

Nazareth Vista San Mateo, CA

Planning Commission

December 12, 2023

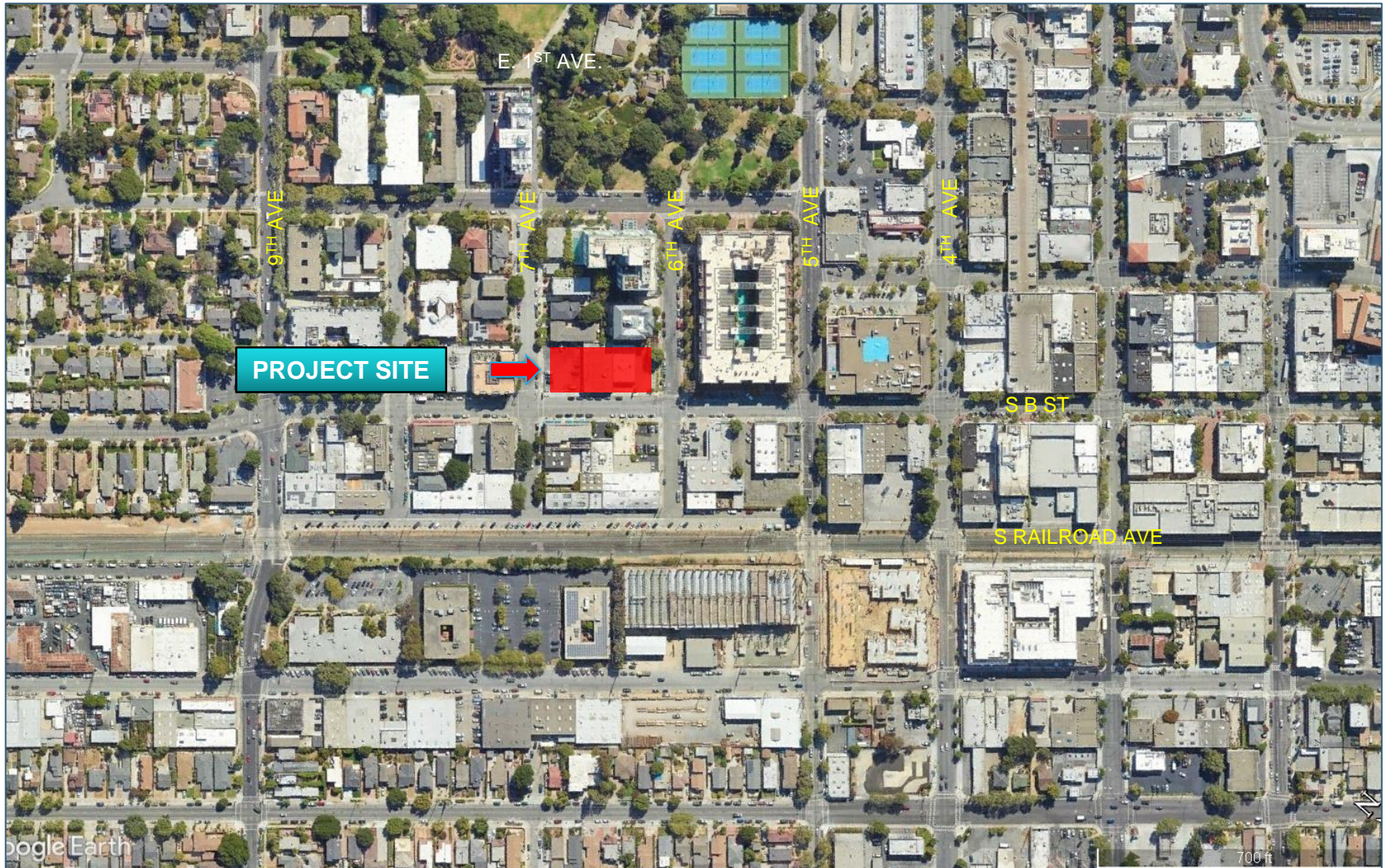


About Nazareth Enterprises

- **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

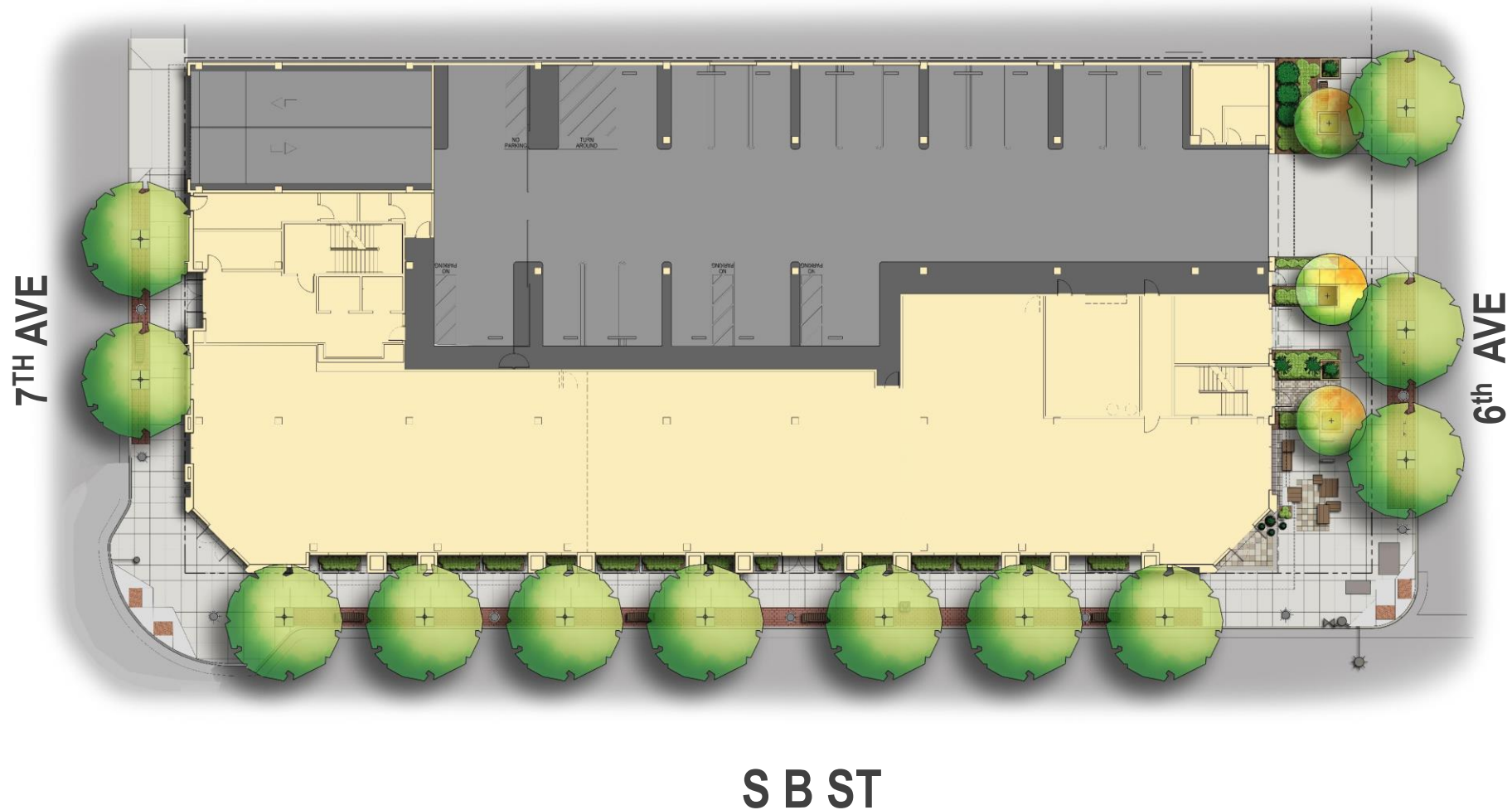
- Mixed-Use project- **multi-family**/ retail
- **Maximum** units provided per SDB- **48 units**
- Approximately 9,000 S.F. **retail** at grade level
- Secure parking provided for **all** residential units
- Mix of **1-bedroom(73%) and 2-bedroom(25%)** units with study areas
 - 1-bedrooms units from 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

