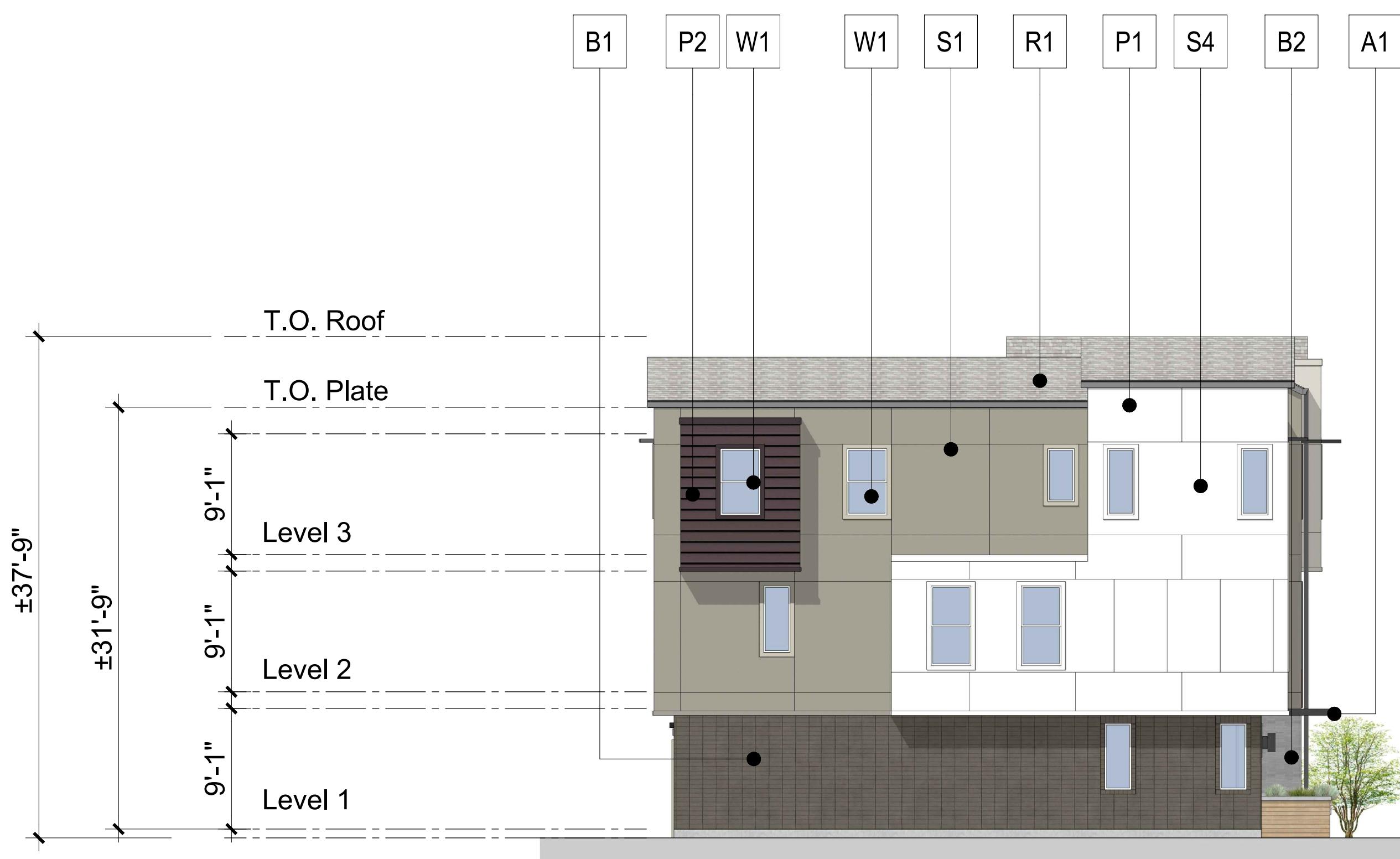
Key Plan (NTS)

Notes:

\*Materials as defined, or similar.



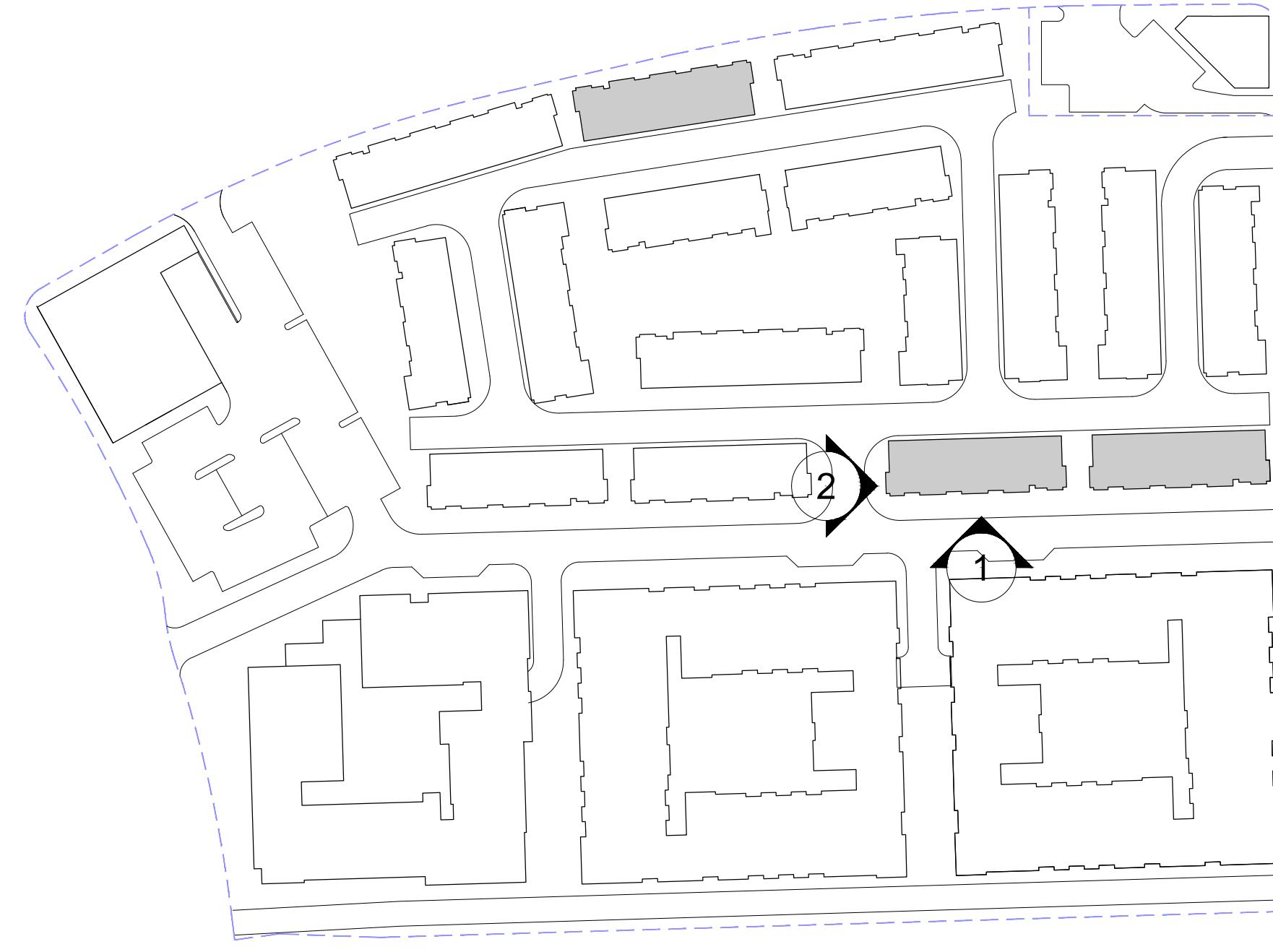
1. Rear Elevation



2. Left Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Beige
S2	*Stucco 2 -Light Beige
S3	*Stucco 3 - Dark Brown
S4	*Stucco 4 - Dark Gray
P1	*Cementitious Panel - White
P2	*Cementitious Siding - Maroon
B1	*Brick Veneer - Dark Brown
B2	*Brick Veneer - Light Gray
W1	*Vinyl Window - Dark Bronze
A1	*Metal Awning - Dark Gray
M1	*Decorative Metal Railing - Light Brown
M2	*Metal Railing - Dark Gray
R1	*Roof Shingle - Gray
G1	*Metal Garage Door - White
G2	*Metal Garage Door - Light Beige
D1	*Entry Door (ThermaTru or sim.) - Burgundy



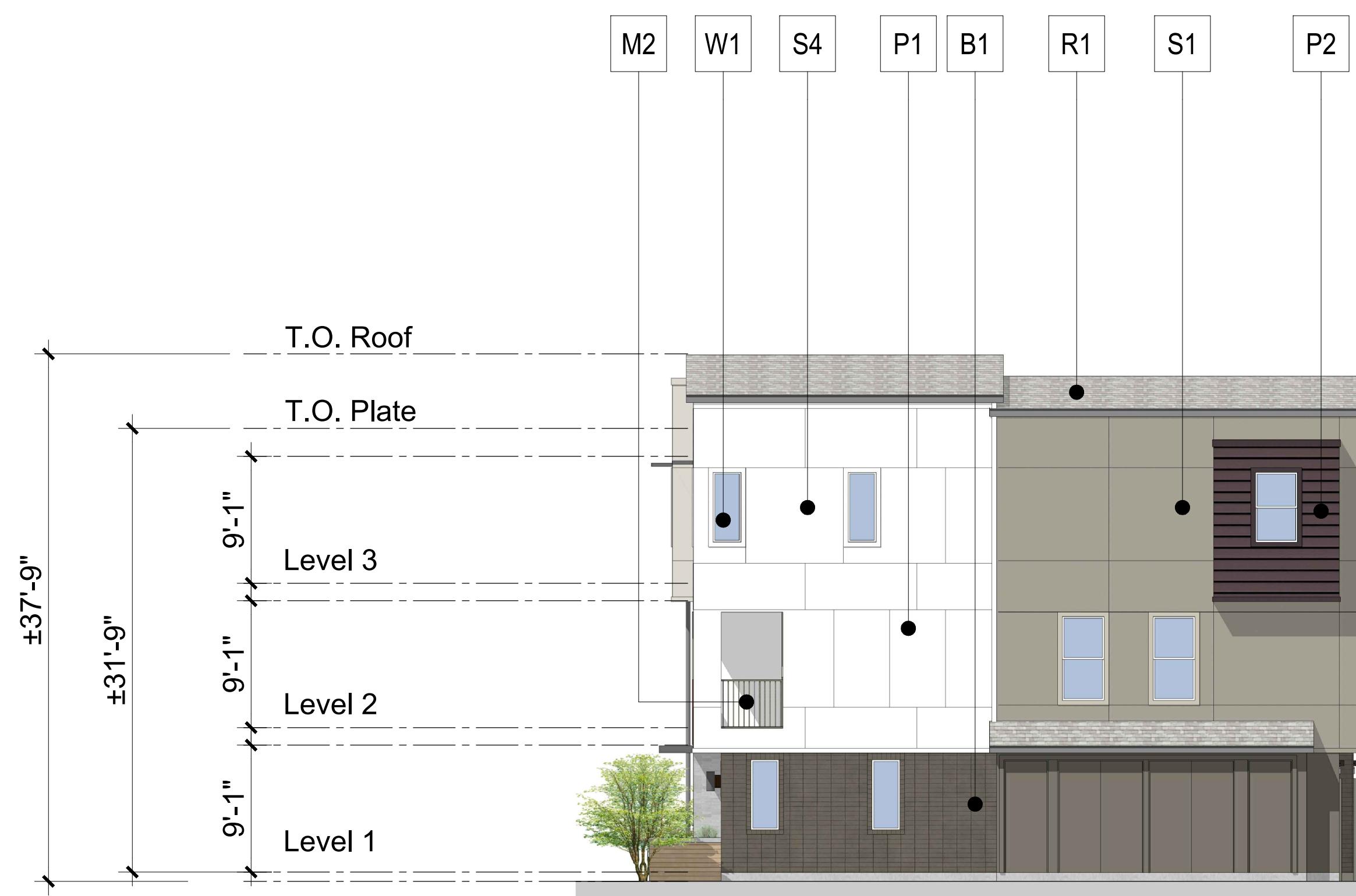
Key Plan (NTS)

Notes:

\*Materials as defined, or similar.



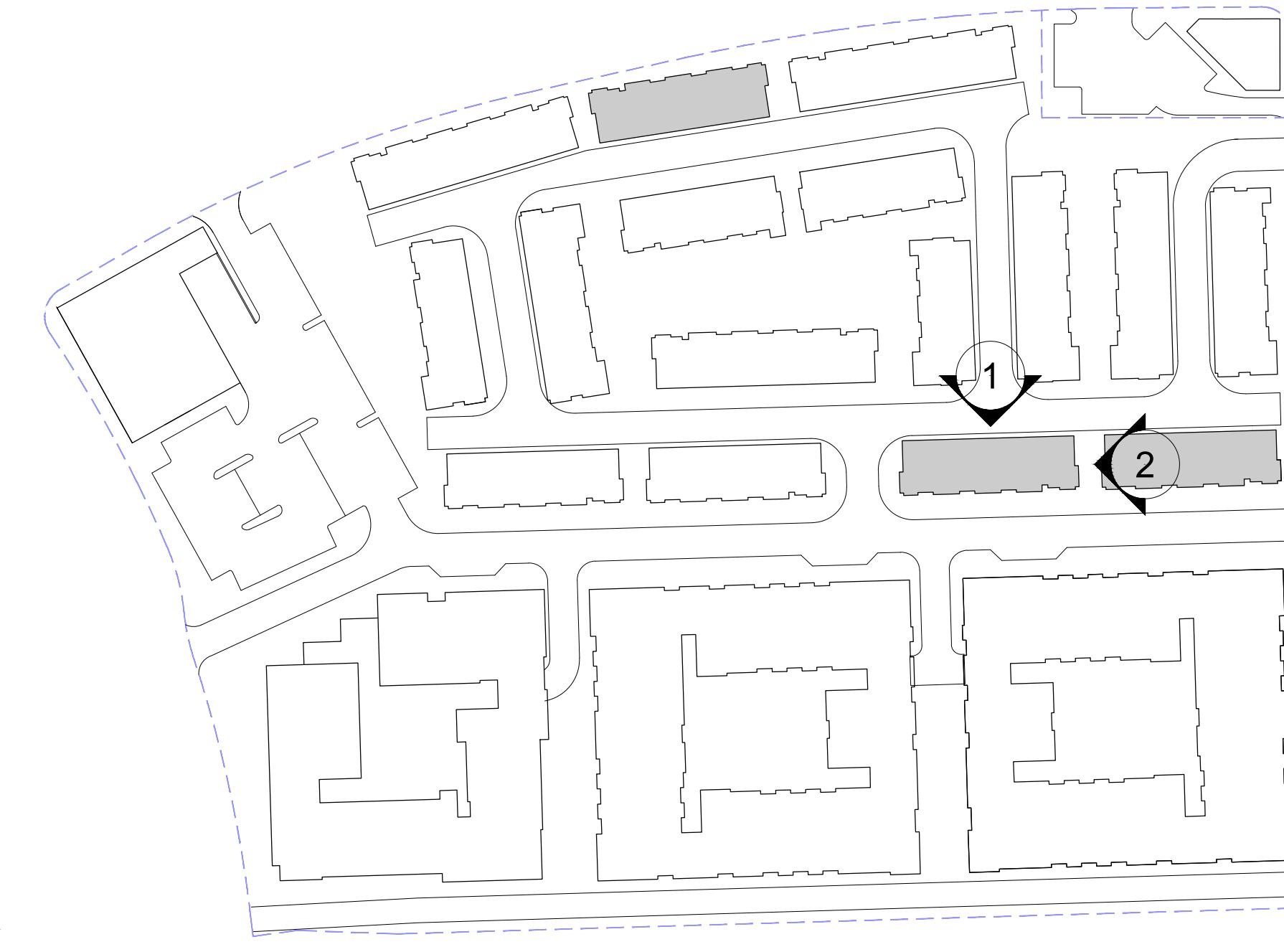
1. Front Elevation



2. Right Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Beige
S2	*Stucco 2 -Light Beige
S3	*Stucco 3 - Dark Brown
S4	*Stucco 4 - Dark Gray
P1	*Cementitious Panel - White
P2	*Cementitious Siding - Maroon
B1	*Brick Veneer - Dark Brown
B2	*Brick Veneer - Light Gray
W1	*Vinyl Window - Dark Bronze
A1	*Metal Awning - Dark Gray
M1	*Decorative Metal Railing - Light Brown
M2	*Metal Railing - Dark Gray
R1	*Roof Shingle - Gray
G1	*Metal Garage Door - White
G2	*Metal Garage Door - Light Beige
D1	*Entry Door (ThermaTru or sim.) - Burgundy



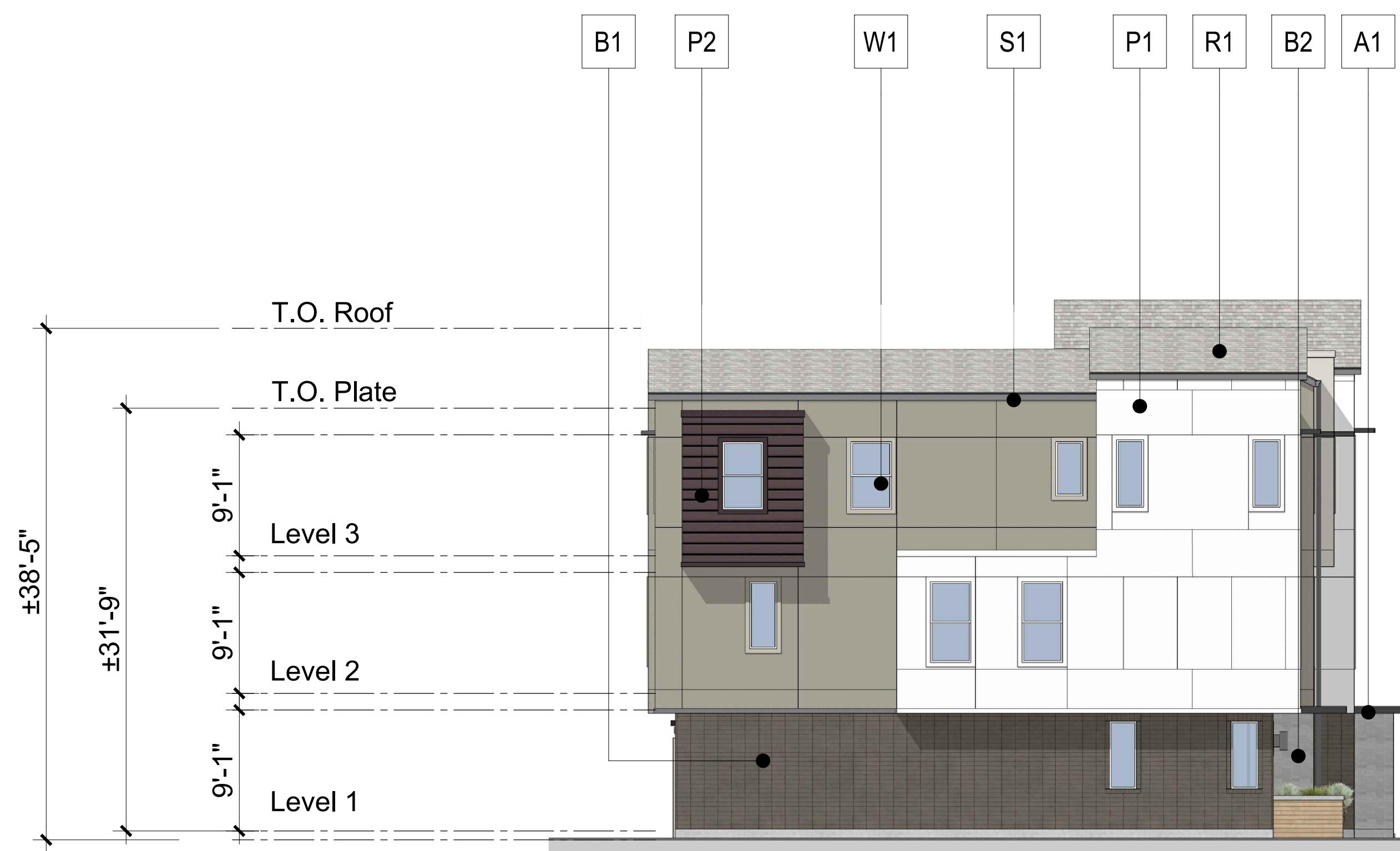
Key Plan (NTS)

Notes:

\*Materials as defined, or similar.



