



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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G0.0

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	APPLICANT
STUDIO T-SQ, INC. 1970 BROADWAY, SUITE 408 OAKLAND, CA 94612 CONTACT: CHEK FONG TANG EMAIL: CTANG@STUDIOT-SQ.COM PHONE: (510)451-2850	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. ⅓ OF BUILDING HEIGHT UP TO 25’ MAX FOR BUILDING EXCEEDING 3 STORIES.
SIDE (ABUTTING R2): ⅓ 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: COMMERICAL

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		2,034	1	3
1BR-A	1	661		661	1	1
1BR	29	755		21,895	1	29
1BR-A	3	796	67.2%	2,388	1	3
1BR-B	3	896		2,688	1	3
1BR-C	3	850		2,550	1	3
1BR-D	3	815		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		3,507	1.5	5
3BR	1	1,339	6.3%	1,339	1.5	1.5
3BR-A	3	1,384		4,152	1.5	4.5
Totals	64	841	100%	53,800	1.00	64

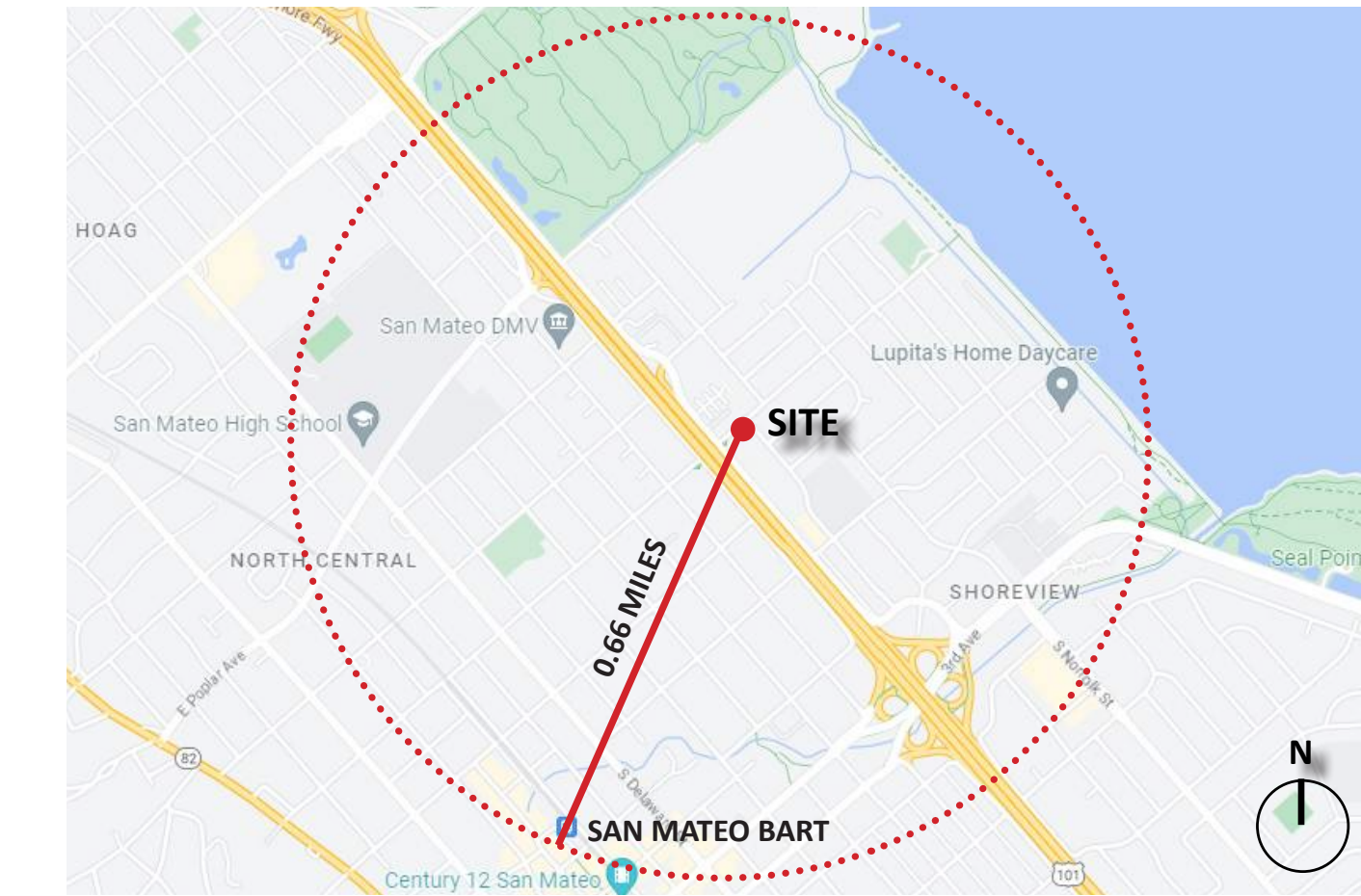
TOWNHOMES

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

VICINITY MAP



SHEET INDEX

- GENERAL:**
- G0.0 COVER PAGE
 - G1.0 PROJECT SUMMARY
 - 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
 - A2.1 BUILDING ELEVATIONS-2
 - A2.3 BUILDING ELEVATIONS-3
 - A3.0 BUILDING SECTIONS
 - A4.0 PRELIMINARY PERSPECTIVE VIEWS
 - A5.0 PRELIMINARY CONCEPT MATERIALS AND COLORS

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



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PROJECT SUMMARY

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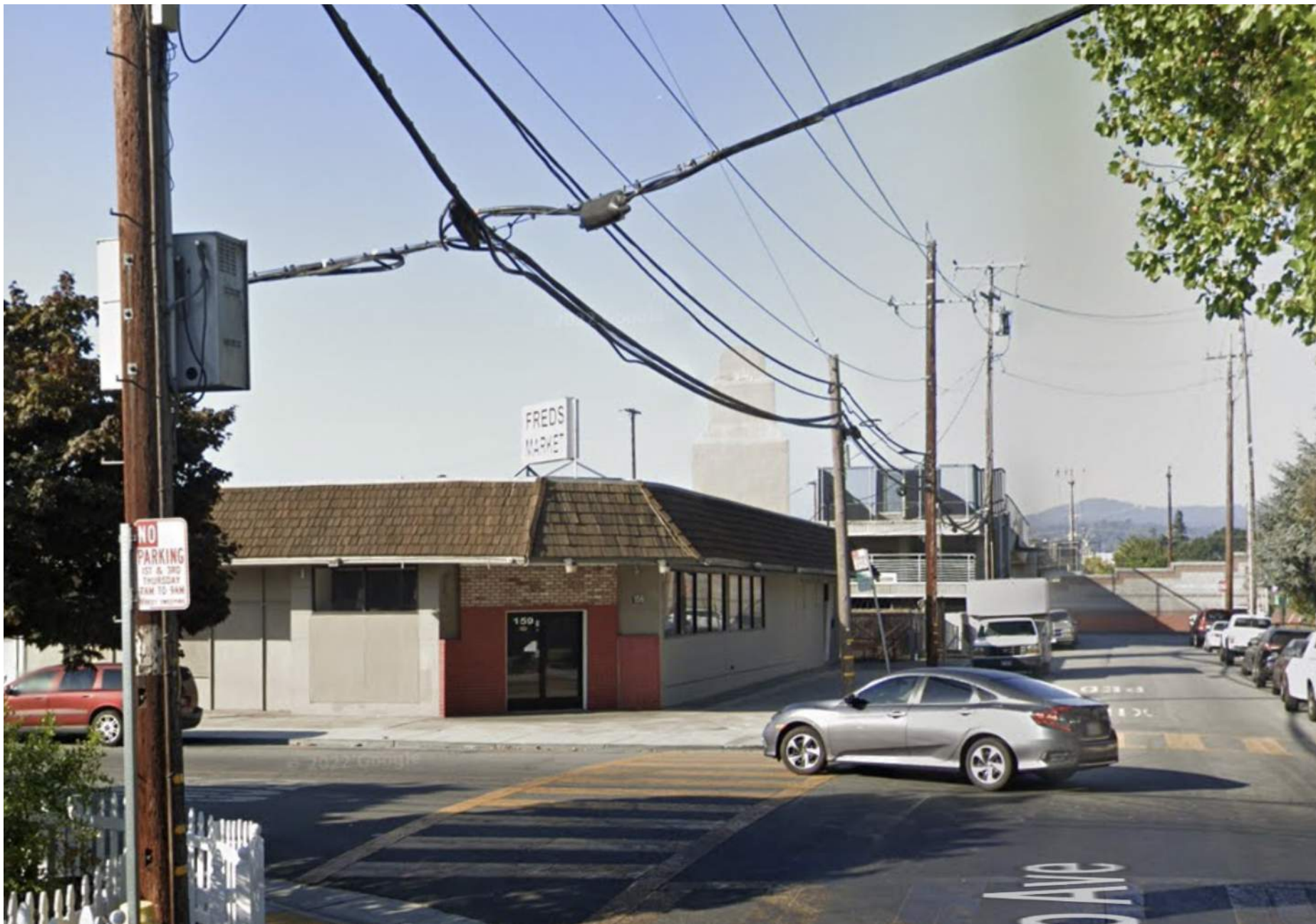
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MONTE DIABLO AVE LOOKING TOWARDS SITE ACROSS HIGHWAY 101 8



