



NOTE: RENDERING NOT FOR CONSTRUCTION USE

#### PROJECT INFORMATION

PROJECT NAME: STATION PARK GREEN, SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS

PROJECT DESCRIPTION:  
THE SUBJECT OF APPLICATION IS AN AMENDMENT TO THE SPECIFIC PLAN AND THE DESIGN GUIDELINES PROPOSAL FOR THE GROUND FLOOR THAT INCLUDES:  
1. CHANGE OF OCCUPANCY USE FROM RETAIL TO OFFICE, OFFICE TO RETAIL AT THE GROUND FLOOR.  
2. RELOCATION OF OFFICE, RETAIL, AND RECOMMUNITY ROOMS. (SQ FT OF REC/COMMUNITY ROOM IS NOT LESS THAN EXISTING)  
3. INTERIOR DEMOLITION AND CONSTRUCTION IS NOT A PART OF THIS APPLICATION. INTERIOR TENANT IMPROVEMENTS WILL BE UNDER A SEPARATE APPLICATION.  
4. MINOR EXTERIOR SITE IMPROVEMENTS IS NOT A PART OF THIS APPLICATION. MINOR EXTERIOR SITE IMPROVEMENTS WILL BE UNDER A SEPARATE APPLICATION. NO TREES SHALL BE REMOVED.

OCCUPANCY:  
M, B, A-2, A-3, S-2, R-2

MIXED OCCUPANCY:  
YES

PROPOSED USE:  
M, B, A-2, A-3, S-2, R-2

PROJECT ADDRESS:  
430 STATION PARK CIR#100 (CORNER OF S. DELAWARE ST AND CONCAR DRIVE)  
SAN MATEO, CA 94402

TYPE OF CONSTRUCTION:  
GARAGES, TYPE IA - CAST IN CONCRETE AND CONCRETE MASONRY UNITS ON DRILLED DISPLACEMENT COLUMNS  
SUPERSTRUCTURE, TYPE VA - WOOD STUD CONSTRUCTION W/ TJI FLOOR AND ROOF FRAMING.

#### CONTACT INFORMATION

OWNER: ESSEX PROPERTY TRUST, INC  
CONTACT: CHRIS KOBER  
PHONE: (650) 263-9656  
EMAIL: CKOBER@ESSEX.COM

ARCHITECT: HAMMEL, GREEN AND ABRAHAMSON  
CONTACT: LISA MACALUSO  
PHONE: (408) 213-8219  
EMAIL: LMACALUSO@HGA.COM

CONSULTANT: KAMANGAR CONSULTING, LLC  
CONTACT: KATIA KAMANGAR  
PHONE: (650) 815-8521  
EMAIL: KATKAMANGAR@GMAIL.COM

#### CODE INFORMATION

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)  
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

2022 CALIFORNIA BUILDING CODE (CBC):  
PART 2, TITLE 24, CCR, BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)

2022 CALIFORNIA ELECTRICAL CODE (CEC):  
PART 3, TITLE 24, CCR, BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC)

2022 CALIFORNIA MECHANICAL CODE (CMC):  
PART 4, TITLE 24, CCR, BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC)

2022 CALIFORNIA PLUMBING CODE:  
PART 5, TITLE 24, CCR, BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC)

2022 CALIFORNIA FIRE CODE (CFC):  
PART 9, TITLE 24, CCR, BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC)

LIFE SAFETY CODE:  
2000 NFPA 101 LIFE SAFETY CODE

ACCESSIBILITY CODE:  
CHAPTER 11/1B, 2016 CBC AND 2010 ADA (28 CFR PART 36)

ENERGY CODE:  
2022 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR

SIGN CODE:  
AMERICANS WITH DISABILITIES ACT (ADA), CBC (TITLE 24), & UFC (TITLE 19)

AUTHORITY HAVING JURISDICTION:  
SAN MATEO

COUNTY OF:  
SAN MATEO

#### DEVELOPMENT PROJECT DATA INFORMATION

APN:  
035-200-180 & 035-200-060

ZONING CLASSIFICATION:  
TOD DISTRICT  
(TRANSIT ORIENTED DEVELOPMENT PER  
SAN MATEO MUNI. CODE SEC 27.90)

LOT SIZE (SQ. FT):  
SITE AREA: 11.97 ACRES (521,397 SF)

# OF STORES:  
5 STORIES

TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:  
224,969 SF (ALL 5 STORIES TOTAL)

TOTAL COVERED PARKING STALLS:  
868

TOTAL UNCOVERED PARKING STALLS:  
64

TOTAL AREA OF NEW AND REHABILITATED  
LANDSCAPE AREA (SQ. FT):  
N/A (FUTURE UNDER SEPARATE PERMIT)

#### DRAWING INDEX - PLANNING

REV #	NUMBER	SHEET NAME
1-PLANNING		
1	A000.	COVERSHEET
	A020.	AERIAL PLAN
	A021.	EXISTING SITE PLAN
	A022.	ENLARGED EXISTING SITE PLAN
1	A023.	PROPOSED SITE UPDATES (REFERENCE ONLY)
	A030.	EXISTING PARKING SUMMARY
1	A031.	PROPOSED PARKING SUMMARY
1	GEN-3.1.2	MU-1 - LEVEL 2 & 3 USE AND EGRESS (REFERENCE ONLY)
1	GEN-3.1.3	MU-1 - LEVEL 4 USE AND EGRESS (REFERENCE ONLY)
	Ad040.	EXISTING OCCUPANCY AND USE
1	A041.	PROPOSED OCCUPANCY AND USE
1	A060.	EXISTING ELEVATIONS (REFERENCE ONLY)
1	A070.	ENLARGED PLANS & ELEVATIONS (REFERENCE ONLY)
1	A071.	ENLARGED PLANS & ELEVATIONS (REFERENCE ONLY)
Grand total: 15		

STATION PARK GREEN  
430 STATION PARK  
CIR#100  
SAN MATEO, CA 94402

## SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS

HGA

84 W SANTA CLARA ST, SUITE 200  
SAN JOSE, CALIFORNIA 95113  
TELEPHONE: 408.286.0851

HGA COMMISSION NUMBER: 5288-002-00  
AUGUST 06, 2025

MAP: STATION PARK GREEN  
430 STATION PARK CIR#100  
SAN MATEO, CA 94402

SCOTT R. COLSON  
LICENSED ARCHITECT  
No. C.20117  
REN.9-3027  
STATE OF CALIFORNIA



SCOTT R. COLSON  
LICENSED ARCHITECT  
No. C.20117  
REN.9-3027  
STATE OF CALIFORNIA

A000.



**STATION PARK  
GREEN  
430 STATION  
PARK  
CIR #100**



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## ISSUANCE HISTORY - THIS SHEET

GA NO: 5288-002-00

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## AERIAL PLAN

DATE: MAY 9, 2025

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## **SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT**

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# A020.

**STATION PARK  
GREEN  
430 STATION  
PARK  
CIR #100**



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## ISSUANCE HISTORY - THIS SHEET

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# EXISTING SITE PLAN

DATE: MAY 9, 2025

## **SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT**

A021.

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GREEN AND ABRAHAMSON, INC.