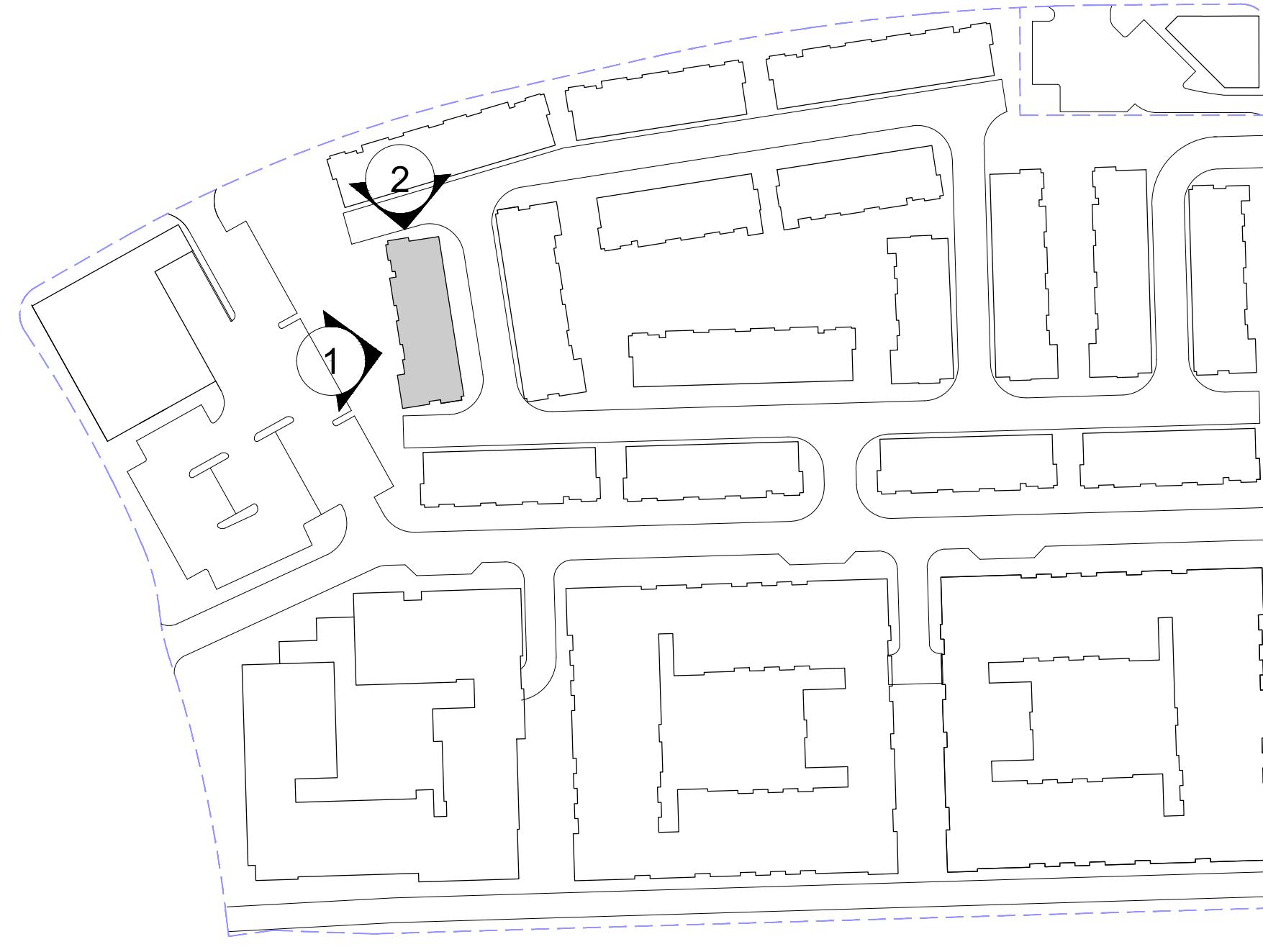
1. Rear Elevation



2. Left Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Beige
S2	*Stucco 2 - Light Beige
S3	*Stucco 3 - Dark Brown
S4	*Stucco 4 - Dark Gray
P1	*Cementitious Panel - White
P2	*Cementitious Siding - Maroon
B1	*Brick Veneer - Dark Brown
B2	*Brick Veneer - Light Gray
W1	*Vinyl Window - Dark Bronze
A1	*Metal Awning - Dark Gray
M1	*Decorative Metal Railing - Light Brown
M2	*Metal Railing - Dark Gray
R1	*Roof Shingle - Gray
G1	*Metal Garage Door - White
G2	*Metal Garage Door - Light Beige
D1	*Entry Door (ThermaTru or sim.) - Burgundy



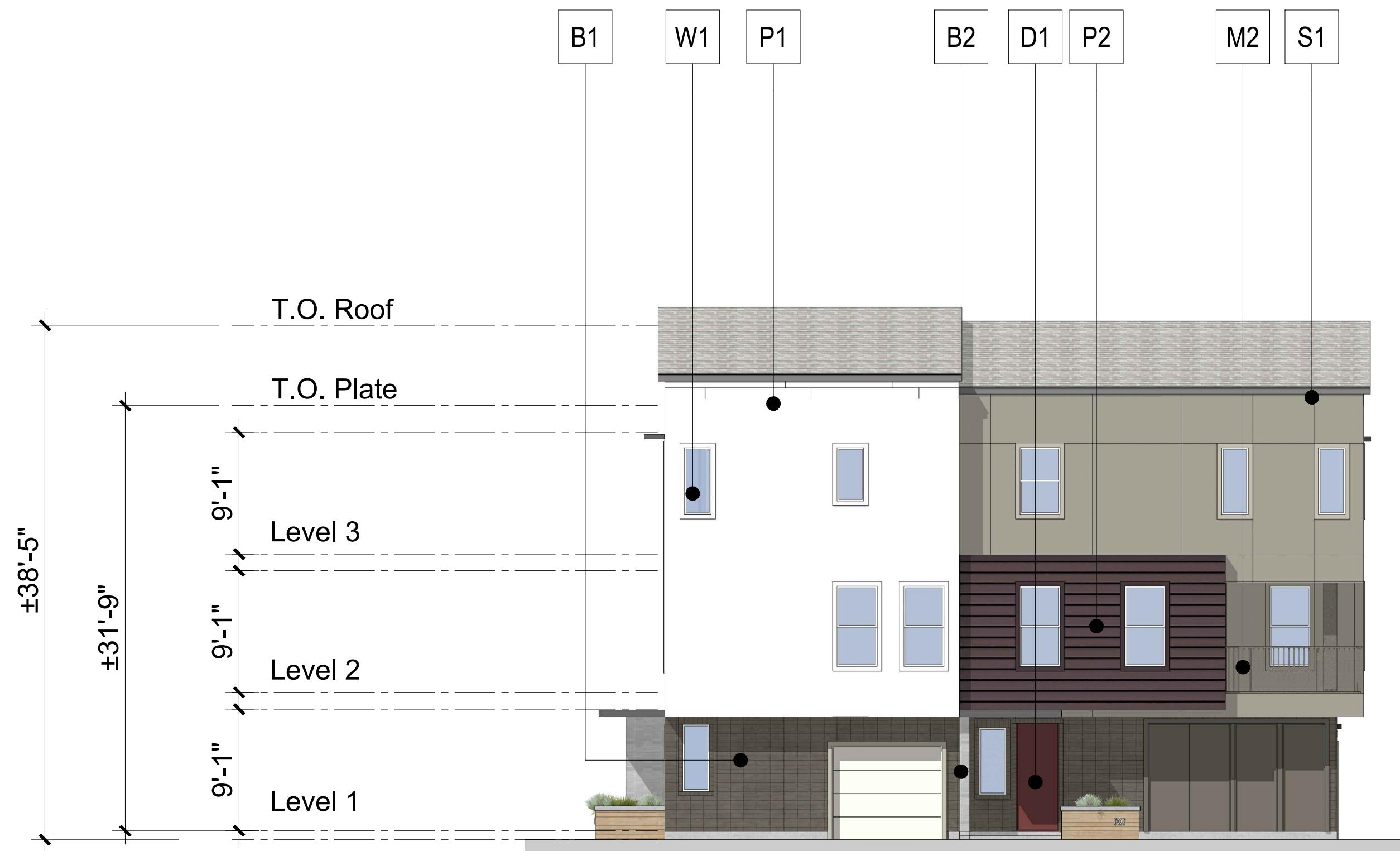
Key Plan (NTS)

Notes:

\*Materials as defined, or similar.



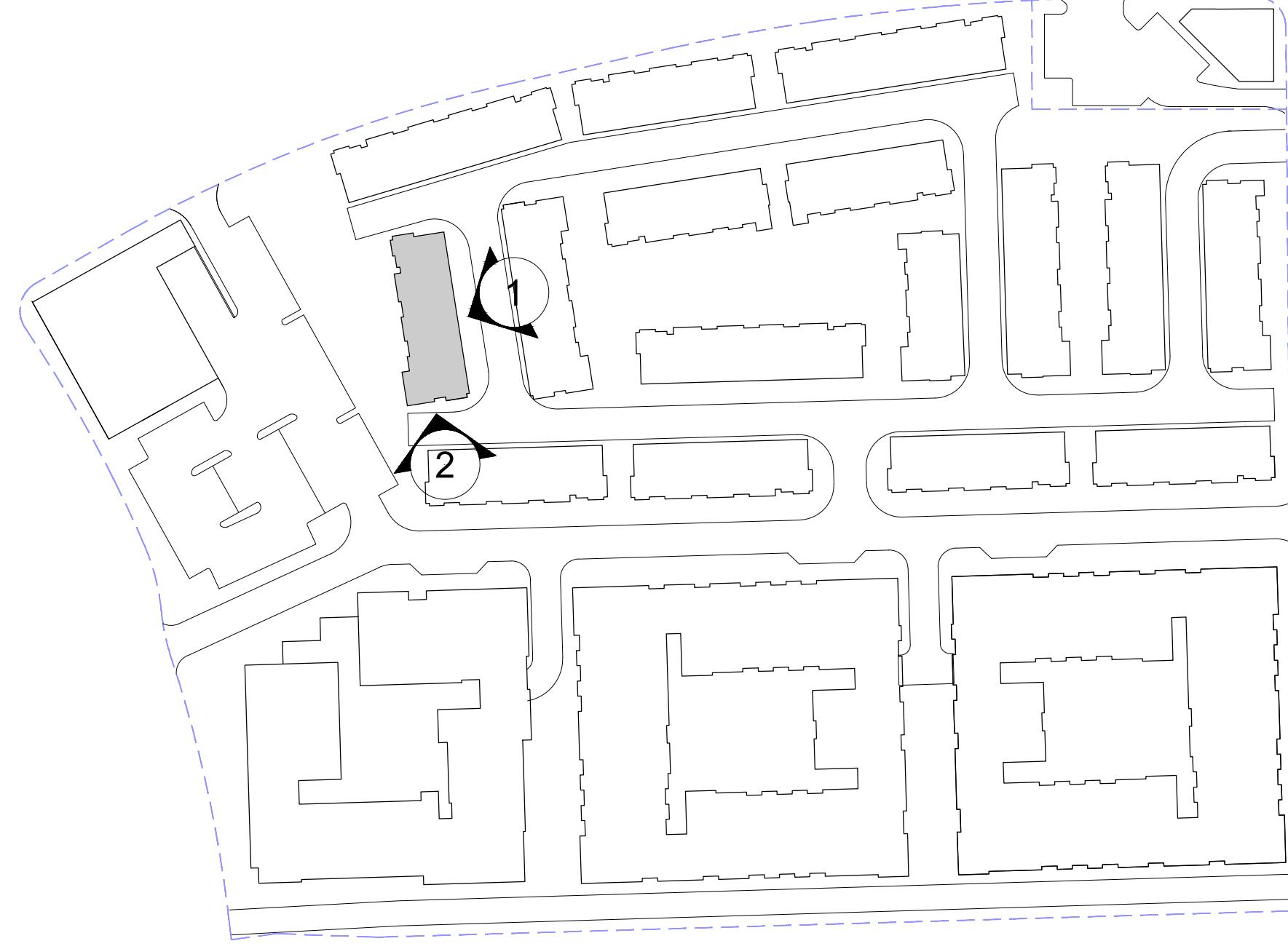
1. Front Elevation



2. Right Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Beige
S2	*Stucco 2 -Light Beige
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R1	*Roof Shingle - Gray
G1	*Metal Garage Door - White
G2	*Metal Garage Door - Light Beige
D1	*Entry Door (ThermaTru or sim.) - Burgundy



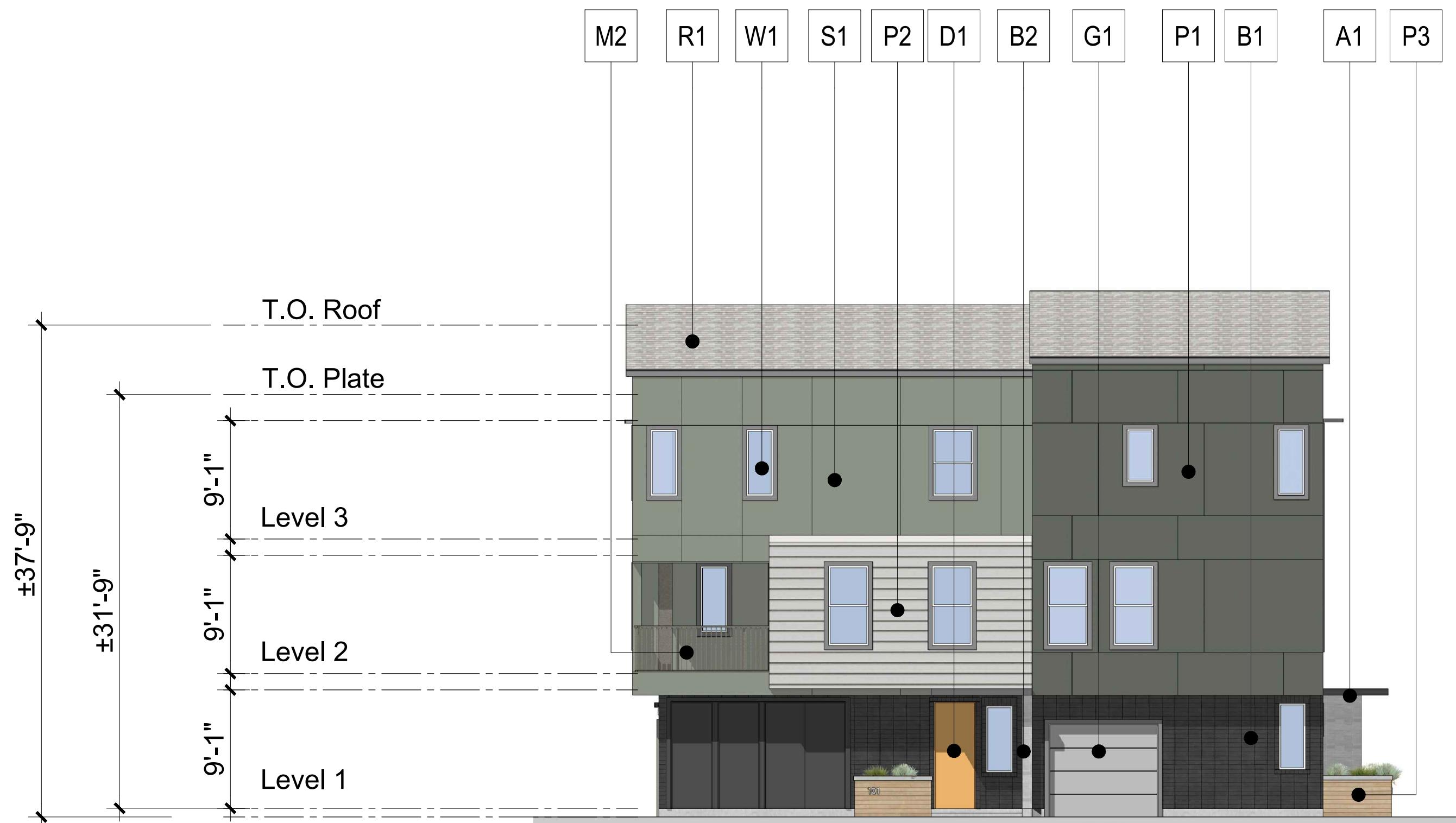
Key Plan (NTS)

Notes:

\*Materials as defined, or similar.



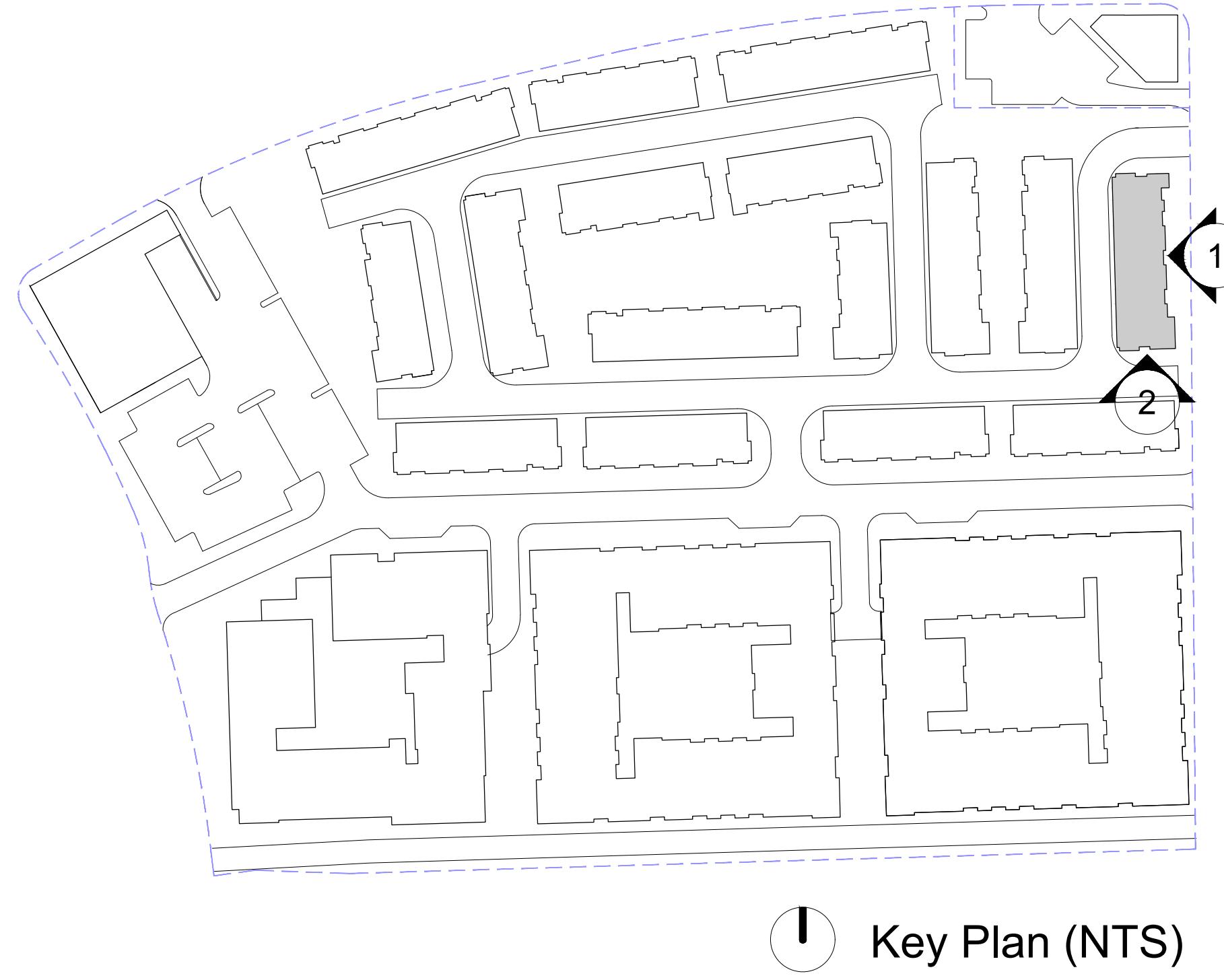
1. Rear Elevation



2. Left Elevation

COLOR & MATERIAL LEGEND:

- S1 \*Stucco 1 - Sage
- S2 \*Stucco 2 - Dark Gray
- S3 \*Stucco 3 - White
- P1 \*Cementitious Panel - Dark Green
- P2 \*Cementitious Siding - Light Gray
- P3 \*Composite Wood Siding
- B1 \*Brick Veneer - Dark Gray
- B2 \*Brick Veneer - Gray
- W1 \*Vinyl Window - White
- A1 \*Metal Awning - Light Gray
- M1 \*Decorative Metal Railing - Light Brown
- M2 \*Metal Railing - Dark Gray
- R1 \*Roof Shingle - Dark Gray
- G1 \*Metal Garage Door - Light Gray
- G2 \*Metal Garage Door - Medium Gray
- D1 \*Entry Door (ThermaTru or sim.) - Mustard



Notes:

\*Materials as defined, or similar.



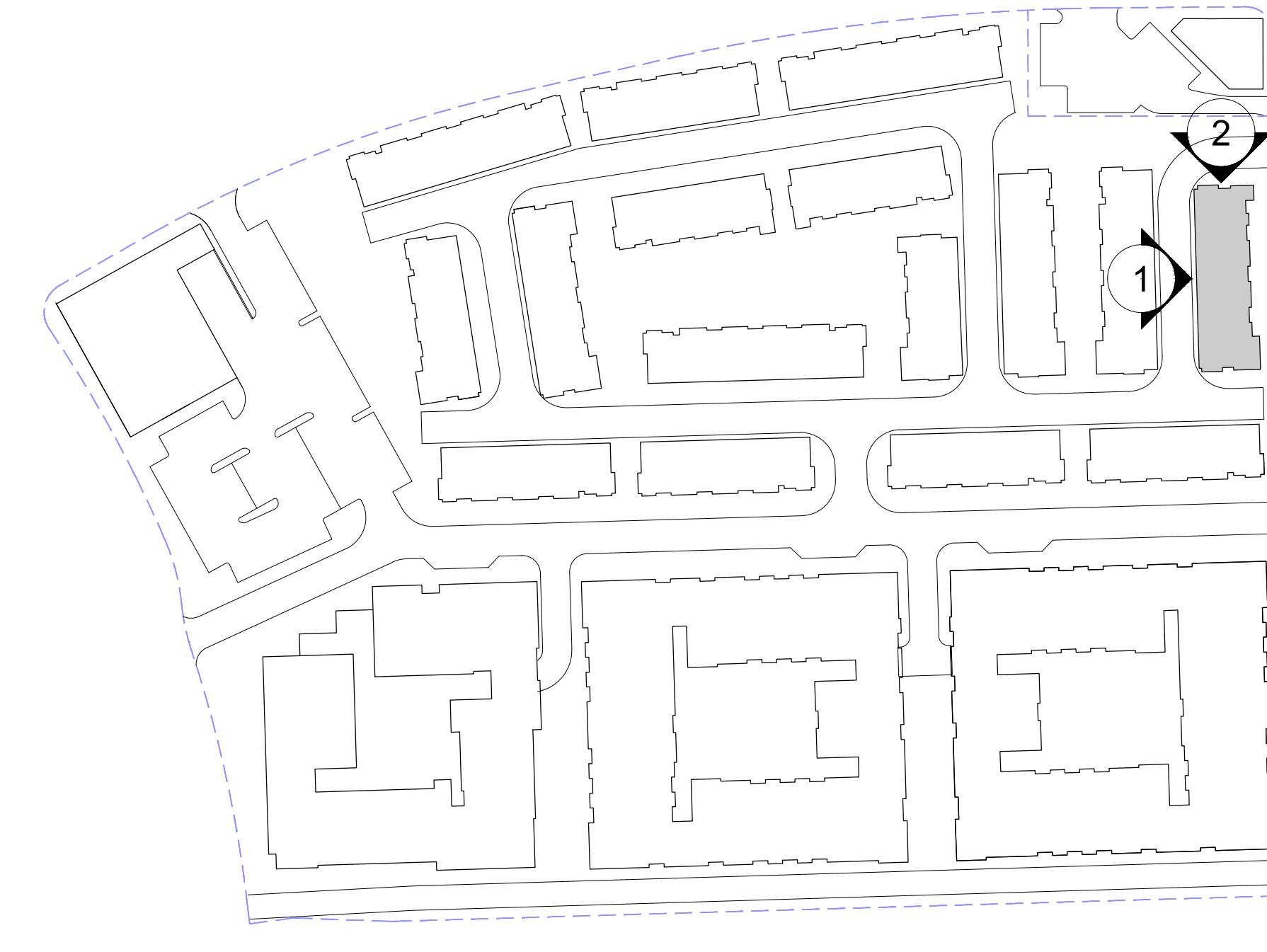
1. Front Elevation



2. Right Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Sage
S2	*Stucco 2 - Dark Gray
S3	*Stucco 3 - White
P1	*Cementitious Panel - Dark Green
P2	*Cementitious Siding - Light Gray
P3	*Composite Wood Siding
B1	*Brick Veneer - Dark Gray
B2	*Brick Veneer - Gray
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M1	*Decorative Metal Railing - Light Brown
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G1	*Metal Garage Door - Light Gray
G2	*Metal Garage Door - Medium Gray
D1	*Entry Door (ThermaTru or sim.) - Mustard



Key Plan (NTS)

Notes:

\*Materials as defined, or similar.

