

Nazareth Vista San Mateo, CA

Planning Commission

December 12, 2023

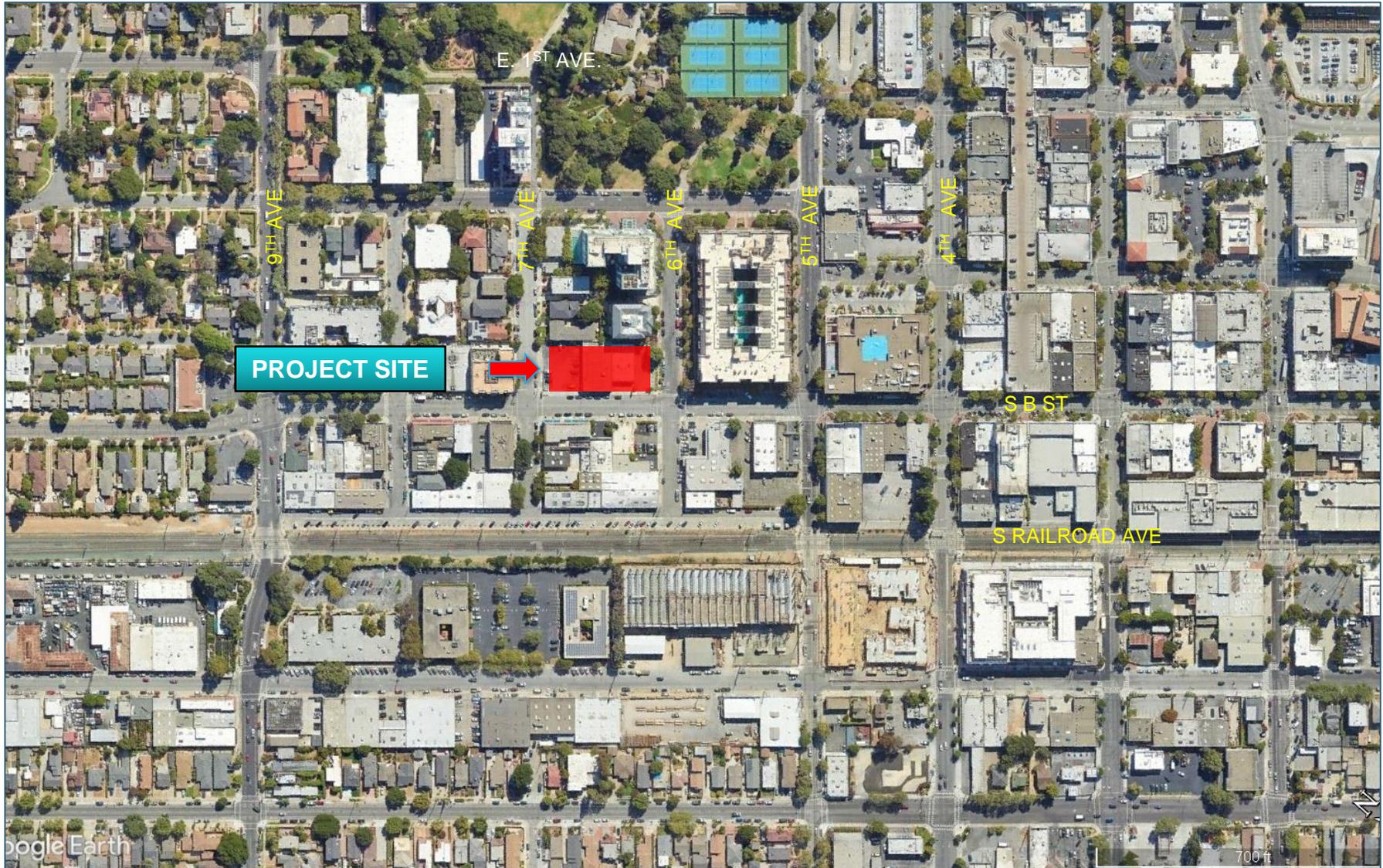


About Nazareth Enterprises

- **Local** developer headquartered in San Mateo
- **Commercial, residential, and retail** assets throughout Northern California
- Nazareth Plaza & Nazareth Terrace **mixed-use** projects in San Mateo
- **Nazareth Vista** is our 3rd large project in San Mateo