**S DELAWARE ST**

**EXISTING** 16 A022, 1 A023.

**SUBJECT OF APPLICATION**

**CONCAR DR**

**1**

**2**

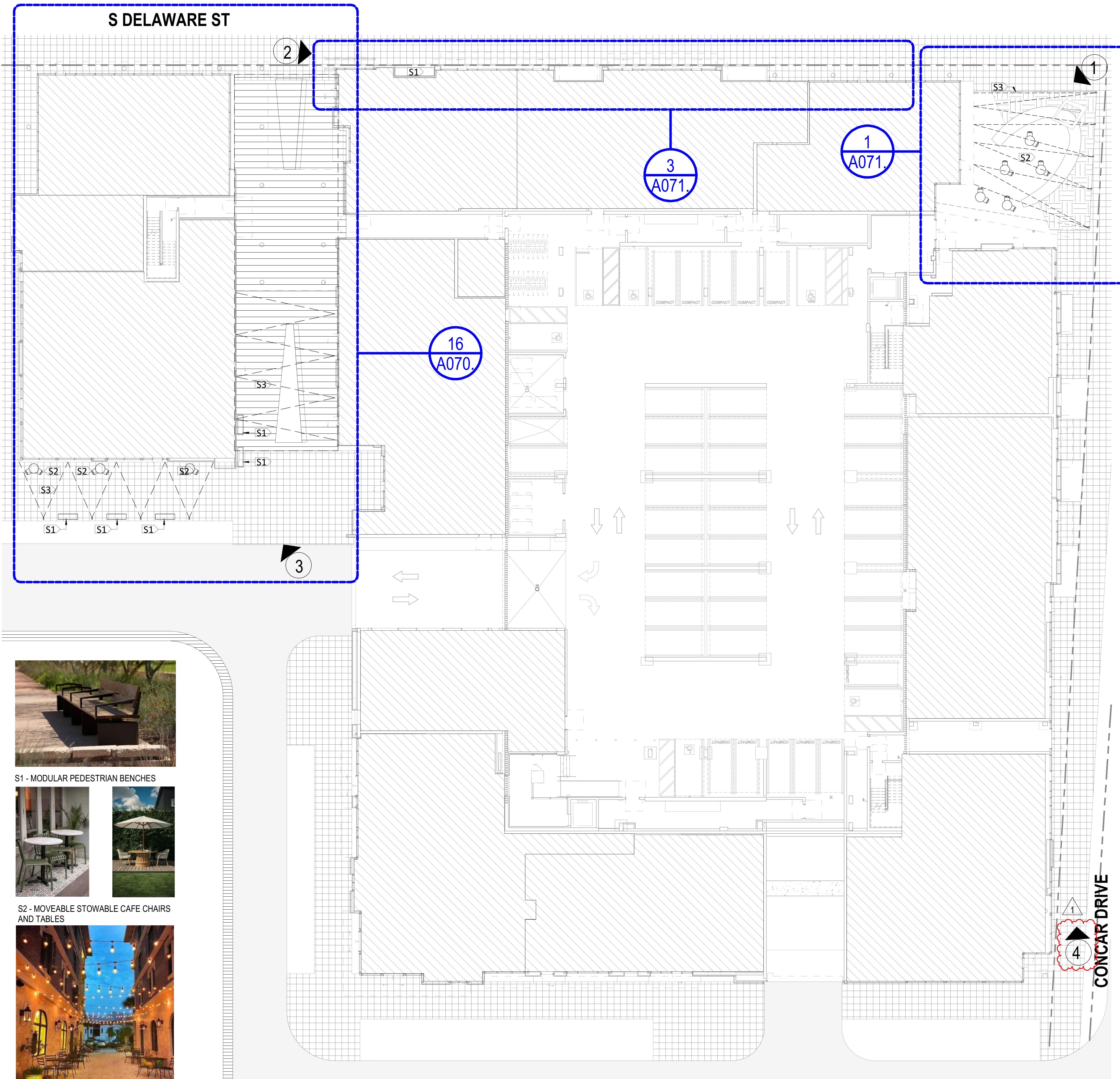
**3**

**4**

Author 8/7/2025 9:52:15 AM C:\Users\islandresc\Documents\Revit Local Files\A25\_Essex\_5288-002-00\_sjandresc.rvt



S DELAWARE ST



**1** **NOTE TO REVIEWER:**  
THE CONCEPTS, SITE FURNISHINGS, AND PROGRAMMING DEPICTED IN THIS DOCUMENT ARE FOR  
REFERENCE ONLY. PRELIMINARY AND MAY BE SUBJECT TO CHANGE AS THE DESIGN DEVELOPS.  
FINAL DESIGN AND PERMITTING SHALL BE THROUGH CITY OF SAN MATEO PUBLIC WORKS AT A LATER  
DATE.

THERE SHALL BE NO CHANGE IN PAINT FINISH OF THE BUILDING.  
NO TREE REMOVAL IS PROPOSED AS PART OF THIS PROJECT.  
THERE WILL BE NO NEW OR REPLACEMENT IMPERVIOUS AREA IN THIS PROJECT. ALL (E) DRAINAGE  
PATTERN WILL REMAIN.

**\*ALL SITE MODIFICATIONS ARE NOT PART OF THIS SUBMITTAL AND WILL BE UNDER A SEPARATE  
APPLICATION. ALL MODIFICATIONS ARE SHOWN FOR REFERENCE ONLY. NO CHANGES ARE  
PROPOSED IN THIS SUBMITTAL.**



# 1 NEW ACTIVATED PLAZA EXISTING ART STRUCTURE TO REMAIN



## 2 NEW OFFICE & WALKWAY



## 3 NEW ENHANCED PASSAGEWAY



## 4 NEW OFFICE & RETAIL @ CONCAR DR.

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**ISSUANCE HISTORY THIS SHEET**

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CA NO: 5288-002-00

# PROPOSED SITE UPGRADES (REFERENCE ONLY)

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DATE: MAY 9, 2025

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## **SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT**

A023

## EXISTING PARKING REQUIRED - RESIDENTIAL (NO CHANGE)

 MU-1 RE-1, RE-2, AND RE-3  
 (TOTAL REQUIRED (E) RESIDENTIAL PARKING FOR (E) RESIDENTIAL UNITS)

GRAND TOTAL

779

## EXISTING PARKING PROVIDED - RESIDENTIAL

 STANDARD COMPACT ACCESSIBLE VAN ACCESSIBLE TOTAL  
 PARKING REQ'D

MU-1, RE-1, RE-2, AND RE-3 (ALL LEVELS)

576 180 27 19 802 37.8

## EXISTING PARKING REQUIRED - NON-RESIDENTIAL

AMENITY/COMMUNITY/REC. ROOM	AREA	PARKING RATIO	PARKING REQUIRED
OFFICES	3,034 SF	0.32/1000	0.8
OFFICES	7,991 SF	0.32/1000	2.6
RETAIL	25,033 SF	2.06/1000	51.6
	36,058 SF		55

GRAND TOTAL

108 16 5 1 130

## EXISTING PARKING PROVIDED - NON RESIDENTIAL

LEVEL	USE	STANDARD	COMPACT	ACCESSIBLE	VAN ACCESSIBLE	TOTAL	PARKING REQ'D
STREET	CAR-SHARING	5	0	0	0	5	
STREET	LOADING	12	0	0	0	12	
STREET	UNASSIGNED	47	0	0	0	47	
LEVEL 1	NON-RESIDENTIAL	29	11	5	1	46	
LEVEL 2	OFFICE	15	5	0	0	20	
							ACCESS REQ'D
							ACCESS SPACE = 5

NOTE: EXISTING PARKING SUMMARY PARKING RATIOS ARE APPROVED UNDER PERMIT #BD-2015-255980

NON-RESIDENTIAL AREAS REFLECTS MOST CURRENT AS-BUILT CONDITIONS.