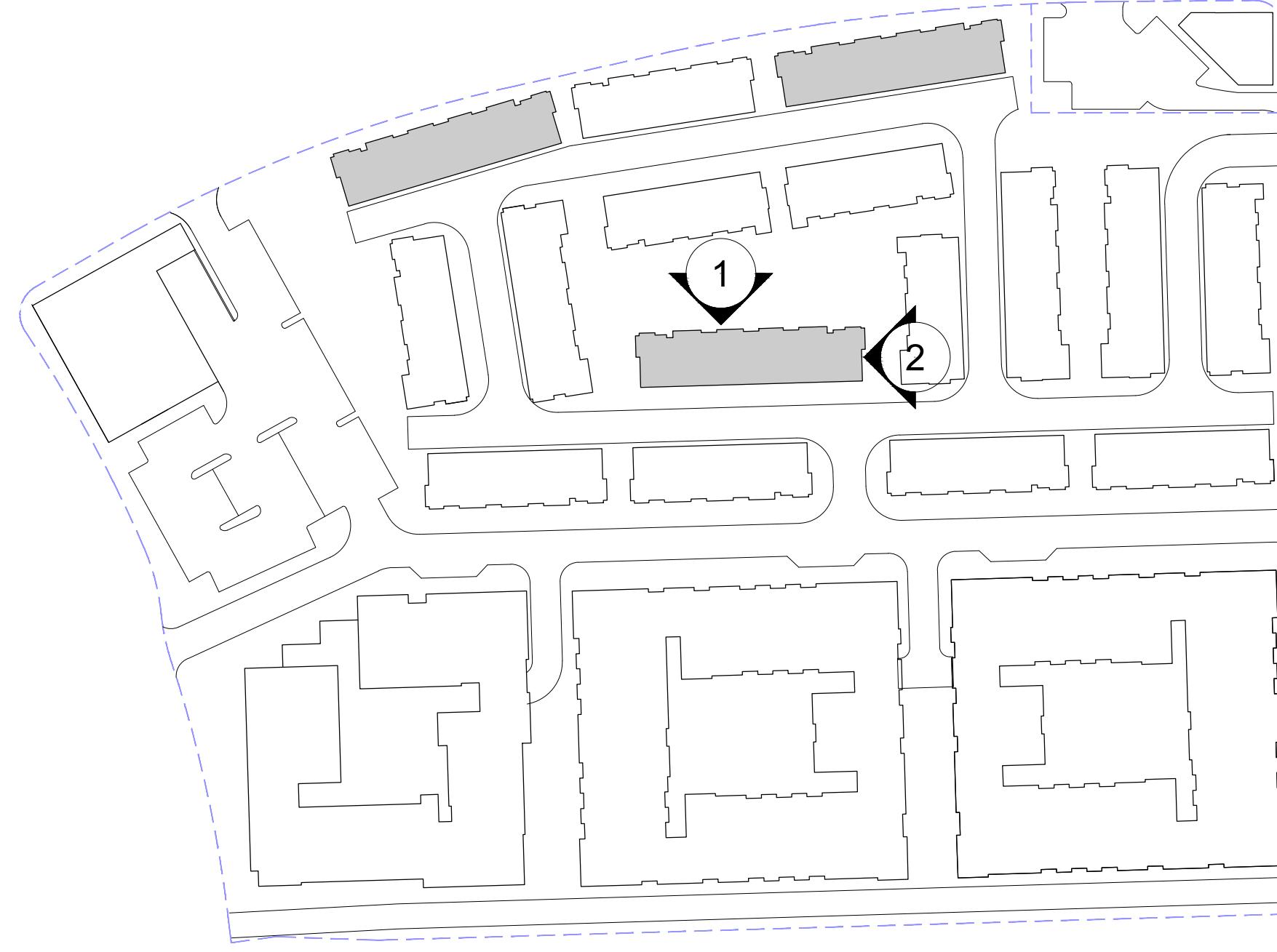


1. Rear Elevation



#### COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Sage
S2	*Stucco 2 - Dark Gray
S3	*Stucco 3 - White
P1	*Cementitious Panel - Dark Green
P2	*Cementitious Siding - Light Gray
P3	*Composite Wood Siding
B1	*Brick Veneer - Dark Gray
B2	*Brick Veneer - Gray
W1	*Vinyl Window - White
A1	*Metal Awning - Light Gray
M1	*Decorative Metal Railing - Light Brown
M2	*Metal Railing - Dark Gray
R1	*Roof Shingle - Dark Gray
G1	*Metal Garage Door - Light Gray
G2	*Metal Garage Door - Medium Gray
D1	*Entry Door (ThermaTru or sim.) - Mustard



#### Notes:

\*Materials as defined, or similar.

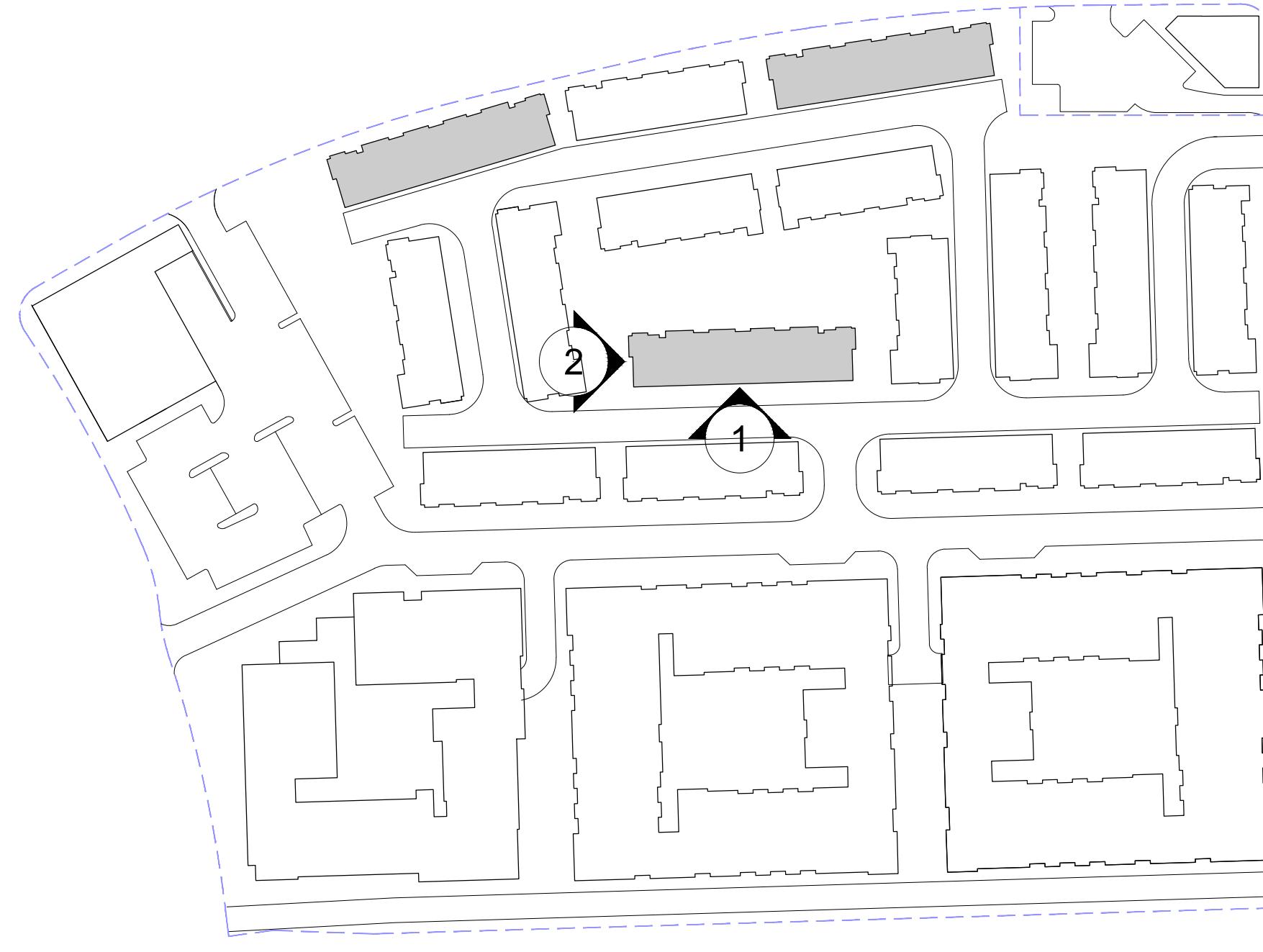




2. Right Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Sage
S2	*Stucco 2 - Dark Gray
S3	*Stucco 3 - White
P1	*Cementitious Panel - Dark Green
P2	*Cementitious Siding - Light Gray
P3	*Composite Wood Siding
B1	*Brick Veneer - Dark Gray
B2	*Brick Veneer - Gray
W1	*Vinyl Window - White
A1	*Metal Awning - Light Gray
M1	*Decorative Metal Railing - Light Brown
M2	*Metal Railing - Dark Gray
R1	*Roof Shingle - Dark Gray
G1	*Metal Garage Door - Light Gray
G2	*Metal Garage Door - Medium Gray
D1	*Entry Door (ThermaTru or sim.) - Mustard



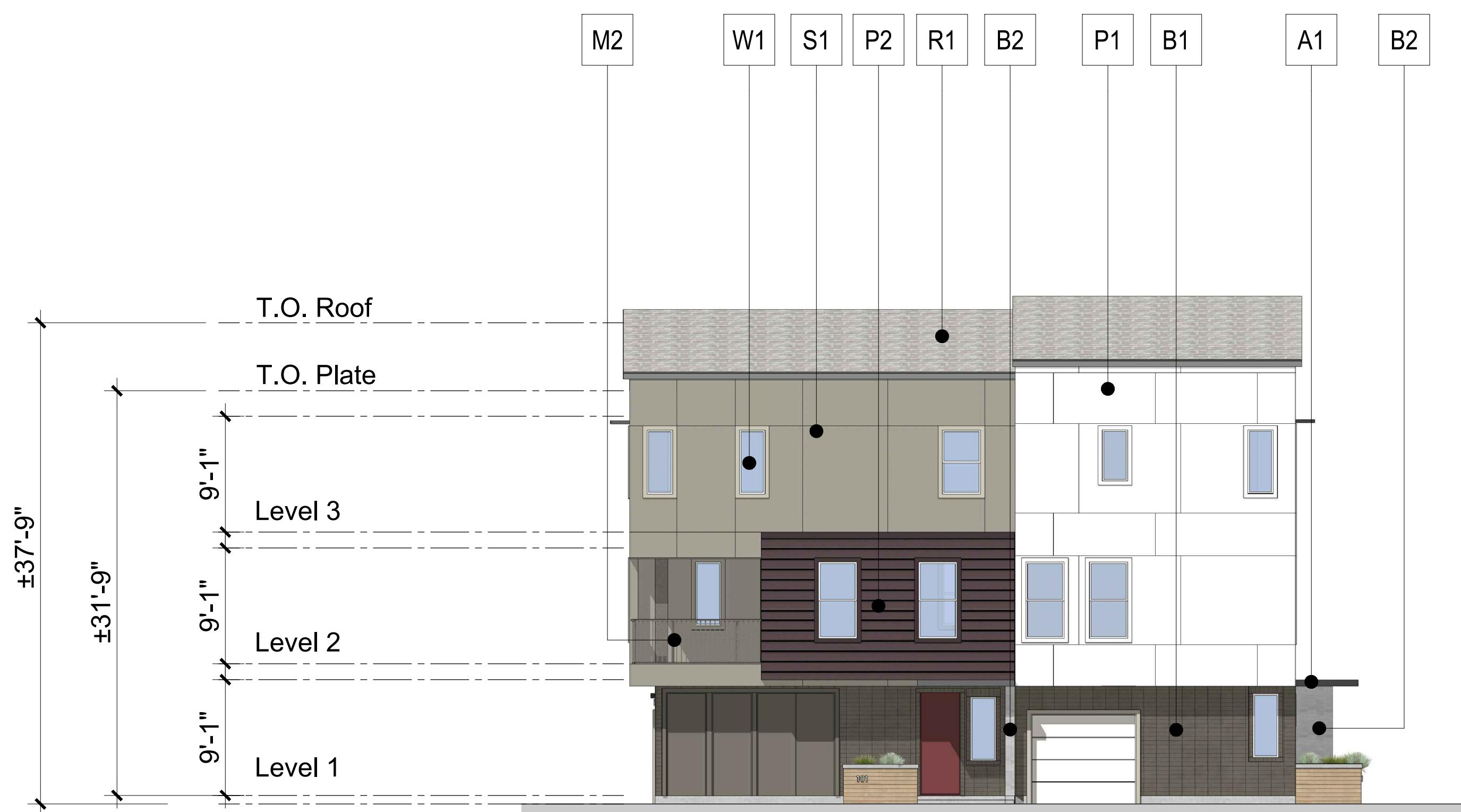
Key Plan (NTS)

Notes:

\*Materials as defined, or similar.



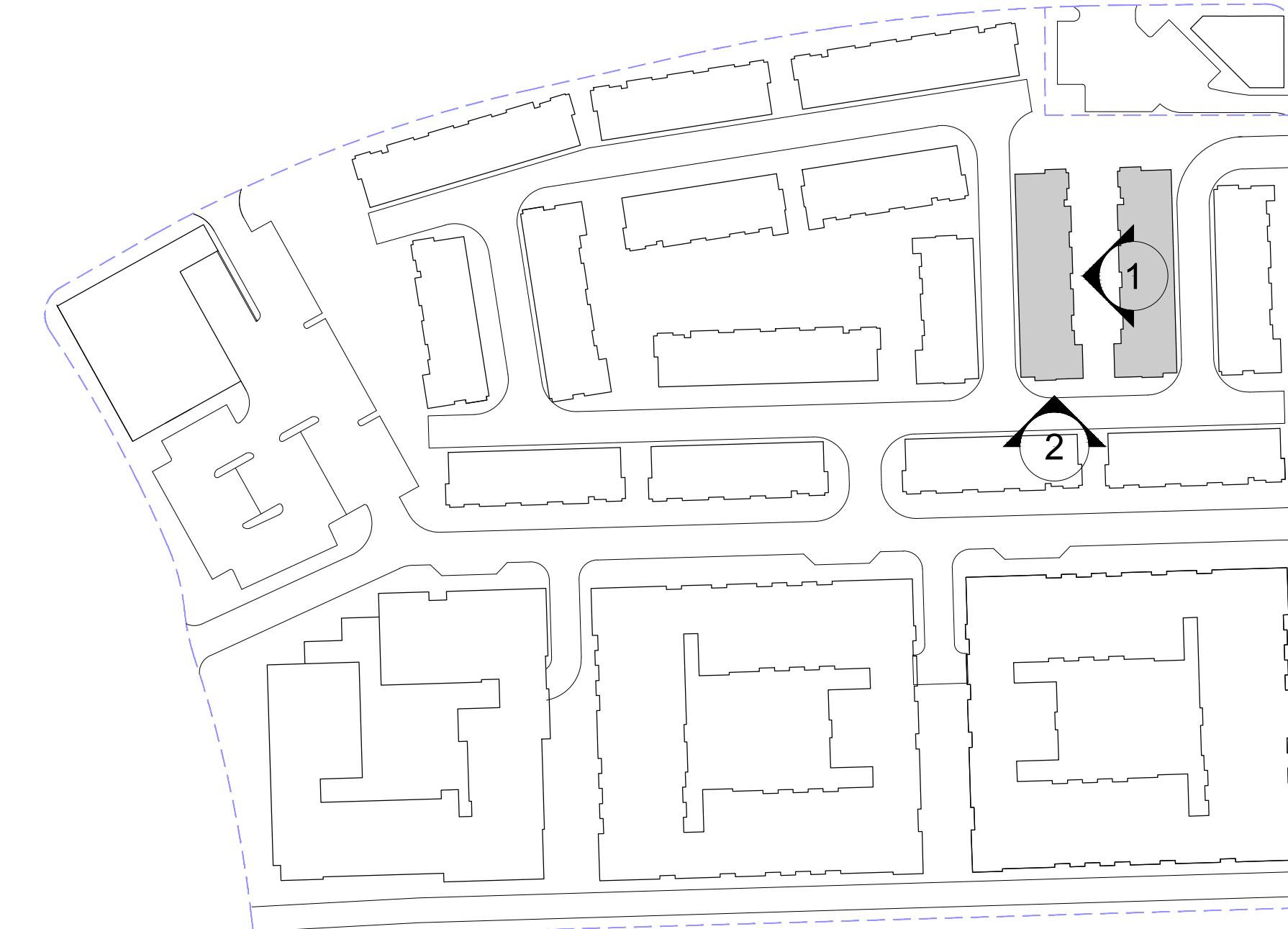
1. Rear Elevation



## 2. Left Elevation

## COLOR & MATERIAL LEGEND:

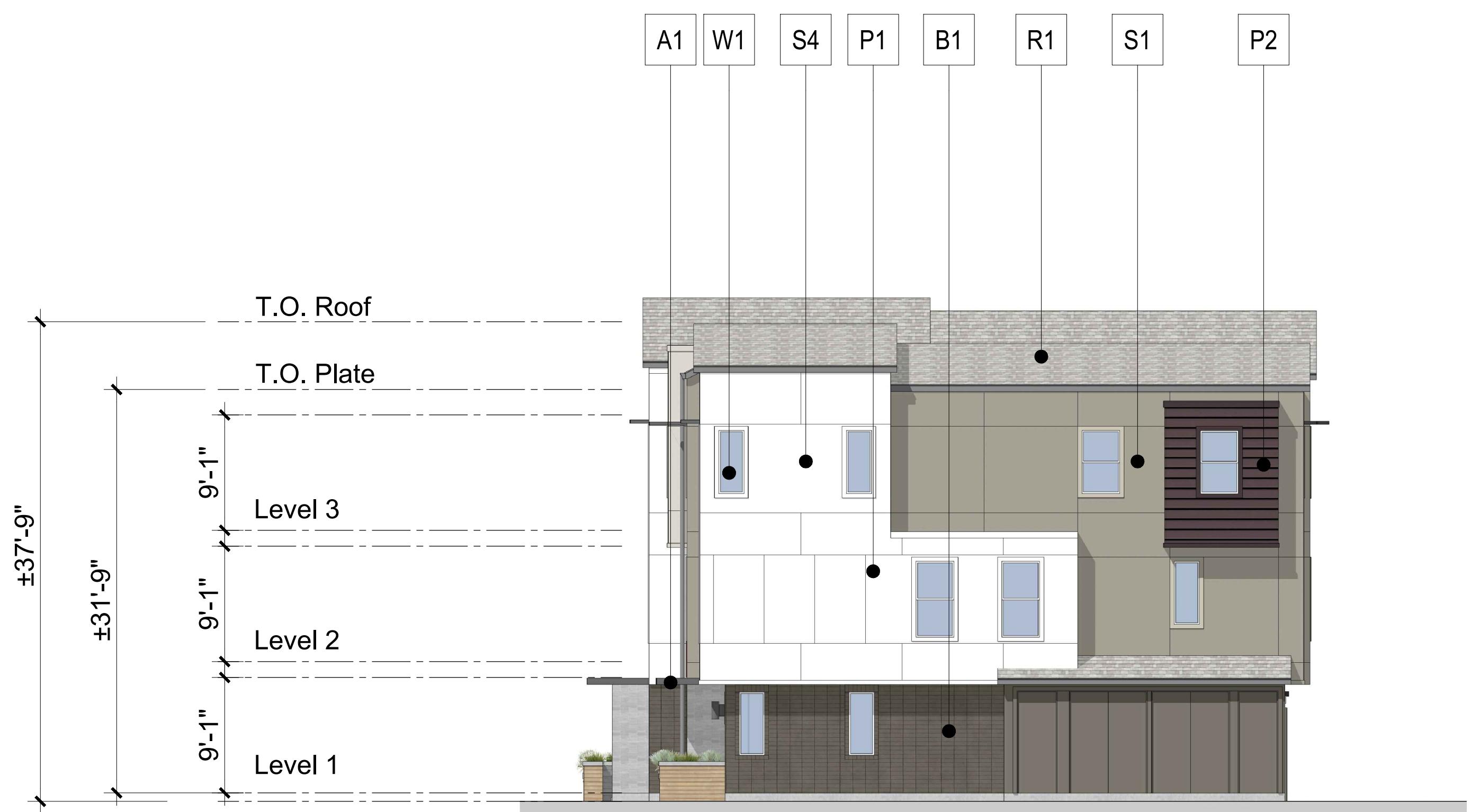
- S1      \*Stucco 1 - Beige
- S2      \*Stucco 2 -Light Beige
- S3      \*Stucco 3 - Dark Brown
- S4      \*Stucco 4 - Dark Gray
- P1      \*Cementitious Panel - White
- P2      \*Cementitious Siding - Maroon
- B1      \*Brick Veneer - Dark Brown
- B2      \*Brick Veneer - Light Gray
- W1      \*Vinyl Window - Dark Bronze
- A1      \*Metal Awning - Dark Gray
- M1      \*Decorative Metal Railing - Light Brown
- M2      \*Metal Railing - Dark Gray
- R1      \*Roof Shingle - Gray
- G1      \*Metal Garage Door - White
- G2      \*Metal Garage Door - Light Beige
- D1      \*Entry Door (ThermaTru or sim.) - Burgundy



