



Project Data

Residential Units	Unit Type	Unit Area	Deck Area	L3	L4	L5	L6	L7	Units	Density Bonus Parking Req'd	Zoning Base Parking Req'd	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area	Total Deck Area	Unit Mix
	J1.0 (1BR/1BA Unit)	539	74	1	4	4	4	4	17	8.5	30.6	0.9	17.0	9,163	1,258	20%
	J1.0 (1BR/1BA Unit on Podium)	539	168	1					1	0.5	1.8	0.1	1.0	539	168	1%
	J1.NB (1BR/1BA Unit)	539		4	4	4	4	4	20	10.0	36.0	1.0	20.0	10,780	0	23%
	A2.NB (1BR/1BA Unit)	781		2	2	2	2	2	10	5.0	18.0	0.5	10.0	7,810	0	11%
	B1.0 (2BR/1.5BA Unit)	923	74	1	1	1	1	1	5	2.5	10.0	0.5	6.3	4,615	370	6%
	B2.0 (2BR/2BA Unit)	1,042	74	2	5	5	5	5	22	11.0	44.0	2.2	27.5	22,924	1,628	25%
	B2.0 (2BR/2BA Unit on Podium)	1,042	285	2					2	1.0	4.0	0.2	2.5	2,084	570	2%
	B2.NB (2BR/2BA Unit)	1,042		1	1	1	1	1	5	2.5	10.0	0.5	6.3	5,210	0	6%
	B2.D (2BR/2BA Unit)	1,112	74	1	1	1	1	1	5	2.5	10.0	0.5	6.3	5,560	370	6%
Total Residential				15	18	18	18	18	87	43.5	164.4	6.3	96.8	68,685	4,364	100%

Floor Area	Use	L1	L2	L3	L4	L5	L6	L7		Total Area	Project FAR
	Residential & Circulation			15,354	17,425	17,425	17,425	17,425		85,054.00	
	Recreation Area			1,586						1,586.00	
	Parking Levels	21,916	18,662							40,578.00	
	Total Floor Area	21,916	18,662	16,940	17,425	17,425	17,425	17,425		127,218.00	4.11

Parking Provided		Bike S-Term	Bike L-Term	Bike Total	ADA	ADA Van	Compact	Comp %	Standard	Tandem Comp	Pkg Prov.
	L4 Level										
	L3 Level										
	L2 Level						21		23	2	46
	L1 Level	7	97	104	1	2	22		19	2	46
	Total Parking Provided	7	97	104	1	2	43	51%	42	4	92

Parcel Coverage	Location	% Coverage	Area
	Ground Level Open Parcel	21.61%	6,696
	Subtotal		6,696
	Open Parcel Required	35.00%	10,847

Open Space	Private Open Space Provided	738
	Community Grove at L1	1,954
	Community Deck at L3	244
	Common Open Space at Podium (Covered and Uncovered)	1,893
	Common Open Space at Roof Deck	4,471
	Open Space Total	9,300
Open Space Required		8,700

Notes

- ALL SIGNS ARE SUBJECT TO A SEPARATE DESIGN REVIEW SIGN APPLICATION.
- ALL EXTERIOR LIGHTING SHALL BE ORIENTED, DIRECTED, AND/OR SHIELDED AS MUCH AS POSSIBLE SO THAT DIRECT ILLUMINATION DOES NOT INFRINGE ONTO ADJOINING PROPERTIES.
- BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER C.B.C. SEC. 903.3.1.1 (NFPA 13).
- AUTOMATIC FIRE SPRINKLER PROTECTION SHALL EXTEND TO THE BALCONIES.

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ARCHITECT :



DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER :

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

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A1.0	EXISTING SITE PLAN
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A5.0	TYPICAL UNIT PLANS
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L.3	LEVEL R LANDSCAPE PLAN

Zoning Analysis

LAND USE:	RESIDENTIAL MEDIUM II
ZONING DISTRICT:	E1-1/R4
TOTAL LOT AREA:	30,994 S.F. (0.71 ACRES ±)

DENSITY ALLOWED:	99 DU/ACRE MAX.	DENSITY PROPOSED:	122 DU/ACRE
F.A.R. ALLOWED:	N/A	F.A.R. PROPOSED:	4.11

STORIES ALLOWED: 4-6 STORIES MAX.. STORIES PROPOSED: 7

REQUIRED PARKING (RESIDENTIAL - 1 BEDROOM): 1.8 SPACE PER UNIT
REQUIRED PARKING (RESIDENTIAL - 2 BEDROOM): 2.0 SPACES PER UNIT

REQUIRED BICYCLE PARKING, LONG-TERM (1 BEDROOM): 1 SPACE PER UNIT
REQUIRED BICYCLE PARKING, LONG-TERM (2 BEDROOM): 1.25 SPACES PER UNIT
REQUIRED BICYCLE PARKING, SHORT-TERM (1 BEDROOM): 0.05 SPACES PER UNIT
REQUIRED BICYCLE PARKING, SHORT-TERM (1 BEDROOM): 0.1 SPACES PER UNIT

- OPEN SPACE:
- PRIVATE OPEN SPACE: MIN. 100 SF PER UNIT
(80 SF PER UNIT CREDITABLE; 8' MIN. DIMENSION)
 - COMMON OPEN SPACE: 150% OF PRIVATE OPEN SPACE REQ.
(400 SF MIN. CREDITABLE AREA, 20' MIN. DIMENSION)
 - A PROPORTIONAL COMBINATION OF BOTH OF THE ABOVE

PARCEL COVERAGE: MIN. 35% OPEN SPACE AT GROUND LEVEL

SETBACKS FROM PROPERTY LINE (MINIMUM):

FRONT: 15'
SIDE: NONE
REAR: NONE

Density Bonus

CONCESSION 1: REDUCE PARKING SPACE CLEARANCES FROM STRUCTURAL ELEMENTS

- WAIVER 1: HEIGHT INCREASE TO 7 STORIES
WAIVER 2: WAIVE MINIMUM SETBACK REQUIREMENTS
WAIVER 3: WAIVE COMMON OPEN SPACE MIN. CREDITABLE AREA AND DIMENSIONS;
ALLOW FOR COVERED OPEN SPACE TO FULFILL REQUIREMENTS
WAIVER 4: WAIVE PARCEL COVERAGE REQUIREMENT
WAIVER 5: WAIVE LANDSCAPE BUFFER REQUIREMENT

PARKING: 0.5 SPACES PER UNIT (<0.5 MILES FROM MAJOR TRANSIT).

Applicable Codes

THE "LIMIT OF WORK" FOR THIS PROJECT SHALL COMPLY WITH 2025 CALIFORNIA TITLE 24

2025 CALIFORNIA ADMINISTRATIVE CODE	2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA BUILDING CODE	2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA ELECTRICAL CODE	2025 CALIFORNIA GREEN BUILDING STANDARDS
2025 CALIFORNIA MECHANICAL CODE	2025 CALIFORNIA REFERENCE STANDARD CODE
2025 CALIFORNIA PLUMBING CODE	CITY OF SAN MATEO MUNICIPAL CODE

ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES & REGULATIONS, ADOPTED BY THE AUTHORITY HAVING JURISDICTION, INCLUDING ACCESSIBILITY CODES & STANDARDS

Project Team

OWNER (APPLICANT): O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

ARCHITECT: DNA DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

LANDSCAPE ARCHITECT: EDGELAND STUDIO
9415 CULVER BOULEVARD, SUITE 194
CULVER CITY, CA 90232
213-596-8299

CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
408-467-9100

MEP ENGINEERS: ROBISON ENGINEERING
19401 40TH AVENUE W, SUITE 302
LYNNWOOD, WA 98036
206-590-1004

Project Description

PRIVATELY-FUNDED 87-UNIT NEW APARTMENT COMMUNITY. THE RESIDENTIAL COMPONENT CONSISTS OF A COMBINATION OF 1 BEDROOM/1 BATHROOM, 2 BEDROOM/1.5 BATHROOM, AND 2 BEDROOM/2 BATHROOM UNITS, ORGANIZED AS (5) STORIES OF STACKED FLATS ARRANGED AROUND A CENTRAL COURTYARD THAT IS OPEN TO THE SKY, OVER (2) LEVELS OF ABOVE GRADE PARKING STRUCTURE. EACH FLOOR IS SERVED BY ELEVATORS. AMENITIES INCLUDE MAIL ROOM, BICYCLE PARKING, CENTRAL COURTYARD, OUTDOOR GAME AREA, TERRACE, AND ROOFTOP DECK. THE INCLUSIONARY HOUSING AND PARKING REQUIREMENTS ARE ACHIEVED VIA THE STATE DENSITY BONUS OF 50% BY PROVIDING 15% OF THE BASE DENSITY (11 UNITS) AS VERY LOW INCOME TARGETED HOUSEHOLDS. THE APPLICANT DOES NOT INTEND TO SUBDIVIDE THE PROPERTY.

FLOOR LEVEL	OCCUPANCY GROUP	CONSTRUCTION TYPE
LEVEL R (ROOF)	A-3	IIIA
LEVELS 4, 5, 6, 7	R-2	IIIA
LEVEL 3	A-3, R-2	IIIA
LEVEL 2	S-2	IA
LEVEL 1	S-1, S-2	IA

Legal Description

ASSESSOR'S PARCEL NUMBER: APN 039-030-340-2

A PORTION OF LOT 4, AS DESIGNATED ON THE MAP ENTITLED "POLO CLUB REALTY COMPANY SUBDIVISION SAN MATEO COUNTY, CALIF.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON OCTOBER 15, 1954 IN BOOK 40 OF MAPS AT PAGES 29 AND 30. TOGETHER WITH THAT PORTION OF O'FARRELL STREET ABANDONED, ADJACENT TO THE NORTHWESTERLY PORTION OF SAID LAND BY A RESOLUTION ORDERING ABANDONMENT EXECUTED BY THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, RECORDED OCTOBER 13, 1966 IN BOOK 5226, AT PAGE 192 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

Project Location



Cover Sheet

Preliminary Application for Housing Development Project

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	09.30.2025	PRE-APPLICATION (SB 330)

MASTER CASE #: T.B.D.

SCALE :

SHEET # :