## PARKING NOTES:

Consistent with the Rail Corridor Plan, Station Park Green will be a transit-oriented development. During the first phase of Station Park Green, the project will have 25% fewer new vehicle trips than would be expected using standard Institute of Transportation Engineers (ITE) projections. (Conditions of Approval & Mitigation Monitoring Program, pp. 21-22) At full build-out, the target is a 26% to 36% trip reduction from ITE standards. (Id., p. 22.)

## Parking

The Applicant proposes to provide off-street parking for the various uses at Station Park Green, collectively at the site. This means that some parking spaces used by dwelling units, or non-residential tenants, may not necessarily be located within the same block as the user to which it is assigned.

As to residential parking, the Applicant proposes to provide one (1) assigned parking space per dwelling unit within the same block as that unit. All other residential parking spaces will be pooled. Each lease for a dwelling unit will include only one assigned parking space. Residents may, if they wish, enter into a separate agreement to reserve additional parking spaces from the pool. The number of residential parking spaces will be determined by the applicable zoning (e.g. 10 spaces per dwelling unit) and they are provided and highlighted in YELLOW on this parking plan per the table labeled "Parking Provided - Residential".

Each lease to non-residential tenants will include only as many parking spaces as must be assigned to such tenant based upon parking standards set by the Specific Plan. In total, 131 parking spaces will be provided for non-residential uses, and they are provided and highlighted in **W**HITE on this parking plan per the table labeled "Parking Provided - Non-Residential (All)".

**Shared Parking:** These 131 non-residential spaces will be used by the non-residential tenants (including 20 office space tenants), and as analyzed in a shared parking study by the City's consultant, will also be made available for use by residential visitors. It is anticipated that these spaces will be used by residential visitors primarily during non-business hours.

During SPAR, the City may consider allowing required off-street parking stalls serving any uses, whether residential or non-residential, to be space-efficient, without the need for a variance. (Specific Plan, p. 119.) Space-efficient could mean stackers, valet, compact spaces, or other methods. At this time, the Applicant is not proposing any space-efficient parking, pending further review and refinement of its application.

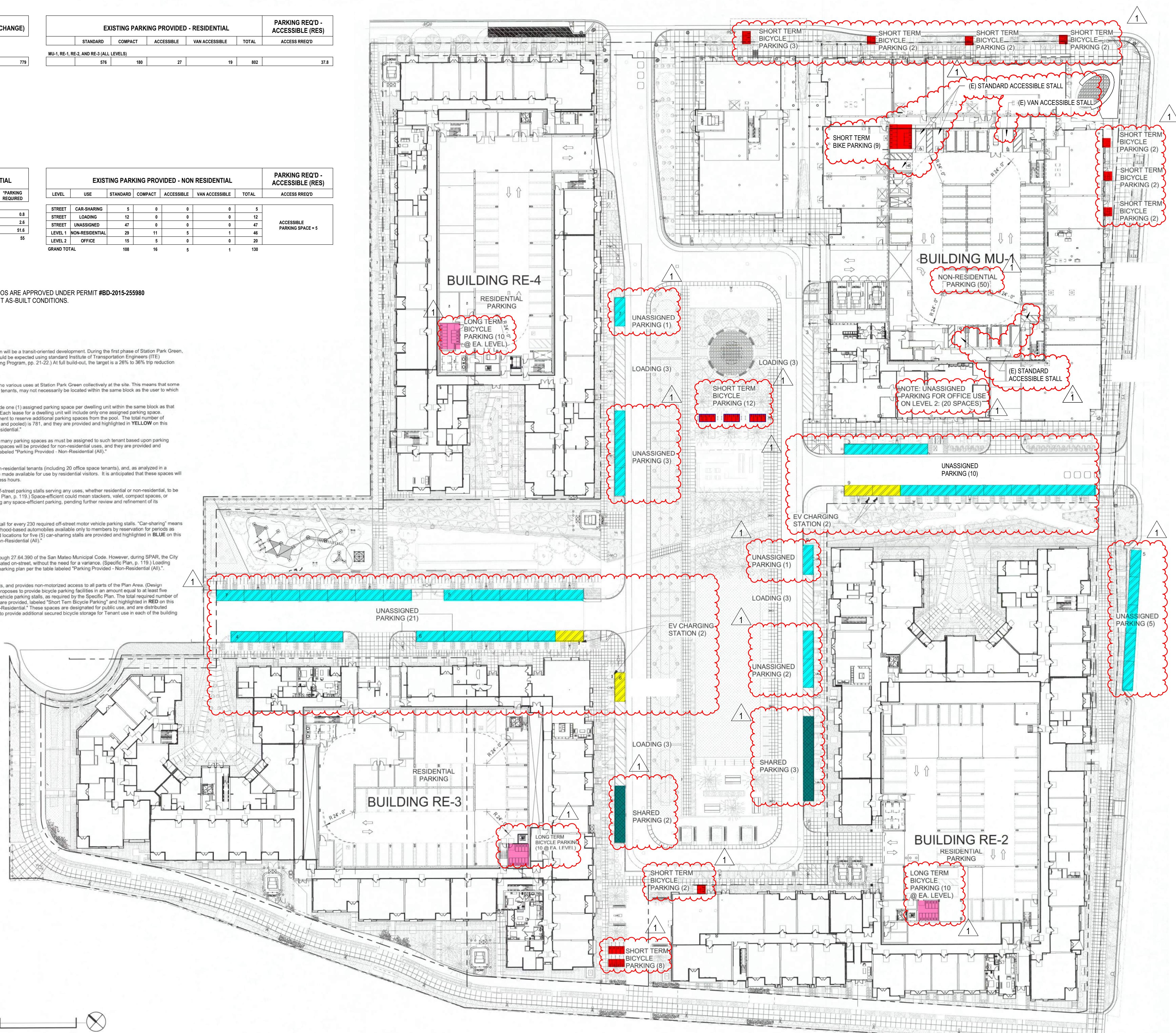
**Car Sharing:** The Applicant plans to provide at least one car-sharing stall for every 230 required off-street motor vehicle parking stalls. "Car-sharing" means a service that provides an integrated network of neighborhood-based automobiles available only to members by reservation for periods as short as one hour. (Design Guidelines, p. 107.) Proposed locations for five (5) car-sharing stalls are provided and highlighted in **BL**UE on this parking plan per the table labeled "Parking Provided - Non-Residential (All)".

**Loading:** Loading facilities will comply with Sections 27.64.10 through 27.64.309 of the San Mateo Municipal Code. However, during SPAR, the City may consider allowing required loading facilities to be located on-street, without the need for a variance. (Specific Plan, p. 119.) Loading facilities are provided and highlighted in **GREEN** on this parking plan per the table labeled "Parking Provided - Non-Residential (All)".