NAZARETH VISTA, SAN MATEO

PROJECT SITE



NAZARETH VISTA, SAN MATEO

SITE INFO

- S. B ST BETWEEN 6TH AND 7TH AVE.
- 27,921SF / 0.64 ACRES
- CURRENT USE – RETAIL: KELLY MOORE & TAP PLASTICS



VIEW OF EXISTING SITE FROM CORNER OF E. 7TH AVENUE AND S. B STREET

Project Data

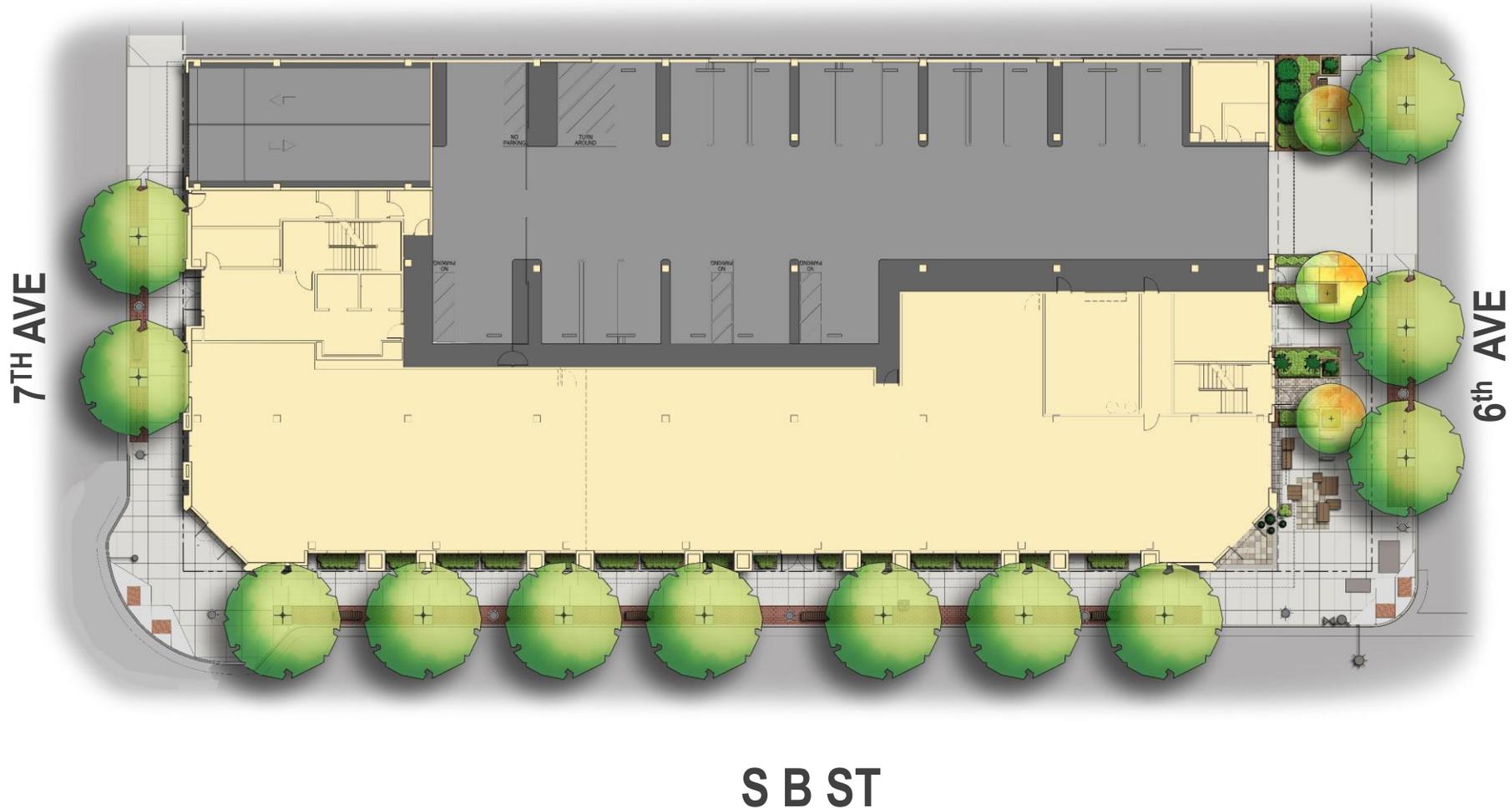
- Mixed-Use project- **multi-family**/ retail
- **Maximum** units provided per SDB- **48 units**
- Approximately 9,000 S.F. **retail** at grade level
- Secure parking provided for **all** residential units
- Mix of **1-bedroom(73%) and 2-bedroom(25%)** units with study areas
 - 1-bedrooms units from 804 S.F. to 1,023S.F.
 - 2-bedroom units from 1,132 S.F. to 1,723 S.F.
- Shared amenity space at both **2nd and 5th** levels
- Open space provided **exceeds** requirements by **52%**
- Providing 5 **Very Low Income** units- 15% base density

