

Project Data				
NAME: 2 W. 3rd Ave., Pre Application		PA: PA-2023-054		ADDRESS: 2 W. 3 rd Avenue
LAND AREA: 11,464 sq. ft.		ZONING: E2-2/R5		APNs: 034-093-050
FLOOR AREA		PROPOSED 19,989 sq. ft.		MAXIMUM ALLOWED 22,928 sq. ft.
F.A.R.:		1.74		2.0
BLDG. HEIGHT:		44'-6"		55'-0"
STORIES:		3		-
RESIDENTIAL DENSITY Density Units		- None Proposed		50 Units/Acre 13 Units
SETBACKS: W. 3 rd Avenue: Arroyo Court: S. El Camino Real: Interior Property Line (abuts R5):		PROPOSED 7'-6" 7'-6" 7'-6" 15'-2" (1st and 2nd floors) 25'-3" (3rd floor)		MINIMUM REQUIRED 7'-6" 7'-6" 7'-6" 15'-0" Req. Buffer ¹
PARKING:		PROPOSED None Proposed		MINIMUM REQUIRED None ²
BICYCLE PARKING: General Office:		Short-Term 4	Long-Term 2	Short-Term 1 (1/20,000 sq. ft.) Long-Term 2 (1/10,000 sq. ft.)
LOT COVERAGE/OPEN SPACE: At-Grade Open Space:		PROPOSED 3,391 square feet (28%)		MIMIMUM REQUIRED 10% (1,146 square feet)
FOOTNOTES:				
<div>1. When an E2 plot is contiguous to any residential district, a landscape buffer shall be maintained adjacent to the R zoned property. The depth of this buffer along street frontages shall be at least equal to one-half the height of the building (or 15 feet, whichever is greater) measured from the property line. An intermediary building height (to the second floor) may be utilized to establish the required buffer to use setback a distance equal to 25 percent of the width of the structure at that point from the building plane that meets the ground based on San Mateo Municipal Code 27.04.080.</div> <div>2. Assembly Bill 2097 precludes the City from imposing off-street parking requirements on projects within one-half mile of a major public transit stop. Therefore, the project is not required to provide any off-street vehicle parking or pay in-lieu fees since it is located approximately one-half mile from the Downtown Caltrain Station. 52 off-street parking spaces would have otherwise been required based on the City's Zoning Code.</div>				