A0.0



1 CITY HALL



2 CITY HALL PARKING LOT



3 PARKING STRUCTURE



4 PARKING STRUCTURE SPEED RAMP



5 MID-RISE OFFICE



6 MID-RISE OFFICE DRIVEWAY



7 EXISTING SITE: BUILDING & WALKWAY



8 EXISTING SITE: PARKING LOT



9 SOUTH PROPERTY LINE AT LOW-RISE OFFICE



10 LOW-RISE OFFICE



11 MULTIFAMILY COMMUNITY



12 MULTIFAMILY COMMUNITY



13 EXISTING SITE: BUILDING & LAWN



14 EXISTING SITE: BUILDING & LAWN



15 WEST PROPERTY LINE AT MID-RISE OFFICE



16 EXISTING SITE FROM FREEWAY OFF-RAMP



17 O'FARRELL EAST



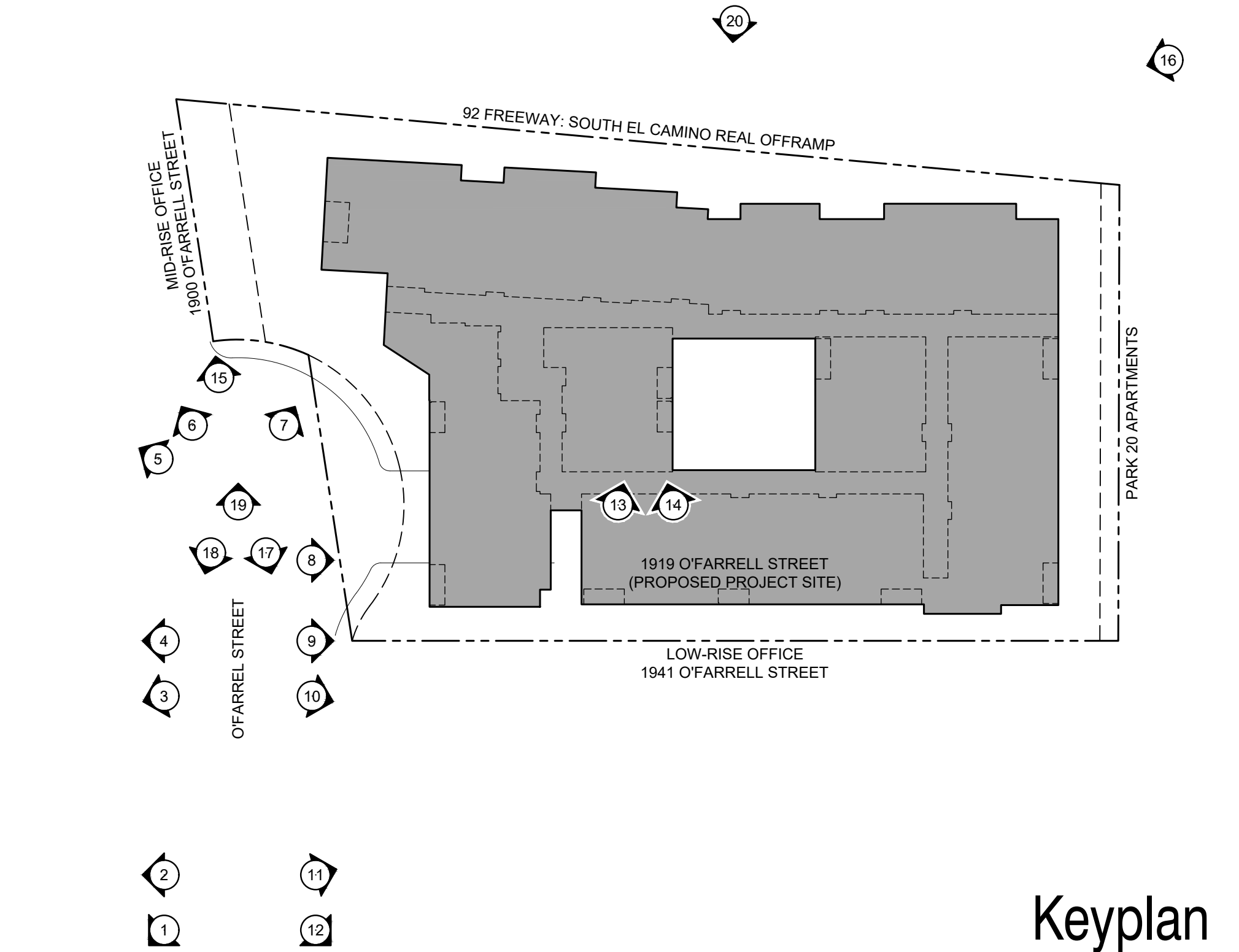
18 O'FARRELL WEST

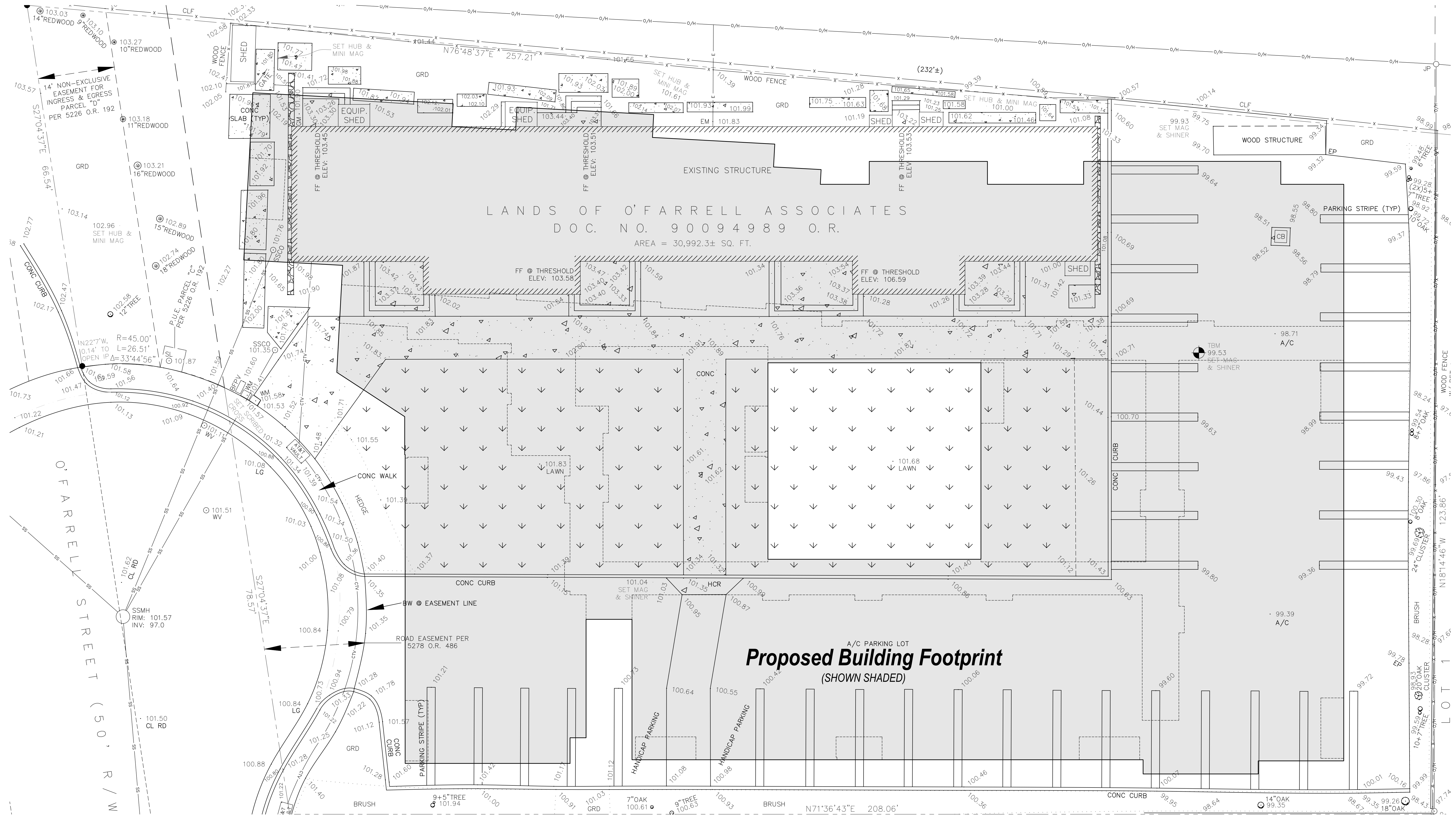


19 O'FARRELL NORTH



20 EXISTING SITE FROM FREEWAY





Existing Site Plan

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714-389-1890

1919 O'Farrell Street

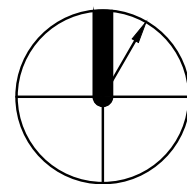
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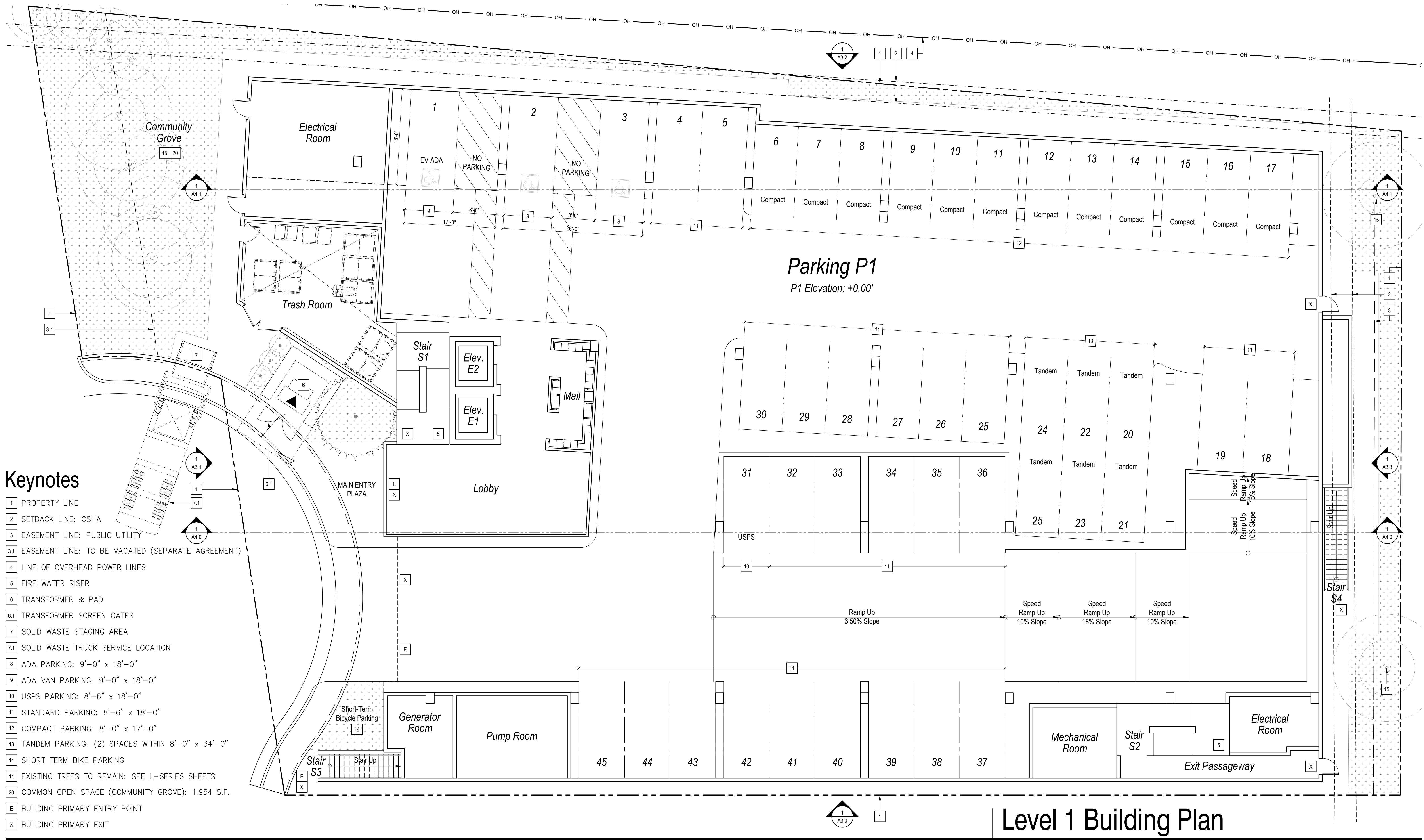
0 2 4 8

SHEET # :

A1.0

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	09.30.2025	PRE-APPLICATION (SB 330)



Keynotes

- 1 PROPERTY LINE
- 2 SETBACK LINE: OSHA
- 3 EASEMENT LINE: PUBLIC UTILITY
- 3.1 EASEMENT LINE: TO BE VACATED (SEPARATE AGREEMENT)
- 4 LINE OF OVERHEAD POWER LINES
- 5 FIRE WATER RISER
- 6 TRANSFORMER & PAD
- 6.1 TRANSFORMER SCREEN GATES
- 7 SOLID WASTE STAGING AREA
- 7.1 SOLID WASTE TRUCK SERVICE LOCATION
- 8 ADA PARKING: 9'-0" x 18'-0"
- 9 ADA VAN PARKING: 9'-0" x 18'-0"
- 10 USPS PARKING: 8'-6" x 18'-0"
- 11 STANDARD PARKING: 8'-6" x 18'-0"
- 12 COMPACT PARKING: 8'-0" x 17'-0"
- 13 TANDEM PARKING: (2) SPACES WITHIN 8'-0" x 34'-0"
- 14 SHORT TERM BIKE PARKING
- 14 EXISTING TREES TO REMAIN: SEE L-SERIES SHEETS
- 20 COMMON OPEN SPACE (COMMUNITY GROVE): 1,954 S.F.
- E BUILDING PRIMARY ENTRY POINT
- X BUILDING PRIMARY EXIT

Level 1 Building Plan

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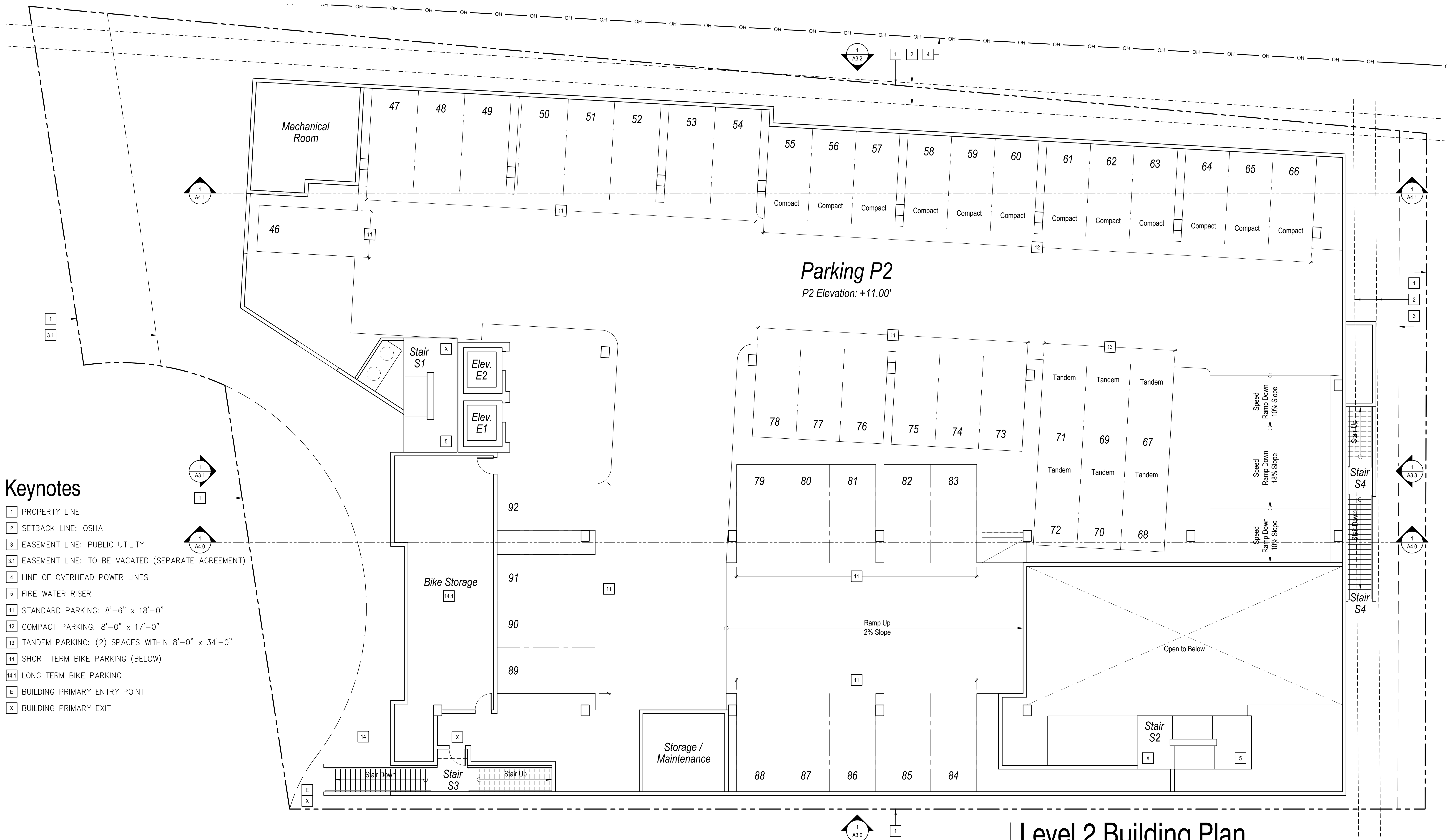
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MASTER CASE # : T.B.D.