**Bicycles:** Station Park Green encourages pedestrians and bicyclists, and provides non-motorized access to all parts of the Plan Area. (Design Guidelines, p. 105.) To support bicyclists, the Applicant proposes to provide bicycle parking facilities in an amount equal to at least five percent (5%) of the required number of off-street motor vehicle parking stalls, as required by the Specific Plan. The total required number of such spaces is  $42(778 - 57) = 835 - 05$ , and 43 spaces are provided, labeled "Short Term Bicycle Parking" and highlighted in **RE**D on this parking plan per the table labeled "Bicycle Parking - Non-Residential". These spaces are designated for public use, and are distributed around the site as shown. In addition, the owner intends to provide additional secured bicycle storage for Tenant use in each of the building garages.

## PARKING LEGEND:

- UNASSIGNED PARKING
- EV PARKING
- SHARED PARKING
- SHORT TERM BICYCLE PARKING
- LONG TERM BICYCLE PARKING



NO	DESCRIPTION	DATE
1	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

## EXISTING PARKING SUMMARY

DATE: MAY 9, 2025

SPECIFIC PLAN &amp; DESIGN GUIDELINES AMENDMENT

A030.

EXISTING PARKING REQUIRED - RESIDENTIAL (NO CHANGE)						PARKING REQ'D - ACCESSIBLE (RES)
MU-1 RE-1, RE-2, AND RE-3 (TOTAL REQUIRED (E) RESIDENTIAL PARKING FOR (E) RESIDENTIAL UNITS)						
GRAND TOTAL						
779						
LEVEL 1	40	5	4	1	50	
LEVEL 2	38	7	1	1	47	
LEVEL 3	36	13	2	1	52	
LEVEL 4	39	13	2	1	55	
LEVEL 5	15	16	1	1	33	
<b>MU-1, RE-1, RE-2, AND RE-3 (ALL LEVELS)</b>	<b>168</b>	<b>54</b>	<b>10</b>	<b>5</b>	<b>237</b>	
	576	180	27	19	802	37.8

PROPOSED PARKING REQUIRED - NON-RESIDENTIAL						PARKING REQ'D - ACCESSIBLE (RES)					
TYPE	AREA	PARKING RATIO	PARKING REQUIRED	LEVEL	USE	STANDARD	COMPACT	ACCESSIBLE	VAN ACCESSIBLE	TOTAL	ACCESS REQ'D
AMENITY (COMMUNITY/REC. ROOM)	3,122 SF	32/1000	1.00								
OFFICES	25,605 SF	32/1000	8.20								
RETAIL	7,237 SF	2.06/1000	15.63								
	36,065 SF		24.23								
	1	1	1								
GRAND TOTAL			108	16	5	1	1	1	1	130	

\*YELLOW HATCH INDICATES CHANGE OF EXISTING PARKING SUMMARY

\*TOTAL PARKING REQUIRED :  
(RESIDENTIAL + NON-RESIDENTIAL)  
779 + 24.23 = 803.23

TOTAL PARKING PROVIDED :  
(RESIDENTIAL + NON-RESIDENTIAL)  
802 + 130 = 932

PARKING SUMMARY:  
PROVIDED PARKING SPACE COMPLIES WITH SAN MATEO ZONING REQUIREMENT, EXCEEDING BY 128.77 TOTAL STALLS

PROPOSED BIKE PARKING REQUIRED

100 APPROVED TDM PROGRAM. EMPLOYEE LONG TERM BIKE PARKING SHALL BE PROVIDED AT A RATE OF 1 SPACE PER 1,000 SF OF RETAIL, OR 1 SPACE PER 3,750 SF OF OFFICE AREA. RESIDENTIAL LONG TERM BIKE PARKING SHALL BE PROVIDED AT A RATE OF 1 SPACE PER 10 UNITS.

LONG TERM BIKE PARKING

RESIDENTIAL	599 UNITS	110	6.9
BUILDING RE-1	26,639 SF	10,730	6.84
BUILDING RE-2		599	5.59
BUILDING RE-3		599	5.59
BUILDING RE-4		52	5.2
		67.47	

SHORT TERM PARKING

TOTAL	40

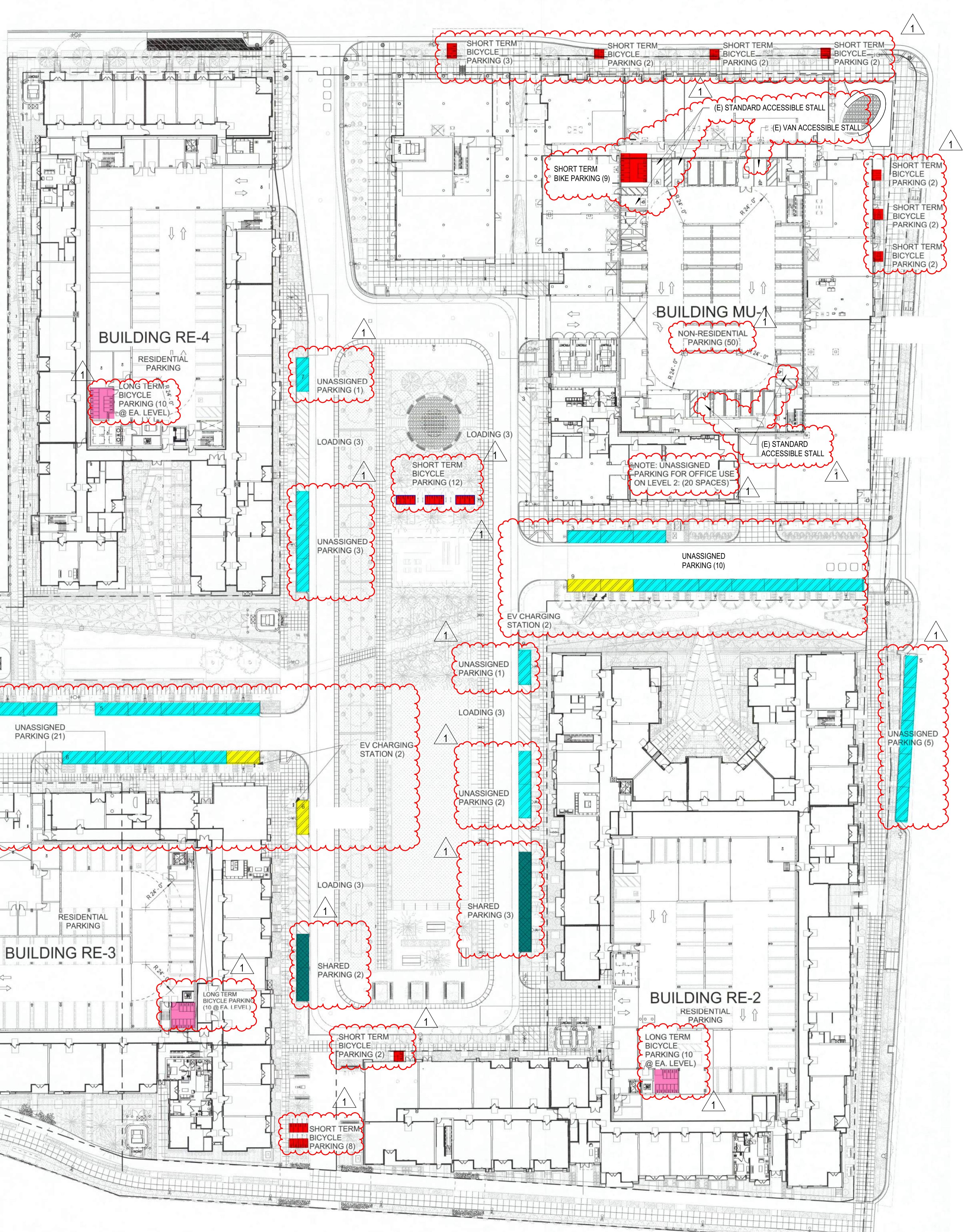
BIKE PARKING SUMMARY:  
PROVIDED LONG TERM BIKE PARKING SPACE COMPLIES WITH THE APPROVED TDM PROGRAM, EXCEEDING BY 132.53.