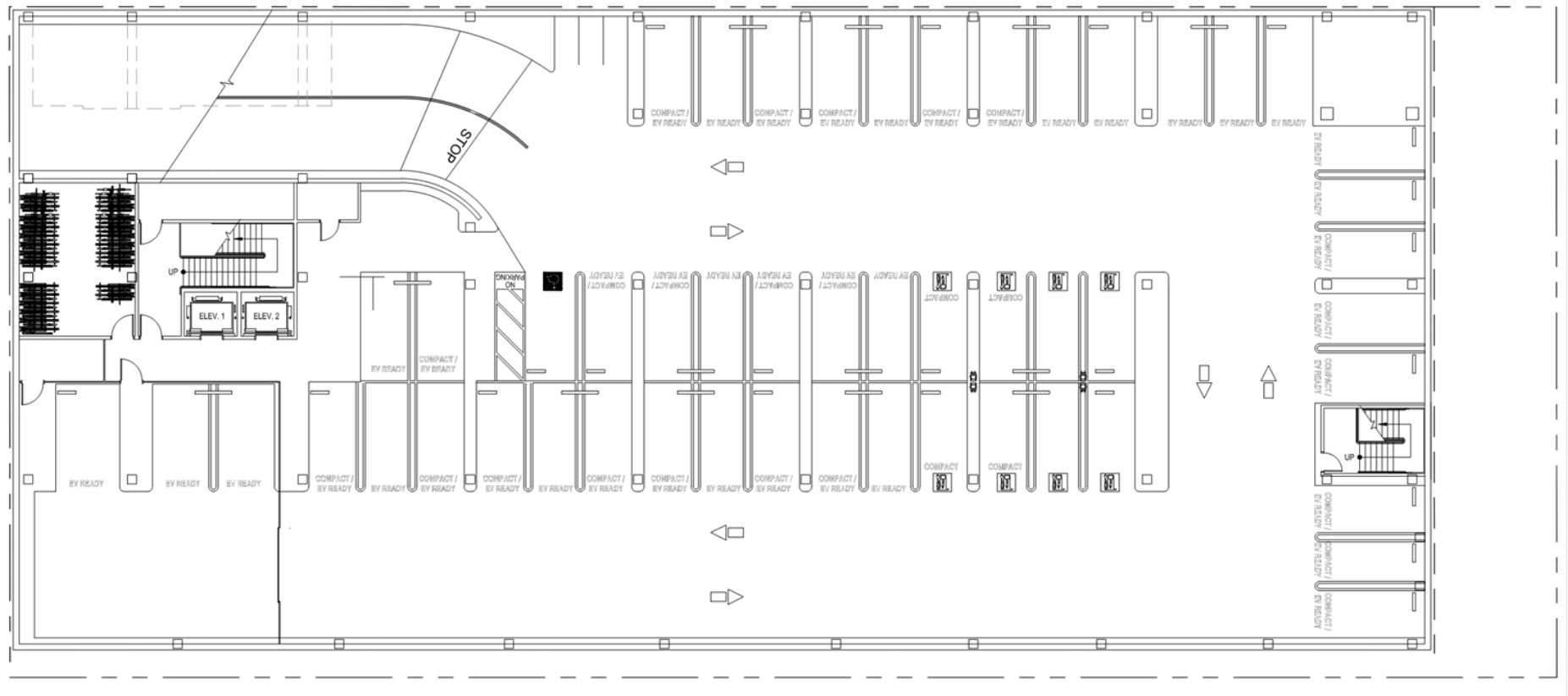
- Planning Commission Study Session – February 8, 2022
- Worked closely with **Staff** throughout the review process
- Responded to comments from **Design Consultant and Staff**
- Design Changes Include:
 - Adjusted **massing** of building
 - **Stepped back** top level
 - Incorporated additional **façade 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