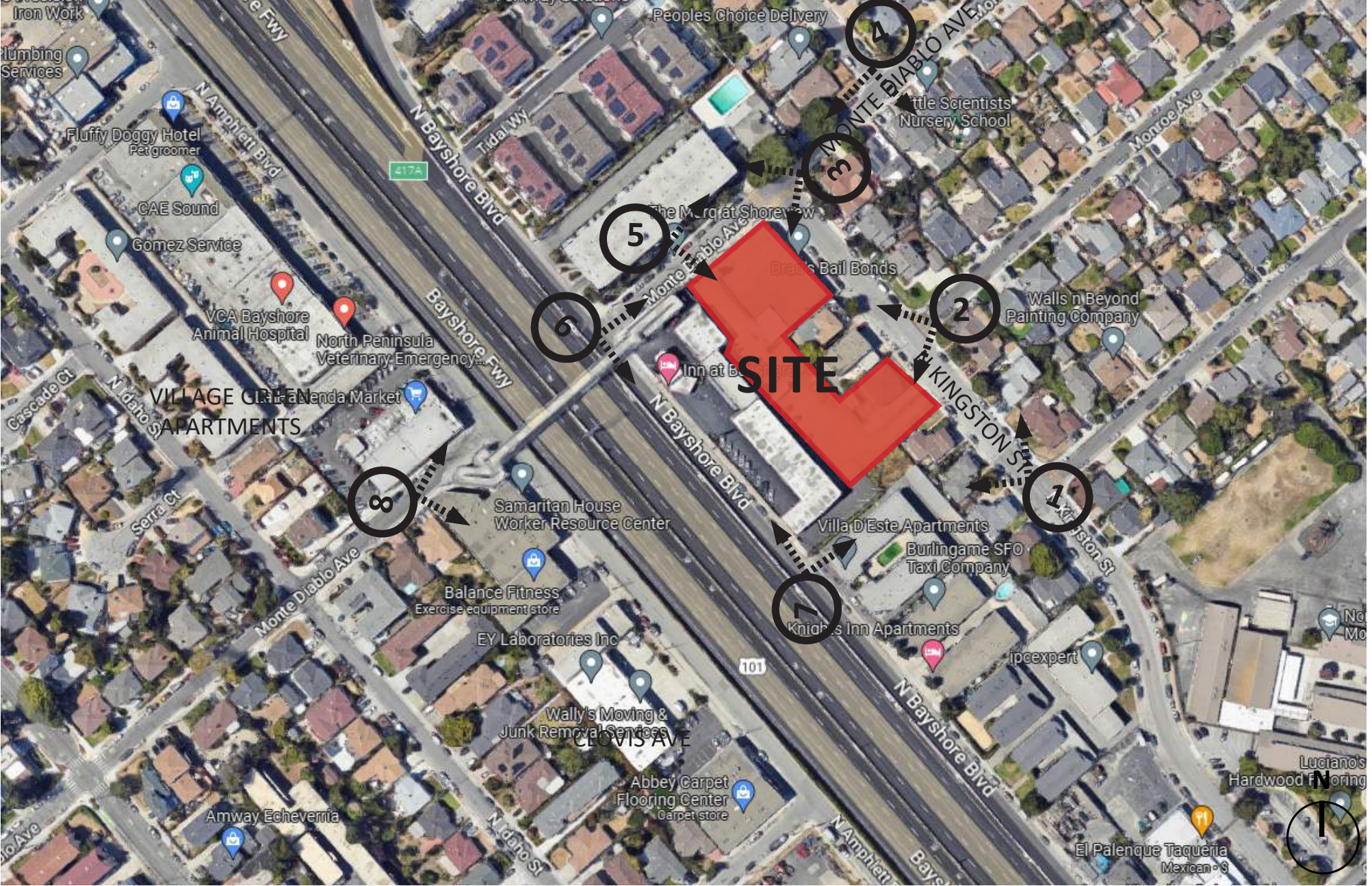
MONTE DIABLO AVE LOOKING NORTH 5



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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Sheet Title:
EXISTING SITE
PHOTOS