SCALE : 0 2 4 8

SHEET # : A2.0



Keynotes

- 1 PROPERTY LINE
- 2 SETBACK LINE: OSHA
- 3 EASEMENT LINE: PUBLIC UTILITY
- 3.1 EASEMENT LINE: TO BE VACATED (SEPARATE AGREEMENT)
- 4 LINE OF OVERHEAD POWER LINES
- 5 FIRE WATER RISER
- 11 STANDARD PARKING: 8'-6" x 18'-0"
- 12 COMPACT PARKING: 8'-0" x 17'-0"
- 13 TANDEM PARKING: (2) SPACES WITHIN 8'-0" x 34'-0"
- 14 SHORT TERM BIKE PARKING (BELOW)
- 14.1 LONG TERM BIKE PARKING
- E BUILDING PRIMARY ENTRY POINT
- X BUILDING PRIMARY EXIT

Level 2 Building Plan

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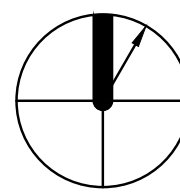
Preliminary Application for Housing Development Project

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MASTER CASE # : T.B.D.

SCALE :

SHEET # :



0 2 4 8

A2.1



Keynotes

- 1 PROPERTY LINE
- 2 SETBACK LINE: OSHA
- 3 EASEMENT LINE: PUBLIC UTILITY
- 3.1 EASEMENT LINE: TO BE VACATED (SEPARATE AGREEMENT)
- 4 LINE OF OVERHEAD POWER LINES
- 5 FIRE WATER RISER
- 20.1 COMMON OPEN SPACE (COMMUNITY TERRACE): 244 S.F.
- 20.2 COMMON OPEN SPACE (COMMUNITY COURTYARD): 1,368 S.F.
- 20.3 COMMON OPEN SPACE (COMMUNITY LOGGIA): 525 S.F.
- 21 PRIVATE OPEN SPACE (UNIT J.1): 58 S.F.
- 21.1 PRIVATE OPEN SPACE (UNIT J.1, LEVEL 3 SOUTH): 168 S.F.
- 21.2 PRIVATE OPEN SPACE (UNIT B1.A): 76 S.F.
- 21.3 PRIVATE OPEN SPACE (UNIT B2.D): 73 S.F.
- 21.4 PRIVATE OPEN SPACE (UNIT B2): 76 S.F.
- 21.5 PRIVATE OPEN SPACE (UNIT B2, LEVEL 3 SOUTH): 285 S.F.
- 22 COMMUNITY OUTDOOR AMENITY: SEE L-SERIES SHEETS
- 23 N.B. UNIT W/O PRIVATE OPEN SPACE: CEQA EXEMPTION (AB130)
- E BUILDING PRIMARY ENTRY POINT
- X BUILDING PRIMARY EXIT

Level 3 Building Plan

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Preliminary Application for
Housing Development Project

MASTER CASE # : T.B.D.

ISSUES & REVISIONS		
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1	09.30.2025	PRE-APPLICATION (SB 330)

SCALE : 0 2 4 8

SHEET # : A2.2



Keynotes

- 1 PROPERTY LINE
- 2 SETBACK LINE: OSHA
- 3 EASEMENT LINE: PUBLIC UTILITY
- 3.1 EASEMENT LINE: TO BE VACATED (SEPARATE AGREEMENT)
- 4 LINE OF OVERHEAD POWER LINES
- 5 FIRE WATER RISER
- 21 PRIVATE OPEN SPACE (UNIT J.1): 58 S.F.
- 21.2 PRIVATE OPEN SPACE (UNIT B1.A): 76 S.F.
- 21.3 PRIVATE OPEN SPACE (UNIT B2.D): 73 S.F.
- 21.4 PRIVATE OPEN SPACE (UNIT B2): 76 S.F.
- 21.6 PRIVATE OPEN SPACE (UNIT B2.C): 76 S.F.
- 23 N.B. UNIT W/O PRIVATE OPEN SPACE: CEQA EXEMPTION (AB130)
- X BUILDING PRIMARY EXIT

Levels 4 - 7 Building Plan

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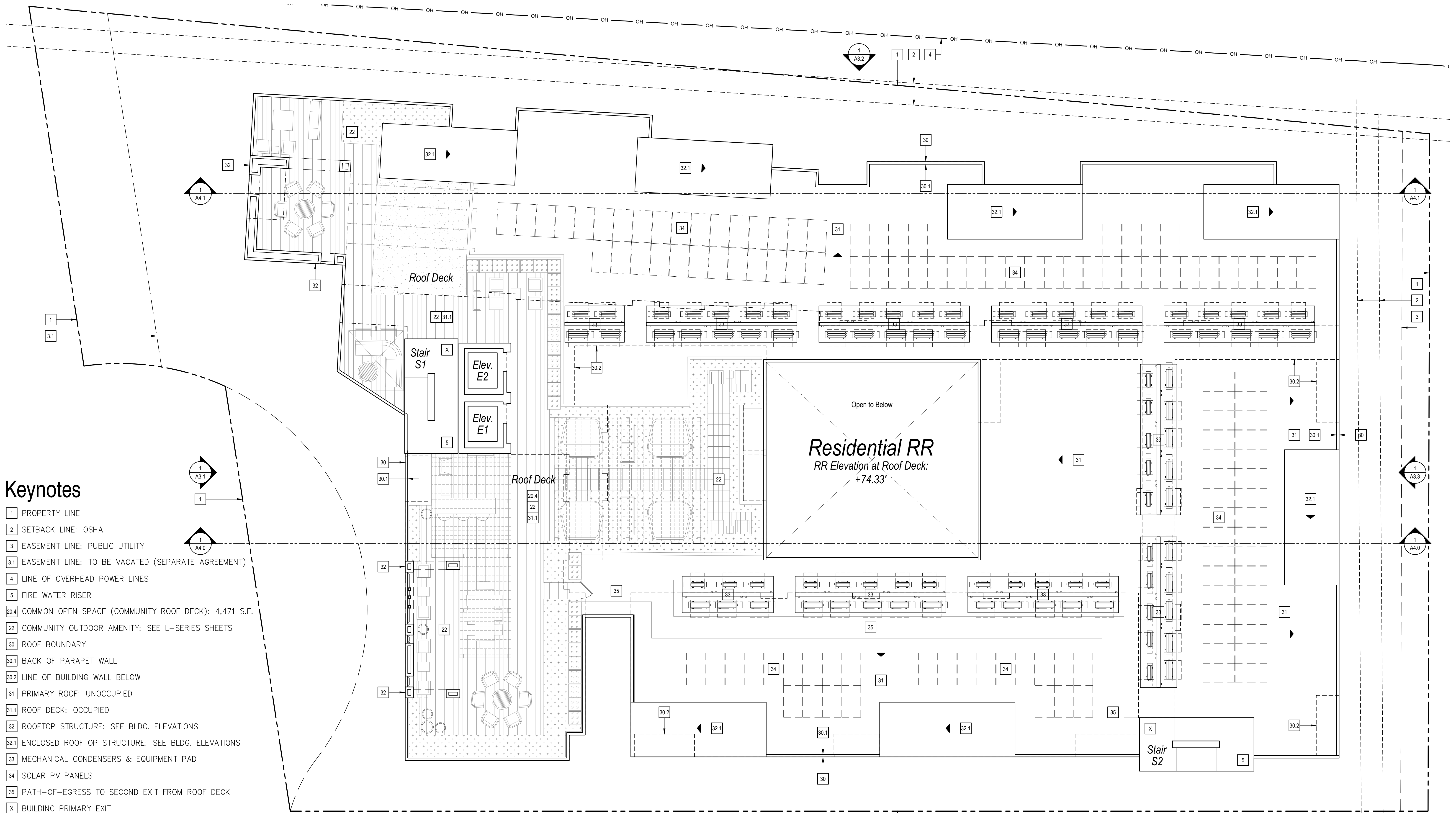
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ISSUES & REVISIONS		
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1	09.30.2025	PRE-APPLICATION (SB 330)

MASTER CASE # : T.B.D.

SCALE : 0 2 4 8

SHEET # : **A2.3**



Keynotes

- 1 PROPERTY LINE
- 2 SETBACK LINE: OSHA
- 3 EASEMENT LINE: PUBLIC UTILITY
- 3.1 EASEMENT LINE: TO BE VACATED (SEPARATE AGREEMENT)
- 4 LINE OF OVERHEAD POWER LINES
- 5 FIRE WATER RISER
- 20.4 COMMON OPEN SPACE (COMMUNITY ROOF DECK): 4,471 S.F.
- 22 COMMUNITY OUTDOOR AMENITY: SEE L-SERIES SHEETS
- 30 ROOF BOUNDARY
- 30.1 BACK OF PARAPET WALL
- 30.2 LINE OF BUILDING WALL BELOW
- 31 PRIMARY ROOF: UNOCCUPIED
- 31.1 ROOF DECK: OCCUPIED
- 32 ROOFTOP STRUCTURE: SEE BLDG. ELEVATIONS
- 32.1 ENCLOSED ROOFTOP STRUCTURE: SEE BLDG. ELEVATIONS
- 33 MECHANICAL CONDENSERS & EQUIPMENT PAD
- 34 SOLAR PV PANELS
- 35 PATH-OF-EGRESS TO SECOND EXIT FROM ROOF DECK
- X BUILDING PRIMARY EXIT

Level R Roof Plan

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ARCHITECT :

DNA
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
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714-389-1890

1919 O'Farrell Street

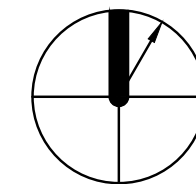
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Preliminary Application for Housing Development Project

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ISSUES & REVISIONS

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SCALE :

0 2 4 8

SHEET # :

A2.4

MATERIALS LEGEND:

- 1

STUCCO FINE/MEDIUM FINISH
- 2

VERTICAL METAL SIDING
- 3

HORIZONTAL SIDING WOODGRAIN TEXTURE
- 4

BRICK VENEER – BLACK DIAMOND VELOUR
- 5

METAL TRELLIS CANOPY
- 6

METAL RAILING
- 7

DECORATIVE METAL PANEL
- 7

DECORATIVE METAL PANEL
- 8

VINYL WINDOW
- 9

ALUMINUM STOREFRONT
- 10

PAINTED METAL FIN
- 11

HORIZONTAL SLAT RAIL
- 12

PRECAST PANEL

COLOR & FINISH LEGEND:

- A

PAINT TO MATCH
DEW341 SWISS COFFEE
- B

PAINT TO MATCH
DE6291 CASTING SHADOW
- C

PAINT TO MATCH
DE5818 MIDNIGHT HAZE
- D

PAINT TO MATCH
DE6376 LOOKING GLASS
- E

PAINT TO MATCH
DE6313 ENCHANTED EVE
- F

PAINT TO MATCH
DE6112 CEDAR CHEST
- G

PAINT TO MATCH
DE6367 COVERED IN PLATINUM
- H

PAINT TO MATCH
DEA184 PARISIAN NIGHT
- J

PAINT TO MATCH
DEGR60 DARK GRAY
- K

PAINT TO MATCH
DE6362 STORM CLOUD
- L

PAINT TO MATCH
DEA154 RED REVIVAL
- M

ANODIZED MEDIUM BRONZE
GRANEX FINISH



Building Elevations

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ARCHITECT :

DNA
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

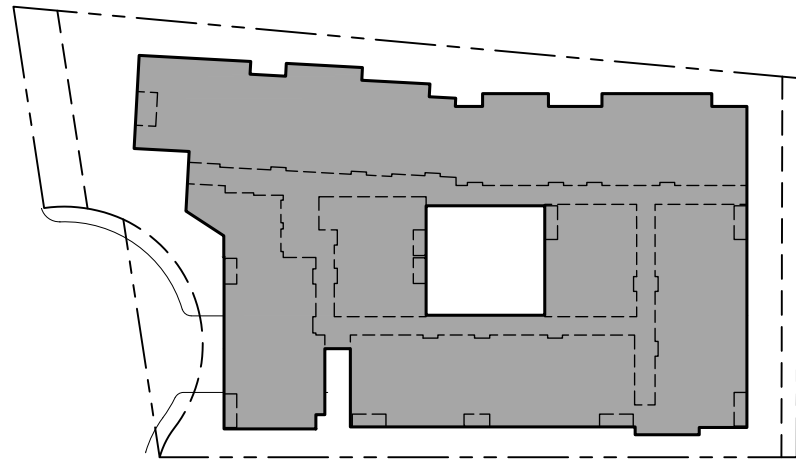
1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER :

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

Keyplan



Preliminary Application for
Housing Development Project

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	09.30.2025	PRE-APPLICATION (SB 330)

MASTER CASE # : T.B.D.

SCALE : 0 2 4 8

SHEET # : A3.0

MATERIALS LEGEND:

- 1 STUCCO FINE/MEDIUM FINISH
- 2 VERTICAL METAL SIDING
- 3 HORIZONTAL SIDING WOODGRAIN TEXTURE
- 4 BRICK VENEER – BLACK DIAMOND VELOUR
- 5 METAL TRELLIS CANOPY
- 6 METAL RAILING
- 7 DECORATIVE METAL PANEL
- 8 VINYL WINDOW
- 9 ALUMINUM STOREFRONT
- 10 PAINTED METAL FIN
- 11 HORIZONTAL SLAT RAIL
- 12 PRECAST PANEL

COLOR & FINISH LEGEND:

- A PAINT TO MATCH
DEW341 SWISS COFEE
- B PAINT TO MATCH
DE6291 CASTING SHADOW
- C PAINT TO MATCH
DE5818 MIDNIGHT HAZE
- D PAINT TO MATCH
DE6376 LOOKING GLASS
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DE6313 ENCHANTED EVE
- F PAINT TO MATCH
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- J PAINT TO MATCH
DEGR60 DARK GRAY
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DE6362 STORM CLOUD
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DEA154 RED REVIVAL
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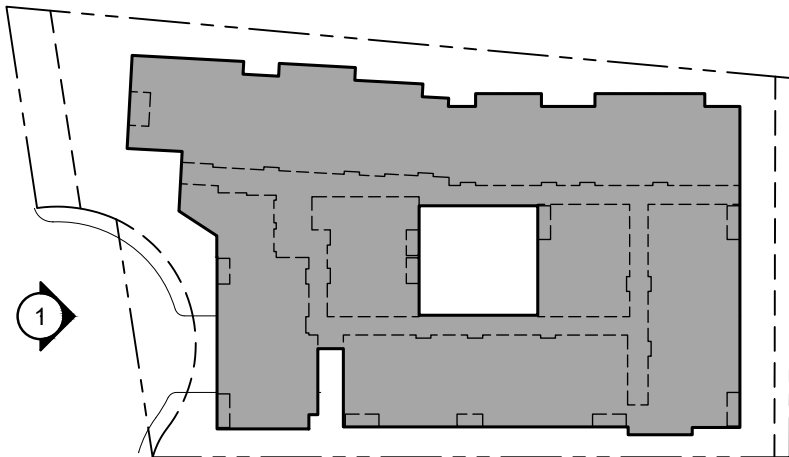
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MASTER CASE # : T.B.D.