Project History

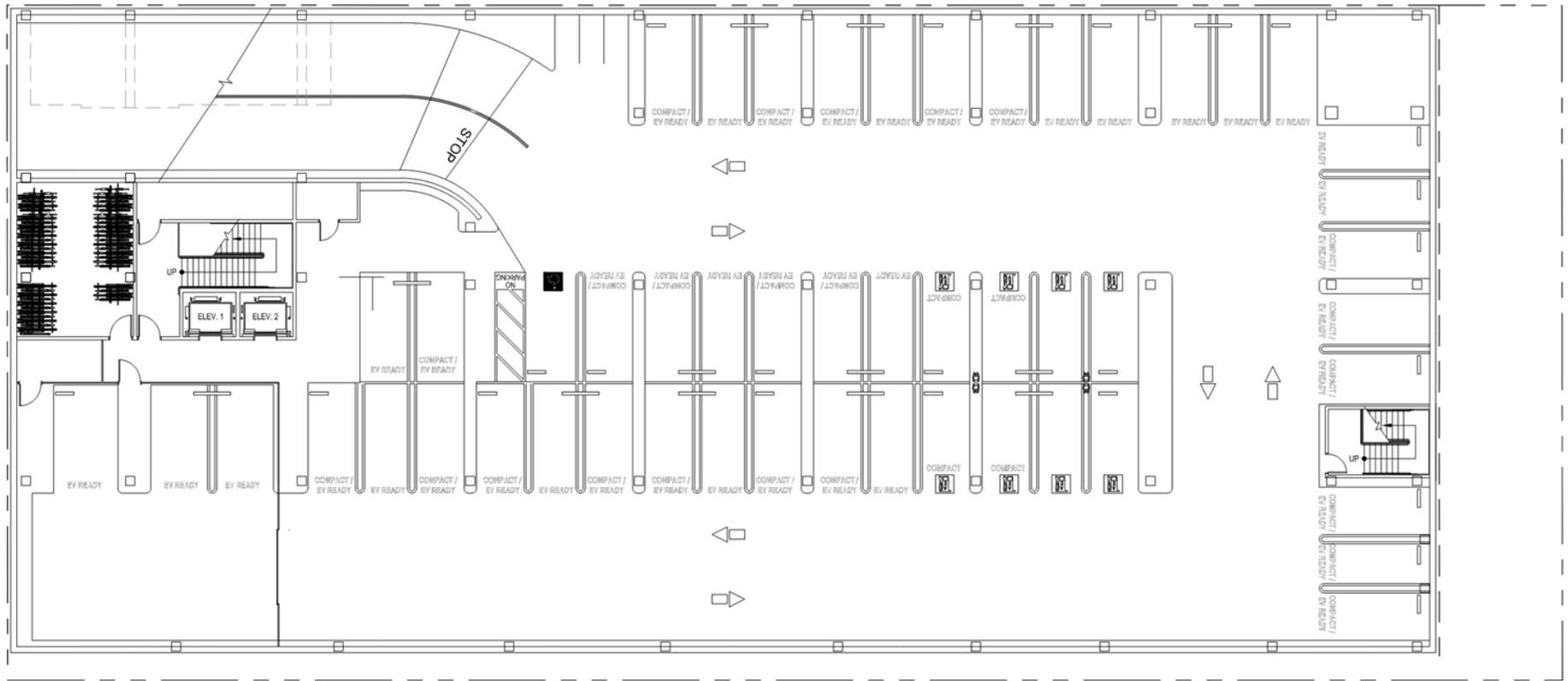
- Planning Commission Study Session – February 8, 2022
- Worked closely with **Staff** throughout the review process
- Responded to comments from **Design Consultant and Staff**
- Design Changes Include:
 - Adjusted **massing** of building
 - **Stepped back** top level
 - Incorporated additional **façade details** to better relate to context
 - Refined **material palette** providing additional depth
 - Added **outdoor amenity** space at 5th level
 - Created more **focus** at residential entry
 - Increased **transparency** at retail for active pedestrian frontage
 - Provided additional **screening** at outdoor space for privacy

