



**1218 MONTE DIABLO AVE**  
**PRELIMINARY REVIEW PACKAGE**  
**APRIL 21, 2023**



**STUDIO  
T SQUARE**

: Architecture  
: Planning  
: Urban Design

: 1970 Broadway, Suite 408  
: Oakland, California 94612  
: (510) 451 - 2850

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**1218 MONTE DIABLO AVE**  
San Mateo, California

Sheet Title:

**COVER PAGE**

Job No. 21058  
Date: 4/21/2023  
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**PROJECT DESCRIPTION**

THE PROJECT SITE INCLUDES PARCELS OF APN 033-171-180 and 033-171-060, WITH COMBINED SITE AREA OF APPROXIMATELY +/- 1.02 ACRES. THE PROPOSED DEVELOPMENT IS TO REPLACE THE EXISTING COMMERCIAL BUILDINGS WITH RENTAL RESIDENTIAL APARTMENTS AND TOWNHOMES . THE PROGRAM COMPRISED OF 64 APARTMETN UNITS AND 11 TONWHOME UNITS. THE PROPOSED SITE DESIGN ACCOMODATES FLOOD RISE. ALL POPOSED GROUND-LEVEL AMENITY AND REISDNETIAL UNITS ARE RASIED APPROXIMIATELY 4 FEET ABOVE THE EXISTING GRADE.

THE APARTMENTS BUILDING HAS 5 STORIES OF TYPE III-A RESIDENTIAL ON TOP OF 1-STORY TYPE I-A SEMI-SUBTERRIAN GARAGE. LEASING OFFICE AND LOUNGE ARE LOCATED ALONG N. KINGSTON STREET TO ACTIVATE THE STREETFRONT. THE PROPOSED MAXIMUM HEIGHT IS APPROXIMATELY 60' TO THE TOP OF PARAPET, EXCLUDING STAIR PENTHOUSE AND ELEVATOR OVERRUN. PARKING WILL BE PROVIDED AT APPROXIMATELY 0.7 SPACE PER UNIT. THE TOWNHOME BUILDING HAS 3 STORIES OF TYPE V-A . PARKING WILL BE PROVIDED THROUGH TUCK-UNDER PARKLING INSIDE EACH UNIT AT APPROXIMATELY 1.6 SPACE PER UNIT. CONDO MAP TO BE PROVIDED FOR THE PROPOSED RENTAL TOWNHOMES.

THE SITE R-4 ZONING DESNTIY ALLOWS UP TO 50 DU/AC DENSITY. BECAUSE THE PROJECT WILL PROVIDE 7.84% OF ITS UNITS AT THE VERY LOW INCOME AFFORDABILITY LEVEL AND 15.68% AT THE LOW INCOME AFFORDABILITY LEVEL IN THE APARTMENTS BUILDING, THE PROJECT IS ENTITLED TO ADD ADDITIONAL 50% DESNITY BONUS OVER THE BASE DENSITY (UP TO 75 DU/AC). THE PROPOSED DENSITY OF ENTIRE PROJECT IS 73.5 DU/AC. (47% BONUS APPLIED FOR AT THIS TIME).

**WAIVER REQUEST:**

- SETBACK: FRONT: 6 FEET PROPOED; SIDE: 6 FEET PROPOSED; REAR: 6 FEET PROPOSED
- BUILDING HEIGHT: ± 59.3 FT PROPOSED (TO TOP OF PARAPET)
- PARKING RATIO: 0.73 SAPCES / DU FOR APARTMENTS, 1.64 SPACES/DU FOR TOWNHOMES

ADDRESS: 1218 MONTE DIABLO  
 SITE AREA: 44,445 SF(1.02 AC)  
 ASSESSORS PARCEL NUMBER: 033-171-180, 033-171-060  
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL

CONSTRUCTION TYPE: TYPE IA (1 LEVEL SUBTERRANEAN), TYPE IIIA (5 LEVELS)  
 OCCUPANCY: R-2 (RESIDENTIAL), S-2(GARAGE, BIKE ROOM), A-3 (LOUNG/AMENITY), B (LEASING OFFICE)  
 SPRINKLERED: YES, PER NFPA-13

**PROJECT TEAM**

**ARCHITECT / PLANNER**

STUDIO T-SQ, INC.  
 1970 BROADWAY, SUITE 408  
 OAKLAND, CA 94612  
 CONTACT: CHEK FONG TANG  
 EMAIL: CTANG@STUDIOT-SQ.COM  
 PHONE: (510)451-2850

**APPLICANT**

SC PROPERTIES  
 311 S. ELLSWORTH AVE  
 SAN MATEO, CA 94401  
 CONTACT: CHRIS GIOTINIS  
 EMAIL: CGIOTNIS@SCPROPSM.COM  
 PHONE: (650) 342-3030

**SITE ZONE SUMMARY**

ZONING: R-4 MULTIPLE FAMILY DWELLINGS (HIGH DENSITY)  
 ALLOWED USE: ANY USE PERMIMTED IN R1, R2, OR R3 – INCLUDING MULTIPLE FAMILY DWELLINGS, TWO FAMILY DEWELLINGS, ONE \FAMILY ROW DWELLINGS, ONE-FAMILY DETACHED DWELLINGS, ACCESSORY USE, HOME OCCUPATIONS, COMMUNITY CARE FACILITIES.

FAR: 1.5 MAX.  
 DENSITY: 50 DU/AC

SETBACK:  
 FRONT: MIN 15' FOR 3 STORIES OR LESS; ½ OF BUILDING HEIGHT FOR BUILDING EXCEEDING 3 STORIES.  
 SIDE(STREET SIDE): MIN 6' FOR 2 STORIES OR LESS. ½ OF BUILDING HEIGHT UP TO 25' MAX FOR BUILDING EXCEEDING 3 STORIES.  
 SIDE (ABUTTING R2): ½ OF BUILDING HEIGHT OR 15' MAX WHICHEVER IS GREATER.  
 REAR: MIN 15' FOR 3 STORIES OR LESS; ½ OF BUILDING HEIGHT UP TO 25' MAX FOR BUILDING EXCEEDING 3 STORIES.