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**TOPOGRAPHIC SURVEY OF
1218 MONTE DIABLO AVENUE**

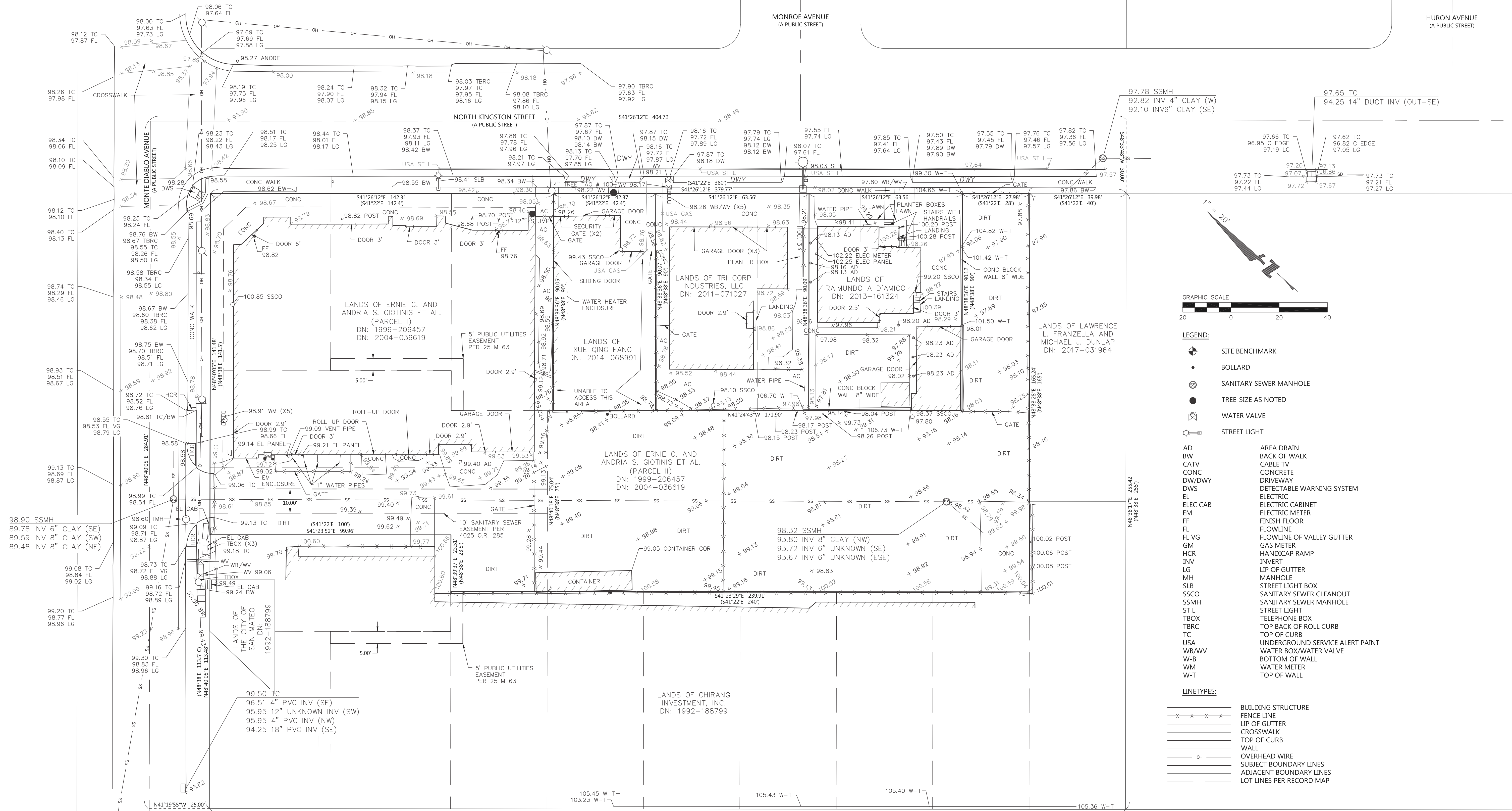
COUNTY OF SAN MATEO

SAN MATEO

Revisions		No.	Date
1)	REVISED LINE TYPES (02/05/2020)	1)	02/05/2020
Design	Drawn	JMS	
Approved	DCJ		
Job No	20181085		
Drawing Number:			

G3.0

DRAWING NAME: K:\2018\181085.1218.Monte_Diablo\Surf Mapping\Topo\V-TOPO_2020-02-05.dwg
PLOT DATE: 02-05-20 PLOTTED BY: frib



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 RSM 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 JUNG
DAVID JUNG, P.L.S. 9267