PARKING LEGEND:

- (E) UNASSIGNED PARKING
- (E) EV PARKING
- (E) SHARED PARKING
- (E) SHORT TERM BIKE PARKING
- (E) LONG TERM BIKE PARKING

\*NOTE: ALL PARKING AND BIKE PARKING ARE EXISTING. THERE ARE NO WORK PROPOSED TO MODIFY ANY OF THE EXISTING PARKING. PLANS ARE SHOWN FOR REFERENCE ONLY.

0' 15' 30' 60' 120'



1 MU-1 PROPOSED PARKING SUMMARY

1' = 40'-0"

STATION PARK  
GREEN  
430 STATION  
PARK  
CIR #100



NO	DESCRIPTION	DATE
1	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25

ISSUANCE HISTORY - THIS SHEET


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
PROPOSED  
PARKING  
SUMMARY

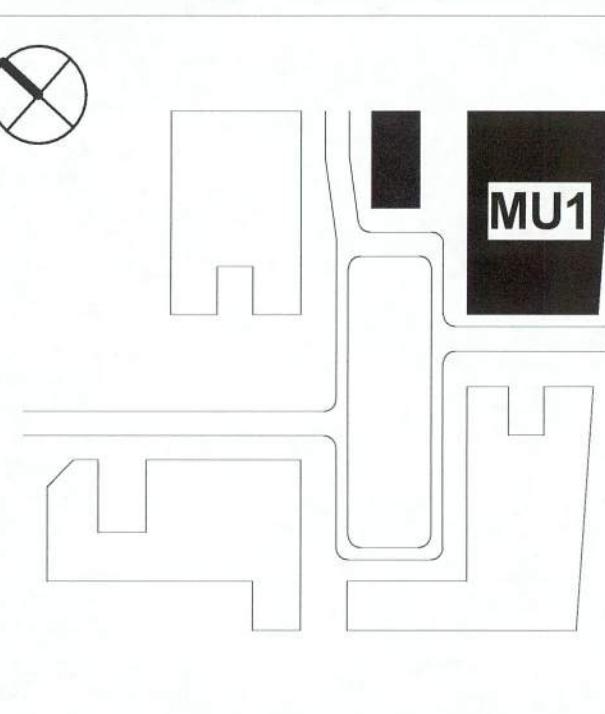
DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN  
GUIDELINES AMENDMENT

A031.







REVISIONS	DESCRIPTION	DATE
A	PLAN CHECK REVISIONS - PODIUM	2016-02-1
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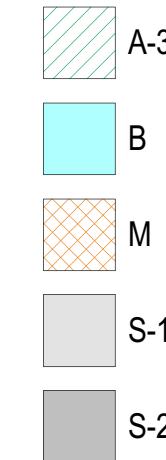


OCCUPANCY AREAS, TYPE, AND USE SHOWN IN THIS PLAN IS  
CURRENT AS BUILT CONDITION.

SEE A041. FOR PROPOSED OCCUPANCY AND USE

ALL (E) CONSTRUCTION TO REMAIN. INTERIOR DEMOLITION AND  
CONSTRUCTION IS NOT PART OF THIS APPLICATION.  
FUTURE INTERIOR TI WILL BE UNDER SEPARATE SUBMITTAL.

## (E) OCCUPANCY TYPE



## MU-1 LEVEL 01 (GRADE) - EXISTING OCCUPANCY

NAME	OCCUPANCY	AREA	COMMENTS
(E) COMMUNITY/REC. ROOM	A-3	3,034 SF	NO CHANGE EXISTING TO REMAIN.
(E) OFFICE A	B	3,972 SF	NO CHANGE EXISTING TO REMAIN.
(E) OFFICE B	B	4,019 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL E	M	2,180 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL I	M	2,126 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL J	M	1,189 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL K	M	3,133 SF	CHANGE TO 'OFFICE G' B OCCUPANCY
(E) RETAIL A	M	4,111 SF	CHANGE TO 'OFFICE D' B OCCUPANCY
(E) RETAIL B	M	2,264 SF	CHANGE TO 'OFFICE E' B OCCUPANCY
(E) RETAIL C	M	2,466 SF	CHANGE TO 'OFFICE C' B OCCUPANCY
(E) RETAIL D	M	1,719 SF	CHANGE TO 'OFFICE C' B OCCUPANCY
(E) RETAIL E	M	2,364 SF	CHANGE TO 'OFFICE F' B OCCUPANCY
(E) RETAIL F	M	1,663 SF	CHANGE TO 'OFFICE F' B OCCUPANCY
(E) RETAIL G	M	1,819 SF	CHANGE TO 'OFFICE F' B OCCUPANCY
(E) ELECTRICAL	S-1	918 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	2,205 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	652 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	302 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	275 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	282 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE TRASH	S-1	317 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE	S-2	25,129 SF	NO CHANGE EXISTING TO REMAIN.

## MU-1 LEVEL 01 (GRADE) - PROPOSED OCCUPANCY

NAME	OCCUPANCY	AREA	COMMENTS
*COMMUNITY/REC. ROOM	A-3	3,122 SF	PREVIOUSLY 'RETAIL J' AND 'K' M OCCUPANCY
(E) OFFICE B.1	B	4,019 SF	NO CHANGE EXISTING TO REMAIN.
(E) OFFICE B.2	B	3,034 SF	PREVIOUSLY A-3 OCCUPANCY
(E) OFFICE C	B	4,185 SF	PREVIOUSLY 'RETAIL C' AND 'D' M OCCUPANCY
(E) OFFICE D	B	4,111 SF	PREVIOUSLY 'RETAIL A' M OCCUPANCY.
(E) OFFICE E	B	2,264 SF	PREVIOUSLY 'RETAIL B' M OCCUPANCY.
(E) OFFICE F	B	8,026 SF	PREVIOUSLY 'RETAIL E, F, G, H' M OCCUPANCY
(E) RETAIL I	M	2,126 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL J	M	1,200 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL A	M	3,972 SF	PREVIOUSLY 'OFFICE A' B OCCUPANCY
(E) ELECTRICAL	S-1	918 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	282 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	302 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	275 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	652 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	2,205 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE TRASH	S-1	317 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE	S-2	25,129 SF	NO CHANGE EXISTING TO REMAIN.

\*INDICATES CHANGE OF EXISTING OCCUPANCY TYPE.  
REFER TO SHEET A040. FOR EXISTING OCCUPANCY.  
REFER TO SHEET A041. FOR PROPOSED OCCUPANCY.