HEIGHT: 45 FEET MAX

GENERAL PLAN DESIGNATION: HIGH DENSITY MULTI-FAMILY

EXISTING USE: COMMERCIAL

**PROJECT SUMMARY**

FAR = 96,515 PROPOSED SF/ 44,219 LOT AREA = 2.18 FAR

FLOOR	RESIDENTIAL		RESIDENTIAL COMMON AREAS							TOTAL	NOT INCLUDED IN FAR	
	APARTMENT	TOWNHOME	CIRCULATION	VERTICAL CIRCULATION	LEASING OFFICE	LOBBY& ELEVATOR VESTIBULE	AMENITY	TRASH ROOM	UTILITY		GARAGE PARKING	BIKE ROOM
B1										0	21,850	661
LEVEL 1	3,350	8,037	1,864	566	1,538	320	3,844	897	540	20,956		
LEVEL 2	12,715	7,963	1,858			320		108		22,964		
LEVEL 3	12,715	8,004	1,858			320		108		23,005		
LEVEL 4	12,715		1,858			320		108		15,001		
LEVEL 5	12,305		1,858			320		108		14,591		
TOTAL	53,800	24,004	9,294	566	1,538	1,600	3,844	1,329	540	96,515		

**UNIT MIX**

**APARTMENTS**

Unit Type	Unit Count	Average Unit SF	Unit Mix	N.R.S.F	Parking Ratio Required State Density Bonus Standard	Parking Required
Studio	1	480	6.3%	480	1	1
Studio-A	3	512		1,536	1	1
1BR	3	678	6.3%	2,034	1	3
1BR-A	1	661		661	1	1
1BR	29	755	67.2%	21,895	1	29
1BR-A	3	796		2,388	1	3
1BR-B	3	896	67.2%	2,688	1	3
1BR-C	3	850		2,550	1	3
1BR-D	3	815	67.2%	2,445	1	3
1BR-E	1	775		775	1	1
1BR-F	1	840	14.1%	840	1	1
2BR	6	1,085		6,510	1.5	9
2BR-A	3	1,169	6.3%	3,507	1.5	5
3BR	1	1,339		1,339	1.5	1.5
3BR-A	3	1,384	6.3%	4,152	1.5	4.5
Totals	64	841		100%	53,800	1.00

**TOWNHOMES**

Unit Type	Unit Count	Average Unit SF	Unit Mix	N.R.S.F	Parking Ratio Required	Parking Required
TH 1 (3BR)	4	2,174	36.4%	8,696	1.5	6
TH 2 (2BR)	4	1,702	36.4%	6,808	1.5	6
TH 3 (3BR)	2	2,730	38.2%	5,460	1.5	3
TH3 (3BR) ADA	1	3,040	9.1%	3,040	1.5	2
Totals	11	2,182	100%	24,004		17

**DENSITY, FAR, AND BUILDING HEIGHT**

Site Zoning Compliance Summary				
	General Plan/ Measure Y	Zoning R-4	Additional 50% by State Density Bonus	Proposed
Density	50 DU/AC		75 DU/AC	73.5
F.A.R.		1.5	2.25	2.17
Building Height	55 FT	45 FT		± 60 FT

**PARKING SUMMARY**

**VEHICULAR PARKING**

**APARTMENTS**

Residential Parking Summary	Parking Provided
Standard Parking (9'-0" x 18'-0")	34
Compact Parking (8'-0" x 17'-0")	14
Mechanical Parking	0
Accessible Parking	2
<b>Total Parking (as plan)</b>	<b>50</b>
<b>Parking (10% contingency reduction)</b>	<b>45</b>
<b>Space /DU</b>	<b>0.70</b>

**TOWNHOMES**

Residential Parking Summary	Parking Provided
Standard Parking	18
<b>Total Parking</b>	<b>18</b>
<b>Parking/DU</b>	<b>1.64</b>

**BIKE PARKING**

**Bike Parking Short-Term**

Unit Type	Unit Count	Bike Parking Ratio Required	Bike Parking Required	Bike Parking Provided
Studio	4	0.05	0.2	
1BR	47	0.05	2.35	
2BR	9	0.10	0.9	
3BR	4	0.15	0.6	
TH 1 (3BR)	4	0.15	0.6	
TH 2 (2BR)	4	0.10	0.4	
TH 3 (3BR)	3	0.15	0.45	
Totals	75		6	6

**Bike Parking Long-Term**

Unit Type	Unit Count	Bike Parking Ratio Required	Bike Parking Required	Bike Parking Provided
Studio	4	1.00	4	
1BR	47	1.00	47	
2BR	9	1.25	11	
3BR	4	1.50	6	
TH 1 (3BR)	4	1.50	6	
TH 2 (2BR)	4	1.25	5	
TH 3 (3BR)	3	1.50	5	
Totals	64		85	85

**OPEN SPACE**

Unit Type	Unit Count	Bedroom	200 SF per 1st bedroom	100 SF per bedroom	Total Open Space SF Required	Total Open Space SF Provided
Studio	4	4	800			
1BR	47	47	9,400			
2BR	9	18	3,600	900		
3BR	4	12	2,400	800		
TH 1 (3BR)	4	12	2,400	800		
TH 2 (2BR)	4	8	1,600	400		
TH 3 (3BR)	3	9	1,800	600		
Totals	75	81	16,200	1,700	17,900	18,157

**VICINITY MAP**



**SHEET INDEX**

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- G2.0 EXISTING SITE PHOTS
- G3.0 EXISTING SITE PLAN

**ARCHITECTURAL:**

- A1.0 BUILDING PLAN LEVEL B1
- A1.1 BUILDING PLAN LEVEL 1/ SITE PLAN
- A1.2 BUILDING PLAN LEVEL 2
- A1.3 BUILDING PLAN LEVEL 3
- A1.4 BUILDING PLAN LEVEL 4
- A1.5 BUILDING PLAN LEVEL 5
- A2.0 BUILDING ELEVATIONS-1
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- A2.3 BUILDING ELEVATIONS-3
- A3.0 BUILDING SECTIONS
- A4.0 PRELIMINARY PERSPECTIVE VIEWS
- A5.0 PRELIMINARY CONCEPT MATERIALS AND COLORS



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1218 MONTE DIABLO AVE  
 San Mateo, California