SCALE : 0 2 4 8

SHEET # : A3.1

MATERIALS LEGEND:

- 1

STUCCO FINE/MEDIUM FINISH
- 2

VERTICAL METAL SIDING
- 3

HORIZONTAL SIDING WOODGRAIN TEXTURE
- 4

BRICK VENEER – BLACK DIAMOND VELOUR
- 5

METAL TRELLIS CANOPY
- 6

METAL RAILING
- 7

DECORATIVE METAL PANEL
- 7

DECORATIVE METAL PANEL
- 8

VINYL WINDOW
- 9

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PAINT TO MATCH
DE6362 STORM CLOUD
- L

PAINT TO MATCH
DEA154 RED REVIVAL
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GRANEX FINISH

PL

PL VARIES



Building Elevations

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714-389-1890

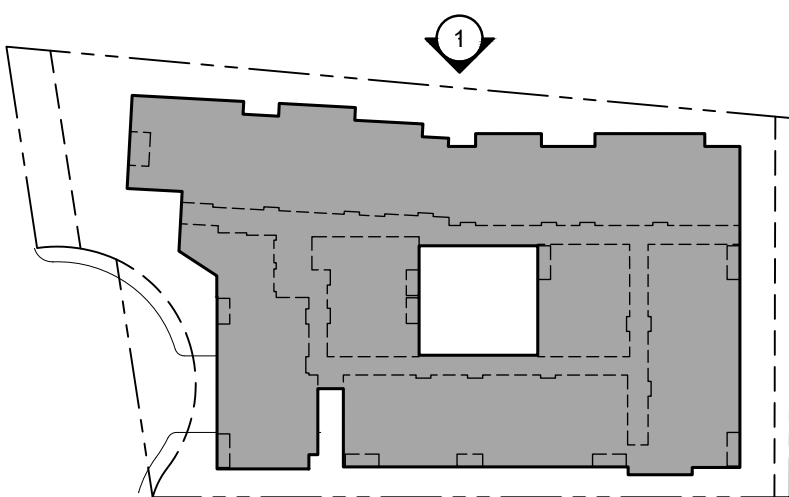
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Housing Development Project

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NO.	DATE	DESCRIPTION
1	09.30.2025	PRE-APPLICATION (SB 330)

MASTER CASE # : T.B.D.

SCALE : 0 2 4 8

SHEET # : A3.2

MATERIALS LEGEND:

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- 2 VERTICAL METAL SIDING
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- 4 BRICK VENEER – BLACK DIAMOND VELOUR
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COLOR & FINISH LEGEND:

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- C PAINT TO MATCH DE5818 MIDNIGHT HAZE
- D PAINT TO MATCH DE6376 LOOKING GLASS
- E PAINT TO MATCH DE6313 ENCHANTED EVE
- F PAINT TO MATCH DE6112 CEDAR CHEST
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- L PAINT TO MATCH DEA154 RED REVIVAL
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Building Elevations

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714-389-1890

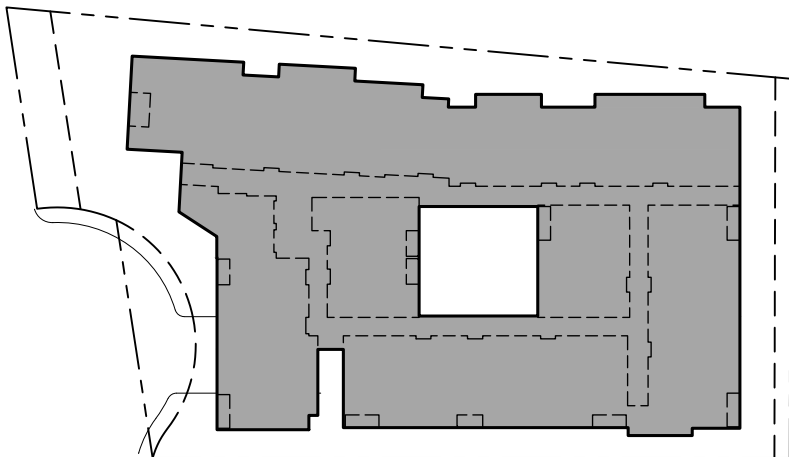
1919 O'Farrell Street

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Keyplan



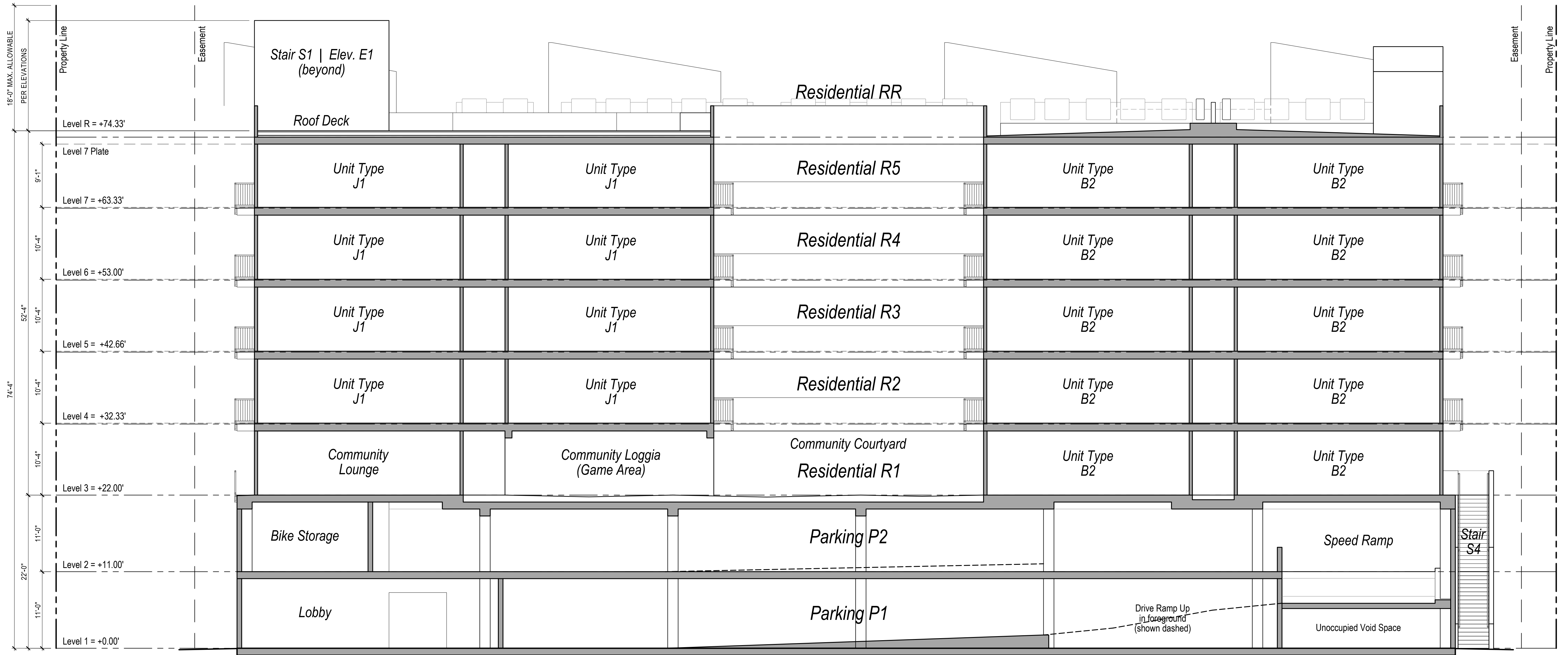
Preliminary Application for
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ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	09.30.2025	PRE-APPLICATION (SB 330)

MASTER CASE # : T.B.D.

SCALE : 0 2 4 8

SHEET # : A3.3



1 SECTION A-A (WEST-EAST)

Building Section

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ARCHITECT :

DNA
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

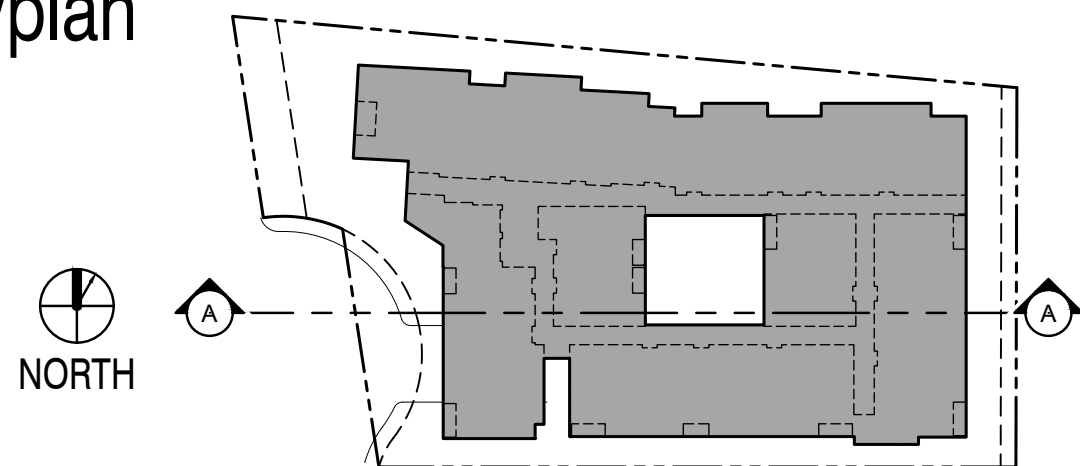
1919 O'Farrell Street

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311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

Keyplan



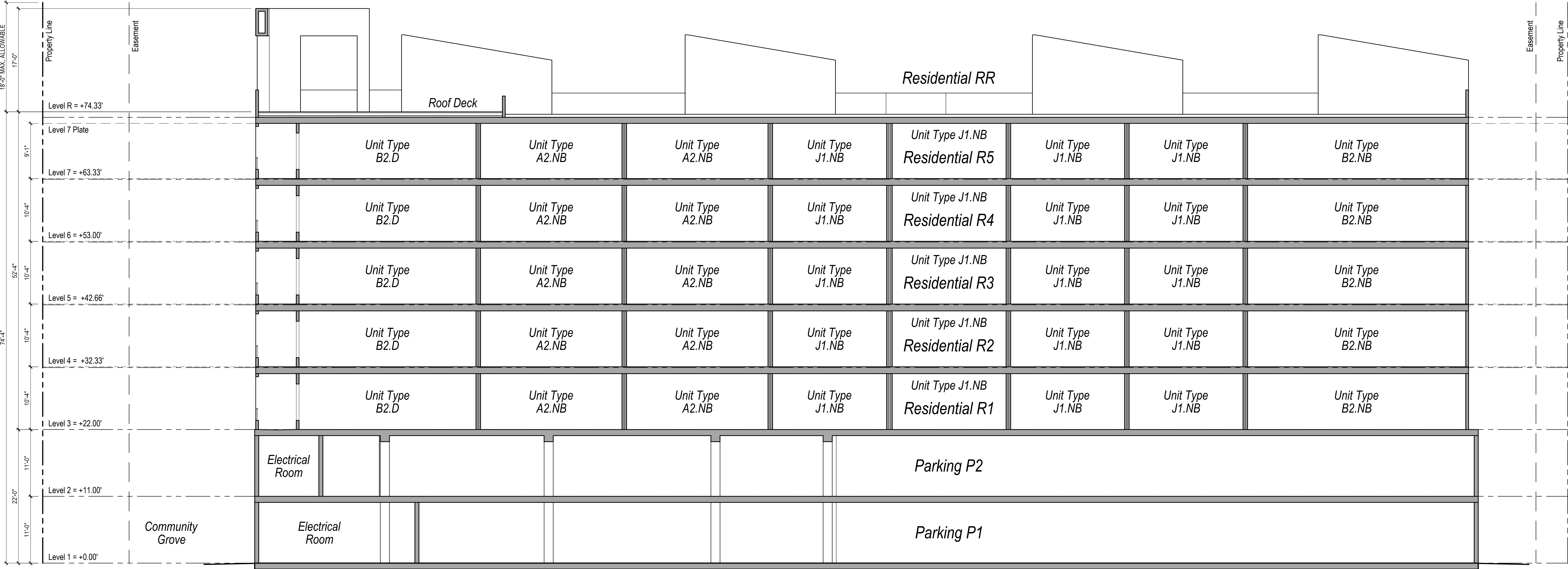
Preliminary Application for Housing Development Project

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	09.30.2025	PRE-APPLICATION (SB 330)

MASTER CASE # : T.B.D.