## Key Plan (NTS)



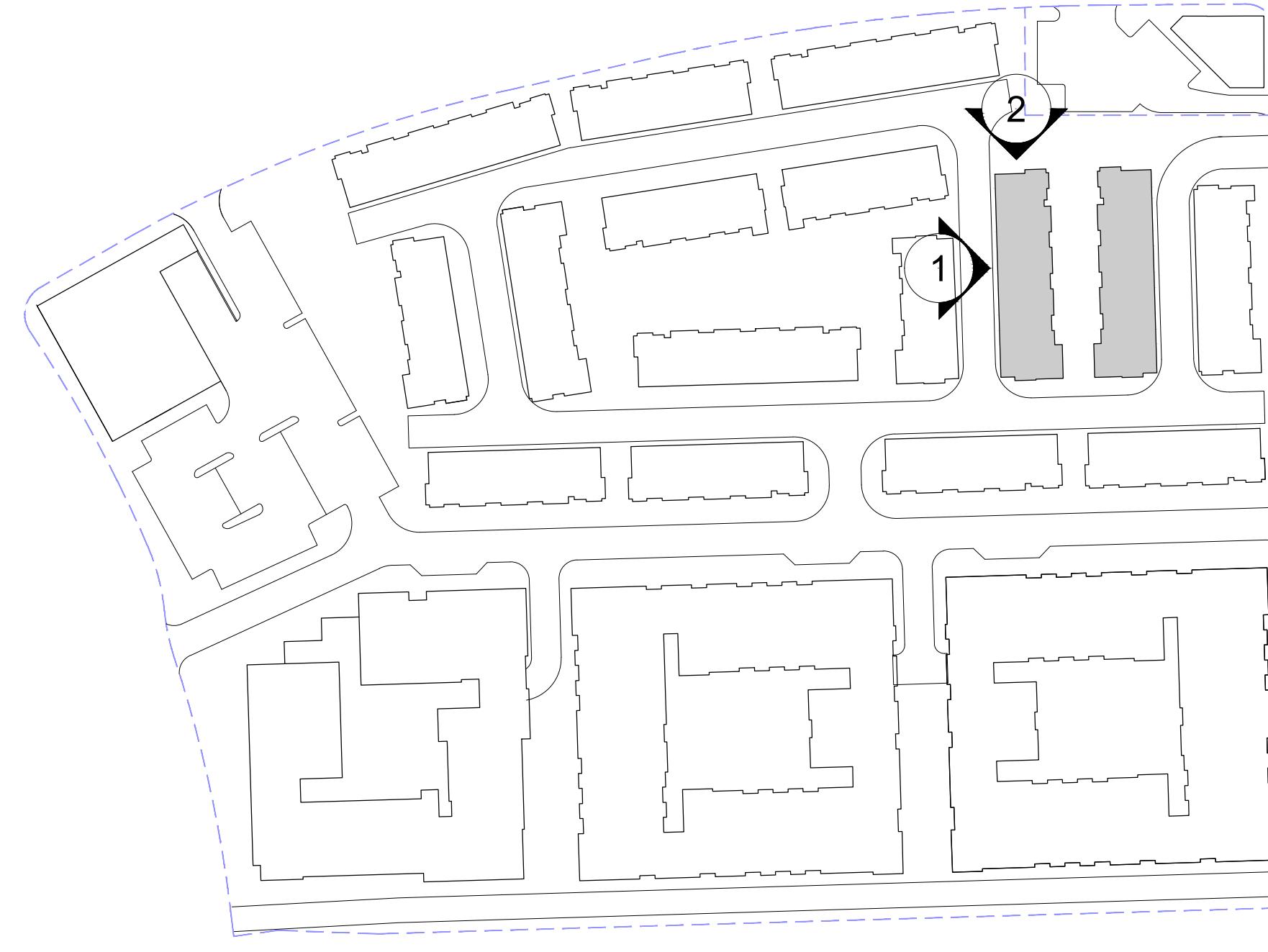
## 1. Front Elevation



2. Right Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Beige
S2	*Stucco 2 -Light Beige
S3	*Stucco 3 - Dark Brown
S4	*Stucco 4 - Dark Gray
P1	*Cementitious Panel - White
P2	*Cementitious Siding - Maroon
B1	*Brick Veneer - Dark Brown
B2	*Brick Veneer - Light Gray
W1	*Vinyl Window - Dark Bronze
A1	*Metal Awning - Dark Gray
M1	*Decorative Metal Railing - Light Brown
M2	*Metal Railing - Dark Gray
R1	*Roof Shingle - Gray
G1	*Metal Garage Door - White
G2	*Metal Garage Door - Light Beige
D1	*Entry Door (ThermaTru or sim.) - Burgundy

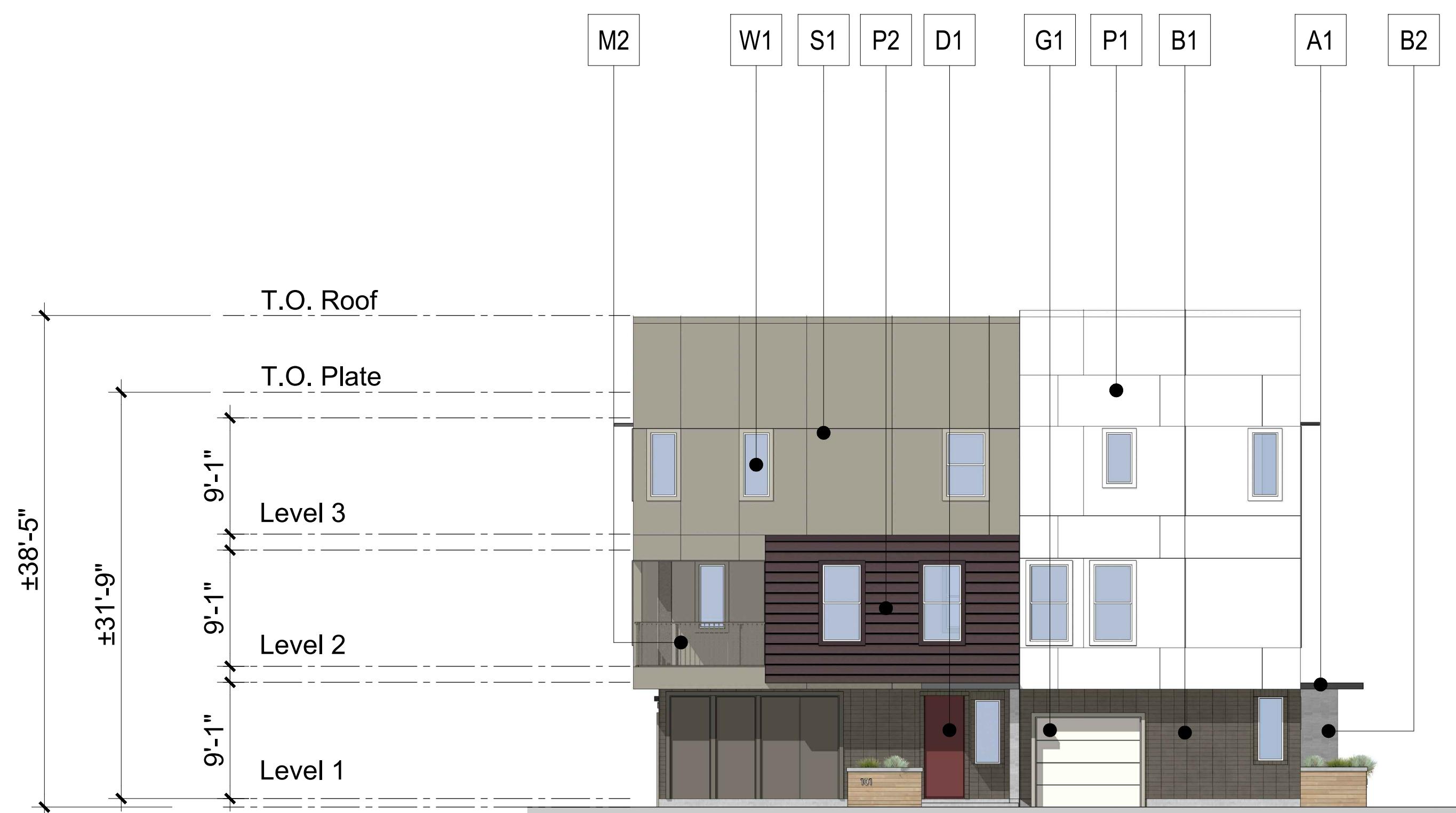


Notes:

\*Materials as defined, or similar.



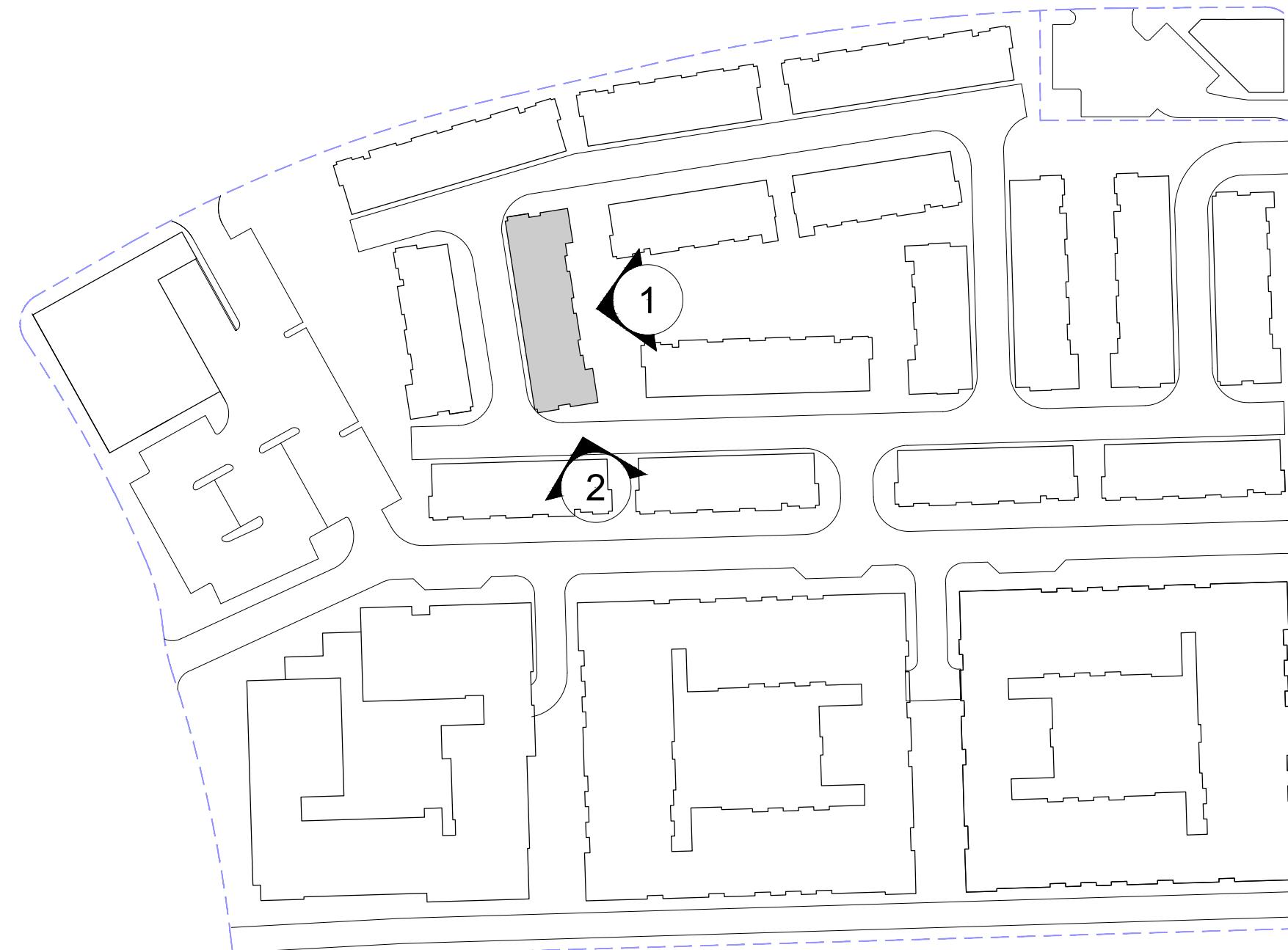
1. Rear Elevation



2. Left Elevation

COLOR & MATERIAL LEGEND:

- S1 \*Stucco 1 - Beige
- S2 \*Stucco 2 -Light Beige
- S3 \*Stucco 3 - Dark Brown
- S4 \*Stucco 4 - Dark Gray
- P1 \*Cementitious Panel - White
- P2 \*Cementitious Siding - Maroon
- B1 \*Brick Veneer - Dark Brown
- B2 \*Brick Veneer - Light Gray
- W1 \*Vinyl Window - Dark Bronze
- A1 \*Metal Awning - Dark Gray
- M1 \*Decorative Metal Railing - Light Brown
- M2 \*Metal Railing - Dark Gray
- R1 \*Roof Shingle - Gray
- G1 \*Metal Garage Door - White
- G2 \*Metal Garage Door - Light Beige
- D1 \*Entry Door (ThermaTru or sim.) - Burgundy



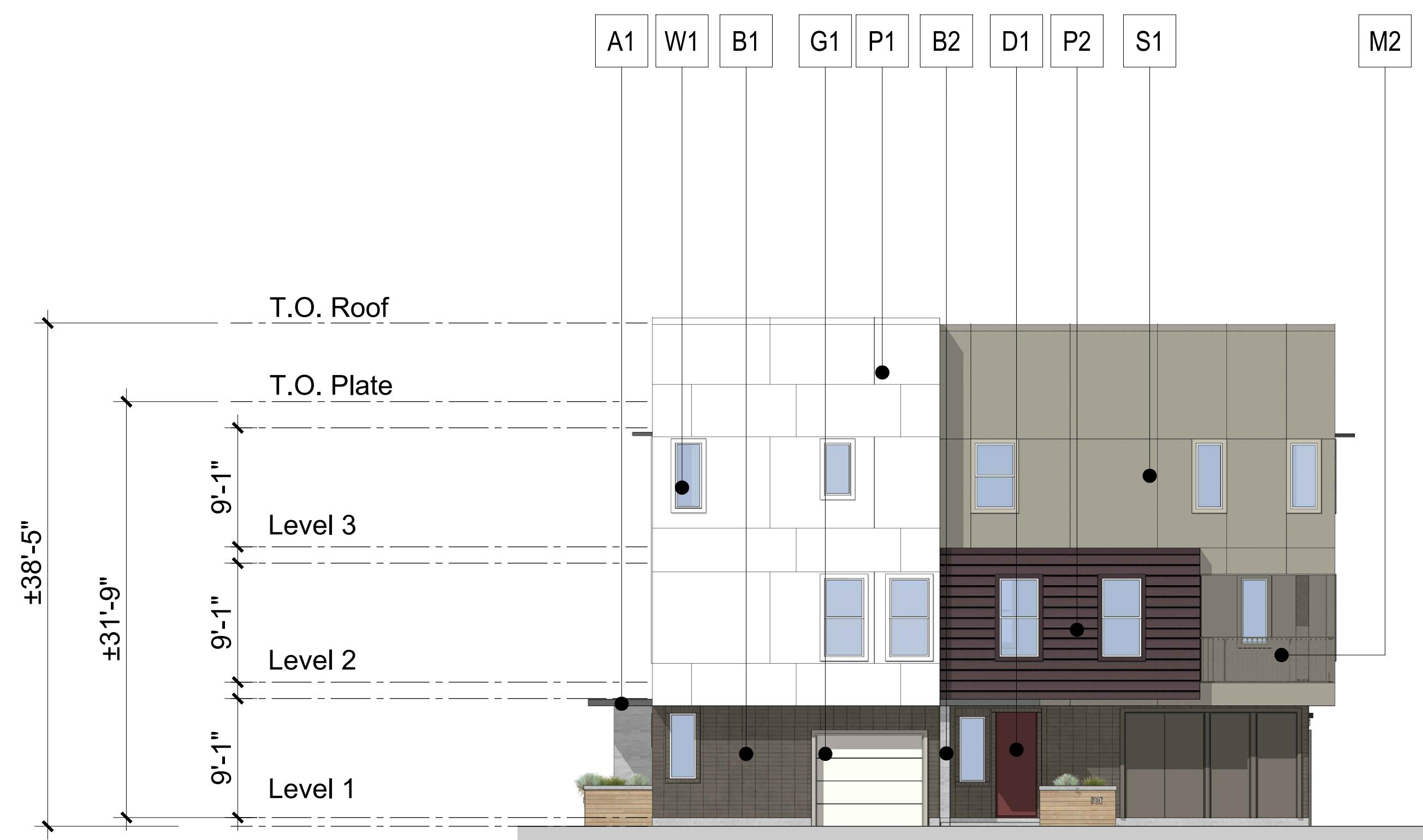
Key Plan (NTS)

Notes:

\*Materials as defined, or similar.



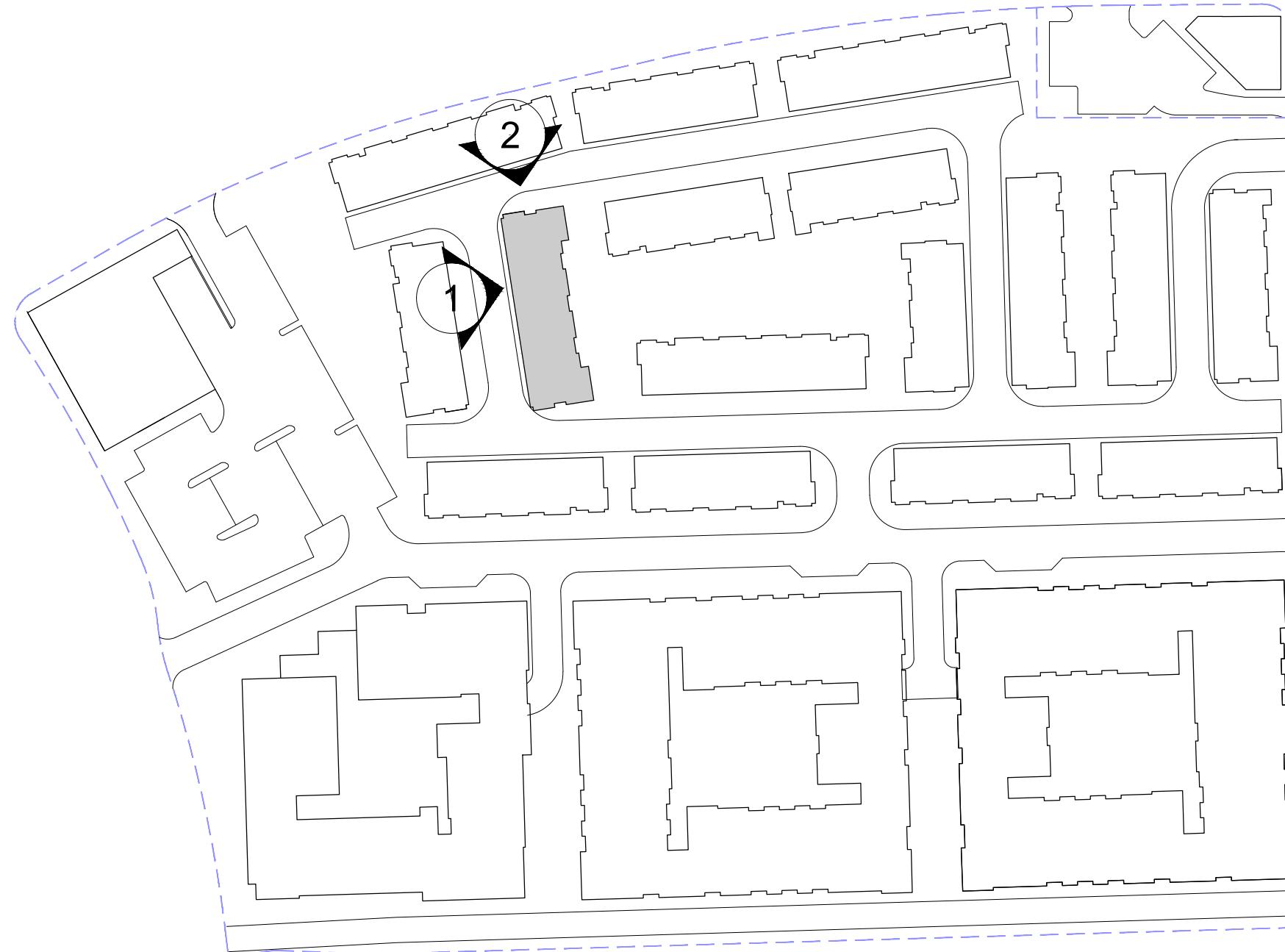
1. Front Elevation



2. Right Elevation

COLOR & MATERIAL LEGEND:

S1	*Stucco 1 - Beige
S2	*Stucco 2 -Light Beige
S3	*Stucco 3 - Dark Brown
S4	*Stucco 4 - Dark Gray
P1	*Cementitious Panel - White
P2	*Cementitious Siding - Maroon
B1	*Brick Veneer - Dark Brown
B2	*Brick Veneer - Light Gray
W1	*Vinyl Window - Dark Bronze
A1	*Metal Awning - Dark Gray
M1	*Decorative Metal Railing - Light Brown
M2	*Metal Railing - Dark Gray
R1	*Roof Shingle - Gray
G1	*Metal Garage Door - White
G2	*Metal Garage Door - Light Beige
D1	*Entry Door (ThermaTru or sim.) - Burgundy



Key Plan (NTS)

Notes:

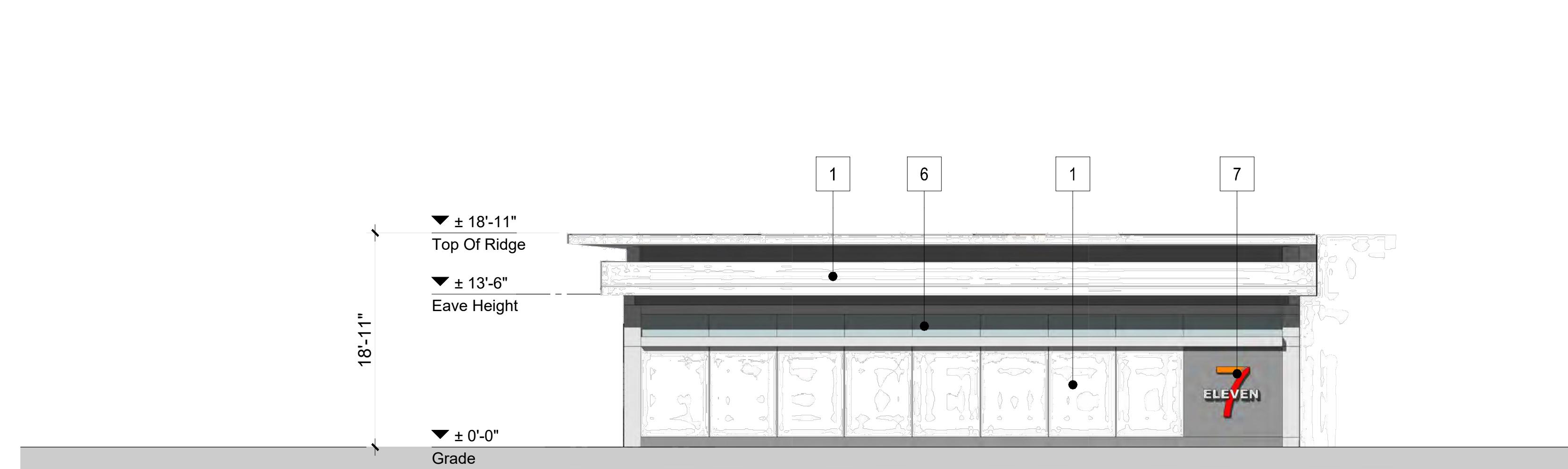
\*Materials as defined, or similar.



1. Rear Elevation

\*External downspouts to occur in interior courtyard only, final locations T.B.D.

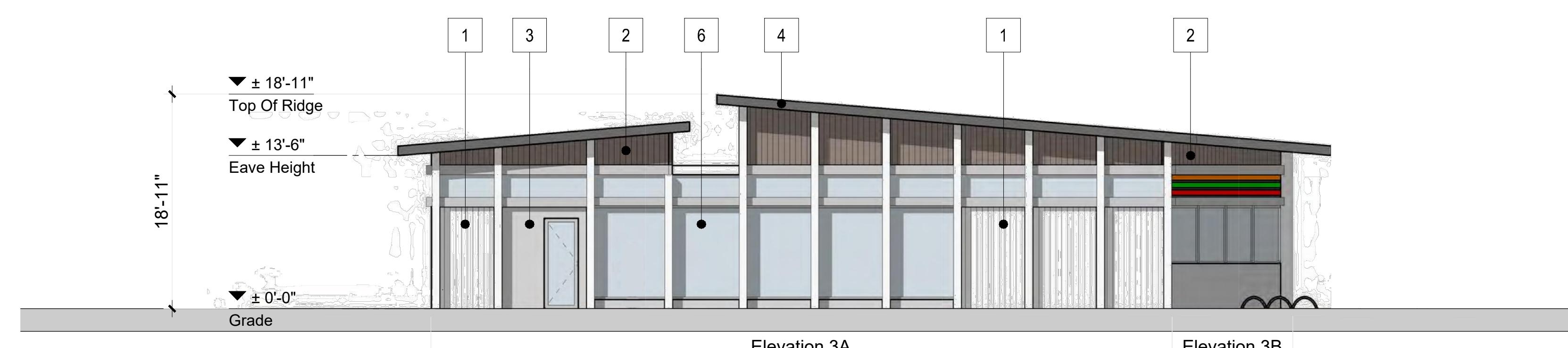
\*Wall vents to occur as needed, final locations T.B.D.



1. East Elevation



2. Southwest Elevation



3. North Elevation

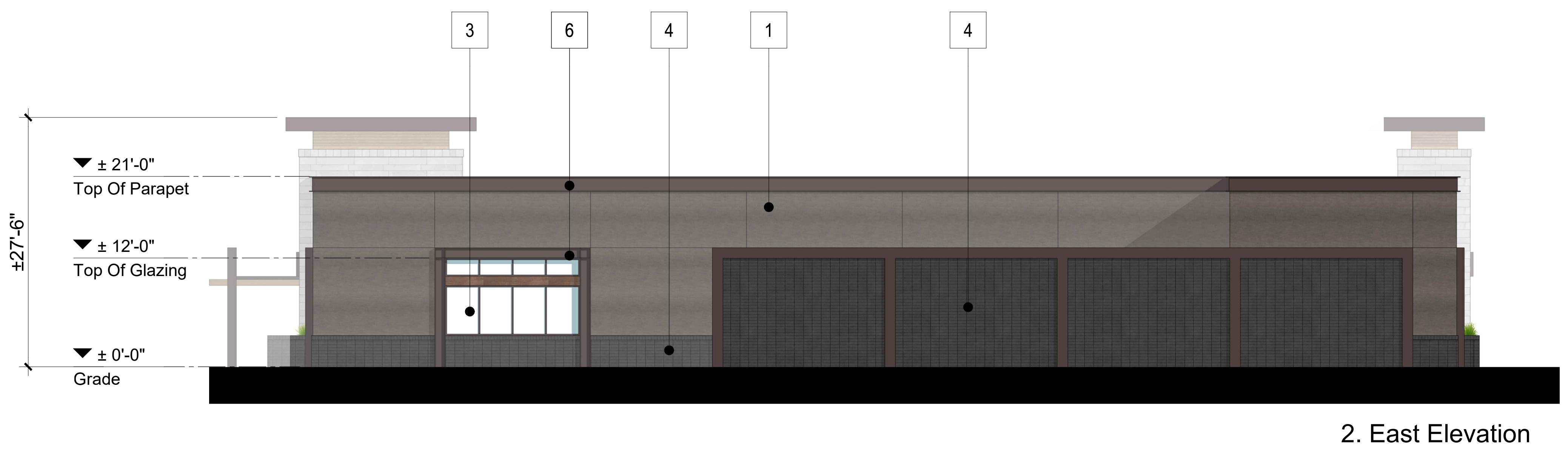
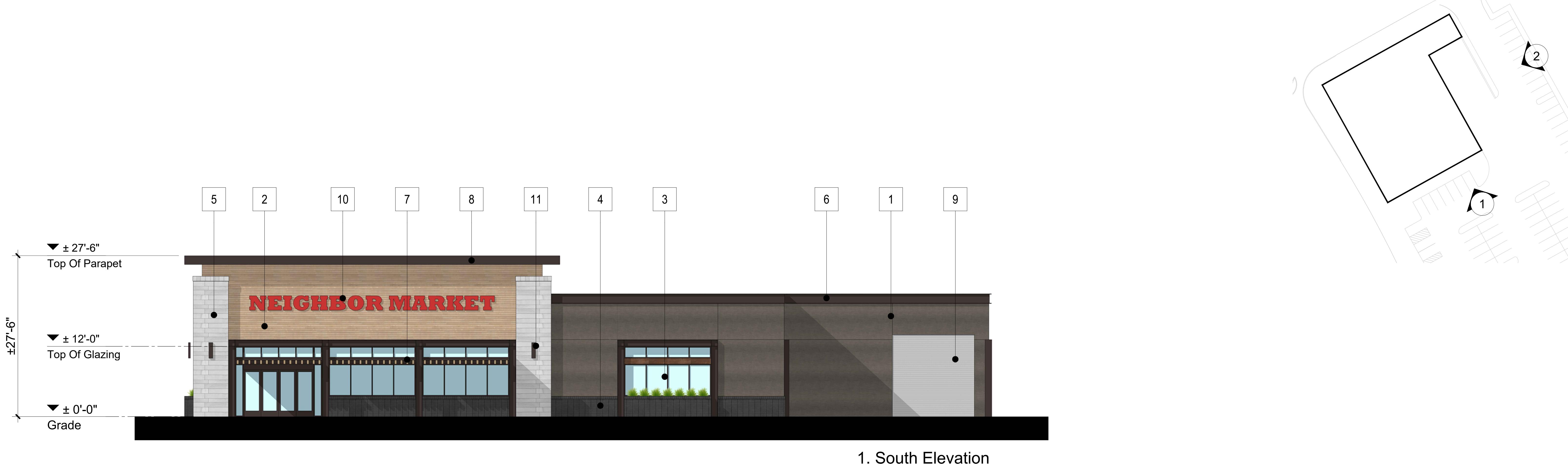
COLOR & MATERIAL LEGEND:

1. \*Off-White Cementitious Panel
2. \*Light-Brown Cementitious Panel
3. \*Gray Cementitious Panel
4. \*Gray Standing Seam Metal Roof
5. \*Gray Metal Canopy
6. \*Gray Metal Storefront
7. \*Multicolor Signage (by others)

Notes:

\*Materials as defined, or similar.

\*The design and location of this building is consistent with the approval from 2020.



COLOR & MATERIAL LEGEND:

1. \*Dark Brown Stucco
2. \*Brown Composite Wood Siding
3. \*Dark Bronze Metal Storefront
4. \*Dark Gray Brick Veneer
5. \*Light Gray Stone Veneer
6. \*Dark Bronze Metal Frame/Trim
7. \*Dark Bronze Canopy
8. \*Dark Bronze Cornice
9. \*Gray Metal Roll-up Door
10. \*Red Signage (by others)
11. \*Dark Bronze Light Fixture
12. \*Mural (behind glazing, by others)

Notes:

\*Materials as defined, or similar



3. North Elevation facing Concar Drive



COLOR & MATERIAL LEGEND:

1. \*Dark Brown Stucco
2. \*Brown Composite Wood Siding
3. \*Dark Bronze Metal Storefront
4. \*Dark Gray Brick Veneer
5. \*Light Gray Stone Veneer
6. \*Dark Bronze Metal Frame/Trim
7. \*Dark Bronze Canopy
8. \*Dark Bronze Cornice
9. \*Gray Metal Roll-up Door
10. \*Red Signage (by others)
11. \*Dark Bronze Light Fixture
12. \*Mural (behind glazing, by others)

Notes:

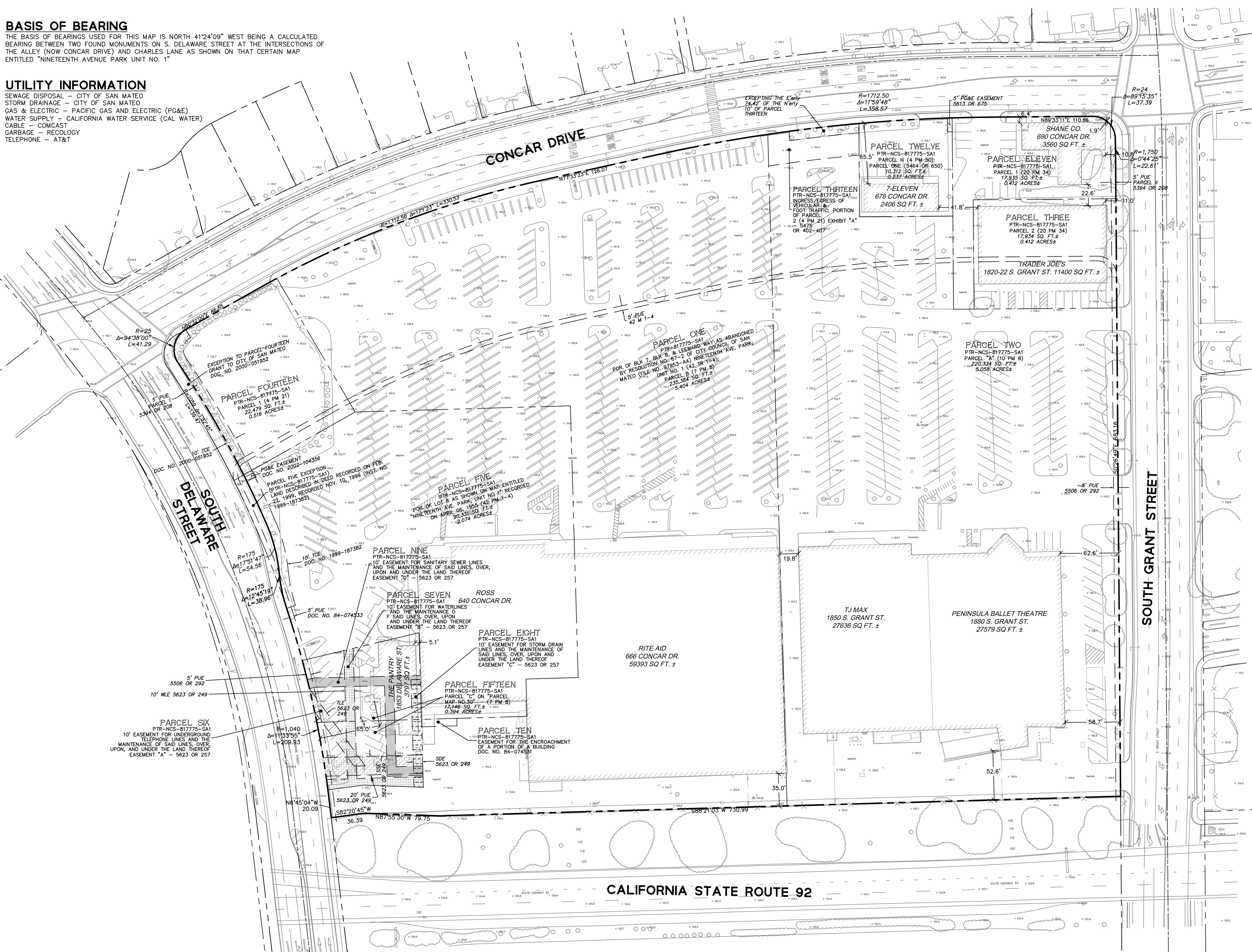
\*Materials as defined, or similar

## BASIS OF BEARING

THE BASIS OF BEARINGS USED FOR THIS MAP IS NORTH 41°24'08" WEST BEING A CALCULATED BEARING BETWEEN TWO FOUND MONUMENTS ON S. DELAWARE STREET AT THE INTERSECTIONS OF THE ALLEY (NOW CONCAR DRIVE) AND CHARLES LANE AS SHOWN ON THAT CERTAIN MAP ENTITLED "NINETEENTH AVENUE PARK UNIT NO. 1".

## UTILITY INFORMATION

SEWAGE DISPOSAL - CITY OF SAN MATEO  
STORM DRAINAGE - CITY OF SAN MATEO  
GAS & ELECTRIC - PACIFIC GAS AND ELECTRIC (PG&E)  
WATER SUPPLY - CALIFORNIA WATER SERVICE (CAL WATER)  
CABLE - COMCAST  
GARBAGE - RECYCLOGY  
TELEPHONE - AT&T



## PROJECT INFORMATION

1. PROJECT ADDRESS: 640, 666, 690 CONCAR DRIVE, SAN MATEO, CA  
1855 SOUTH DELAWARE STREET, SAN MATEO, CA  
1820 & 1880 SOUTH GRANT STREET, SAN MATEO, CA
2. ASSESSORS PARCEL NO.:
  - A. THE EXISTING CONDITION CONSISTS OF 8 PARCELS LISTED BELOW:  
035-242-140 (TR. PARCEL ONE) 035-242-190 (TR. PARCEL ELEVEN)  
035-242-170 (TR. PARCEL TWO) 035-242-090 (TR. PARCEL TWELVE)  
035-242-200 (TR. PARCEL THREE) 035-242-220 (TR. PARCEL FOURTEEN)  
035-242-210 (TR. PARCEL FIVE) 035-242-160 (TR. PARCEL FIFTEEN)
  - B. THE PROPOSED CONDITION WILL CONSIST OF 6 LOTS, TO BE CREATED VIA MULTIPLE FUTURE MAPS, AS PART OF A PHASED SUBDIVISION, IN ACCORDANCE WITH SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
3. OWNER OF EXISTING LOTS: SEE SHEET C1.1 EXISTING CONDITIONS
4. ENGINEER INFORMATION: PATRICK CHAN - RE C83189, BKF ENGINEERS, 408-467-9100
5. EXISTING LAND USE: HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT (TOD), REGIONAL RETAIL
6. PROPOSED LAND USE: HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT (TOD), MIXED USE (RESIDENTIAL UNITS AND AMENITIES, RETAILS & RESTAURANT)
7. EXISTING ZONING: HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT (TOD)
8. PROPOSED ZONING: HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT (TOD)
9. TOTAL NUMBER OF PROPOSED RESIDENTIAL DWELLING UNITS: 869
  - A. TOWNHOUSE UNITS: 138
  - B. MULTIFAMILY UNITS: 731
    - I. AFFORDABLE: 233 (BLDG A)
10. FLOOD ZONE X (OTHER AREAS): AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
11. EXISTING BUILDING AREA = 168,252 SF
12. EXISTING LANDSCAPE AREA = 72,008 SF
13. GROSS AREA = 631,856 SF± (TOTAL INCL. DEPOT WAY)
14. NET AREA = 591,126 SF± (NOT INCL. DEPOT WAY)
15. GEOTECHNICAL INVESTIGATION REPORT: "GEOTECHNICAL INVESTIGATION, PASSAGE AT SAN MATEO, CALIFORNIA" BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC DATED SEPTEMBER 14, 2018
16. THE PARCEL NUMBERS NOTED ON THIS PLAN IS BASED ON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NCS-817775-01-SA1 DATED DECEMBER 18, 2024.