Sheet Title:

**PROJECT SUMMARY**

Job No. 21058  
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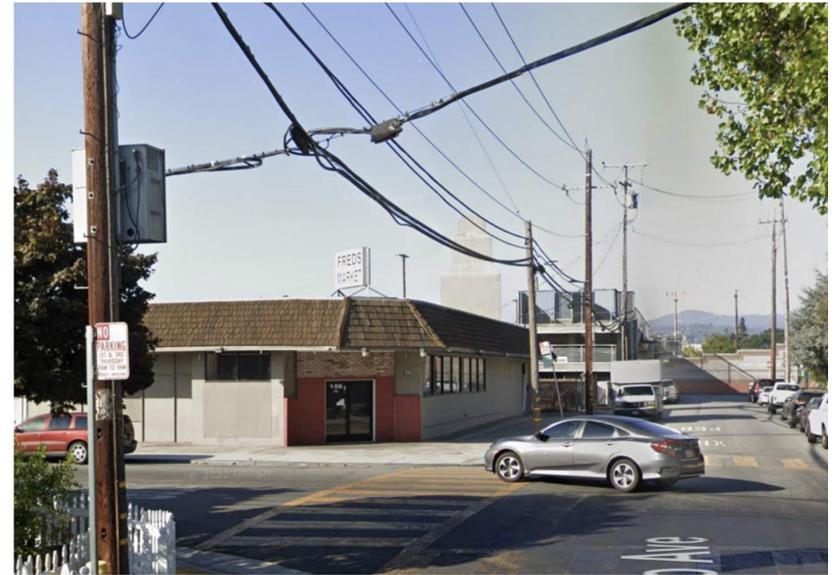
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MONTE DIABLO AVE LOOKING TOWARDS SITE ACROSS HIGHWAY 101 8



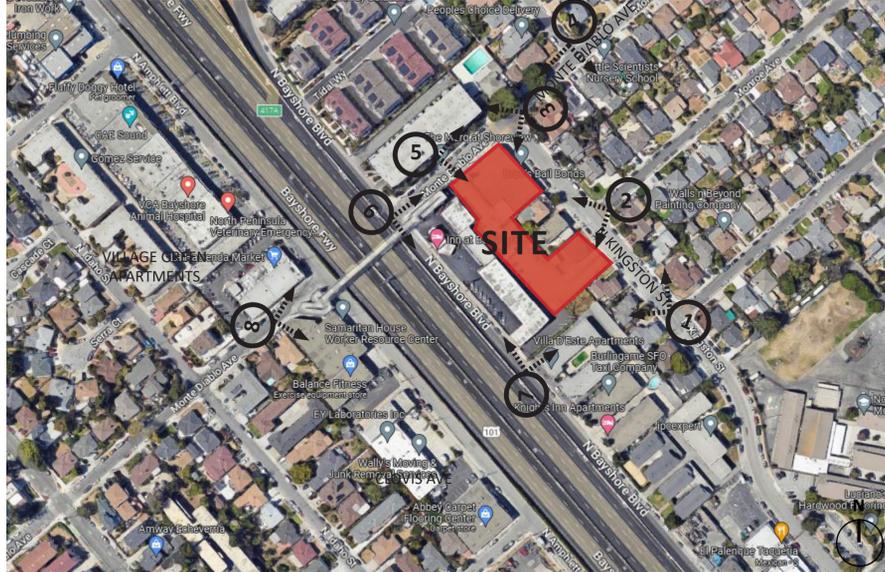
MONTE DIABLO AVE LOOKING NORTH 5



MONTE DIABLO AVENUE LOOKING AT SITE 3



VIEW FROM N BAYSHORE BLVD 7



MONROE AVE LOOKS TOWARDS N. KINGSTON STREET 2



MONTE DIABLOE AVE LOOKING EAST 6



VIEW LOOKING TOWARDS MONTE DIABLO AVE 4



NORTH KINGSTON STREET FACING WEST 1



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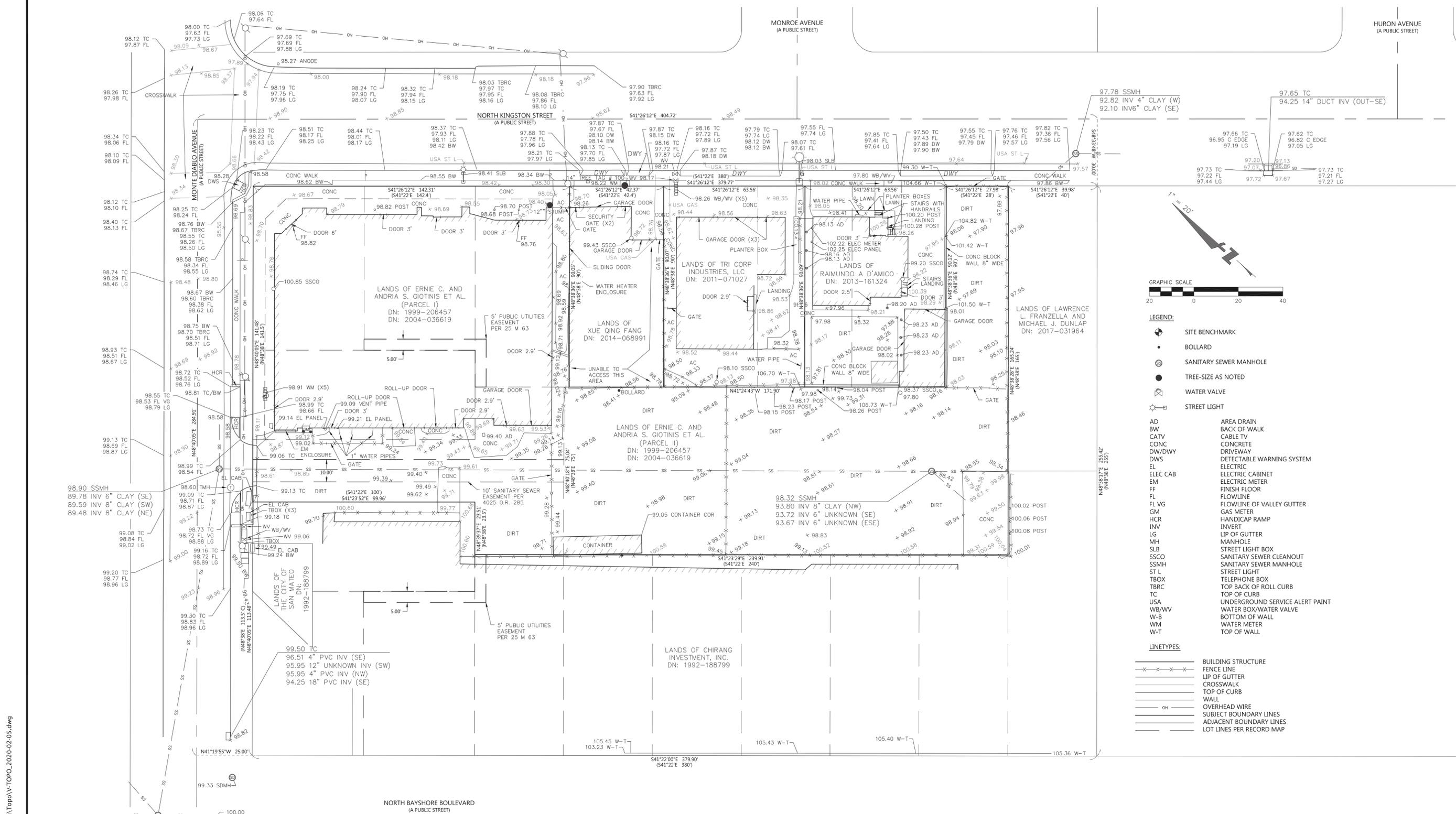
EXISTING SITE  
PHOTOS