NAZARETH VISTA, SAN MATEO

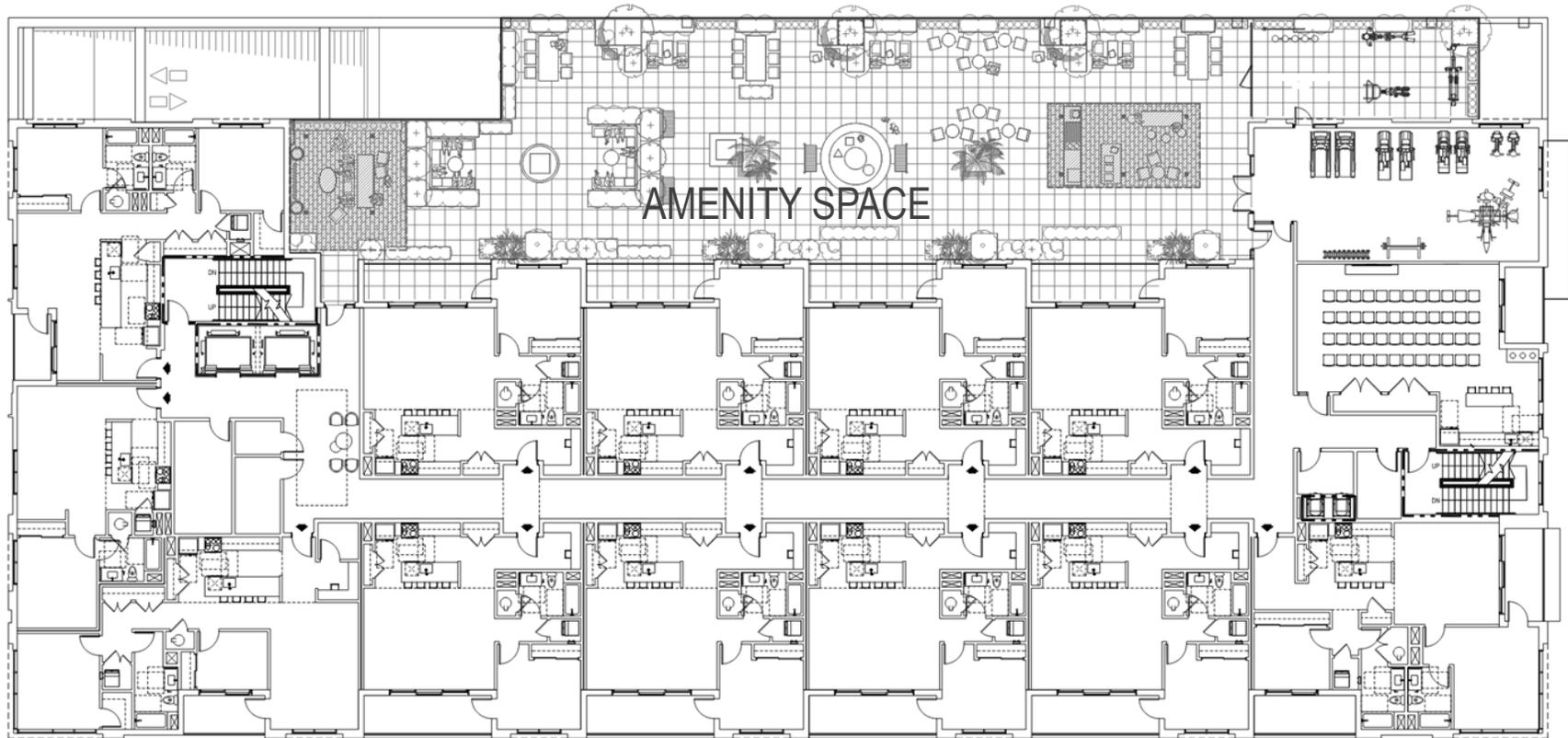
SITE PLAN



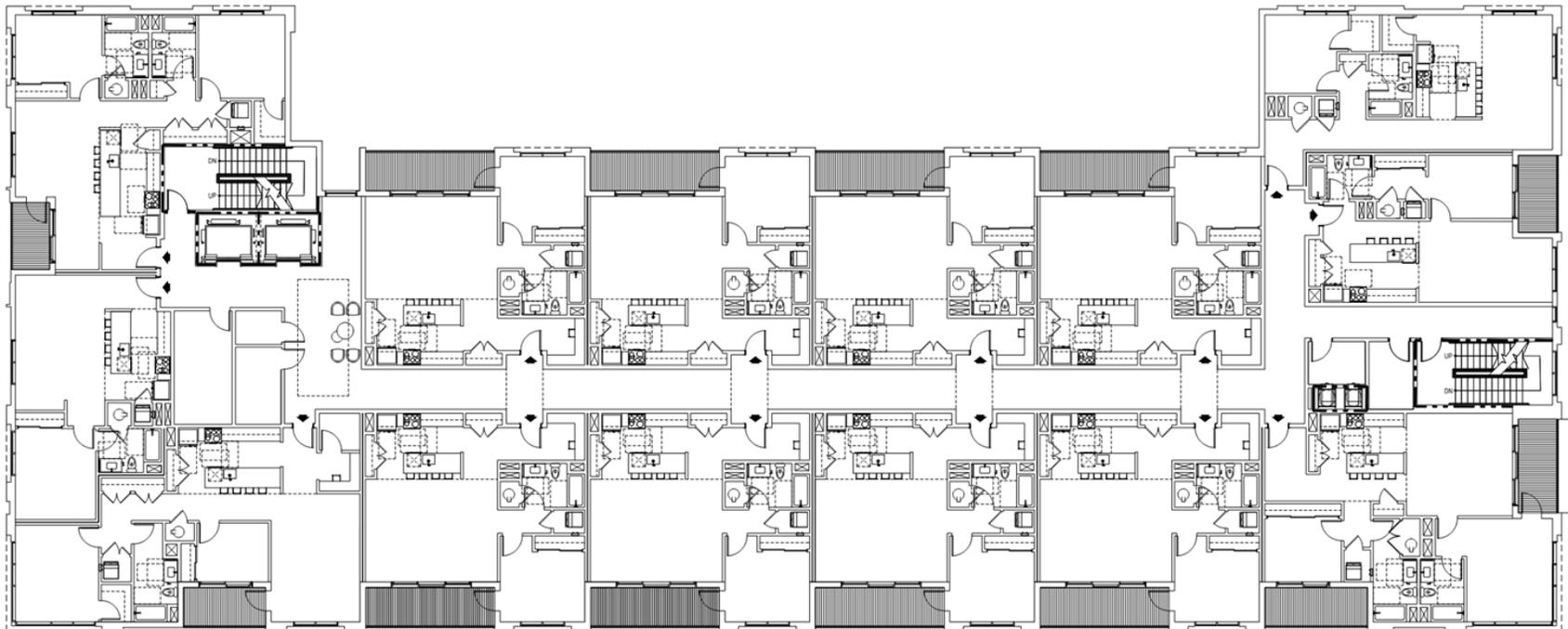
PARKING LEVEL FLOOR PLAN



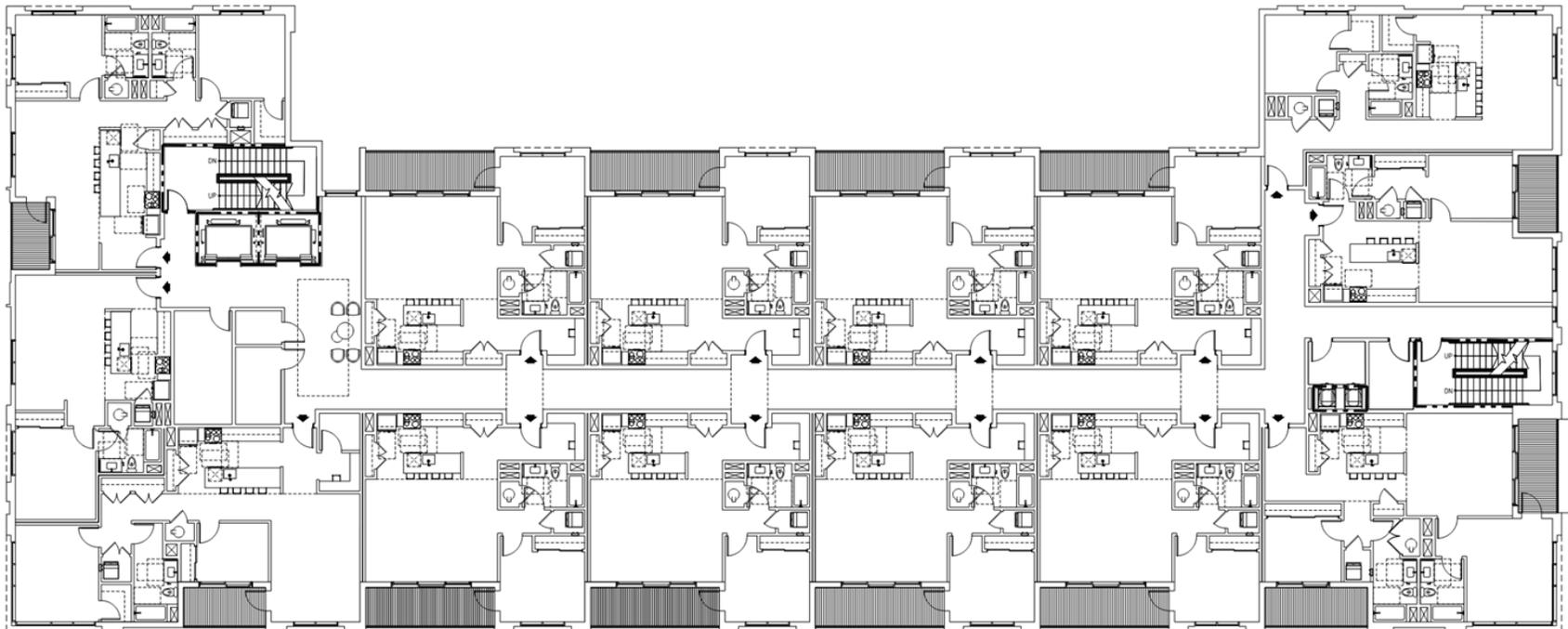
SECOND LEVEL FLOOR PLAN