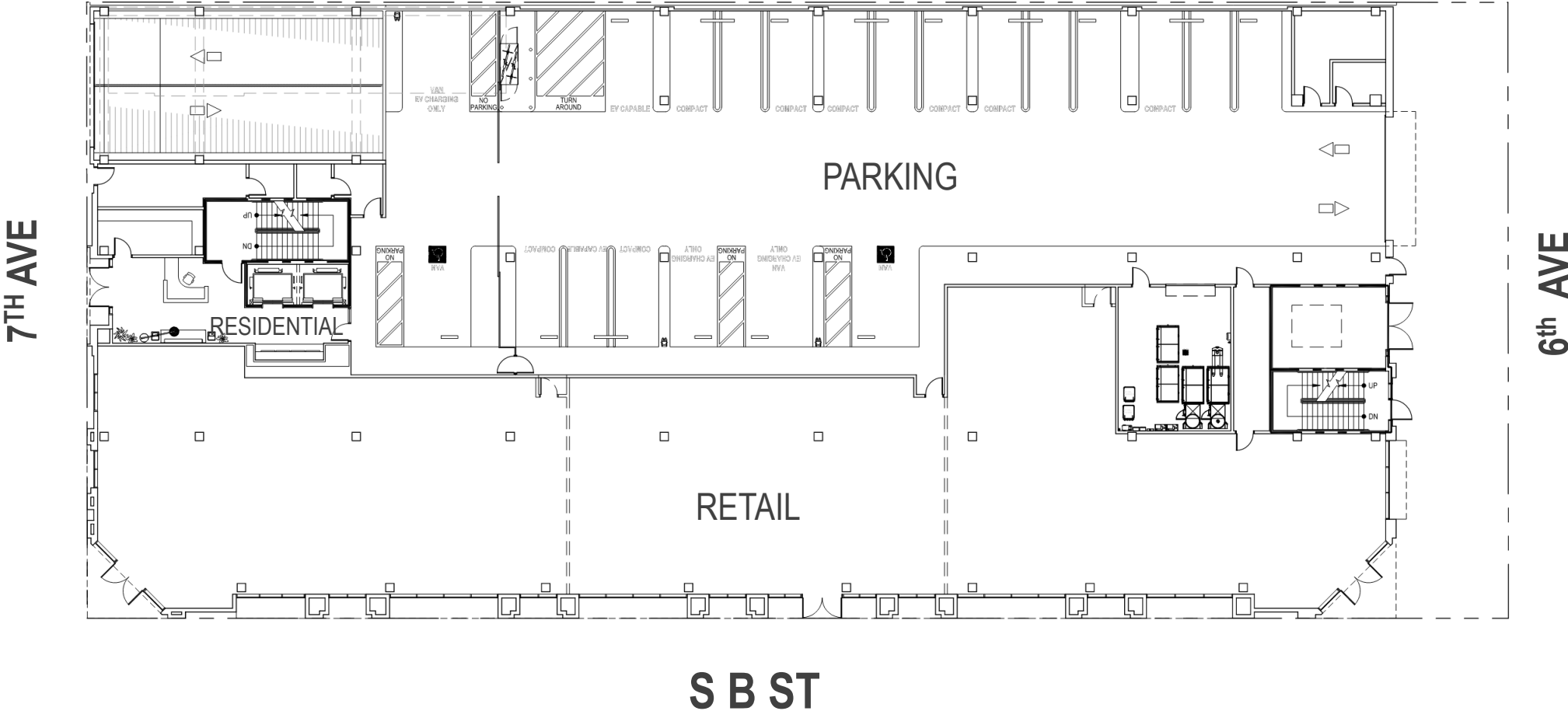


PARKING LEVEL FLOOR PLAN

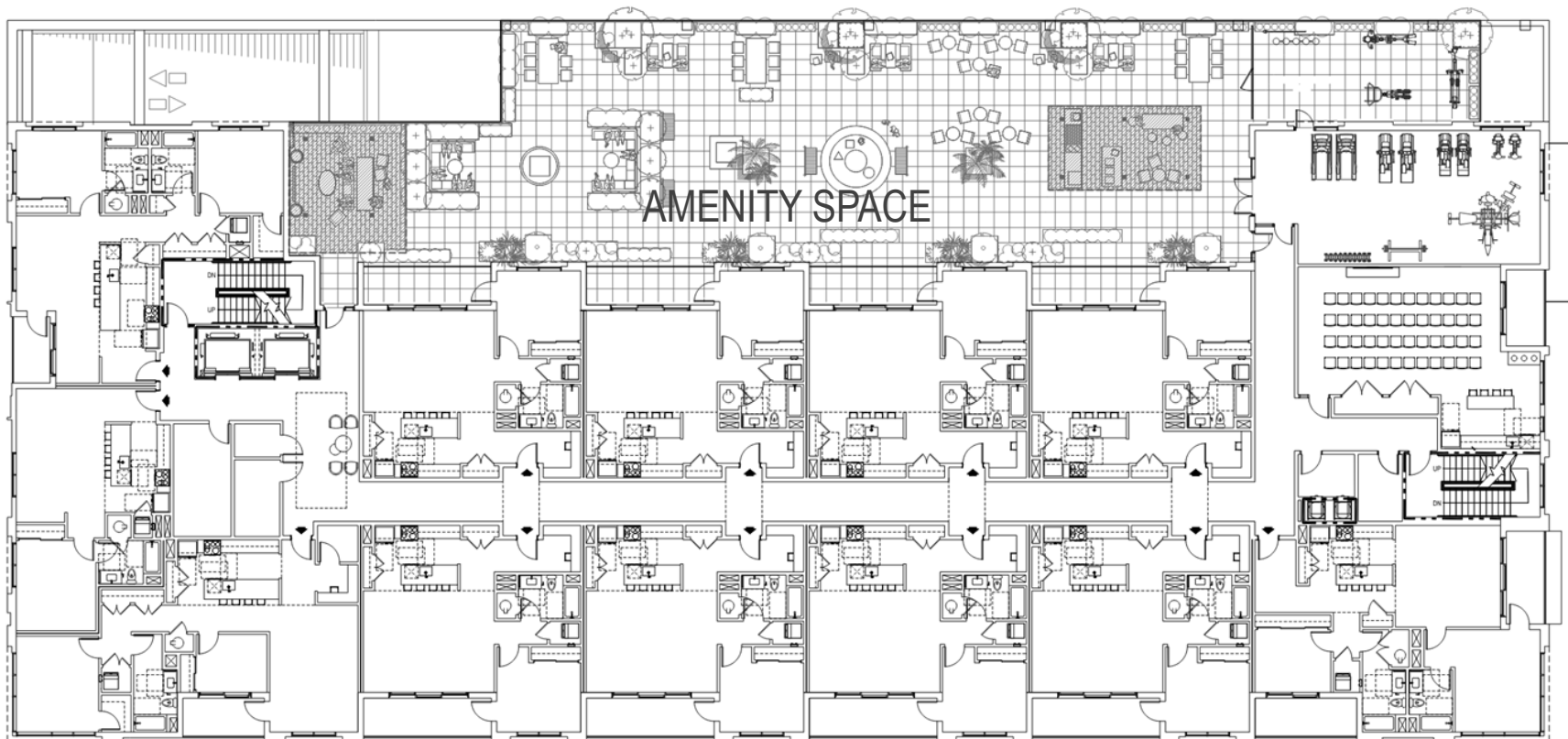