Job No. 21058  
Date: 4/21/2023  
Scale:  
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Sheet No:

G2.0

Date	02/05/2020	No.	1)
Scale	1" = 20'	Revised	REVISION LINE TYPES (02/05/2020)
Design	JMS	Drawn	JMS
Approved	DCJ	Job No.	20181085
Drawing Number: <b>G3.0</b>			



DRAWING NAME: K:\2018\181085\_1218\_Monte\_Diablo\SUR\_Mapping\Topo\V-TOPO\_2020-02-05.dwg  
PLOT DATE: 02-05-20 PLOTTED BY: frb

- 92.73 INV 15" CLAY (N)
- 89.21 INV 8" CLAY (NE)
- 86.18 INV 12" CLAY (SW)
- 86.36 INV 36" CLAY (NW)
- 86.33 INV 36" CLAY (SE)

**UTILITY STATEMENT:**  
UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED. CONTRACTOR(S) SHALL VERIFY ALL UTILITIES PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.

**BASIS OF BEARINGS:**  
THE BEARING OF SOUTH 41°22'00" EAST ALONG THE NORTHEASTERLY SIDELINE OF NORTH BAYSHORE BOULEVARD, FORMERLY BAYSHORE HIGHWAY, AS SHOWN ON THAT CERTAIN MAP NO. 6 SHORE VIEW TRACT, RECORDED JUNE 18, 1946 AT 63 MR 063, RECORDS OF SAN MATEO COUNTY, AND AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP. LOCATED BASED ON CURB SPLITS.

**BENCHMARK STATEMENT:**  
THE ELEVATIONS SHOWN HEREON ARE ASSUMED. THE FOUND CALTRANS MAG NAIL AND WASHER SOUTHWESTERLY OF THE INTERSECTION OF MONTE DIABLO AVENUE AND NORTH BAYSHORE BOULEVARD WAS USED AS THE BENCHMARK FOR THIS SURVEY.

FOUND CALTRANS MAG NAIL AND WASHER  
ELEVATION= 100.00'

**ELEVATION CONVERSION EQUATION:**  
TO OBTAIN ELEVATIONS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) SUBTRACT 92.28 FEET FROM THE ASSUMED DATUM ELEVATION SHOWN HEREON.

ASSUMED DATUM - 92.28' = NAVD 88 DATUM

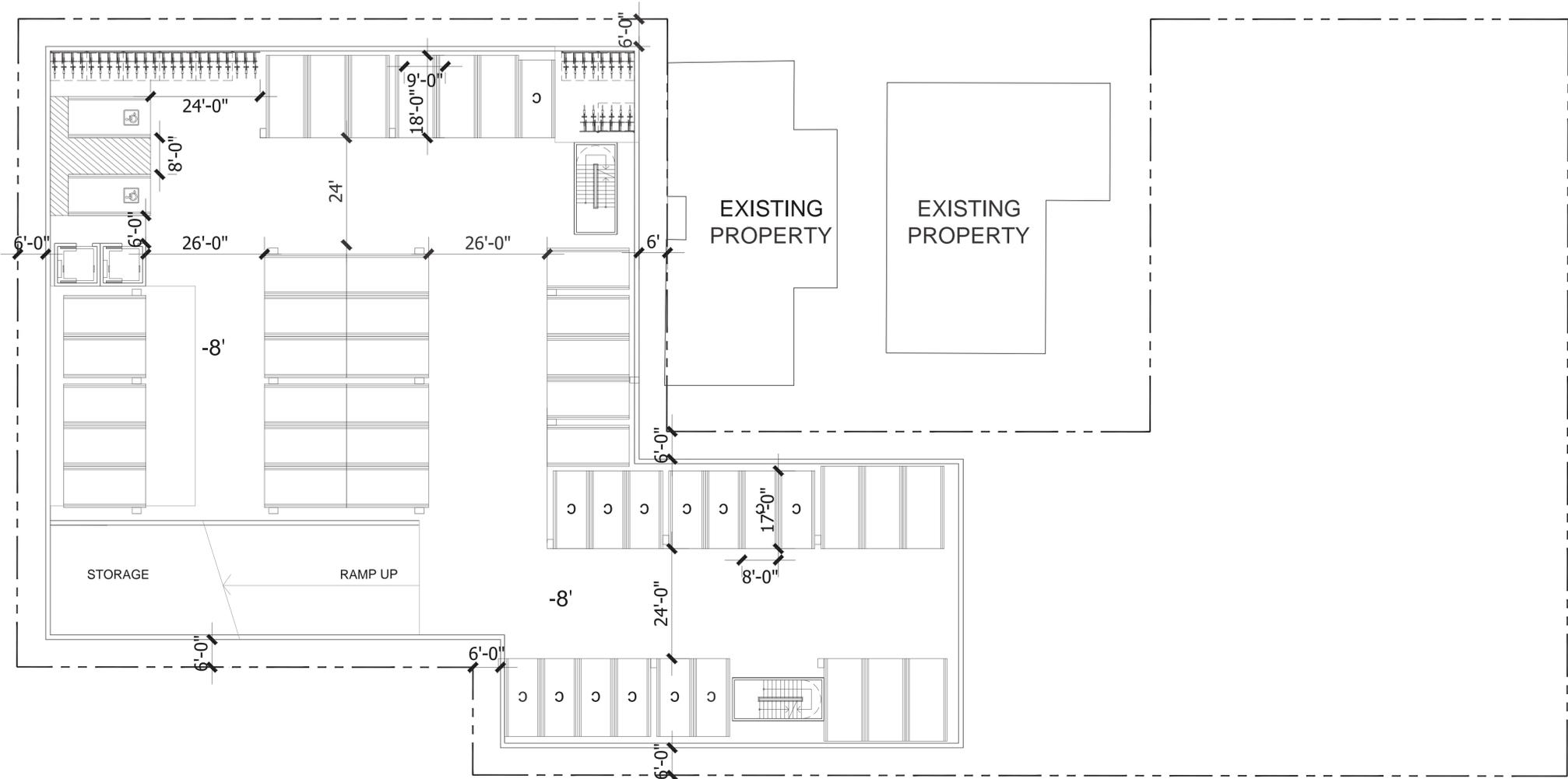
**\*\*ADDED FEMA INFORMATION PER CITY REQUEST - THIS IS NOT PART OF THE SURVEY\*\***  
FEMA BASE FLOOD ELEVATION (BFE) = 10. (PROJECT ELEVATION 102.28) PROJECT IS TO BE DESIGNED THAT HABITABLE FINISHED FLOORS IS AT LEAST ELEVATION 11. (PROJECT ELEVATION 103.28)