## LEGEND

PROPERTY LINE	
ADJACENT LOT LINE	
EXISTING LOT LINE	
EXISTING EASEMENT LINE	
BUILDING OUTLINE	
MONUMENT STREET CENTERLINE	
GAS MAIN	
WATER LINE	
ELECTRICAL LINE	
SDM (SDM@)	
S	
E/PB	
SD	
SDM	
JOINT UTILITY TRENCH	
OVER HEAD WIRE	
UNDERGROUND TELEPHONE	
CABLE TV	
AT&T	
STREET LIGHT ELECTRIC	
FENCE	
EXISTING DRIVEWAY	

GRAPHIC SCALE  
50 0 50 100



Architecture + Planning  
The Leamington Building  
1814 Franklin Street  
Suite 400  
Oakland, CA 94612  
510.272.2910  
ktgy.com

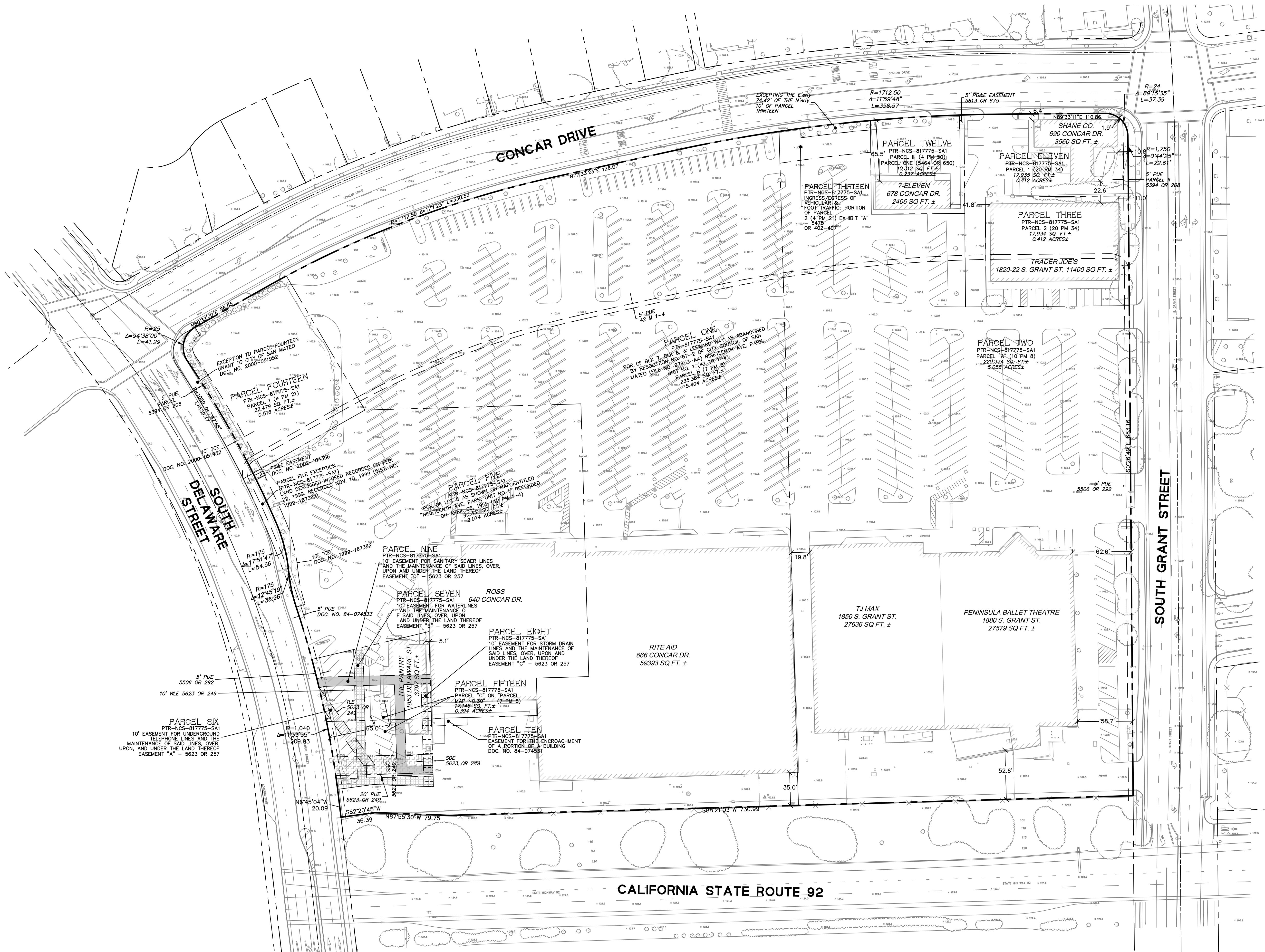


SAN MATEO, CA # 2024-1619

SB 330 PRE-APPLICATION  
FEBRUARY 14, 2025

EXISTING CONDITIONS

C1.0



OWNER OF EXISTING LOTS (CONTINUED FROM SHEET CO.0):

AS TO PARCEL ONE:

666 CD CORPORATION, A CALIFORNIA CORPORATION  
1700 S EL CAMINO REAL, STE 385  
SAN MATEO, CA 94402-3073

AS AGENT: WILLIAM JEFFREY ATKINSON

AS TO PARCEL TWO:

1880 SG CORPORATION, A CALIFORNIA CORPORATION  
1700 S EL CAMINO REAL, STE 385  
SAN MATEO, CA 94402-3073

AS AGENT: WILLIAM JEFFREY ATKINSON

AS TO PARCEL THREE:

1820 SD CORPORATION, A CALIFORNIA CORPORATION  
1700 S EL CAMINO REAL, STE 385  
SAN MATEO, CA 94402-3073

AS AGENT: WILLIAM JEFFREY ATKINSON

AS TO PARCEL FIVE:

CFT C SAN MATEO, LLC, A FLORIDA LIMITED LIABILITY COMPANY\*\*  
251 LITTLE FALLS DRIVE  
WILMINGTON, NEW CASTLE, DE 19808

AS AGENT: ROBERT C. BERRY

AS TO PARCEL ELEVEN:

690 CD CORPORATION, A CALIFORNIA CORPORATION  
1700 S EL CAMINO REAL, STE 385  
SAN MATEO, CA 94402-3073

AS AGENT: WILLIAM JEFFREY ATKINSON

AS TO PARCEL TWELVE:

THE JAMES AND JOANNE SHURTER TRUST\*\*  
2666 LA JOLLA AVENUE  
SAN JOSE, CA 95124

AS TRUSTEE: JOANNE LYNN SHURTER

AS TO PARCEL FOURTEEN:

SMITH B PROPERTIES, LLC A CALIFORNIA LIMITED LIABILITY COMPANY  
1700 S EL CAMINO REAL, STE 385  
SAN MATEO, CA 94402-3073

AS AGENT: WILLIAM JEFFREY ATKINSON

AS TO PARCEL FIFTEEN:

1855 SD CORPORATION, A CALIFORNIA CORPORATION  
1700 S EL CAMINO REAL, STE 385  
SAN MATEO, CA 94402-3073

AS AGENT: WILLIAM JEFFREY ATKINSON

\*SEE TITLE REPORT REQUIREMENT (F), AND DOCUMENT 2017-031592,  
RECORDED APRIL 11, 2017, OFFICIAL RECORDS OF SAN MATEO.

\*\*PER DOCUMENT 2018-077671, RECORDED OCTOBER 05, 2018,  
OFFICIAL RECORDS OF SAN MATEO.

#### LEGEND

—	PROPERTY LINE
—	ADJACENT LOT LINE
—	EXISTING LOT LINE
—	EXISTING EASEMENT LINE
—	BUILDING OUTLINE
—	MONUMENT STREET CENTERLINE
G	GAS MAIN
W	WATER LINE
E	ELECTRICAL LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
JT	JOINT UTILITY TRENCH
DHW	OVER HEAD WIRE
T	UNDERGROUND TELEPHONE
CATV	CABLE TV
T	AT&T
SL	STREET LIGHT ELECTRIC
X	FENCE
—	CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
—	CATCH BASIN
SDDI	STORM DRAIN INLET
SDMH	STORM DRAIN MANHOLE
S	ED PULLBOX
E PB	ELECTRIC PULLBOX
GM	GAS METER
SSMH	SANITARY SEWER MANHOLE

GRAPHIC SCALE  
50 0 50 100



Architecture + Planning  
The Leamington Building  
1814 Franklin Street  
Suite 400  
Oakland, CA 94612  
510.272.2910  
ktgy.com



SAN MATEO, CA # 2024-1619

SB 330 PRE-APPLICATION  
FEBRUARY 14, 2025

EXISTING CONDITIONS

## REFERENCED TITLE REPORT

TITLE COMPANY: FIRST AMERICAN TITLE COMPANY  
TITLE REPORT NO.: NCS-817775-01-SA1  
TITLE REPORT DATE: DECEMBER 18, 2024  
TITLE OFFICER: GIBSON REESE  
TITLE VESTED IN: 666 CD CORPORATION, A CALIFORNIA CORPORATION, AS TO PARCEL ONE; 1880 SG CORPORATION, A CALIFORNIA CORPORATION, AS TO PARCEL TWO; 1820 SG CORPORATION, A CALIFORNIA CORPORATION, AS TO PARCEL THREE; CFT C PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO PARCEL FIVE; 690 CD CORPORATION, A CALIFORNIA CORPORATION, AS TO PARCEL ELEVEN; SMITH B PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCEL FOURTEEN; 1885 SD CORPORATION, A CALIFORNIA CORPORATION, AS TO PARCEL FIFTEEN  
NATURE OF TITLE: FEE SIMPLE AS TO PARCELS ONE, TWO, THREE, FIVE, ELEVEN, FOURTEEN AND FIFTEEN, AN EASEMENT AS TO PARCELS FOUR, SIX THROUGH TEN AND THIRTEEN.  
PROPERTY ADDRESS: 640, 666, 690 CONCAR DRIVE; 1855 SOUTH DELAWARE STREET; 1820 AND 1880 SOUTH GRANT STREET, SAN MATEO, CA  
PROPERTY AREA: 14.505 ACRES±  
PARKING COUNTS: 660 REGULAR  
19 HANDICAP  
679 TOTAL  
ASSESSOR'S PARCEL NO.: 035-242-140 (PARCEL ONE); 035-242-170 (PARCEL TWO); 035-242-200 (PARCEL THREE); 035-242-210 (PARCEL FIVE); 035-242-190 (PARCEL ELEVEN); 035-242-220 (PARCEL FOURTEEN); 035-242-160 (PARCEL FIFTEEN)  
FLOOD ZONE: ZONE X  
1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL; AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE; FIRM NO. 06081C0166F

## LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
PARCEL ONE:  
BEING A PORTION OF BLOCK 7, BLOCK 8 AND LEEWARD WAY, AS ABANDONED BY RESOLUTION NO. 67-2 OF THE CITY COUNCIL OF THE CITY OF SAN MATEO, AS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, UNDER RECORDER'S FILE NO. 97953-AA, NINETEENTH AVENUE PARK, UNIT NO. 1, AS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, IN BOOK 42 OF MAPS, AT PAGES 1-4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EASTERLY LINE OF SOUTH DELAWARE STREET (80 FEET WIDE), SAID POINT BEARING SOUTH 6° 45' 04" EAST, 20.09 FEET FROM THE NORTHERLY TERMINUS OF THE COURSE NORTH 6° 45' 04" WEST, 225.19 FEET, AS SHOWN ON SAID MAP OF NINETEENTH AVENUE PARK, UNIT NO. 1, SAID POINT OF BEGINNING ALSO BEING THE INTERSECTION OF THE WESTERLY LINE OF SOUTH DELAWARE STREET WITH THE NORTHERLY LINE OF NINETEENTH AVENUE FREEWAY, AS RECORDED SEPTEMBER 20, 1961, IN BOOK 4058, OFFICIAL RECORDS OF SAN MATEO COUNTY, AT PAGE 238 (FILE 96948-T); THENCE FROM SAID POINT OF BEGINNING, ALONG SAID EASTERLY LINE, NORTH 6° 45' 04" WEST, 20.09 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1040 FEET, THROUGH A CENTRAL ANGLE OF 0° 32' 46", AN ARC DISTANCE OF 9.91 FEET; THENCE LEAVING THE EASTERLY LINE OF SOUTH DELAWARE STREET, NORTH 82° 20' 45" EAST, 38.52 FEET; THENCE SOUTH 87° 55' 30" EAST, 64.21 FEET; THENCE NORTH 1° 38' 57" WEST, 72.89 FEET; THENCE NORTH 88° 21' 03" EAST, 113.35 FEET; THENCE NORTH 1° 38' 57" WEST, 40.00 FEET; THENCE NORTH 88° 21' 03" EAST, 56.00 FEET; THENCE NORTH 1° 38' 57" WEST, 291.59 FEET; THENCE SOUTH 88° 21' 03" WEST, 320.84 FEET TO THE MOST EASTERLY CORNER OF THE LANDS LEASED BY HUMBLE OIL COMPANY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LANDS, NORTH 30° 21' 43" WEST, 166.11 FEET TO A POINT ON THE SOUTHERLY LINE OF CONCAR DRIVE (80 FEET WIDE), AS DESCRIBED IN BOOK 5394 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, AT PAGE 216, AT WHICH POINT A TANGENT BEARS NORTH 61° 50' 13" EAST; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF CONCAR DRIVE, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 15° 43' 10", A DISTANCE OF 305.22 FEET; THENCE NORTH 77° 33' 23" EAST, 126.07 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1712.50 FEET, THROUGH A CENTRAL ANGLE OF 04° 00' 53", A DISTANCE OF 120.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF CONCAR DRIVE, SOUTH 1° 38' 57" EAST, 720.53 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFOREMENTIONED NINETEENTH AVENUE FREEWAY; THENCE ALONG SAID NORTHERLY LINE, SOUTH 88° 21' 03" WEST, 373.23 FEET; THENCE NORTH 87° 55' 30" WEST, 79.75 FEET; THENCE SOUTH 82° 20' 45" WEST, 36.39 FEET TO THE POINT OF BEGINNING.  
BEING PARCEL B AS SHOWN ON PARCEL MAP NO. 30, FILED FEBRUARY 07, 1969, IN VOLUME 7 OF PARCEL MAPS, PAGE 8.  
PARCEL TWO:  
LOT "A" AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP NO. 40 BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 19 AS RECORDED IN BOOK 4 OF MAPS AT PAGE 50, RECORDS OF SAN MATEO COUNTY, A PORTION OF NINETEENTH AVENUE PARK UNIT NO. 1, CITY OF SAN MATEO, SAN MATEO COUNTY, STATE OF CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON MAY 11, 1970 IN BOOK 10 OF MAPS AT PAGE 8.  
PARCEL THREE:  
PARCEL 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP NO. 80 BEING A SUBDIVISION OF PARCEL "B" OF PARCEL MAP NO. 40 AS RECORDED IN VOLUME 10, PAGE 8, RECORDS OF SAN MATEO COUNTY", WHICH PARCEL MAP WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON MAY 03, 1973 IN BOOK 20 OF MAPS AT PAGE 34.  
PARCEL FOUR:  
NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGREG, BY VEHICULAR OR PEDESTRIAN TRAFFIC, VEHICULAR PARKING OVER THE AREA DESCRIBED IN THE DECLARATION OF ENCUMBRANCES, RECORDED APRIL 25, 1968 IN BOOK 5464 AT PAGE 638 OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA (38021-AB).  
PARCEL FIVE:  
PORTION OF LOT 8, AS SHOWN ON THAT CERTAIN MAP ENTITLED "NINETEENTH AVENUE PARK, UNIT NO 1, SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON APRIL 06, 1955 IN BOOK 42 OF MAPS AT PAGE(S) 1, 2, 3 AND 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF SOUTH DELAWARE STREET (80 FEET WIDE), AS SHOWN ON SAID MAP OF NINETEENTH AVENUE PARK, UNIT NO. 1, SAID POINT BEING THE NORTHERLY TERMINUS OF THE COURSE NORTH 6° 45' 04" WEST, 225.19 FEET, AS SHOWN ON SAID MAP, THENCE FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERLY LINE OF SOUTH DELAWARE STREET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040 FEET, THROUGH A CENTRAL ANGLE OF 8° 20' 35", AN ARC DISTANCE OF 151.54 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING ALONG THE EASTERLY LINE OF SOUTH DELAWARE STREET AND CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 1,040 FEET, THROUGH A CENTRAL ANGLE OF 11° 23' 49", AN ARC DISTANCE OF 206.87 FEET TO THE MOST SOUTHERLY CORNER OF THE LANDS DESCRIBED IN THE LEASE TO HUMBLE OIL COMPANY RECORDED MARCH 08, 1967, IN BOOK 5278 AT PAGE 667, OFFICIAL RECORDS OF SAN MATEO COUNTY (32923-AA); THENCE LEAVING THE EASTERLY LINE OF SOUTH DELAWARE STREET AND ALONG THE SOUTHERLY LINE OF SAID LANDS LEASED BY HUMBLE OIL COMPANY, NORTH 60° 32' EAST 149.31 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS LEASED BY HUMBLE OIL COMPANY; THENCE LEAVING SAID LANDS NORTH 88° 21' 03" EAST 230.84 FEET; THENCE SOUTH 1° 38' 57" EAST 291.59 FEET; THENCE SOUTH 88° 21' 03" WEST 56.00 FEET; THENCE SOUTH 1° 33' 57" EAST 40.00 FEET; THENCE SOUTH 88° 21' 03" WEST 113.33 FEET; THENCE NORTH 01° 38' 57" WEST 93 FEET; THENCE SOUTH 76° 35' 52" WEST 128.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN GRANT DEED, EXECUTED BY MILTON HECHT, TRUSTEE OF THE CUSHMAN FAMILY TRUST C TO THE CITY OF SAN MATEO, DATED FEBRUARY 22, 1999 AND RECORDED NOVEMBER 10, 1999 AS INSTRUMENT 1999-187382 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

PARCEL SIX:

AN EASEMENT 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE CENTERLINE THEREOF, FOR UNDERGROUND TELEPHONE LINES AND THE MAINTENANCE OF SAID LINES, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED STRIP OF LAND:

BEING A PORTION OF BLOCK 8, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "NINETEENTH AVENUE PARK, UNIT NO. 1, SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON APRIL 06, 1955 IN BOOK 42 OF MAPS, AT PAGES 1, 2, 3 AND 4, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF SOUTH DELAWARE STREET (80 FEET WIDE), AS SHOWN ON SAID MAP OF NINETEENTH AVENUE PARK, UNIT NO. 1, SAID POINT BEING THE NORTHERLY TERMINUS OF THE COURSE NORTH 6° 45' 04" WEST, 225.19 FEET, AS SHOWN ON SAID MAP, THENCE FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERLY LINE OF SOUTH DELAWARE STREET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040 FEET, THROUGH A CENTRAL ANGLE OF 4° 35' 28", AN ARC DISTANCE OF 83.33 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 1, SAID PARCEL BEING SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP NO. 22, IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MAY 13, 1968 IN BOOK 5 OF PARCEL MAPS, AT PAGE 21; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 SOUTH 88° 21' 03" WEST 11.80 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED, THENCE FROM SAID TRUE POINT OF BEGINNING LEAVING SAID SOUTHERLY LINE OF PARCEL 1 NORTH 35° 52' 38" WEST 28.69 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY LINE OF SOUTH DELAWARE STREET, SAID POINT BEING THE TERMINUS OF SAID CENTERLINE.

PARCEL SEVEN:

AN EASEMENT 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE CENTERLINE THEREOF, FOR WATERLINES AND THE MAINTENANCE OF SAID LINES, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED STRIP OF LAND;

BEING A PORTION OF BLOCK 8, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "NINETEENTH AVENUE PARK, UNIT NO. 1, SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON APRIL 06, 1955 IN BOOK 42 OF MAPS, AT PAGES 1, 2, 3 AND 4, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF SOUTH DELAWARE STREET (80 FEET WIDE), AS SHOWN ON SAID MAP OF NINETEENTH AVENUE PARK, UNIT NO. 1, SAID POINT BEING THE NORTHERLY TERMINUS OF THE COURSE NORTH 6° 45' 04" WEST, 225.19 FEET, AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERLY LINE OF SOUTH DELAWARE STREET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040 FEET, THROUGH A CENTRAL ANGLE OF 8° 20' 56", AN ARC DISTANCE OF 151.54 FEET; THENCE LEAVING SAID EASTERLY LINE OF SOUTH DELAWARE STREET NORTH 76° 35' 53" EAST 50.93 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 01° 38' 57" EAST 77.19 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 1, SAID PARCEL BEING SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP NO. 22, IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MAY 13, 1968, IN BOOK 5 OF PARCEL MAP, AT PAGE 21, SAID POINT BEING THE TERMINUS OF SAID CENTERLINE.

PARCEL EIGHT:

AN EASEMENT 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE CENTERLINE THEREOF, FOR STORM DRAIN LINES, AND THE MAINTENANCE OF SAID LINES, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED STRIP OF LAND;

BEING A PORTION OF BLOCK 8, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "NINETEENTH AVENUE PARK, UNIT NO. 1, SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON APRIL 06, 1955 IN BOOK 42 OF MAPS, AT PAGES 1, 2, 3 AND 4, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF SOUTH DELAWARE STREET (80 FEET WIDE), AS SHOWN ON SAID MAP OF NINETEENTH AVENUE PARK, UNIT NO. 1, SAID POINT BEING THE NORTHERLY TERMINUS OF THE COURSE NORTH 6° 45' 04" WEST, 225.19 FEET, AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERLY LINE OF SOUTH DELAWARE STREET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040 FEET, THROUGH A CENTRAL ANGLE OF 4° 35' 28", AN ARC DISTANCE OF 83.33 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 1, SAID PARCEL BEING SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP NO. 22, IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MAY 13, 1968, IN BOOK 5 OF PARCEL MAPS, AT PAGE 21; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 NORTH 88° 21' 03" EAST 107.18 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 01° 38' 57" WEST 43.00 FEET TO THE TERMINUS OF SAID CENTERLINE.

PARCEL NINE:

AN EASEMENT 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE CENTERLINE THEREOF FOR SANITARY SEWER LINES AND THE MAINTENANCE OF SAID LINES OVER, UPON AND UNDER THE FOLLOWING DESCRIBED STRIP OF LAND;

BEING A PORTION OF BLOCK 8, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "NINETEENTH AVENUE PARK, UNIT NO. 1, SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON APRIL 08, 1955 IN BOOK 42 OF MAPS, AT PAGES 1, 2, 3 AND 4, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF SOUTH DELAWARE STREET (80 FEET WIDE) AS SHOWN ON SAID MAP OF NINETEENTH AVENUE PARK, UNIT NO. 1, SAID POINT BEING THE NORTHERLY TERMINUS OF THE COURSE NORTH 6° 45' 04" WEST, 225.19 FEET, AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERLY LINE OF SOUTH DELAWARE STREET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040 FEET, THROUGH A CENTRAL ANGLE OF 6° 54' 18", AN ARC DISTANCE OF 125.33 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING LEAVING SAID EASTERLY LINE OF SOUTH DELAWARE STREET NORTH 76° 20' 38" EAST 7.00 FEET; THENCE NORTH 88° 42' 24" EAST 113.24 FEET TO THE TERMINUS OF SAID CENTERLINE; AND INCLUDING AN EASEMENT 10 FEET WIDE, LYING 5 FEET ON EACH SIDE OF THE CENTERLINE THEREOF FOR SAID SANITARY SEWER LINES AND MAINTENANCE OF SAID LINES OVER, UPON AND UNDER THE STRIP OF LAND, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE TERMINUS OF THE AFOREMENTIONED SANITARY SEWER EASEMENT SOUTH 88° 42' 24" WEST 33.50 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 01° 38' 57" EAST 42.21 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 1, SAID PARCEL BEING SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP NO. 22, IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MAY 13, 1968 IN BOOK 5 OF PARCEL MAPS, AT PAGE 21, SAID POINT BEING THE TERMINUS OF SAID CENTERLINE.