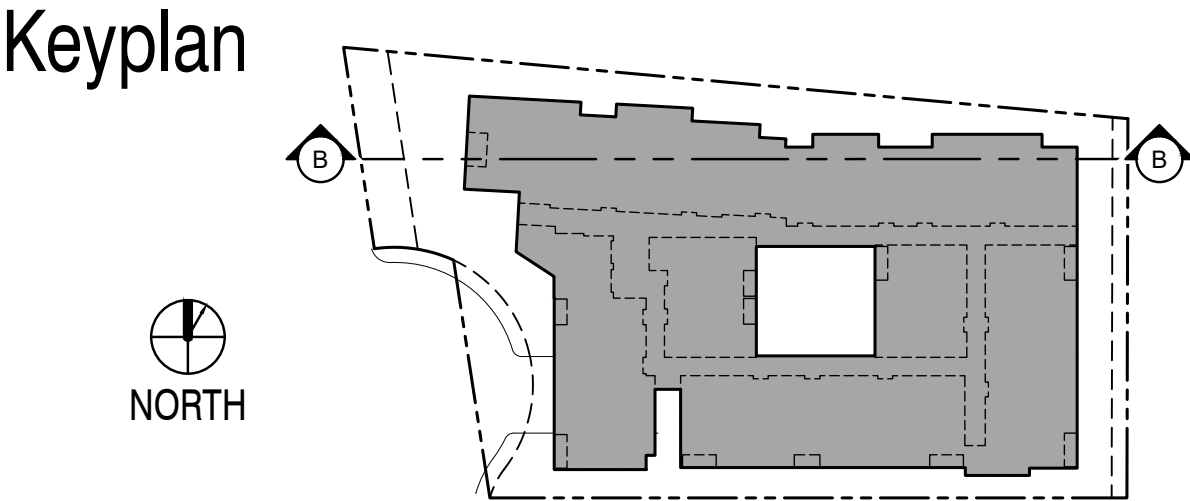
SCALE : 0 2 4 8

SHEET # : A4.0



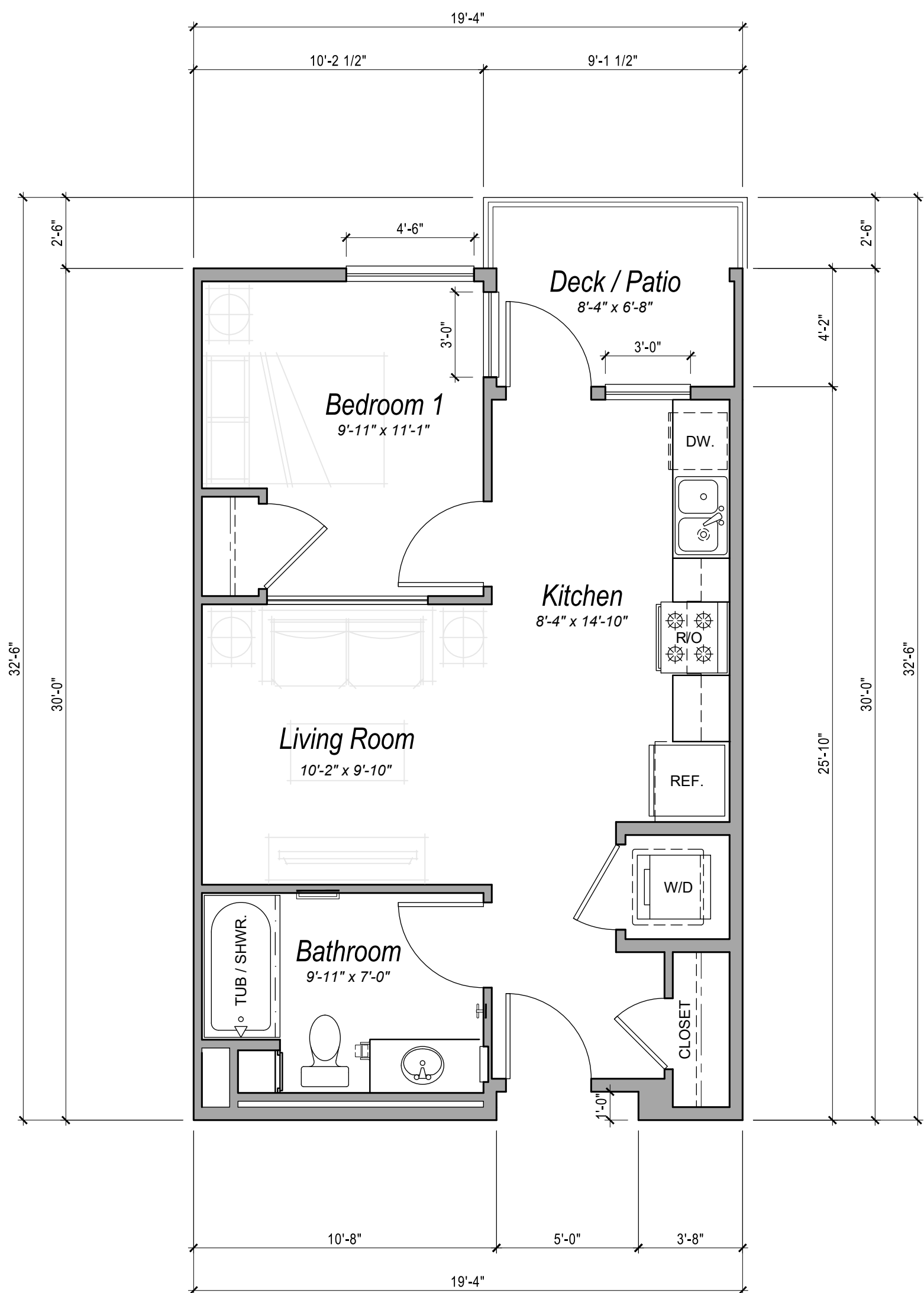
1 SECTION B-B (WEST-EAST)

Building Section

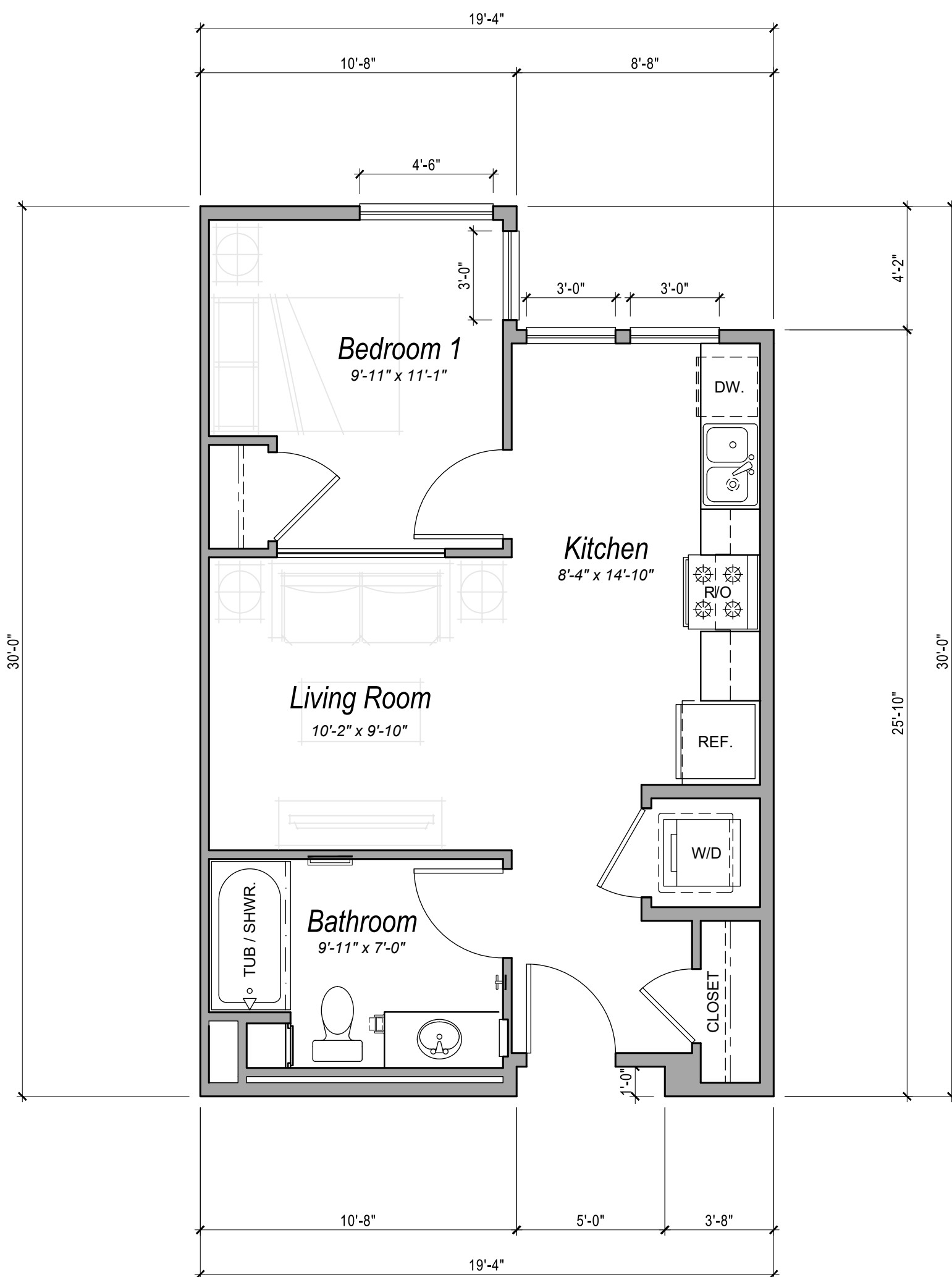


Preliminary Application for
Housing Development Project

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	09.30.2025	PRE-APPLICATION (SB 330)



1 UNIT J1
1 Bedroom / 1 Bath (539 s.f.)



2 UNIT J1.NB
1 Bedroom / 1 Bath (539 s.f.)



3 UNIT A2.NB
1 Bedroom / 1 Bath (781 s.f.)

Typical Unit Plans

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DNA
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

1919 O'Farrell Street

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OWNER :

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311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

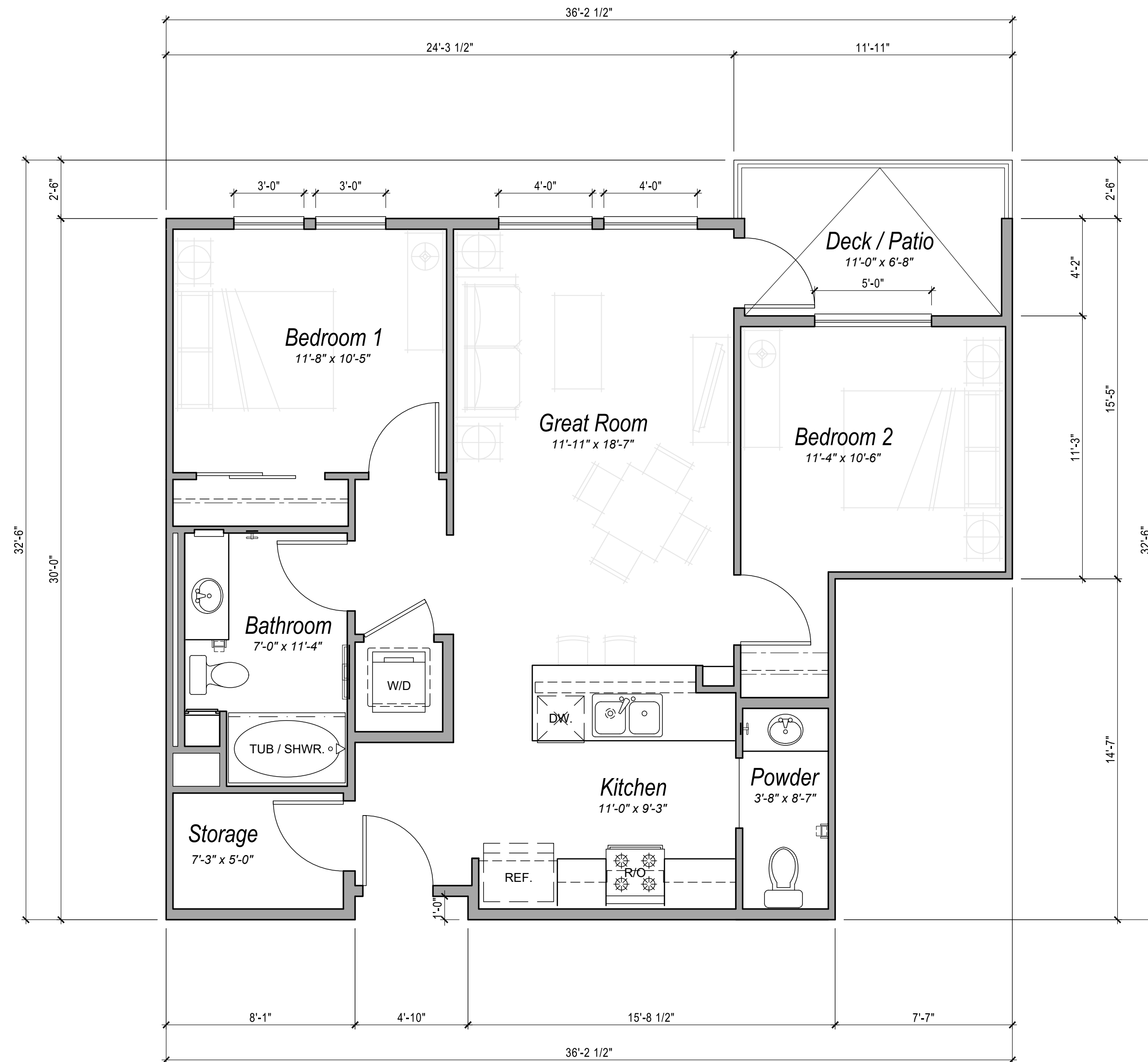
Preliminary Application for Housing Development Project