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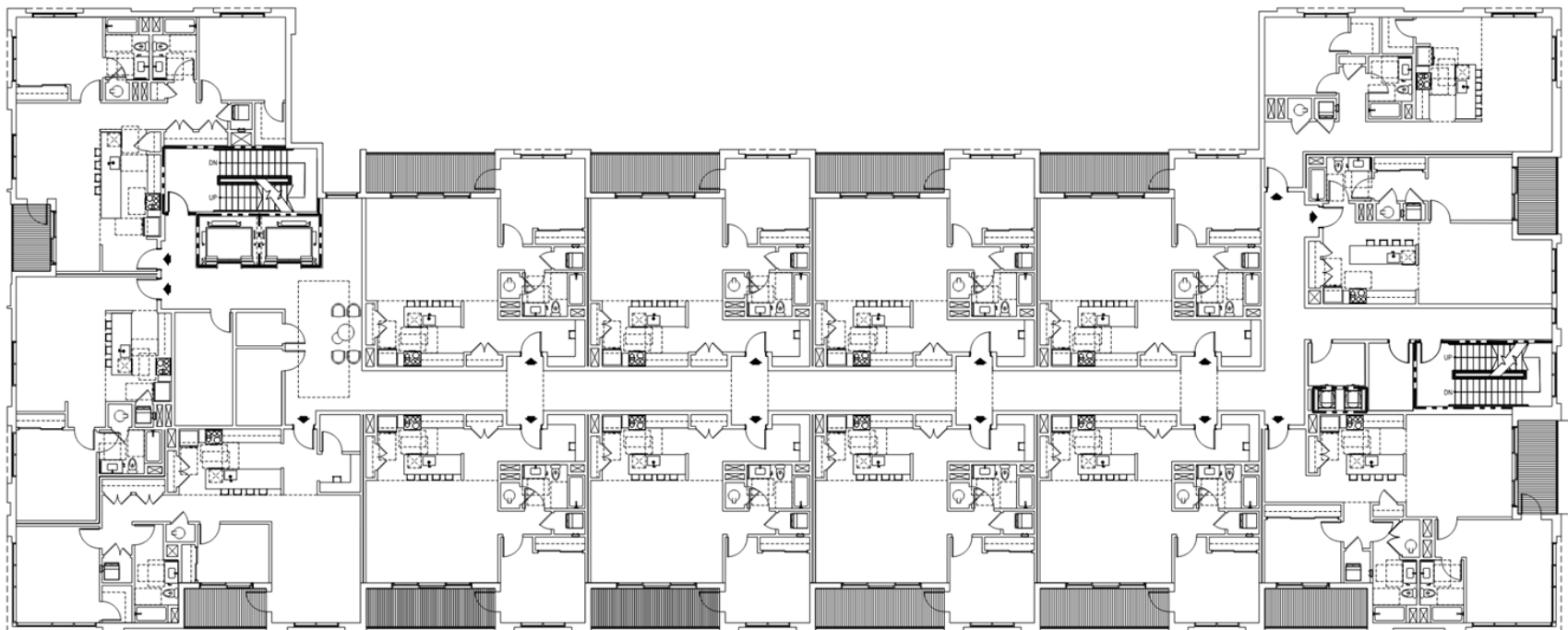
FIRST LEVEL FLOOR PLAN