PARCEL TEN:

AN EXCLUSIVE EASEMENT FOR THE ENCROACHMENT OF A PORTION OF A BUILDING, BEING DESCRIBED AS FOLLOWS:

PORTION OF BLOCK 8, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "NINETEENTH AVENUE PARK, UNIT NO. 1, SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON APRIL 06, 1955, IN BOOK 42 OF MAPS, AT PAGES 1, 2, 3 AND 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF SOUTH DELAWARE STREET (80 FEET WIDE), SAID POINT BEARING SOUTH 6° 45' 04" EAST 20.09 FEET FROM THE NORTHERLY TERMINUS OF THE COURSE NORTH 6° 45' 04" WEST 225.19 FEET, AS SHOWN ON SAID MAP OF NINETEENTH AVENUE PARK, UNIT NO. 1, SAID POINT OF BEGINNING ALSO BEING THE INTERSECTION OF THE WESTERLY LINE OF SOUTH DELAWARE STREET WITH THE NORTHERLY LINE OF THE NINETEENTH AVENUE FREEWAY, AS RECORDED SEPTEMBER 20, 1961 IN BOOK 4058 PAGE 238, OFFICIAL RECORDS OF SAN MATEO COUNTY, (96948-T); THENCE ALONG SAID EASTERLY LINE NORTH 6° 45' 04" WEST, 20.09 FEET; THENCE ALONG THE ARC OF THE TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,040 FEET, THROUGH A CENTRAL ANGLE OF 4° 35' 28", AN ARC DISTANCE OF 83.33 FEET; THENCE LEAVING THE EASTERLY LINE OF SOUTH DELAWARE STREET, NORTH 88° 21' 03" EAST, 112.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88° 21' 03" EAST, 38.00 FEET; THENCE SOUTH 01° 38' 57" EAST, 8.00 FEET; THENCE SOUTH 88° 21' 03" WEST, 38.00 FEET; THENCE NORTH 01° 38' 57" WEST, 8.00 FEET TO THE POINT OF BEGINNING.

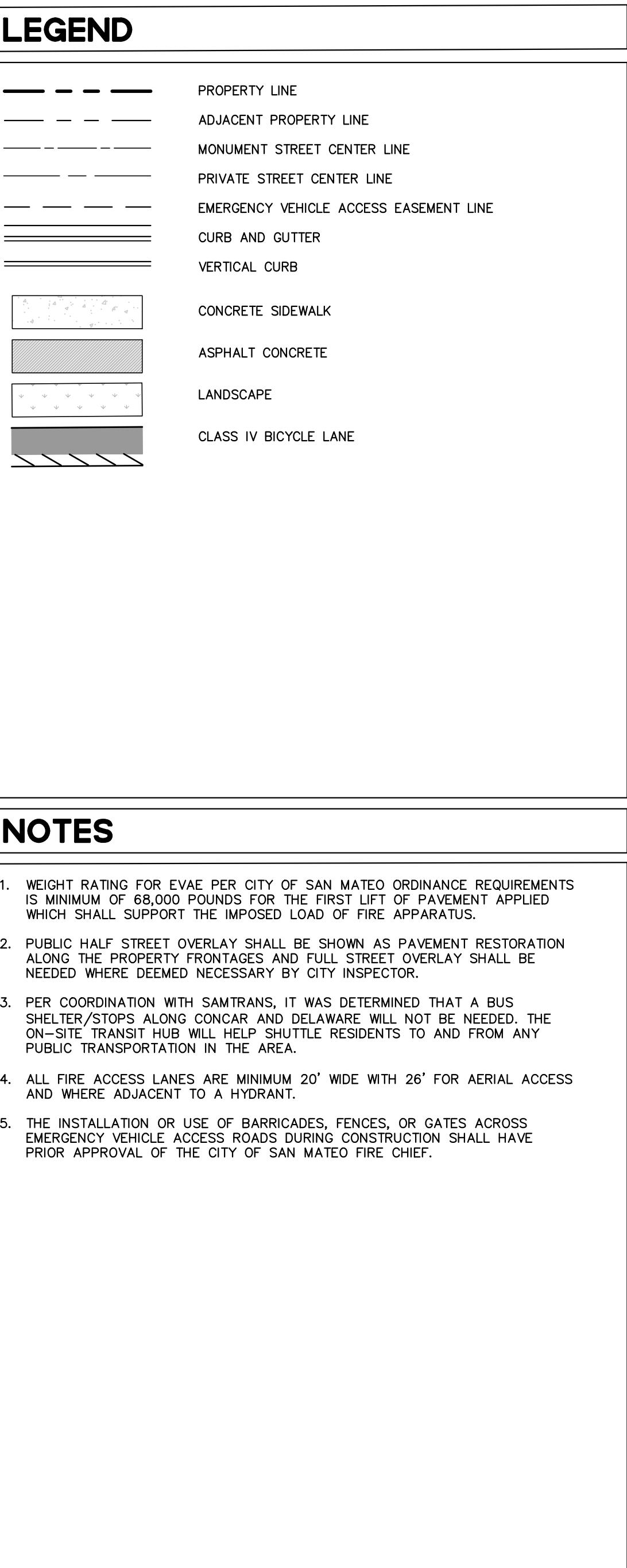
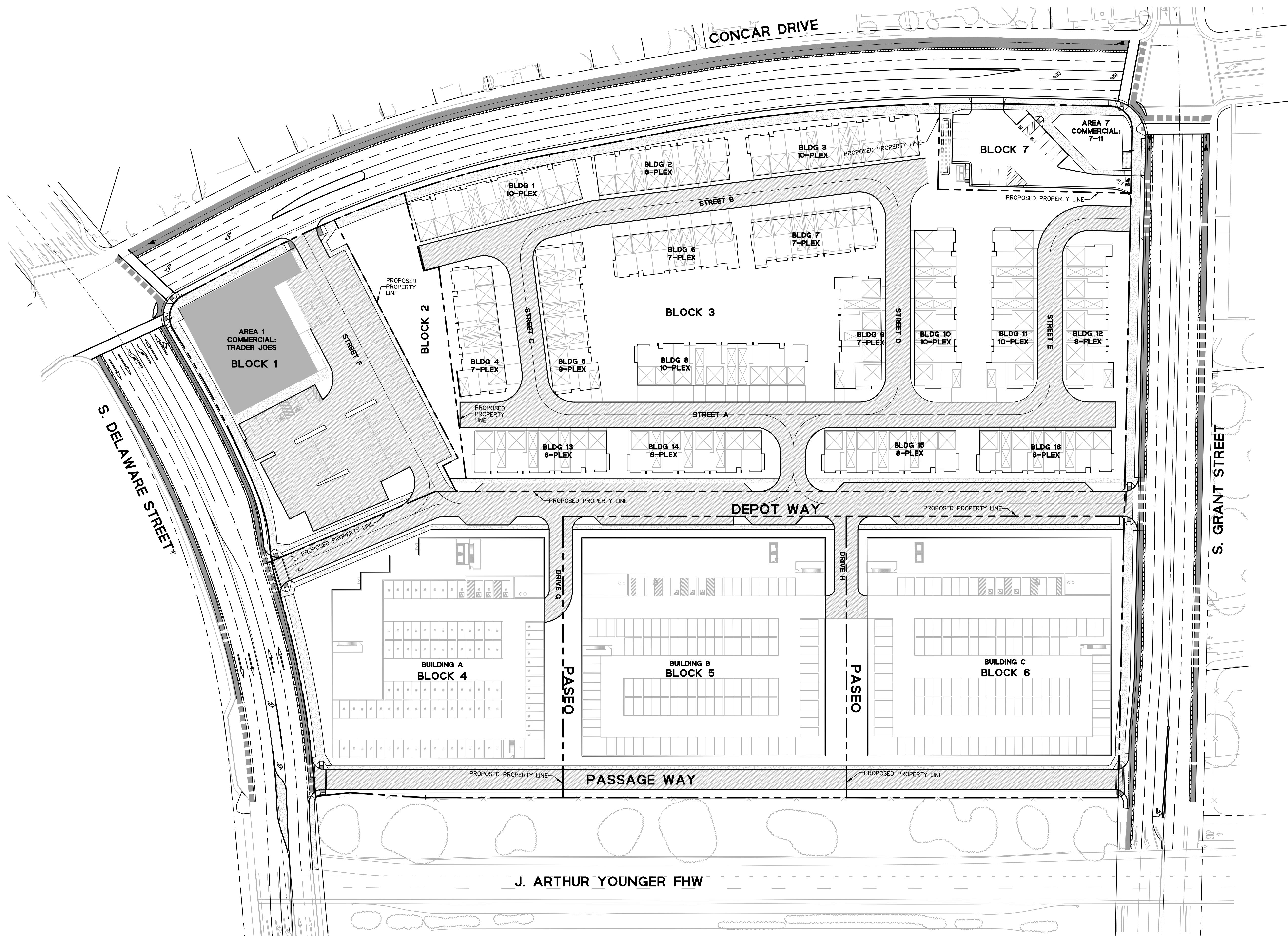
PARCEL ELEVEN:

PARCEL 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP NO. 80, BEING A SUBDIVISION OF PARCEL "B" OF PARCEL MAP NO. 40 AS RECORDED IN BOOK 10, PAGE 8", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MAY 03, 1973 IN BOOK 20 OF PARCEL MAPS AT PAGE 34.

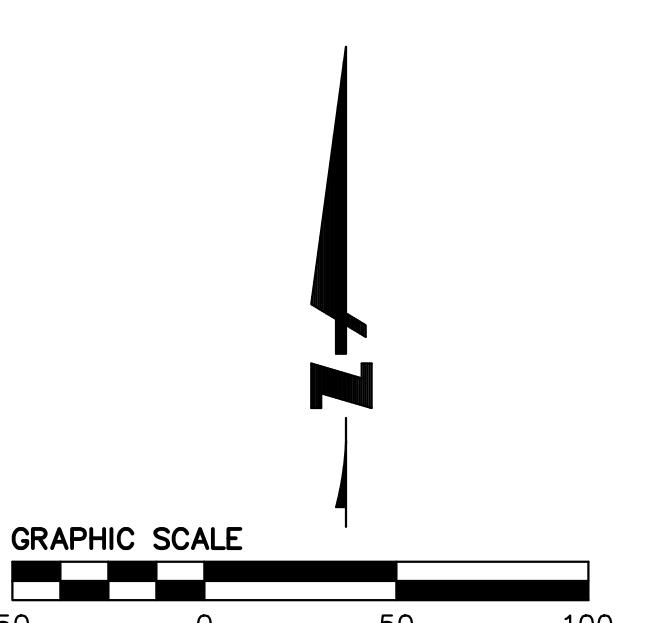
PARCEL TWELVE: INTENTIONALLY DELETED

PARCEL THIRTEEN:

AN EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND FOOT TRAFFIC ACROSS A PORTION OF PARCEL "B" AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP NO. 9", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON DECEMBER 01, 1968 IN BOOK 4 OF PARCEL MAPS AT PAGE 21, AND BEING DESCRIBED AS FOLLOWS:



\*DELAWARE ST NOTE:  
PER SAN MATEO BICYCLE MASTER PLAN ADOPTED IN APRIL 2020, CLASS IV "CYCLE TRACK" BIKE LANES SHALL BE REQUIRED ALONG THE DELAWARE ST. FRONTAGE. DESIGN OF THESE BIKE FACILITIES IN CONSTRUCTION DOCUMENTS SHALL BE REQUIRED FOR IMPROVEMENTS ALONG DELAWARE ST. BUT WILL NOT CONFLICT WITH THE PROPOSED BUILDINGS. THE IMPROVEMENTS SHALL MEET APPLICABLE STANDARDS FOR LANE WIDTHS AND CYCLE TRACK DIMENSIONS.



Architecture + Planning  
The Leamington Building  
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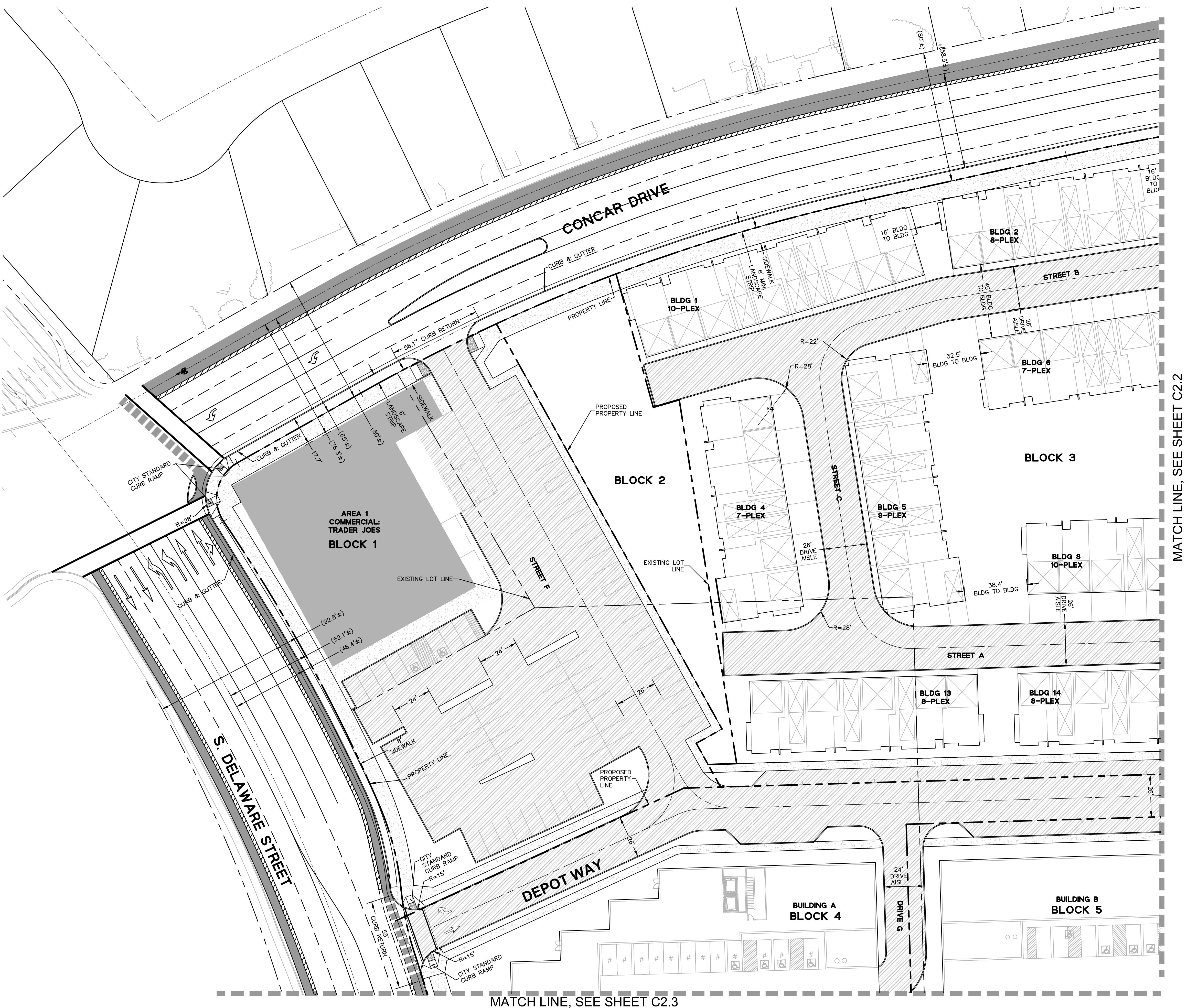


SAN MATEO, CA # 2024-1619

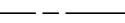
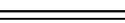
SB 330 PRE-APPLICATION  
FEBRUARY 14, 2025

PRELIMINARY SITE PLAN

C2.0



## LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	MONUMENT STREET CENTER LINE
	PRIVATE STREET CENTER LINE
	EMERGENCY VEHICLE ACCESS EASEMENT LINE
	CURB AND GUTTER
	VERTICAL CURB
	CONCRETE SIDEWALK
	ASPHALT CONCRETE
	LANDSCAPE
	CLASS IV BICYCLE LANE

## NOTES

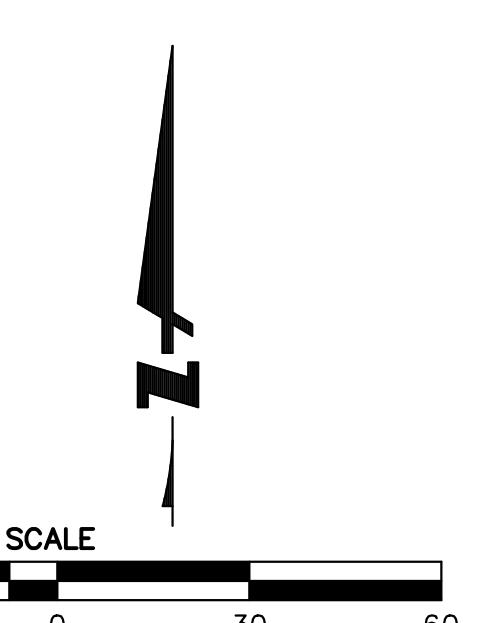
WEIGHT RATING FOR EVAE PER CITY OF SAN MATEO ORDINANCE REQUIREMENTS IS MINIMUM OF 68,000 POUNDS FOR THE FIRST LIFT OF PAVEMENT APPLIED WHICH SHALL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS.

PUBLIC HALF STREET OVERLAY SHALL BE SHOWN AS PAVEMENT RESTORATION ALONG THE PROPERTY FRONTAGES AND FULL STREET OVERLAY SHALL BE NEEDED WHERE DEEMED NECESSARY BY CITY INSPECTOR.

PER COORDINATION WITH SAMTRANS, IT WAS DETERMINED THAT A BUS SHELTER/STOPS ALONG CONCAR AND DELAWARE WILL NOT BE NEEDED. THE ON-SITE TRANSIT HUB WILL HELP SHUTTLE RESIDENTS TO AND FROM ANY PUBLIC TRANSPORTATION IN THE AREA.

ALL FIRE ACCESS LANES ARE MINIMUM 20' WIDE WITH 26' FOR AERIAL ACCESS AND WHERE ADJACENT TO A HYDRANT.

THE INSTALLATION OR USE OF BARRICADES, FENCES, OR GATES ACROSS EMERGENCY VEHICLE ACCESS ROADS DURING CONSTRUCTION SHALL HAVE PRIOR APPROVAL OF THE CITY OF SAN MATEO FIRE CHIEF



A graphic scale consisting of a horizontal line with tick marks and numerical labels. The line starts at 0 and ends at 60. Major tick marks are at 0, 30, and 60. Minor tick marks are at 10, 20, and 40. The text is in a bold, sans-serif font.

# PRELIMINARY SITE PLAN

## C2.1



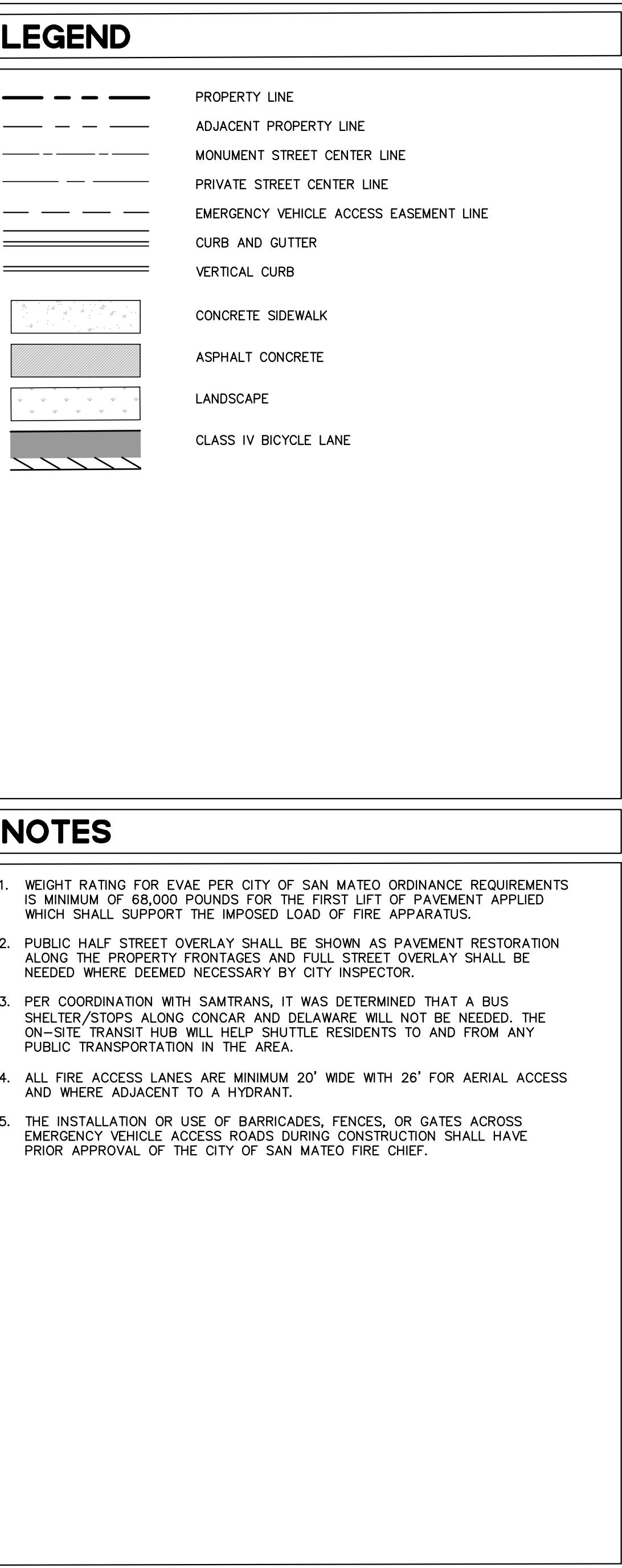
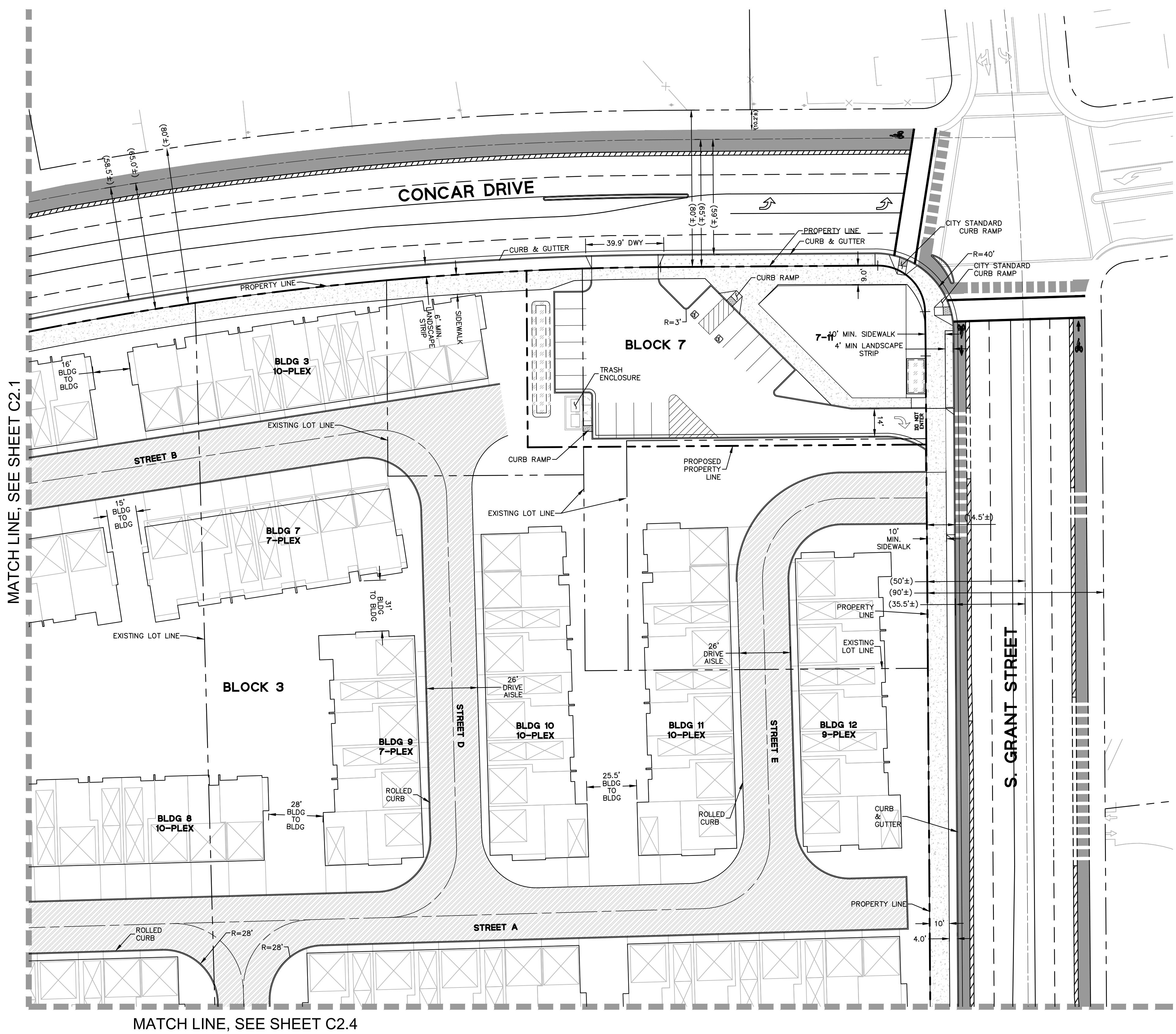
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The Leamington Building  
1814 Franklin Street  
Suite 400  
Oakland, CA 94612  
510.272.2910  
[ktgy.com](http://ktgy.com)