02/05/2020
DATE



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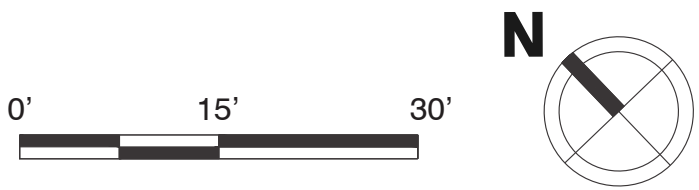
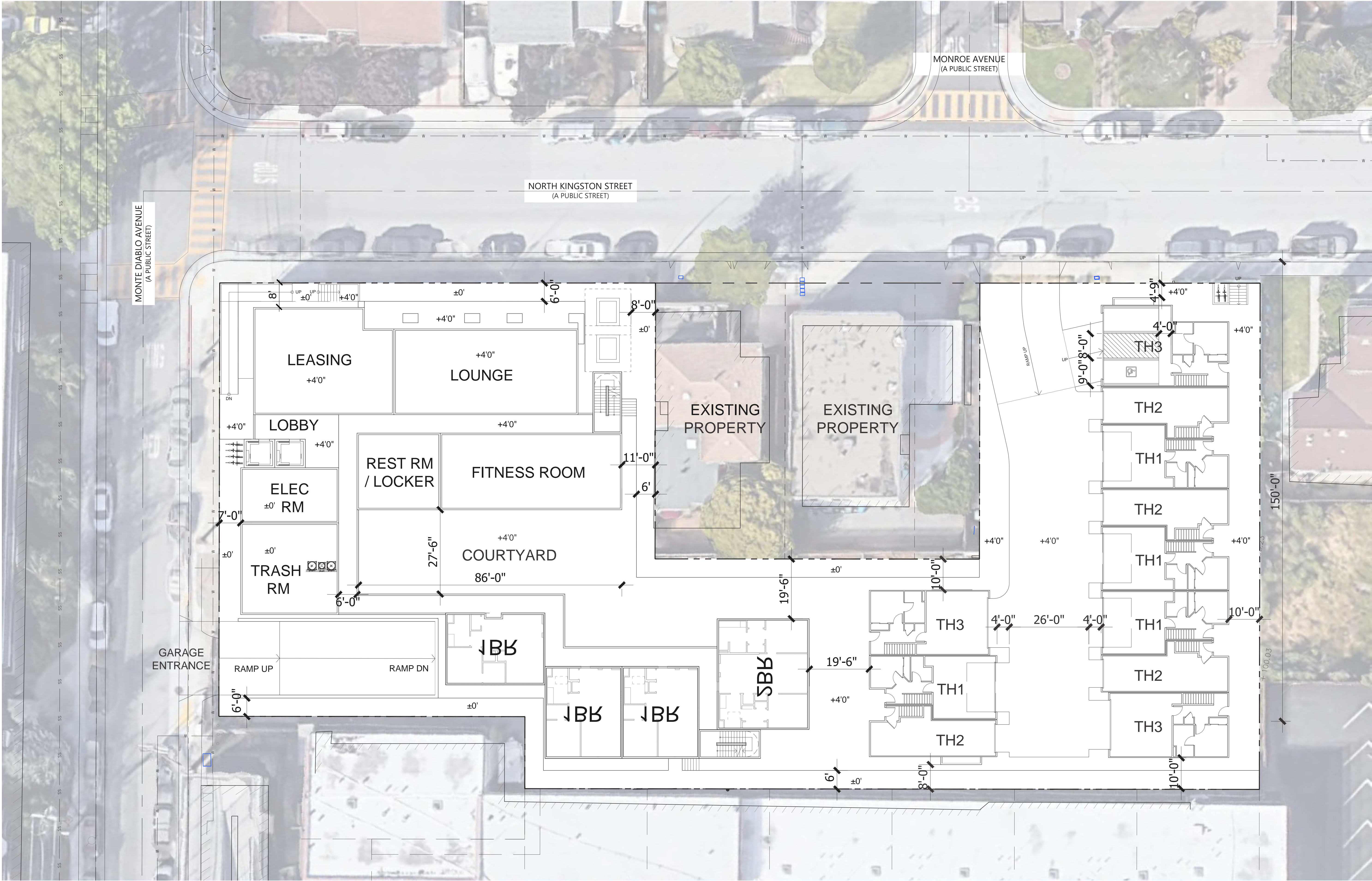
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LEVEL B1