## TYPE IA, GROUP A-3, B, AND M

ALLOWABLE AREA PER STORY (Aa): UNLIMITED  
ALLOWABLE TOTAL BUILDING AREA: UNLIMITED

## SECTION 508 - MIXED USE AND OCCUPANCY

LEVEL 01 OF BUILDING 1 IS CLASSIFIED AS NON-SEPARATED OCCUPANCY MIXED USE PER SEC 508 AS FOLLOWS:

COMMUNITY/REC ROOM: A-3 OCCUPANCY  
OFFICE: B OCCUPANCY  
RETAIL: M OCCUPANCY

## TYPE IA, GROUP S-2 PARKING GARAGE

ALLOWABLE AREA PER STORY (Aa): UNLIMITED  
ALLOWABLE TOTAL BUILDING AREA: UNLIMITED

## EXISTING FAR TABLE

USE	SQ FT	TOTAL LOT SF	FAR	MAX FAR (PER 2014 SPECIFIC PLAN)
RETAIL	25,033	521,397	0.048	0.2
OFFICE	7,991	521,397	0.015	0.1
COMM. RM	3,034	521,397	0.006	N/A

## PROPOSED FAR TABLE

USE	SQ FT	TOTAL LOT SF	FAR	MAX FAR (PER 2025 SPECIFIC PLAN)
RETAIL	7,297	521,397	0.014	0.1
OFFICE	25,639	521,397	0.049	0.2
COMM. RM	3,122	521,397	0.006	N/A

DATE: MAY 9, 2025  
SPECIFIC PLAN & DESIGN  
GUIDELINES AMMENDMENT

A040.



EXISTING  
OCCUPANCY  
AND USE



OCCUPANCY AREAS, TYPE, AND USE SHOWN IN THIS PLAN IS  
CURRENT AS BUILT CONDITION.

SEE A041. FOR PROPOSED OCCUPANCY AND USE

ALL (E) CONSTRUCTION TO REMAIN. INTERIOR DEMOLITION AND  
CONSTRUCTION IS NOT PART OF THIS APPLICATION.  
FUTURE INTERIOR TI WILL BE UNDER SEPARATE SUBMITTAL.

### PROPOSED OCCUPANCY TYPE

A-3
B
M
S-1
S-2

### MU-1 LEVEL 01 (GRADE) - EXISTING OCCUPANCY

NAME	OCCUPANCY	AREA	COMMENTS
(E) COMMUNITY/REC. ROOM	A-3	3,034 SF	NO CHANGE EXISTING TO REMAIN.
(E) OFFICE A	B	3,972 SF	NO CHANGE EXISTING TO REMAIN.
(E) OFFICE B	B	4,019 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL H	M	2,180 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL I	M	2,126 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL J	M	1,189 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL K	M	3,133 SF	CHANGE TO OFFICE G & B OCCUPANCY
(E) RETAIL L	M	4,111 SF	CHANGE TO OFFICE D & B OCCUPANCY
(E) RETAIL M	M	2,264 SF	CHANGE TO OFFICE E & B OCCUPANCY
(E) RETAIL N	M	2,466 SF	CHANGE TO OFFICE C & B OCCUPANCY
(E) RETAIL O	M	1,719 SF	CHANGE TO OFFICE C & B OCCUPANCY
(E) RETAIL P	M	2,364 SF	CHANGE TO OFFICE F & B OCCUPANCY
(E) RETAIL Q	M	1,665 SF	CHANGE TO OFFICE F & B OCCUPANCY
(E) RETAIL R	M	1,819 SF	CHANGE TO OFFICE F & B OCCUPANCY
(E) ELECTRICAL	S-1	918 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	2,205 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	652 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	275 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	302 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	282 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE TRASH	S-1	317 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE	S-2	25,129 SF	NO CHANGE EXISTING TO REMAIN.
		66,137 SF	

### MU-1 LEVEL 01 (GRADE) - PROPOSED OCCUPANCY

NAME	OCCUPANCY	AREA	COMMENTS
*COMMUNITY/REC. ROOM	A-3	3,122 SF	PREVIOUSLY "RETAIL J AND K" M OCCUPANCY
(E) OFFICE A	B	4,019 SF	NO CHANGE EXISTING TO REMAIN.
(E) OFFICE B	B	3,034 SF	PREVIOUSLY "RETAIL L AND M" M OCCUPANCY
(E) OFFICE C	B	4,185 SF	PREVIOUSLY "RETAIL A" M OCCUPANCY.
(E) OFFICE D	B	4,111 SF	PREVIOUSLY "RETAIL A" M OCCUPANCY.
(E) OFFICE E	B	2,264 SF	PREVIOUSLY "RETAIL B" M OCCUPANCY.
(E) OFFICE F	B	8,026 SF	PREVIOUSLY "RETAIL E, F, G, H" M OCCUPANCY.
(E) RETAIL I	M	2,126 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL J	M	1,200 SF	NO CHANGE EXISTING TO REMAIN.
(E) RETAIL K	M	3,972 SF	PREVIOUSLY OFFICE B OCCUPANCY
(E) ELECTRICAL	S-1	918 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	282 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	302 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	275 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	652 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	2,205 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE TRASH	S-1	317 SF	NO CHANGE EXISTING TO REMAIN.
(E) GARAGE	S-2	25,129 SF	NO CHANGE EXISTING TO REMAIN.
		66,137 SF	

\*INDICATES CHANGE OF EXISTING OCCUPANCY TYPE.  
REFER TO SHEET A040. FOR EXISTING OCCUPANCY.  
REFER TO SHEET A041. FOR PROPOSED OCCUPANCY.

### TYPE IA, GROUP A-3, B, AND M

ALLOWABLE AREA PER STORY (Aa): UNLIMITED  
ALLOWABLE TOTAL BUILDING AREA: UNLIMITED

### SECTION 508 - MIXED USE AND OCCUPANCY

LEVEL 01 OF BUILDING 1 IS CLASSIFIED AS NON-SEPARATED OCCUPANCY MIXED USE PER SEC 508 AS FOLLOWS:

COMMUNITY/REC. ROOM: A-3 OCCUPANCY  
OFFICE: B OCCUPANCY  
RETAIL: M OCCUPANCY

### TYPE IA, GROUP S-2 PARKING GARAGE

ALLOWABLE AREA PER STORY (Aa): UNLIMITED  
ALLOWABLE TOTAL BUILDING AREA: UNLIMITED

### EXISTING FAR TABLE

USE	SQ FT	TOTAL LOT SF	FAR	MAX FAR (PER 2014 SPECIFIC PLAN)
RETAIL	25,033	521,397	0.048	0.2
OFFICE	7,991	521,397	0.015	0.1
COMM. RM	3,034	521,397	0.006	N/A

### PROPOSED FAR TABLE

USE	SQ FT	TOTAL LOT SF	FAR	MAX FAR (PER 2025 SPECIFIC PLAN)
RETAIL	7,297	521,397	0.014	0.1
OFFICE	25,639	521,397	0.049	0.2
COMM. RM	3,122	521,397	0.006	N/A

NO	DESCRIPTION	DATE
1	SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT	05/09/25
1	SPA PCR 1	08/06/25