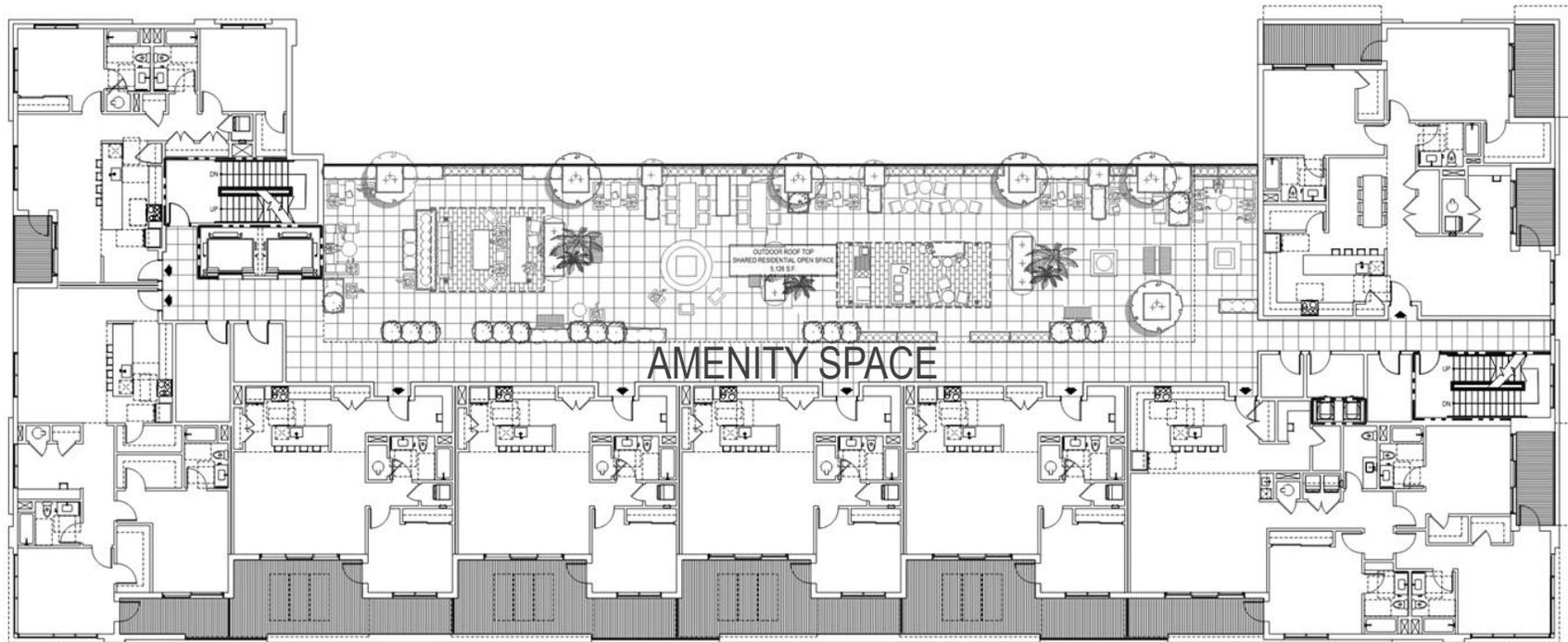
THIRD LEVEL FLOOR PLAN



FOURTH LEVEL FLOOR PLAN



FIFTH LEVEL FLOOR PLAN



NAZARETH VISTA, SAN MATEO

VIEW FROM CORNER OF 7TH & S B ST



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VIEW FROM 6TH & S B ST



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VIEWS OF RETAIL ENTRY ON 6TH AND RESIDENTIAL ENTRY ON 7TH



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ROOF DECKS



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AERIAL



SUSTAINABILITY

- **Photovoltaic** panels installed at roof
- Short and long-term **bike parking**
- **Showers** for employees
- No **natural gas**
- Built to **LEED Silver** equivalent



THANK YOU
ANY QUESTIONS?