A1.0





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SITE PLAN
LEVEL 1

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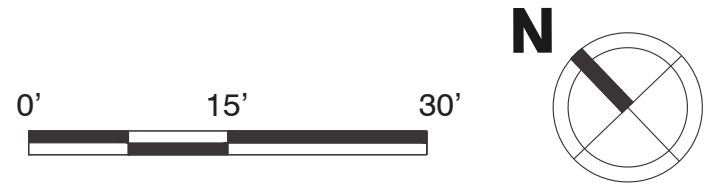
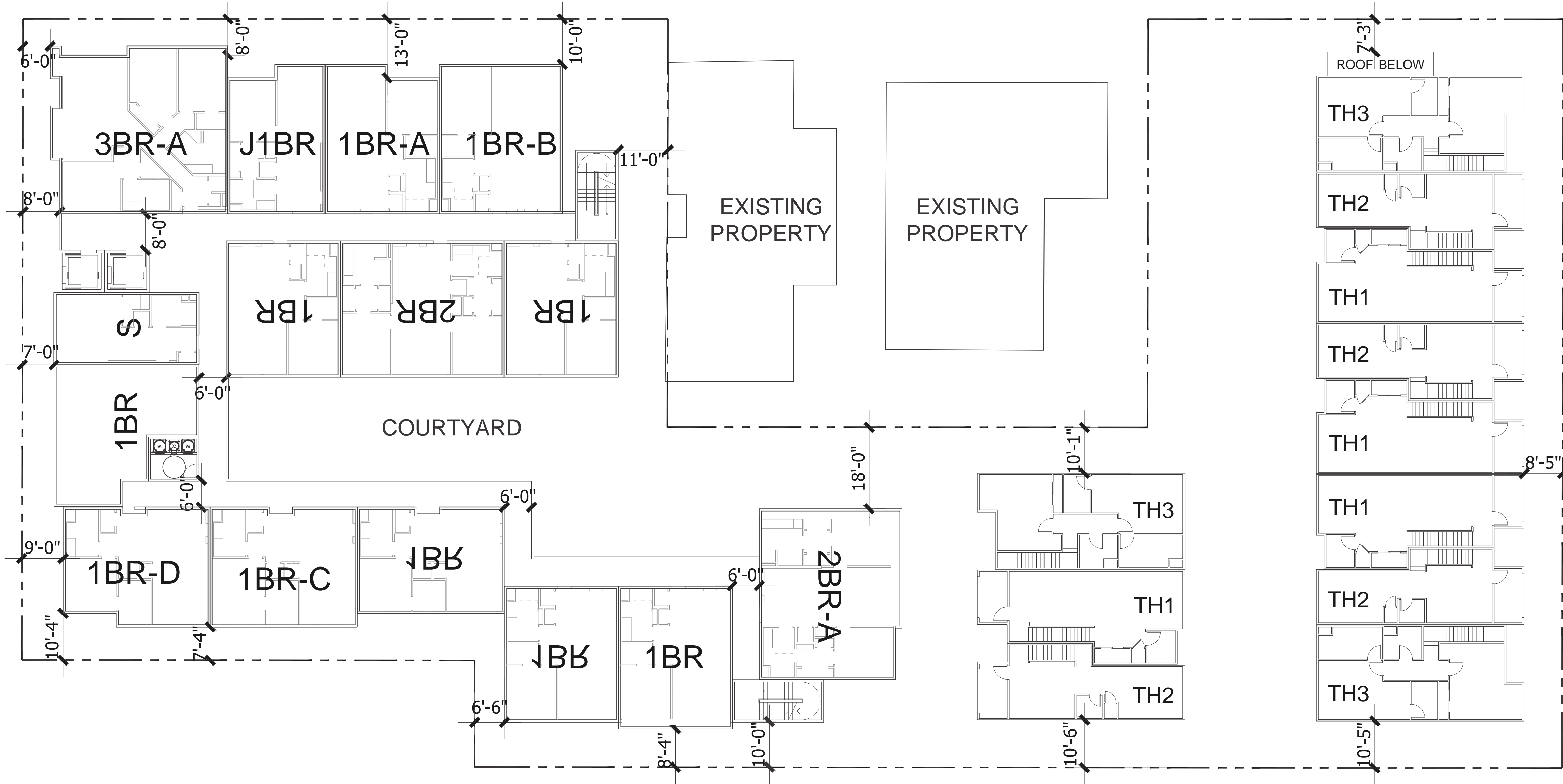
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LEVEL 2