ISSUANCE HISTORY - THIS SHEET

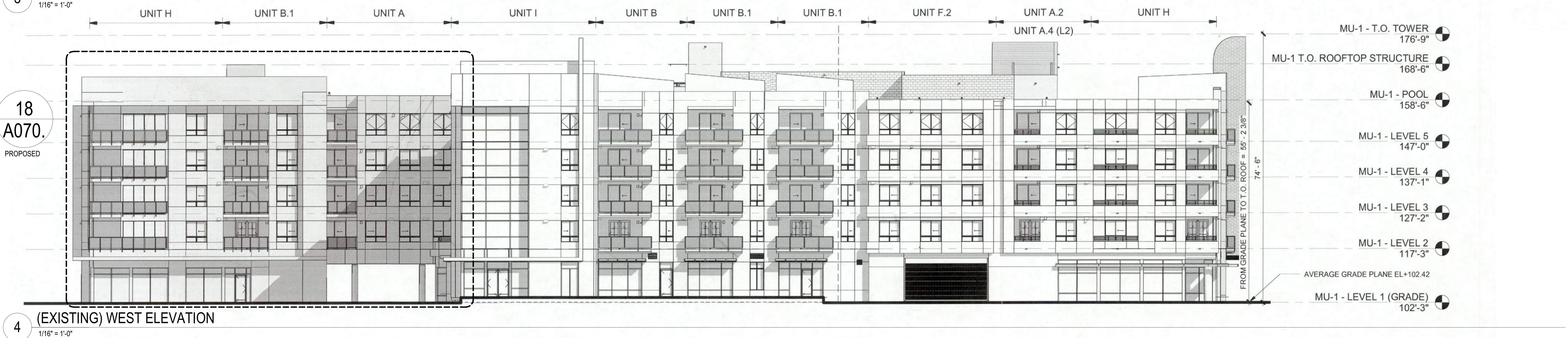
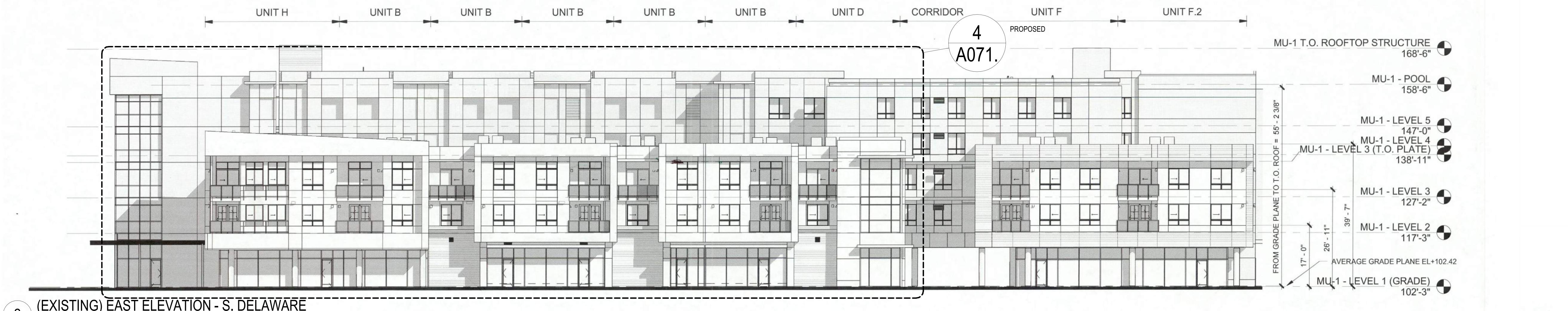
HGA NO: 5288-002-00

DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN  
GUIDELINES AMMENDMENT



A041.



STATION PARK  
GREEN  
430 STATION  
PARK  
CIR #100



NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

**EXISTING ELEVATIONS (REFERENCE ONLY)**

1

DATE: MAY 9, 2025

SPECIFIC PLAN &amp; DESIGN GUIDELINES AMENDMENT

A060.

**1**

**NOTE TO REVIEWER:**  
THE CONCEPTS, SITE FURNISHINGS, AND PROGRAMMING DEPICTED IN THIS DOCUMENT ARE FOR  
REFERENCE ONLY. PRELIMINARY AND MAY BE SUBJECT TO CHANGE AS THE DESIGN DEVELOPS.  
FINAL DESIGN AND PERMITTING SHALL BE THROUGH CITY OF SAN MATEO PUBLIC WORKS AT A LATER  
DATE.

## KEYNOTES - ENLARGED ENHANCED PASSAGEWAY

#	DESCRIPTION
S1	MODULAR PEDESTRIAN BENCHES.
S2	MOVEABLE STOWABLE CAFE CHAIRS AND TABLES.
S3	DASH LINE INDICATES STRING LIGHTS ABOVE.
S4	REPLACE (E) LANDSCAPING WITH NEW. PLANT AND FOLIAGE SPECIES TBD. ALL (E) TREES TO REMAIN
S5	BLACK POWDER COATED 12' H 6"X3" HSS POST INSTALLED TO EDGE OF EXISTING LANDSCAPING. STRING LIGHTS TO BE ATTACHED TO THE HSS COLUMN. INSTALLATION AND DETAILS TBD.
S6	INSTALL STRING LIGHT TO EXISTING BUILDING FAÇADE ABOVE. INSTALLATION AND DETAILS TBD.
S7	(E) ART STRUCTURE INSTALLATION TO REMAIN.
S8	(E) CONCRETE CASTED SEATING TO REMAIN.