**SURVEYOR'S STATEMENT:**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

DAVID JUNGSMANN, P.L.S. 9267



02/05/2020  
DATE



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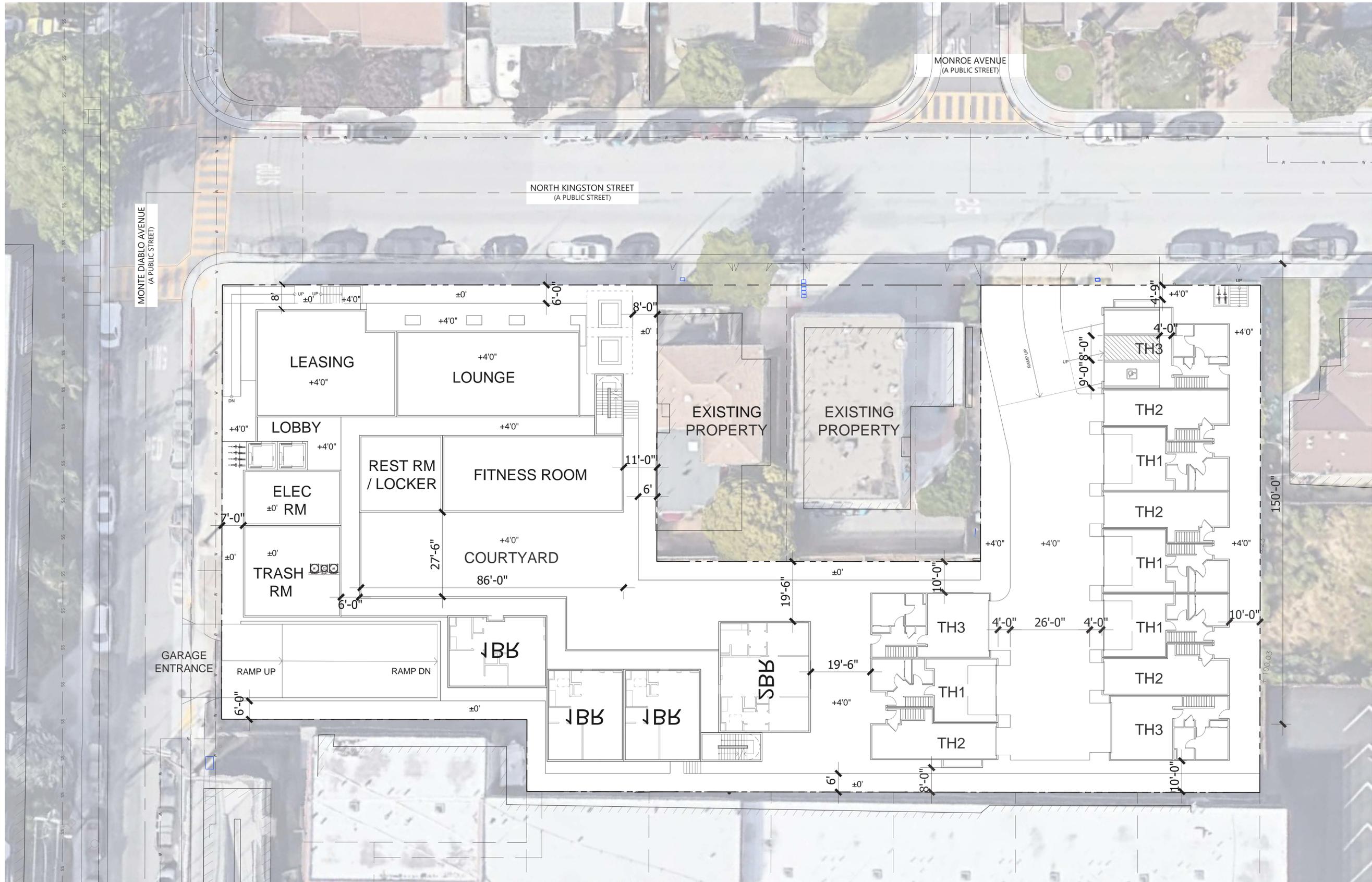
**LEVEL B1**