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
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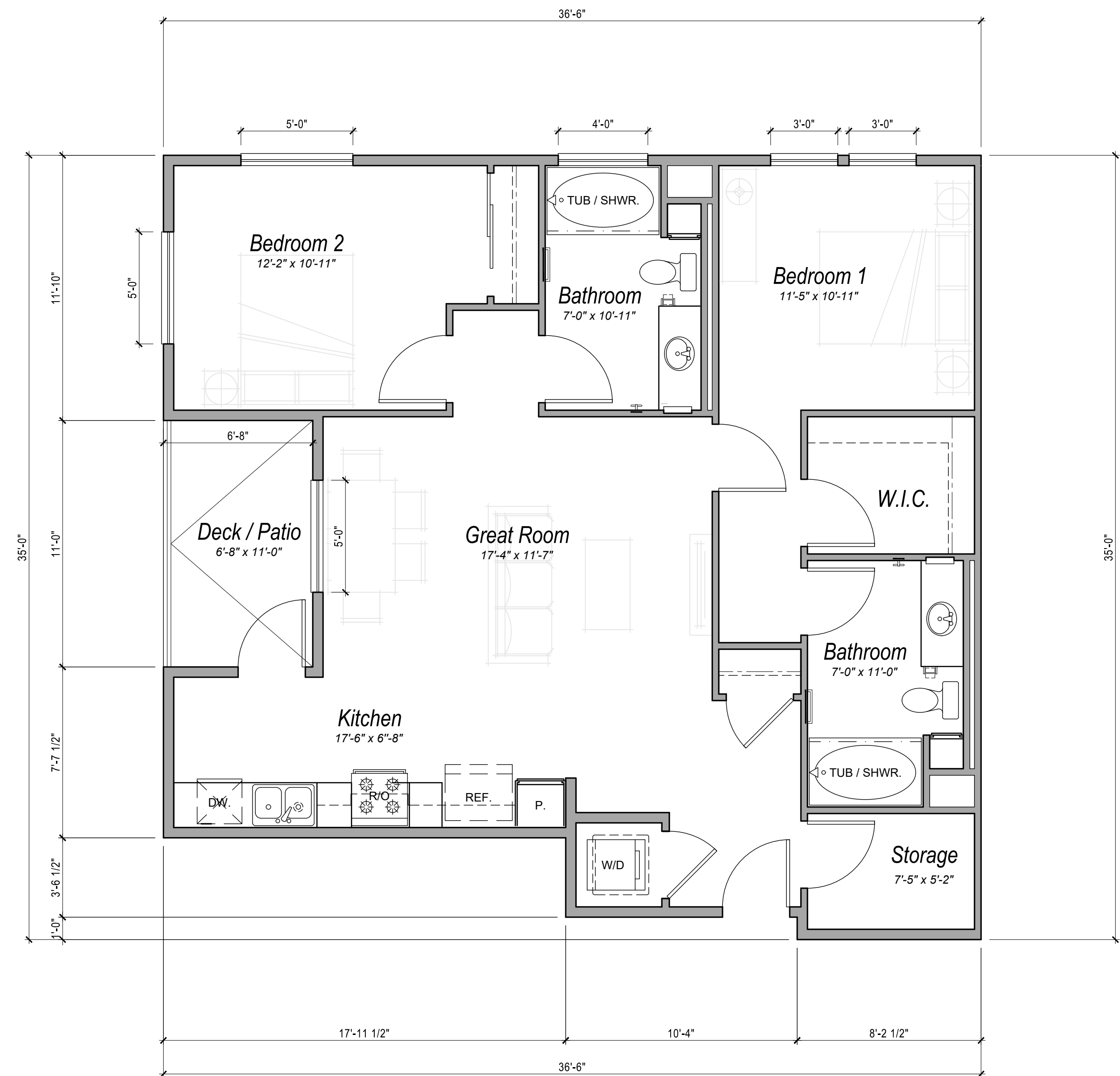
MASTER CASE # : T.B.D.

SCALE : 0 1 2 4

SHEET # : A5.0



1 UNIT B1.A
2 Bedroom / 1.5 Bath (923 s.f.)



2 UNIT B2.D
2 Bedroom / 2 Bath (1112 s.f.)

Typical Unit Plans

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ARCHITECT :

DNA
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

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OWNER :

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311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

Preliminary Application for Housing Development Project

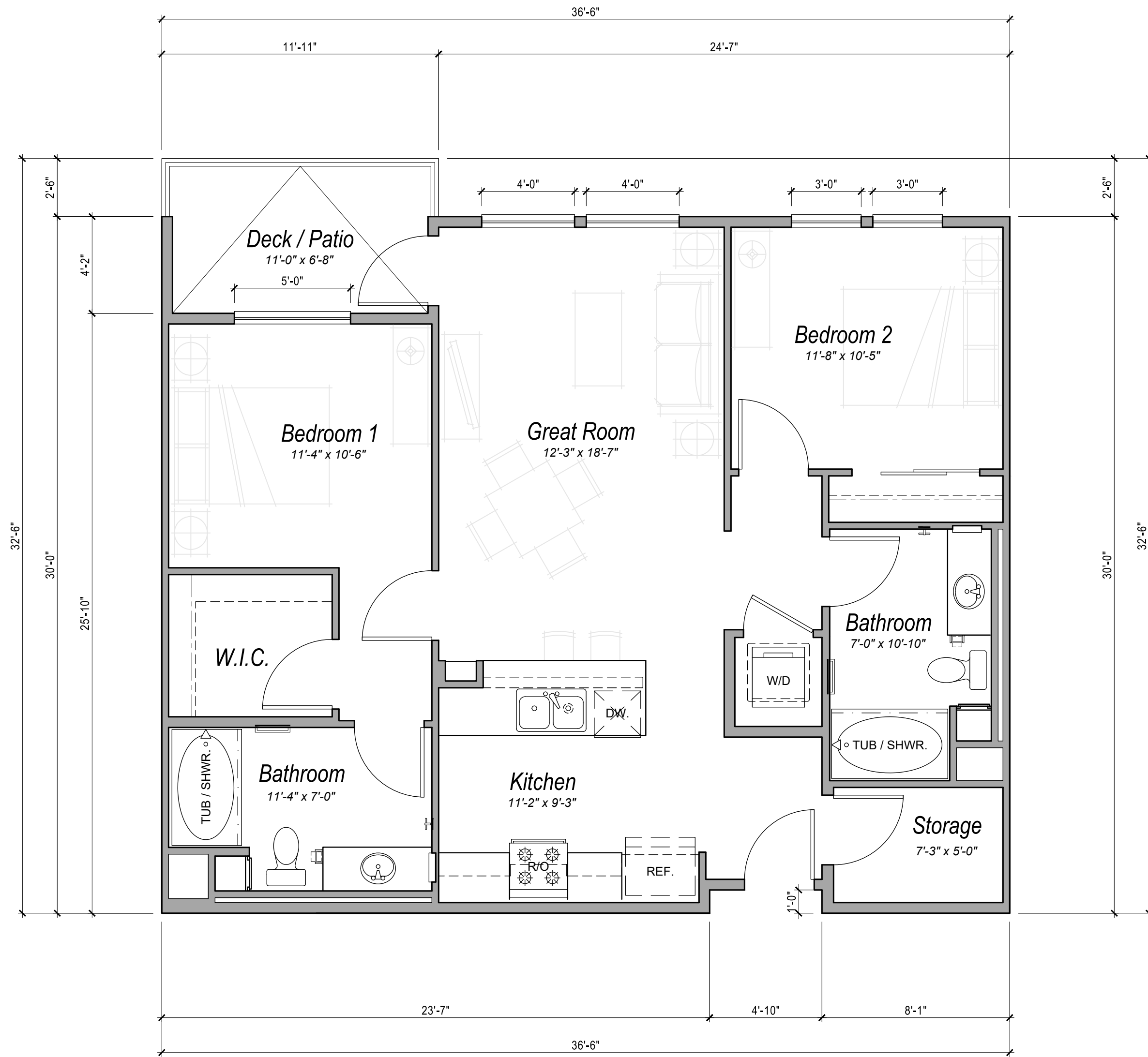
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ISSUES & REVISIONS

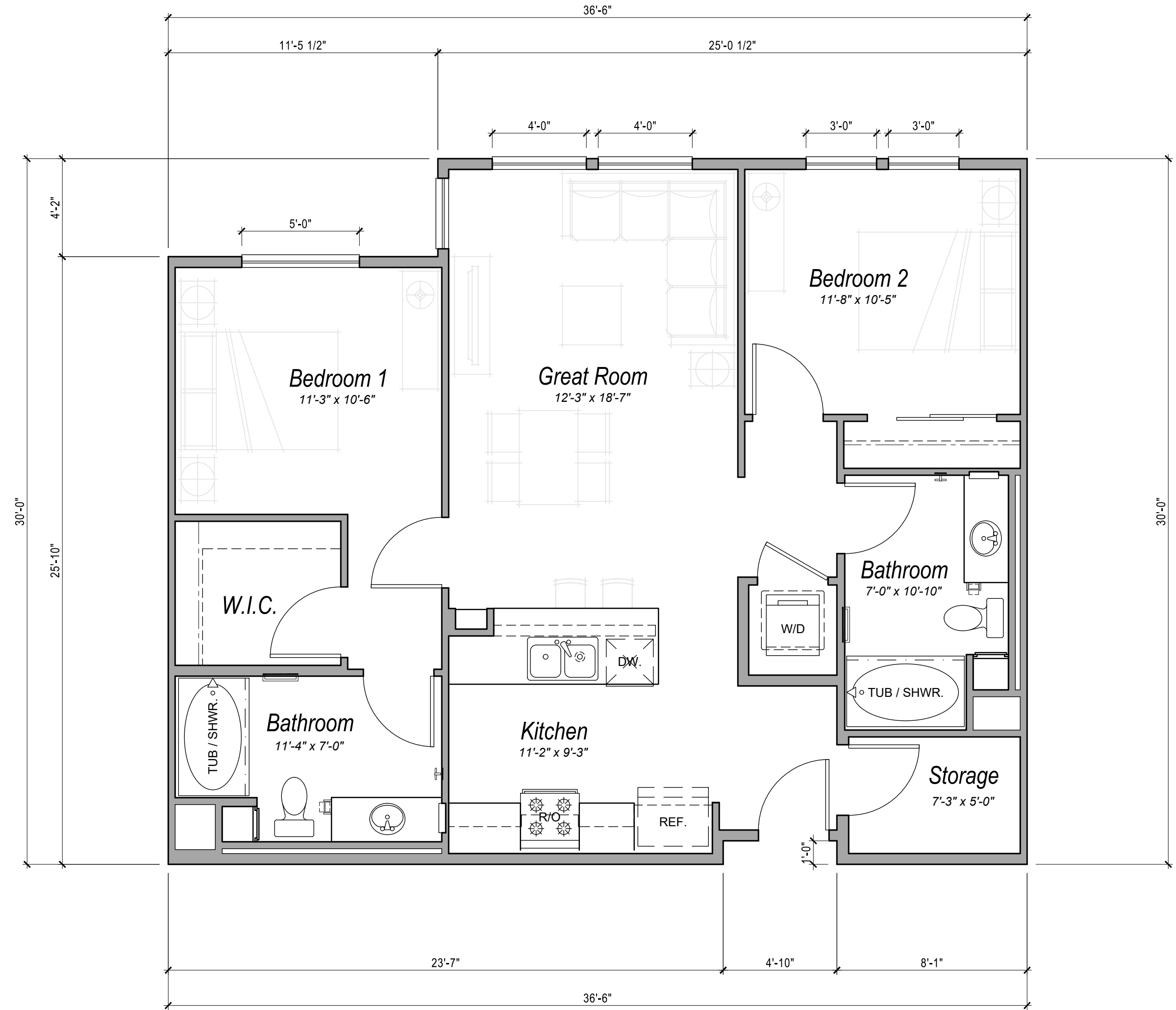
NO.	DATE	DESCRIPTION
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SCALE : 0 1 2 4