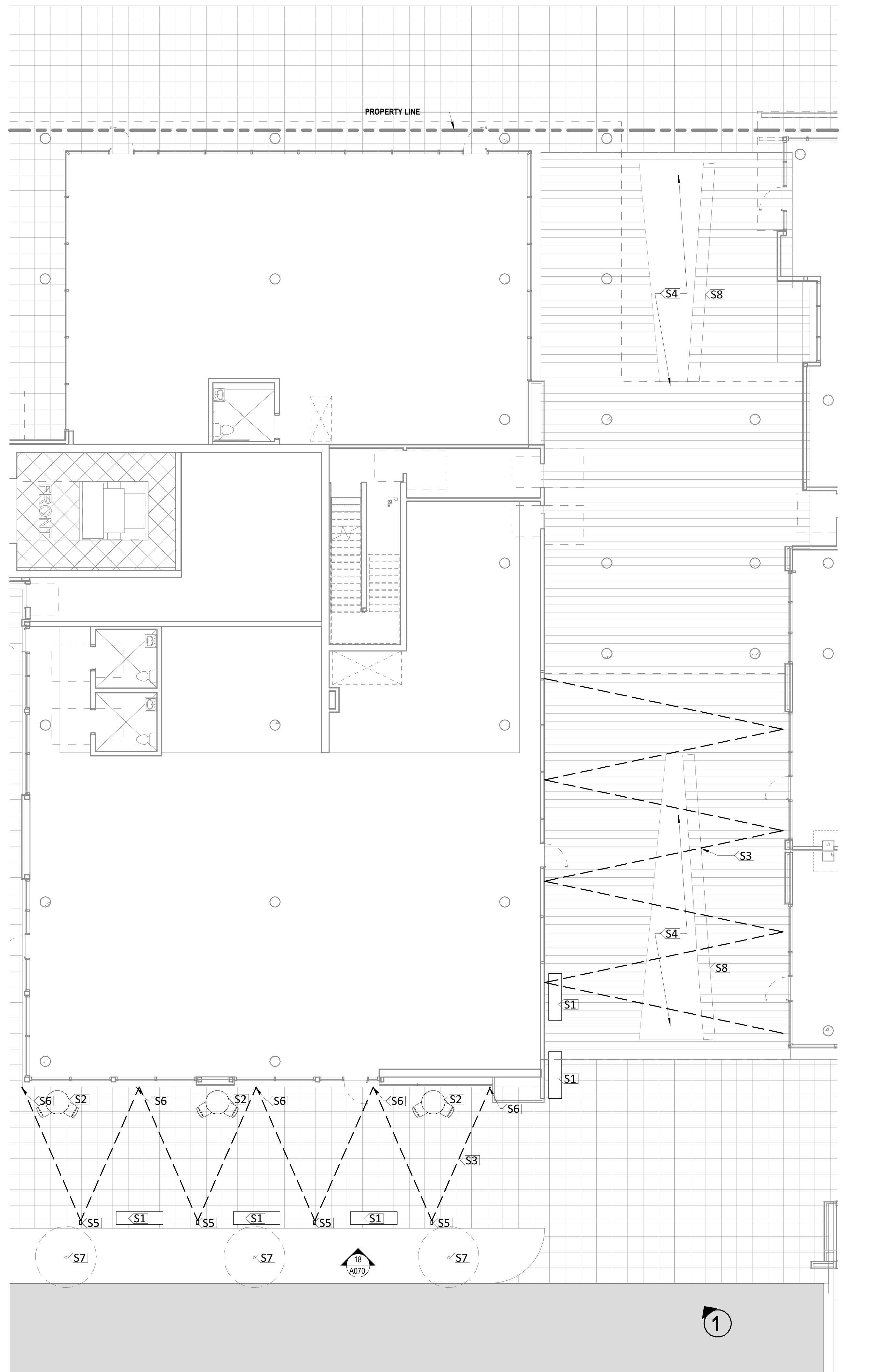


## 1 ) NEW ENHANCED PASSAGEWAY

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Author



## 16 ENLARGED ENHANCED PASSAGEWAY

1/8" = 1'-0"

# ELEVATION - WEST (ENHANCED PASSAGEWAY)

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## ISSUANCE HISTORY - THIS SHEET

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HGA NO: 5288-002-00

# ENLARGED PLANS & ELEVATIONS (REFERENCE ONLY)

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DATE: MAY 9, 2025

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## **SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT**

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A070.

**NOTE TO REVIEWER:**  
THE CONCEPTS, SITE FURNISHINGS, AND PROGRAMMING DEPICTED IN THIS DOCUMENT ARE FOR  
REFERENCE ONLY. PRELIMINARY AND MAY BE SUBJECT TO CHANGE AS THE DESIGN DEVELOPS.  
FINAL DESIGN AND PERMITTING SHALL BE THROUGH CITY OF SAN MATEO PUBLIC WORKS AT A LATER  
DATE.

THERE SHALL BE NO CHANGE IN PAINT FINISH OF THE BUILDING.  
NO TREE REMOVAL IS PROPOSED AS PART OF THIS PROJECT.  
THERE WILL BE NO NEW OR REPLACEMENT IMPERVIOUS AREA IN THIS PROJECT. ALL (E) DRAINAGE  
PATTERN WILL REMAIN.

**\*ALL SITE MODIFICATIONS ARE NOT PART OF THIS SUBMITTAL AND WILL BE UNDER A SEPARATE  
APPLICATION. ALL MODIFICATIONS ARE SHOWN FOR REFERENCE ONLY. NO CHANGES ARE  
PROPOSED IN THIS SUBMITTAL.**

## KEYNOTE - ENLARGED SITE PLAN.

#	Keynote Text
S1	MODULAR PEDESTRIAN BENCHES.
S2	MOVEABLE STOWABLE CAFE CHAIRS AND TABLES.
S3	DASH LINE INDICATES STRING LIGHTS ABOVE.
S4	REPLACE (E) LANDSCAPING WITH NEW. PLANT AND FOLIAGE SPECIES TBD. ALL (E) TREES TO REMAIN
S5	BLACK POWDER COATED 12' H 6"X3" HSS POST INSTALLED TO EDGE OF EXISTING LANDSCAPING. STRING LIGHTS TO BE ATTACHED TO THE HSS COLUMN. INSTALLATION AND DETAILS TBD.
S6	INSTALL STRING LIGHT TO EXISTING BUILDING FAÇADE ABOVE. INSTALLATION AND DETAILS TBD.
S7	(E) ART STRUCTURE INSTALLATION TO REMAIN.
S8	(E) CONCRETE CASTED SEATING TO REMAIN.



# 1 NEW ACTIVATED PLAZA EXISTING ART STRUCTURE TO REMAIN



## 2 NEW OFFICE & WALKWAY

**STATION PARK  
GREEN  
430 STATION  
PARK  
CIR #100**

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**ISSUANCE HISTORY - THIS SHEET**

IGA NO: 5288-002-00

# ENLARGED PLANS & ELEVATIONS (REFERENCE ONLY)

DATE: MAY 9, 2025

## **SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT**

A071.

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## Author

This architectural section drawing illustrates the cross-section of a building's exterior wall. The drawing is bounded by a dashed line at the top labeled 'SETBACK LINE'. The wall features a vertical column of rectangular blocks on the left and a larger, more complex section on the right. Several components are labeled with codes:

- S1:** A large, thick, curved section of the wall on the right side.
- S2:** A cylindrical component located near the bottom center of the wall.
- S3:** A rectangular component located near the top center of the wall.
- S4:** A curved section of the wall located above the S2 component.
- S5:** A series of horizontal dashed lines representing different levels or courses of blocks, labeled multiple times along the right side.
- S6:** A series of labels pointing to various rectangular blocks and components along the left vertical column.
- S7:** A rectangular component located near the top right of the wall.
- S8:** A cylindrical component located near the middle right of the wall.

The drawing also includes various symbols and lines, such as a dashed line for the 'SETBACK LINE', small circles with arrows, and a grid pattern representing the wall's masonry.

## 1 ENLARGED ACTIVATED PLAZA PLAN

This architectural site plan illustrates the building footprint and setbacks for a property located at S Delaware St. The plan features a grid of dashed lines representing property boundaries and a solid grey line representing the building footprint. A 'SETBACK LINE' is indicated by a dashed line with a vertical dimension line of 11'. Two circular callouts point to specific features: '2' points to a corner of the building footprint, and '4 A071' points to a vertical dimension line of 11' between two building sections. A small triangle symbol is located in the top right corner. The text 'S DELAWARE ST' is prominently displayed in the upper left area.

## 3 ENLARGED EAST BUILDING WALKWAY

ENLARGED ELEVATION - EAST (WALKWAY)

1

\*NO CHANGES TO EXISTING BUILDING ELEVATIONS. ELEVATIONS FOR REFERENCE ONLY

# 4 ENLARGED ELEVATION - EAST (WALKWAY)

1/8" = 1'-0"

1 \*NO CHANGES TO EXISTING BUILDING ELEVATIONS. ELEVATIONS FOR REFERENCE ONLY