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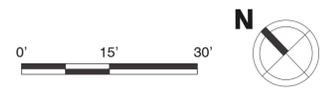
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**SITE PLAN  
 LEVEL 1**

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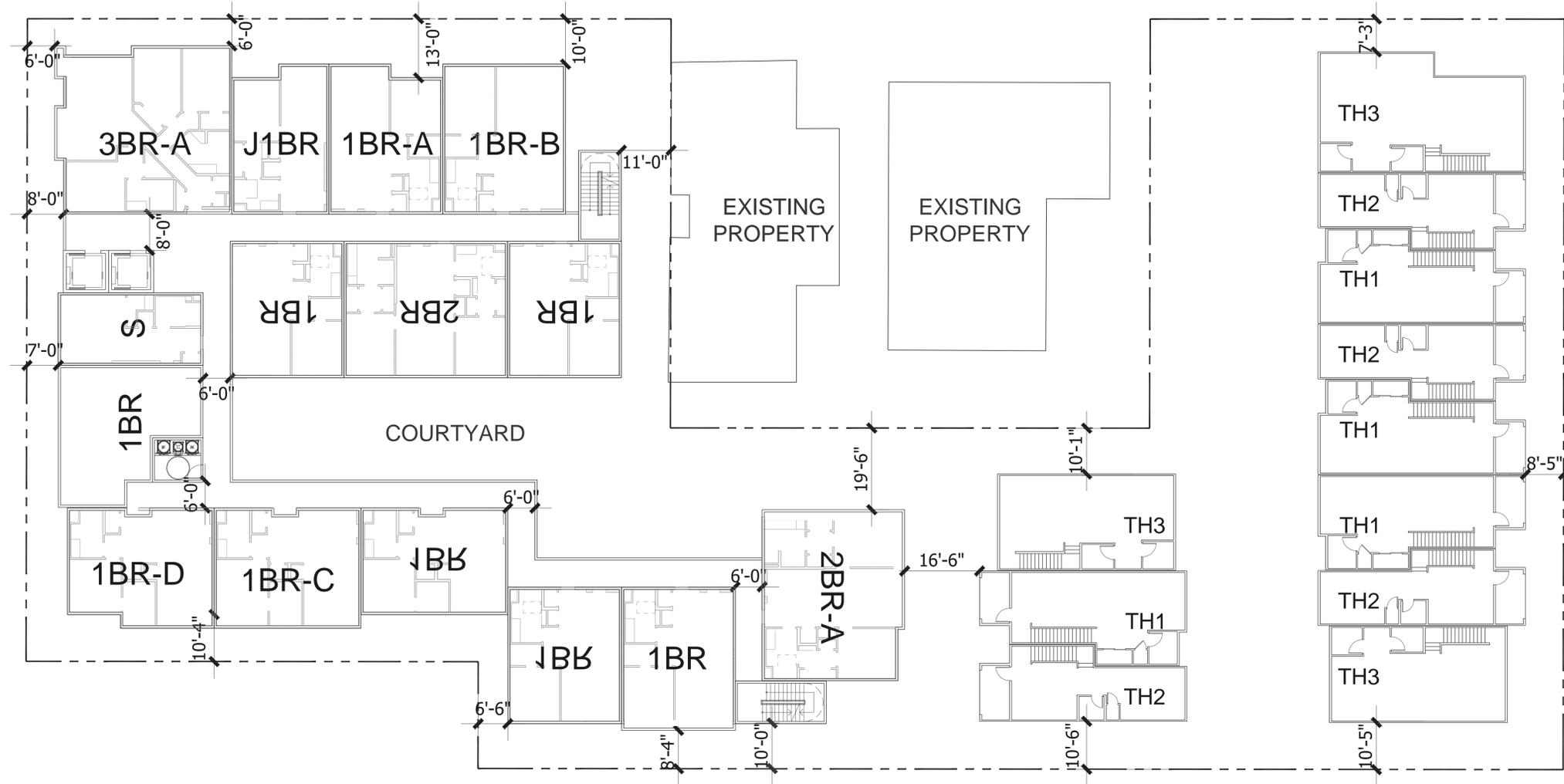