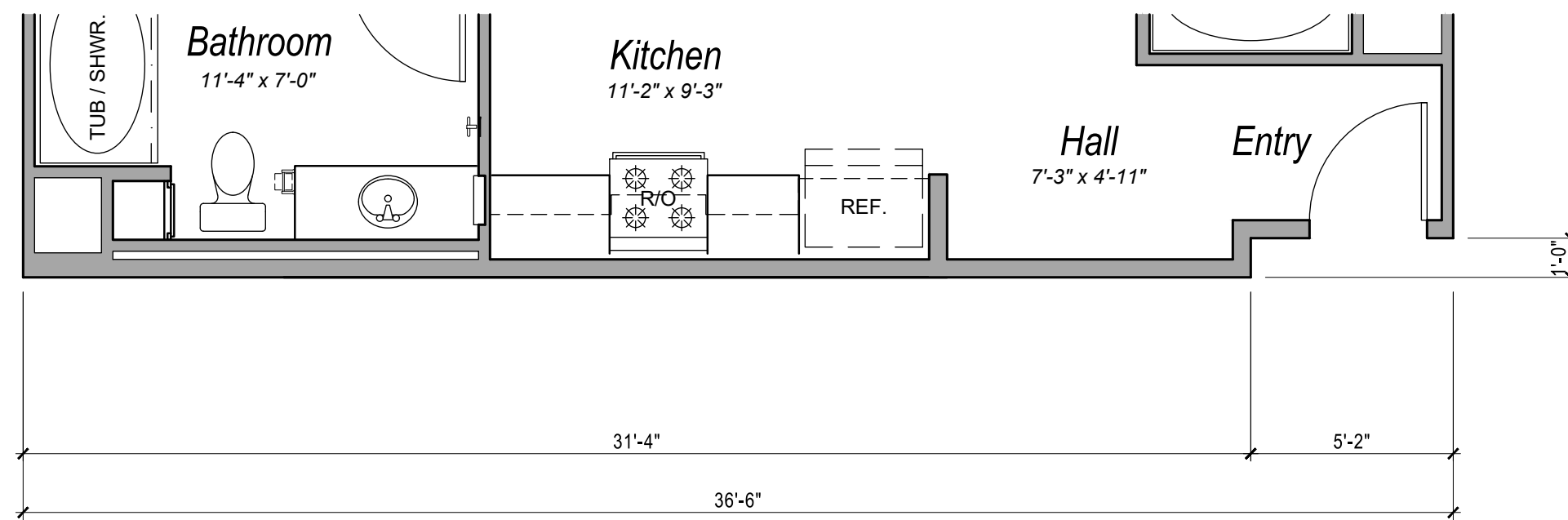
SHEET # : A5.1



1 UNIT B2
2 Bedroom / 2 Bath (1042 s.f.)



2 UNIT B2.NB
2 Bedroom / 2 Bath (1042 s.f.)



1.1 UNIT B2.C
2 Bedroom / 2 Bath (1042 s.f.)

Typical Unit Plans

Preliminary Application for
Housing Development Project

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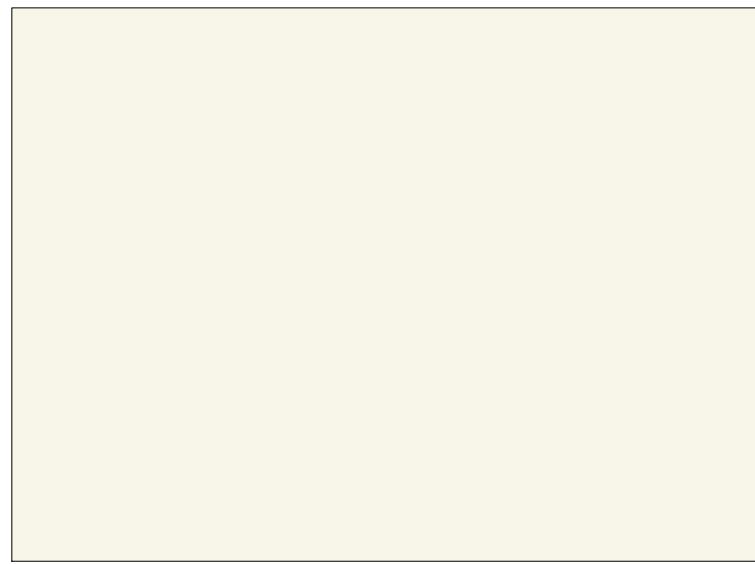
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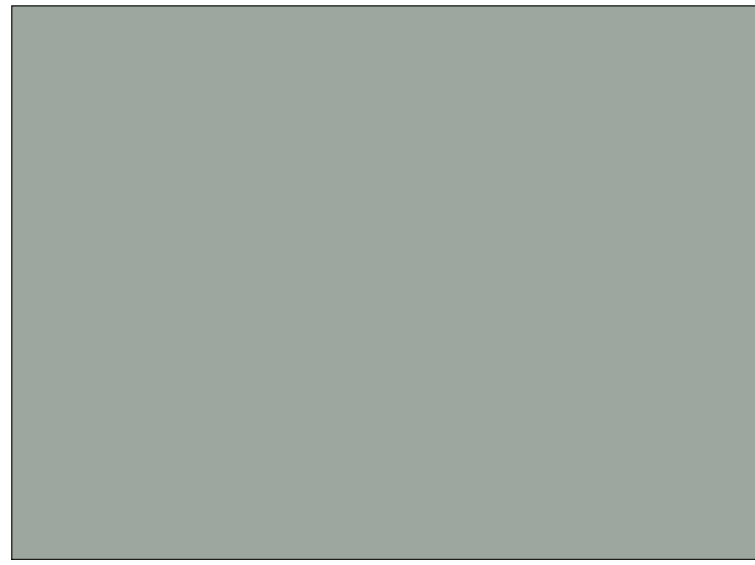
OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

COLORS & FINISHES



A COLOR: SWISS COFEE
DEW341



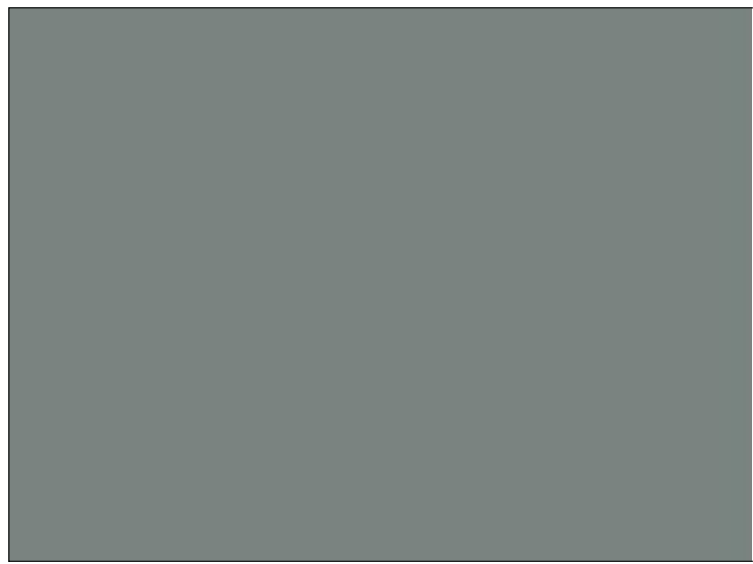
B COLOR: CASTING SHADOW
DE6291



C COLOR: MIDNIGHT HAZE
DE5818



D COLOR: LOOKING GLASS
DE6376



E COLOR: ENCHANTED EVE
DE6313



F COLOR: CEDAR CHEST DE6112



G COLOR: COVERED IN PLATINUM
DE6367



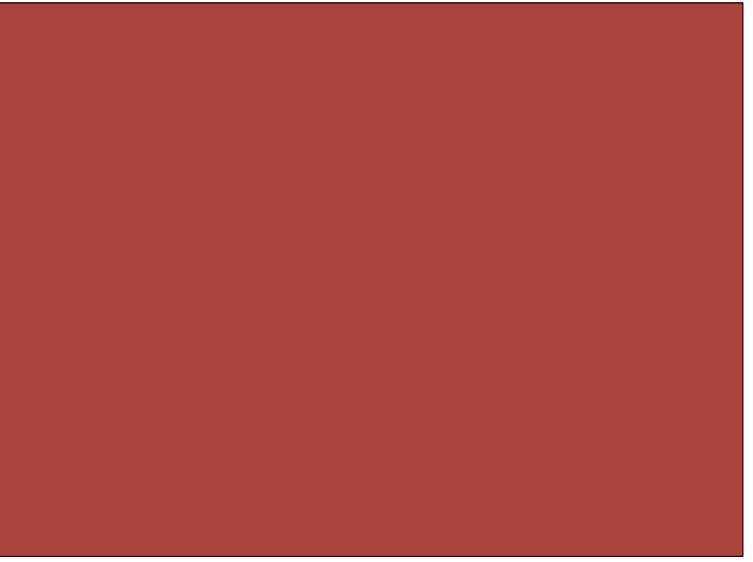
H COLOR: PARISIAN NIGHT
DEDEA184



J COLOR: DARK GRAY
DEGR60



K COLOR: STORM CLOUD
DE6362



L COLOR: RED REVIVAL
DEA155



M COLOR: ANODIZED MEDIUM BRONZE
GRANEX FINISH

MATERIALS



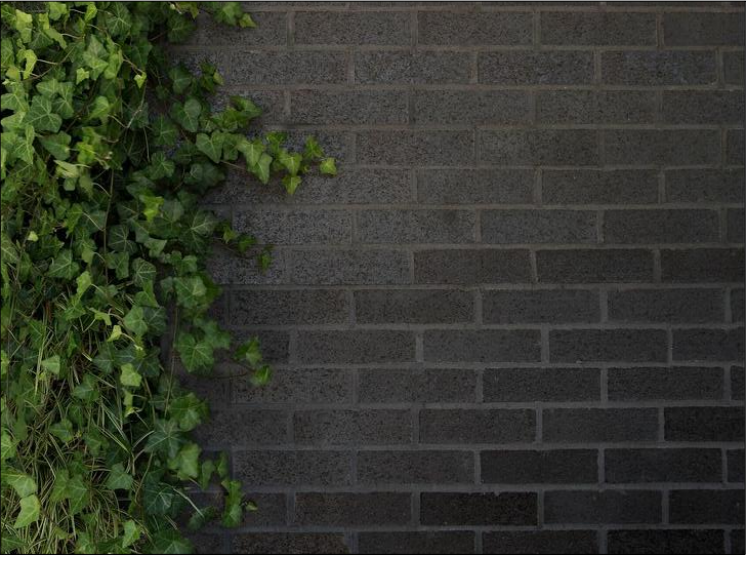
1 STUCCO FINE/MEDIUM FINISH



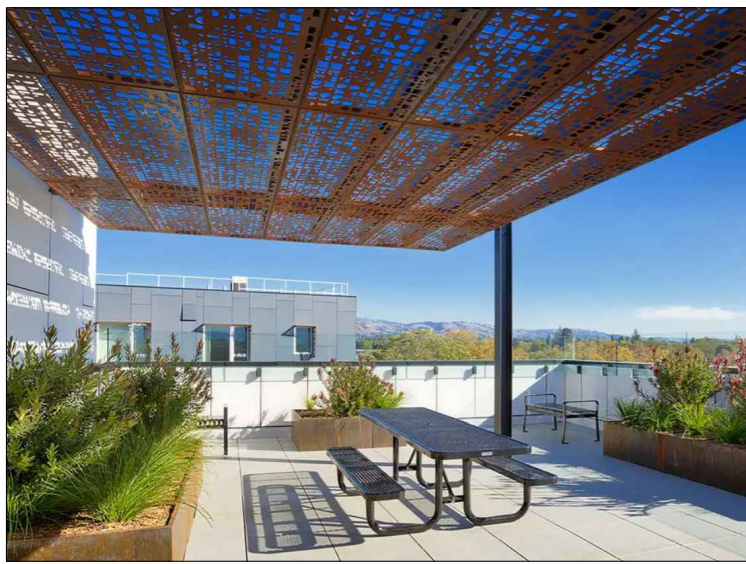
2 VERTICAL METAL SIDING



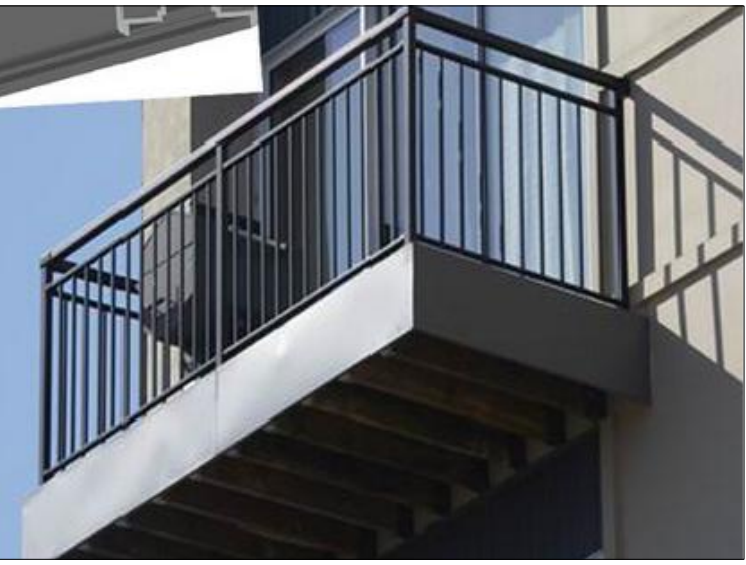
3 HORIZONTAL SIDING WOODGRAIN TEXTURE



4 BRICK VEENEER – BLACK DIAMOND
VELOUR



5 METAL TRELLIS CANOPY



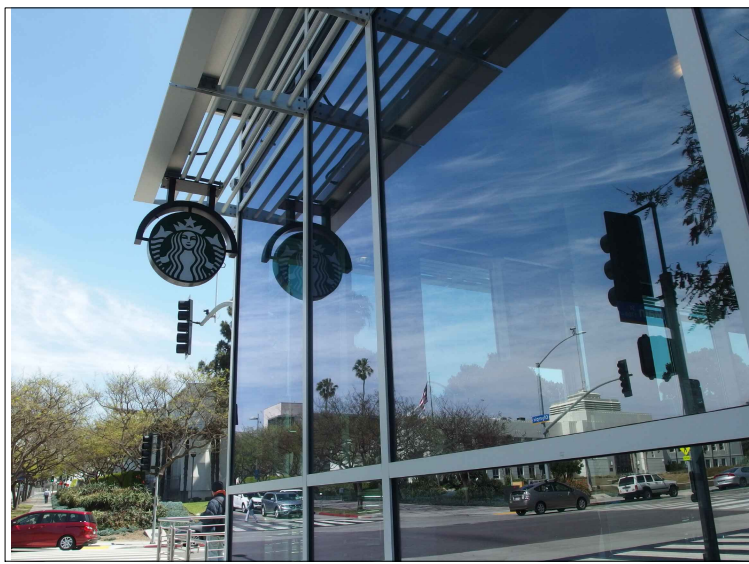
6 METAL RAILING



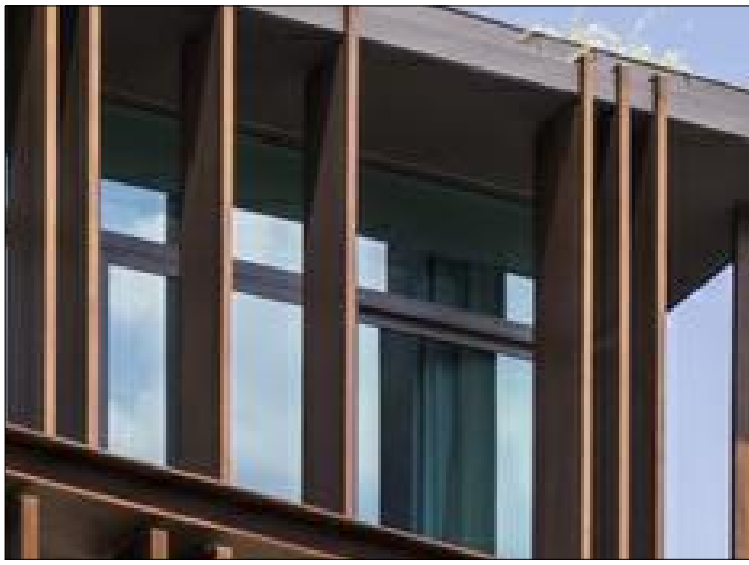
7 DECORATIVE METAL PANEL



8 VINYL WINDOW



9 ALUMINUM STOREFRONT



10 PAINTED METAL FIN

MATERIALS LEGEND:

- 1 STUCCO FINE/MEDIUM FINISH
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COLOR & FINISH LEGEND:

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- H PAINT TO MATCH
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- K PAINT TO MATCH
DE6362 STORM CLOUD
- L PAINT TO MATCH
DEA154 RED REVIVAL
- M ANODIZED MEDIUM BRONZE
GRANEX FINISH

Materials & Color Palette

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ARCHITECT :



DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

1919 O'Farrell Street

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OWNER :

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311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

Preliminary Application for
Housing Development Project

ISSUES & REVISIONS

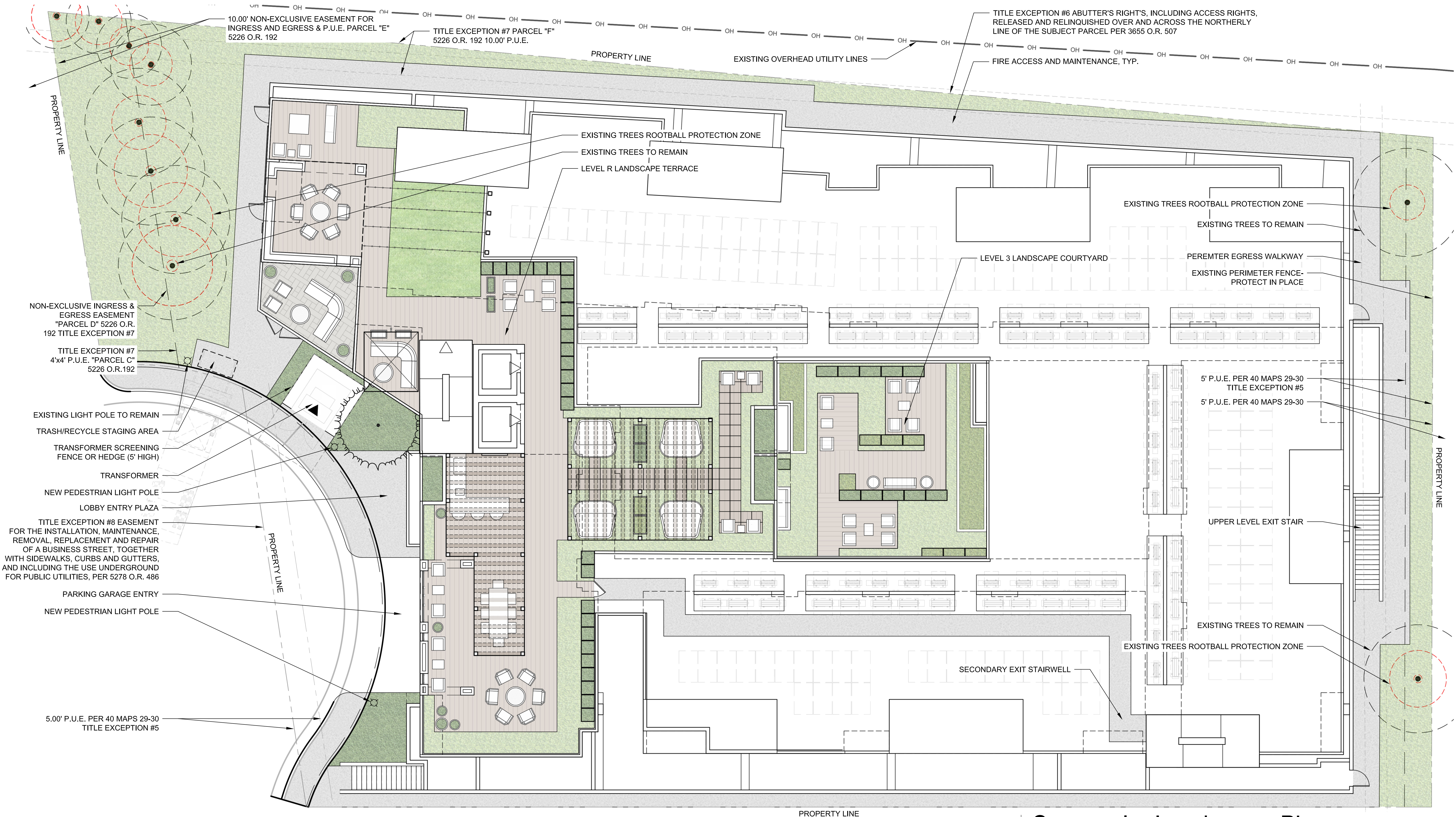
NO.	DATE	DESCRIPTION
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MASTER CASE # : T.B.D.

SCALE :

SHEET # :

A6.0



Composite Landscape Plan

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

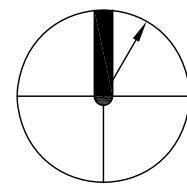
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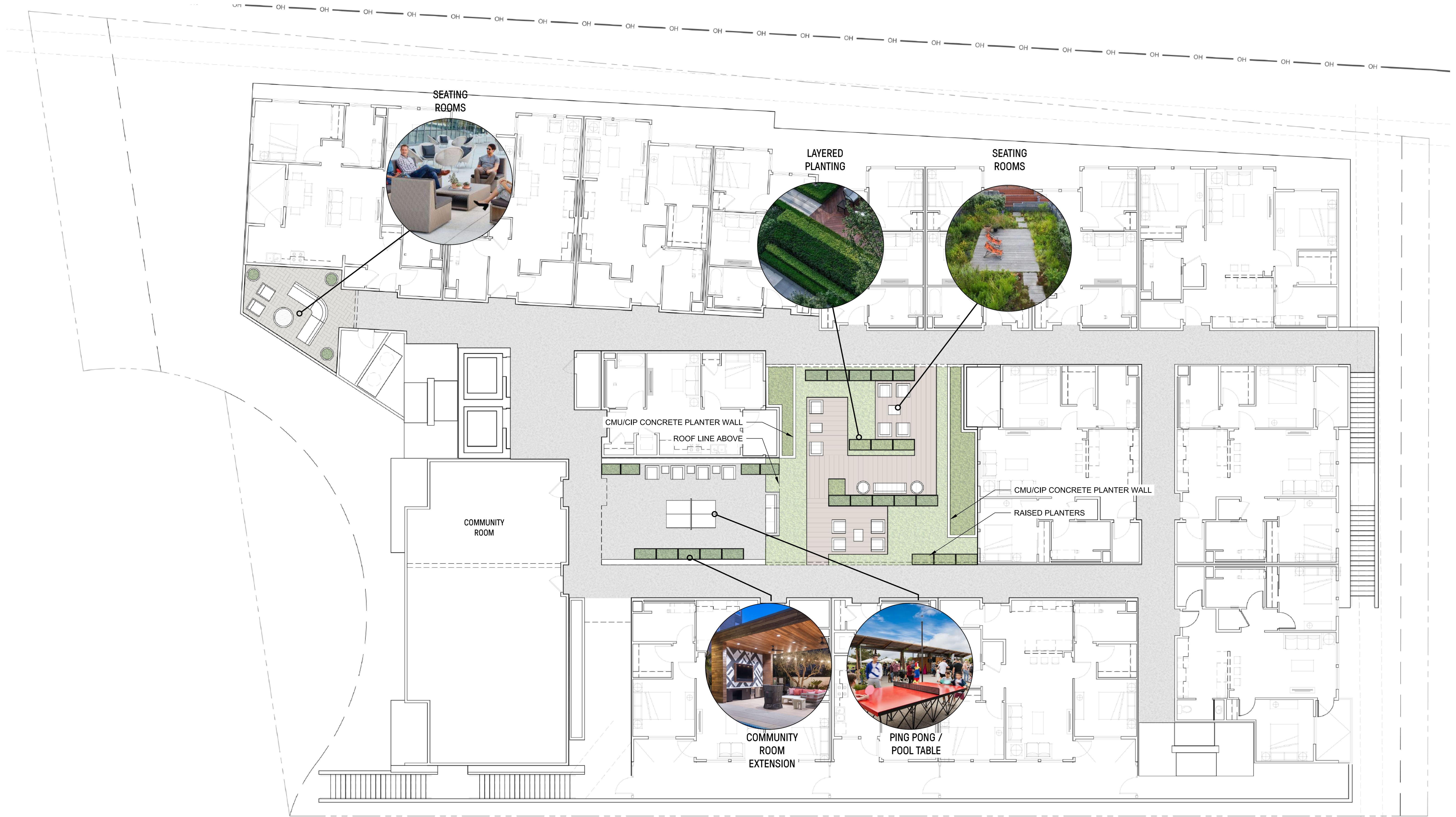
SCALE: 0 2 4 8

SHEET #: L.1

LANDSCAPE ARCHITECT:



EDGEland Studio
95 Third Street, 2nd Floor
San Francisco, CA 94103
415.869.8823
www.edgelandstudio.com



Level 3 Landscape Plan

1919 O'Farrell Street

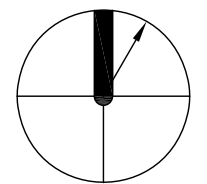
PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER :

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

Preliminary Application for
Housing Development Project

MASTER CASE # : T.B.D.



SCALE : 0 2 4 8

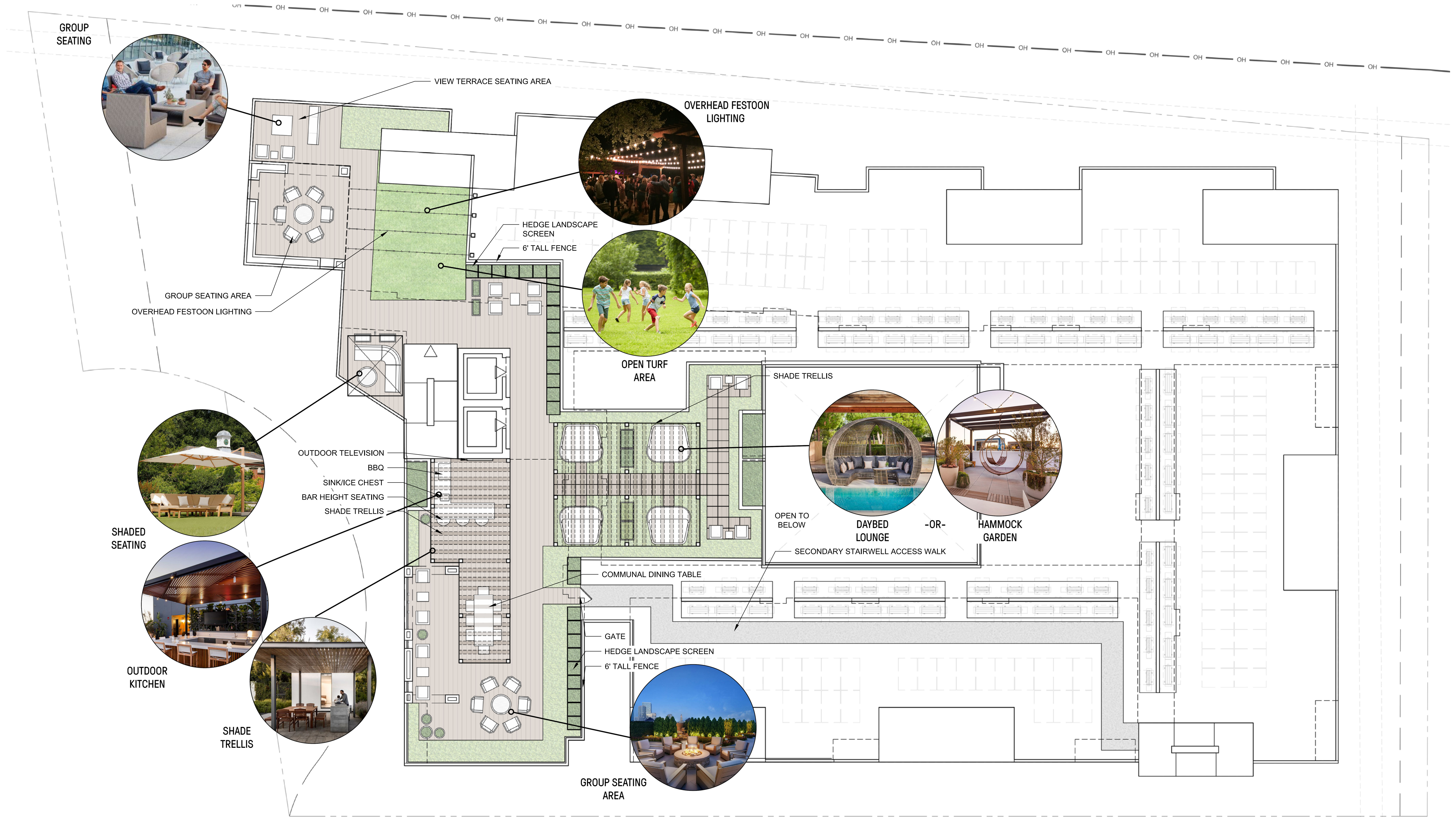
SHEET # : L.2

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	09.30.2025	PRE-APPLICATION (SB 330)

LANDSCAPE ARCHITECT :



EDGEland Studio
95 Third Street, 2nd Floor
San Francisco, CA 94103
415.869.8823
www.edgelandstudio.com



Level R Landscape Plan

1919 O'Farrell Street

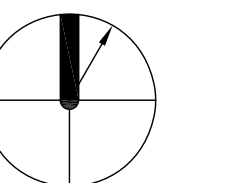
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SHEET #: L.3

LANDSCAPE ARCHITECT:



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ISSUES & REVISIONS

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