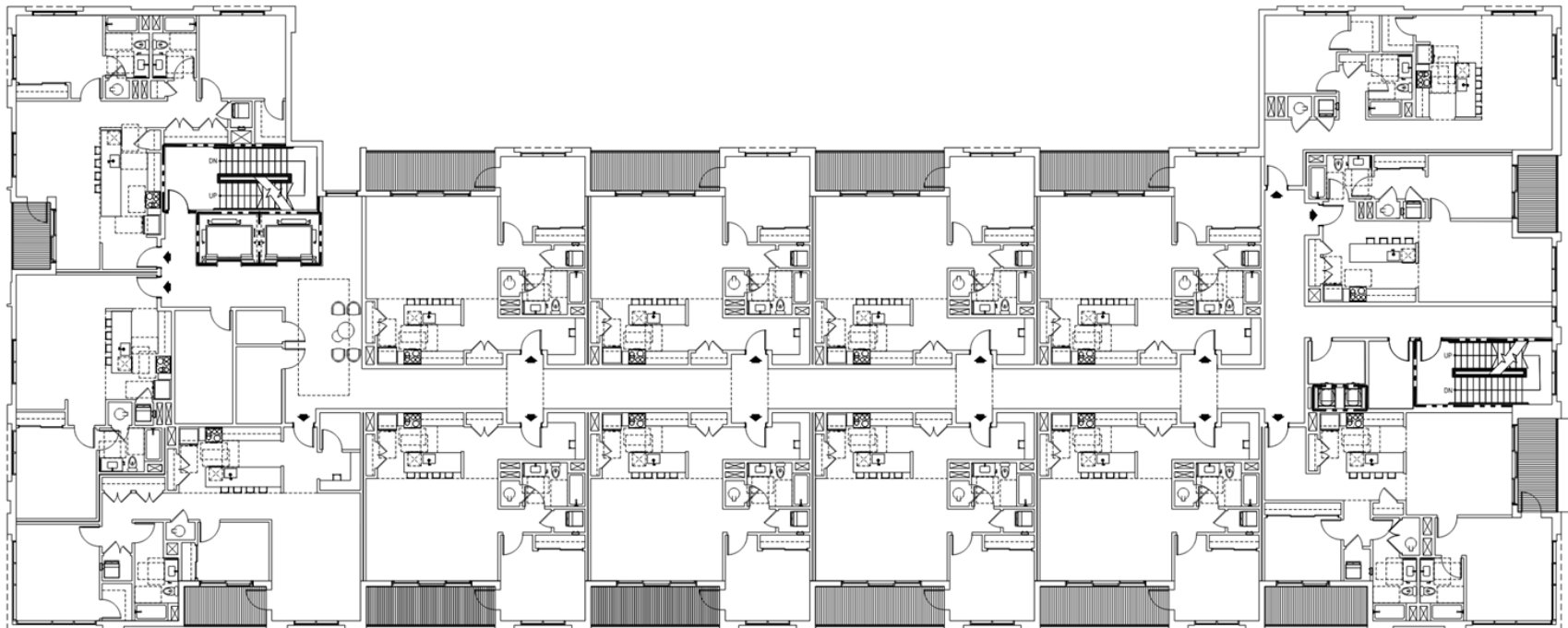
SECOND LEVEL FLOOR PLAN



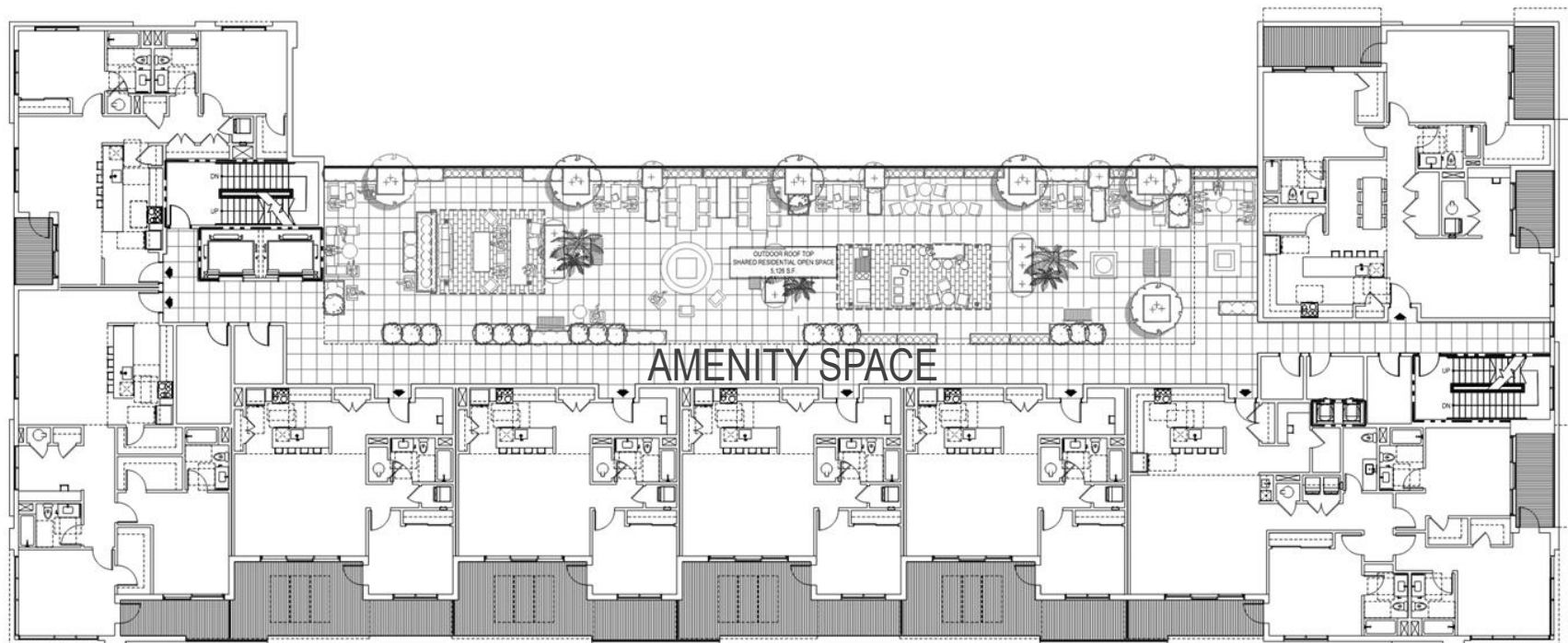
THIRD LEVEL FLOOR PLAN



FOURTH LEVEL FLOOR PLAN



FIFTH LEVEL FLOOR PLAN



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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?