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LEVEL 2

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A1.2

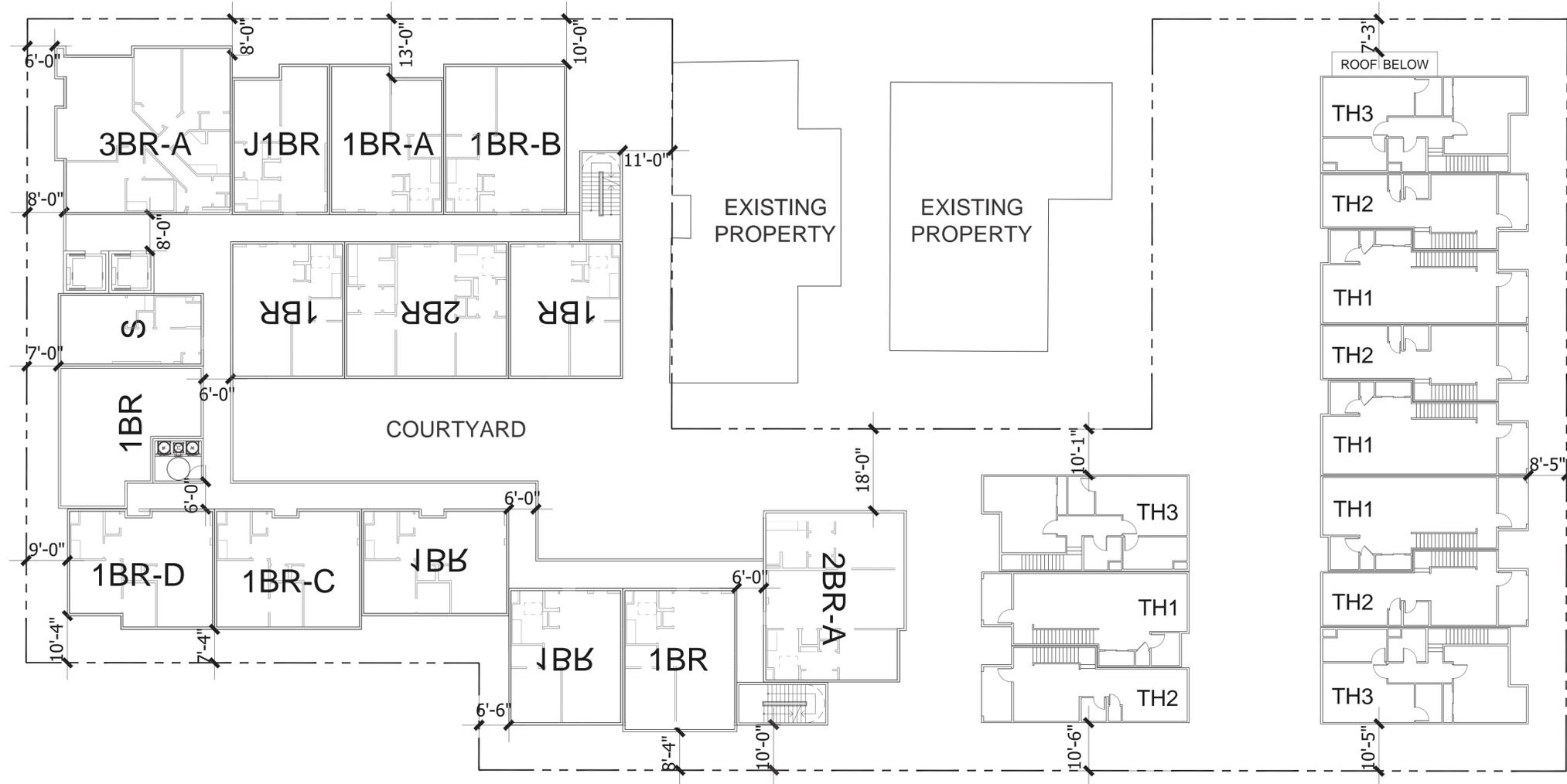


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LEVEL 3

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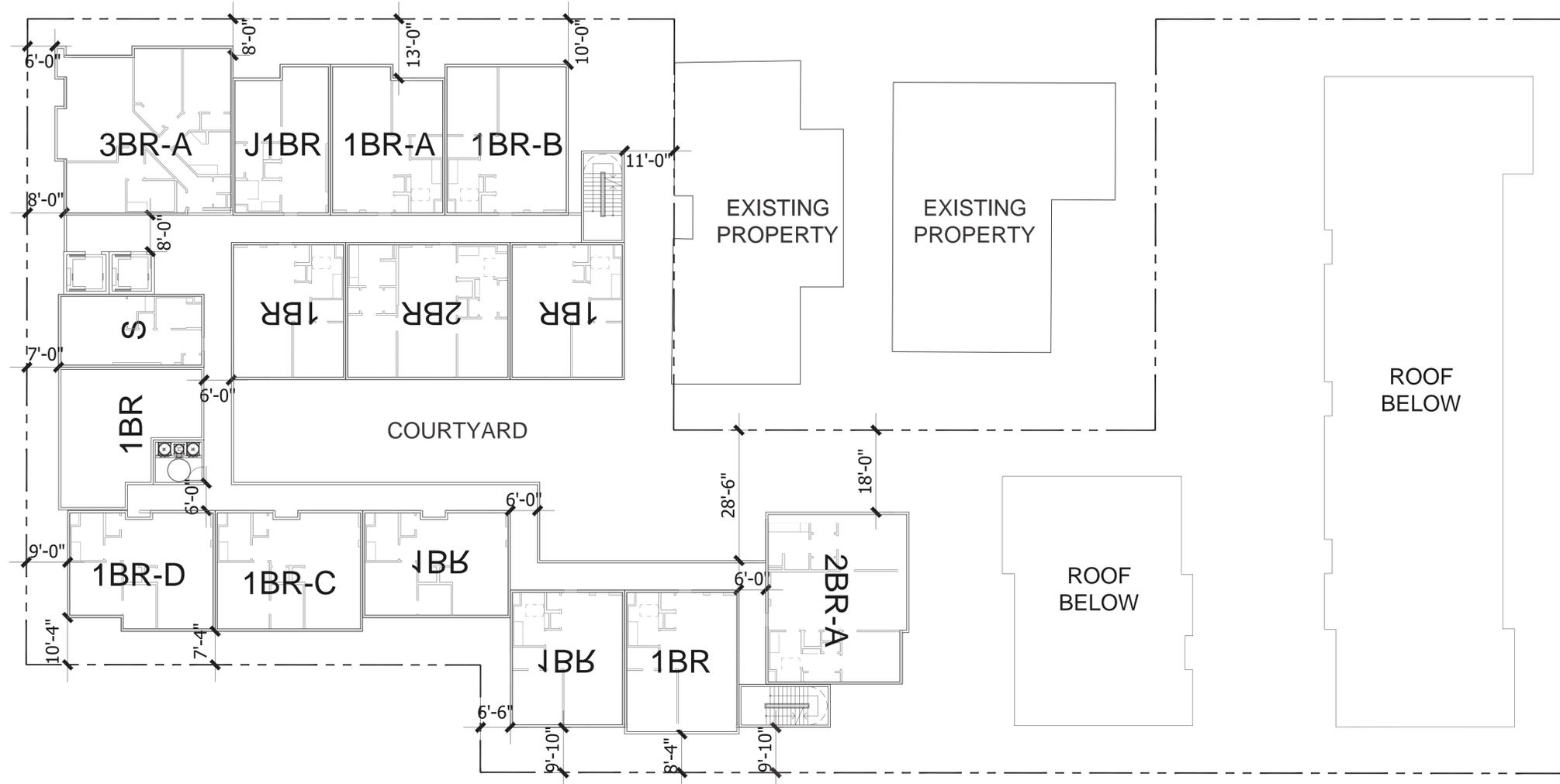


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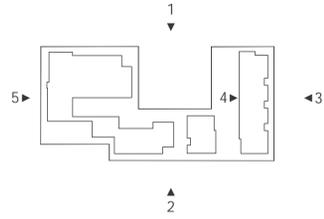
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ELEVATION 1 NORTH ELEVATION