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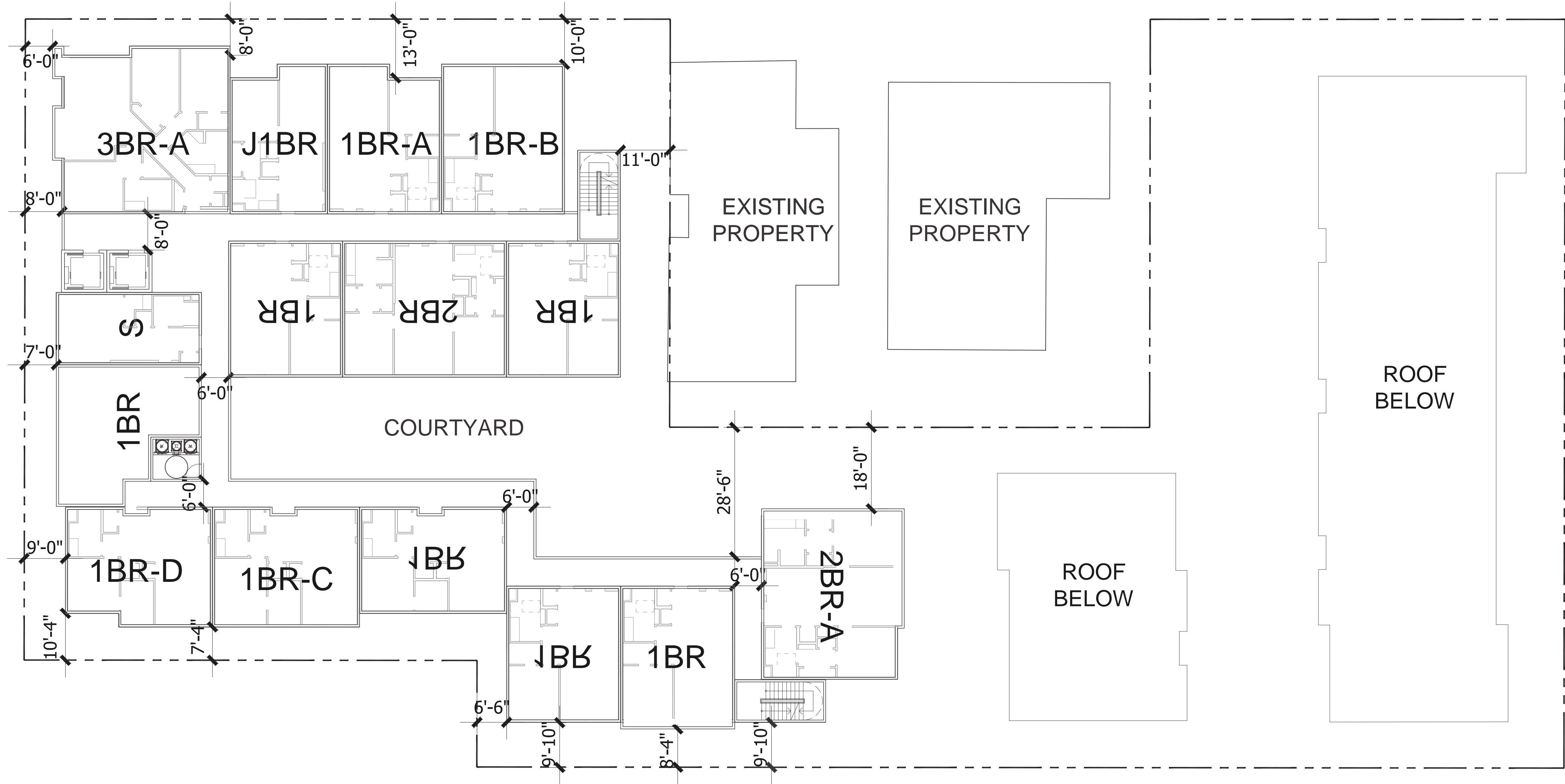
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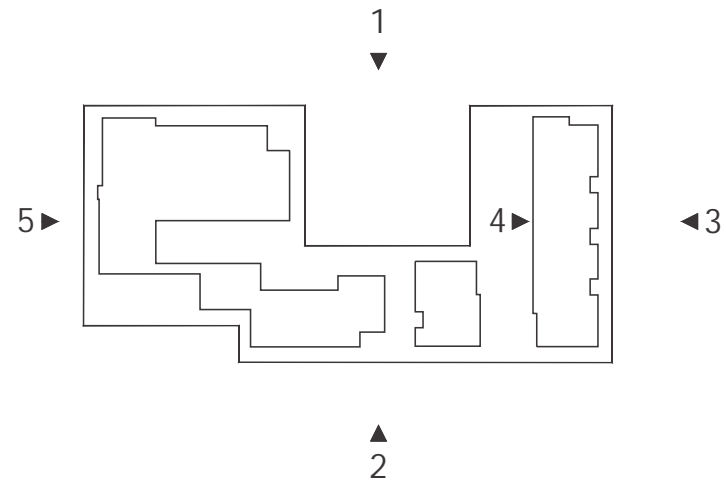
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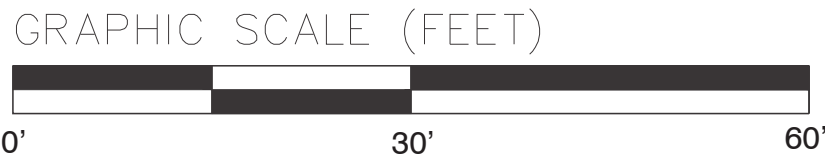
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ELEVATION 1 NORTH ELEVATION