SAN MATEO, CA # 2024-1619

# SB 330 PRE-APPLICATION

FEBRUARY 14, 2025



GRAPHIC SCALE  
30 0 30 60

**PRELIMINARY SITE PLAN**

**C2.2**

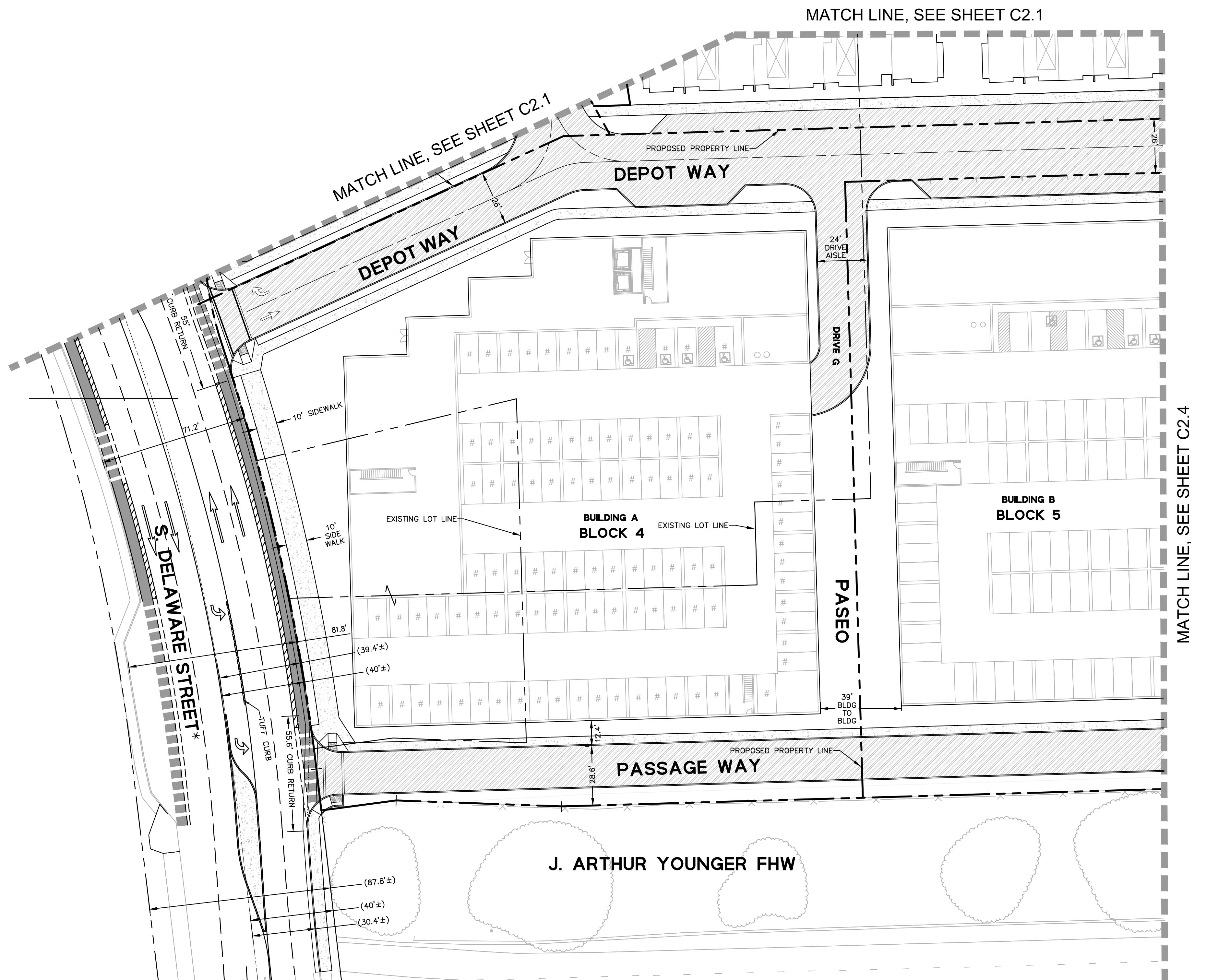


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## LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	MONUMENT STREET CENTER LINE
	PRIVATE STREET CENTER LINE
	EMERGENCY VEHICLE ACCESS EASEMENT LINE
	CURB AND GUTTER
	VERTICAL CURB
	CONCRETE SIDEWALK
	ASPHALT CONCRETE
	LANDSCAPE
	CLASS IV BICYCLE LANE

## NOTES

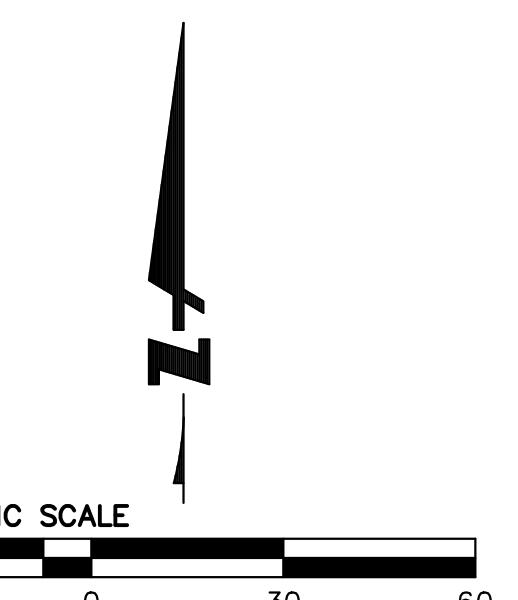
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A graphic scale consisting of a horizontal line with numerical markings at 0, 30, and 60. The line is divided into six equal segments by vertical tick marks. The first two segments are filled with black and white checkered patterns, while the remaining four segments are solid black.

# PRELIMINARY SITE PLAN

## C2.3



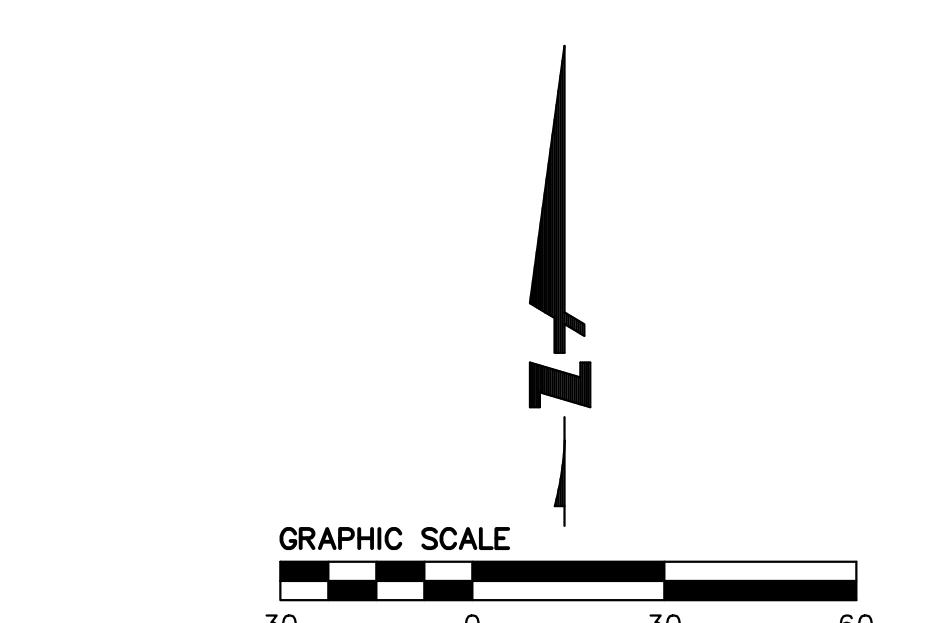
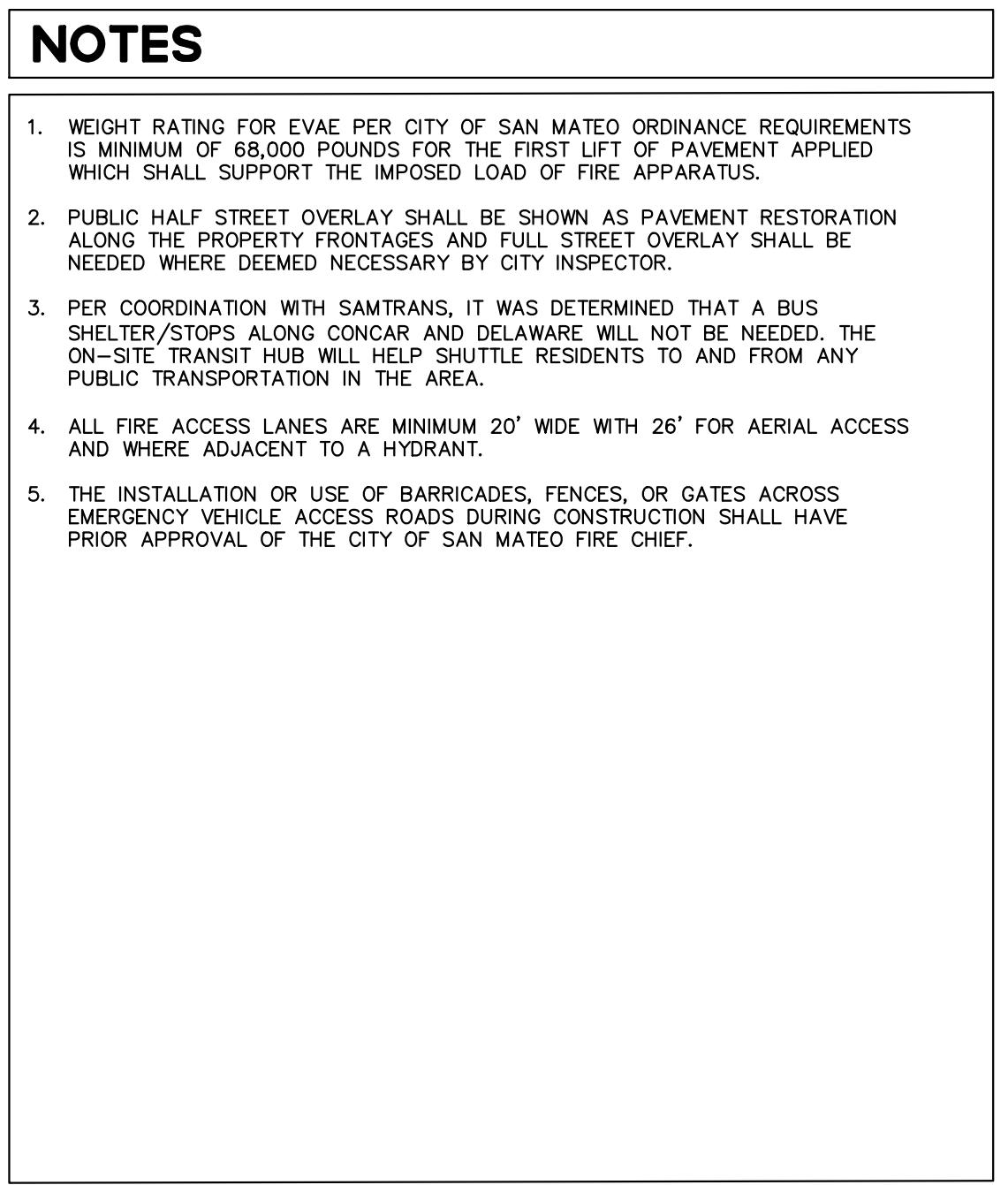
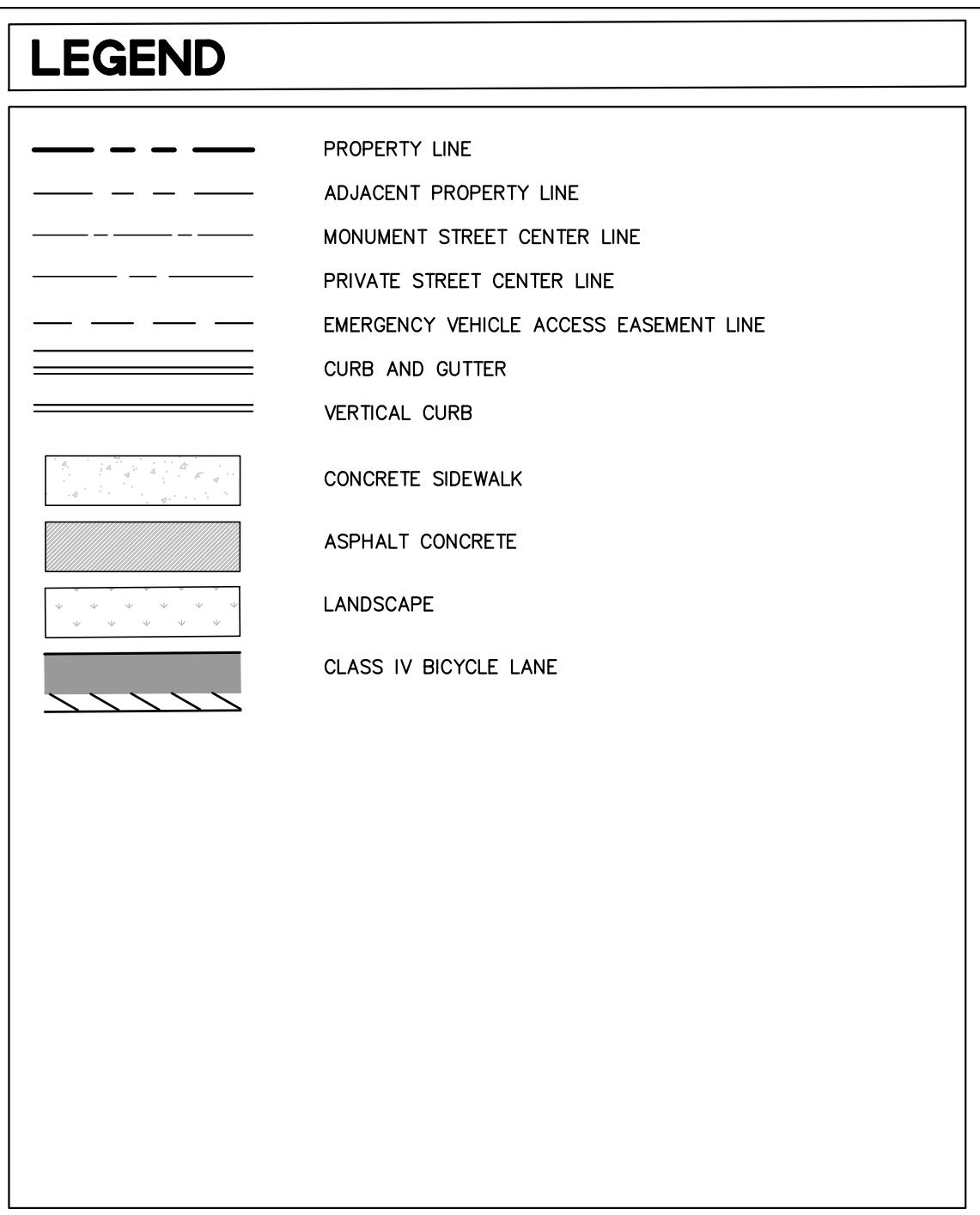
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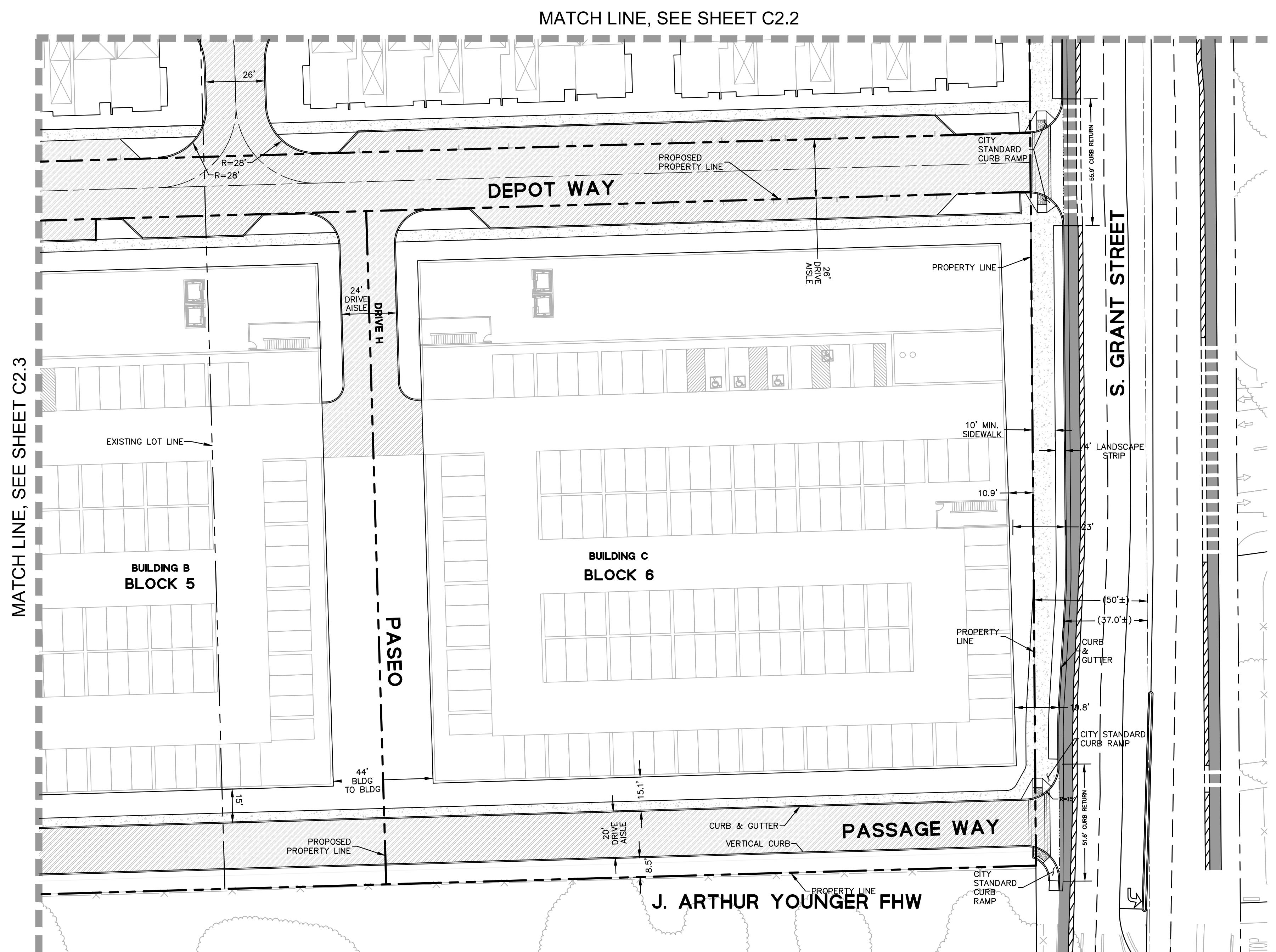
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## PRELIMINARY SITE PLAN

C2.4



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