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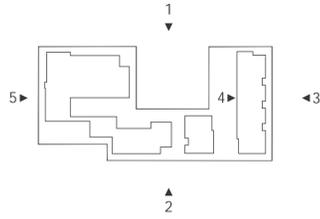
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**BUILDING  
ELEVATIONS-1**

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ELEVATION 2 SOUTH ELEVATION



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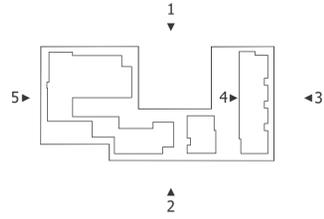
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**BUILDING  
ELEVATIONS-2**

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ELEVATION 3 TOWNHOME EAST ELEVATION



ELEVATION 4 TOWNHOME WEST ELEVATION



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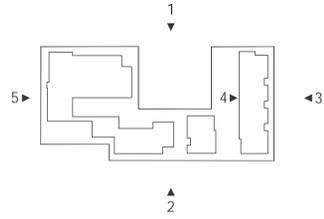
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**BUILDING  
ELEVATIONS-3**

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Date: 4/21/2023  
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**A2.2**



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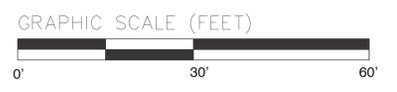
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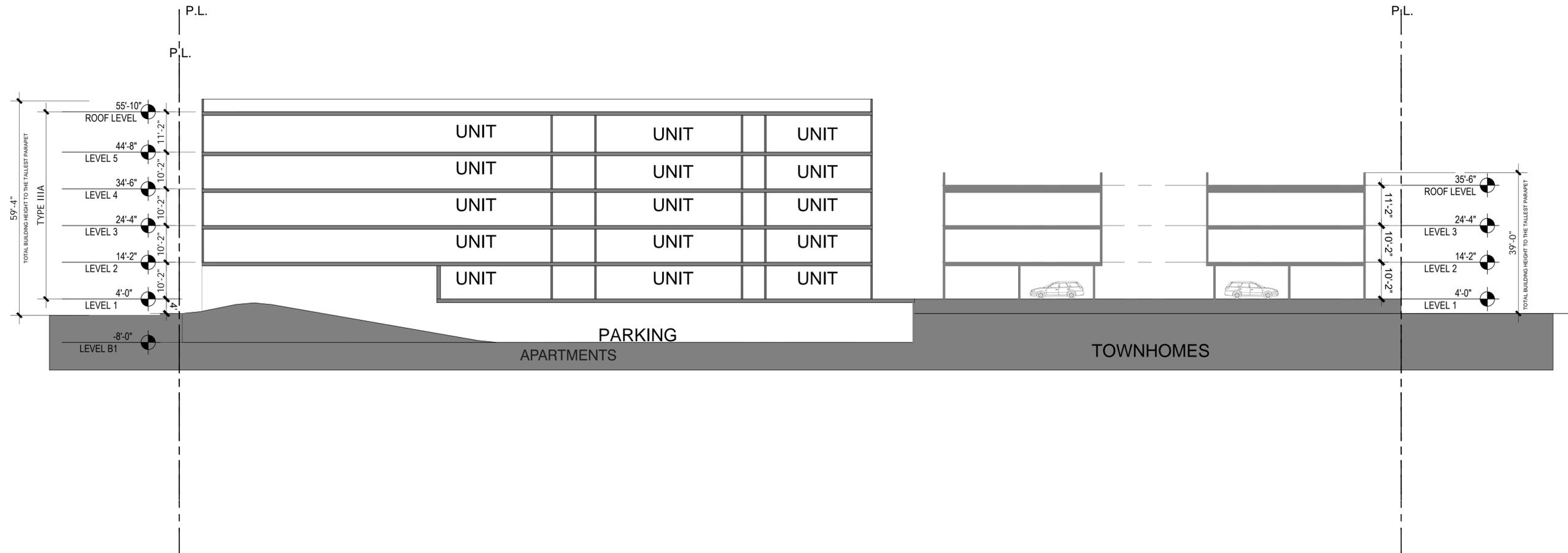
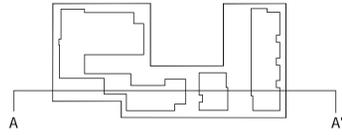
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ELEVATION 5 APARTMENT WEST ELEVATION





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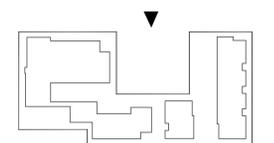
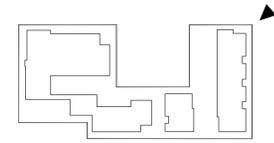
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**SECTION**

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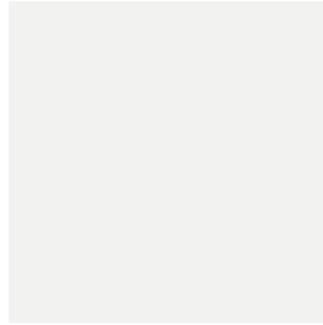
**PERSPECTIVE  
VIEWS**

Job No. 21058  
Date: 4/21/2023  
Scale:  
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Sheet No.:

**A4.0**

**PRELIMINARY CONCEPT MATERIALS AND COLORS**



**A1-1 STUCCO WHITE**



**A1-2 STUCCO GREY**



**A1-3 STUCCO BEIGE**



**A1-4 STUCCO LIGHT GREY**



**A1-5 SIDING PANEL LIGHT GREY**



**A1-6 SIDING PANEL BEIGE**



**A1-7 SIDING PANEL BROWN**

**WINDOWS AND STOREFRONT**



**B1-1 VINYL WINDOW**



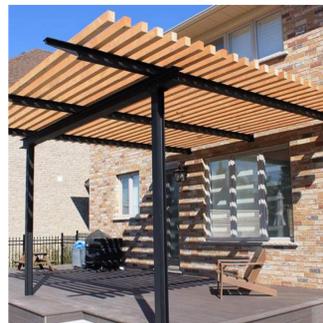
**B1-2 STOREFRONT**



**C1-1 METAL RAILING**



**C1-2 WOOD FENCE**



**D1-1 TRELLIS**



**E1-1 GARAGE DOOR**



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