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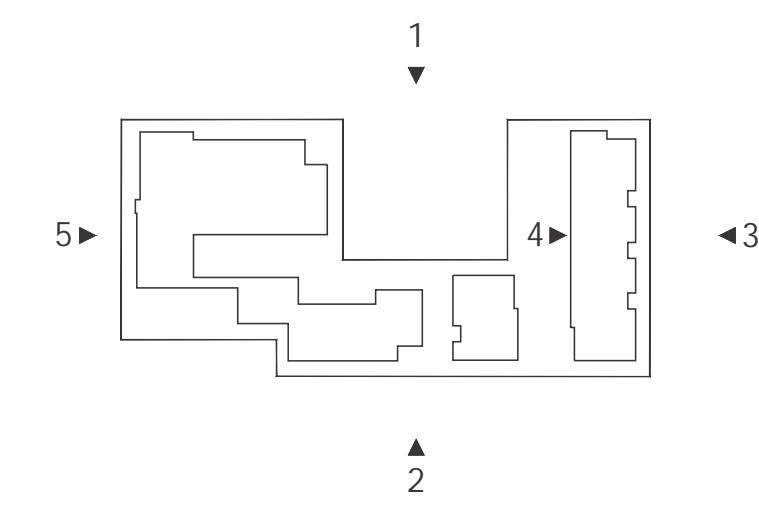
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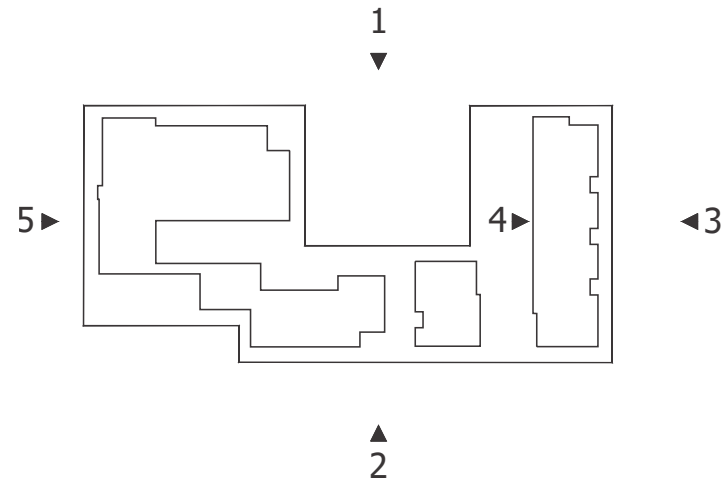
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ELEVATION 3 TOWNHOME EAST ELEVATION



ELEVATION 4 TOWNHOME WEST ELEVATION



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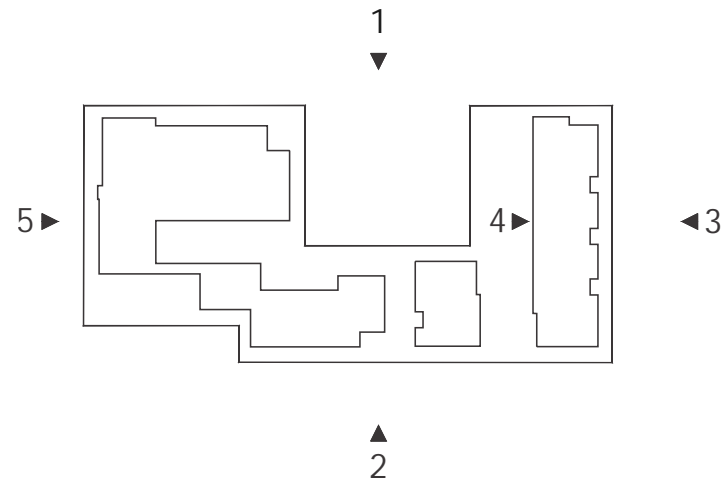
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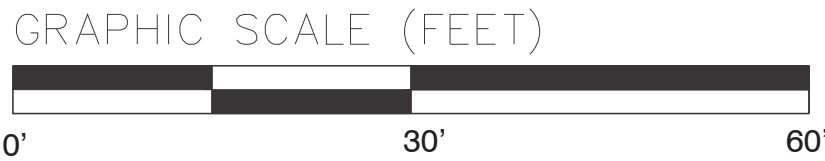
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ELEVATION 5 APARTMENT WEST ELEVATION



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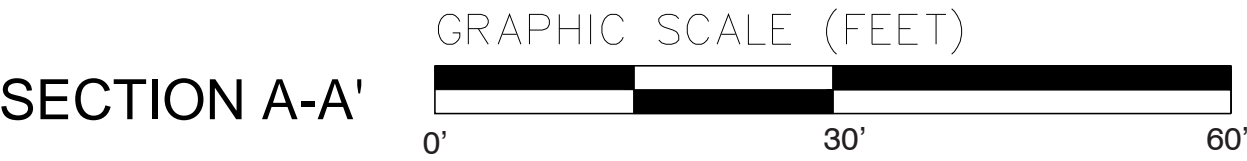
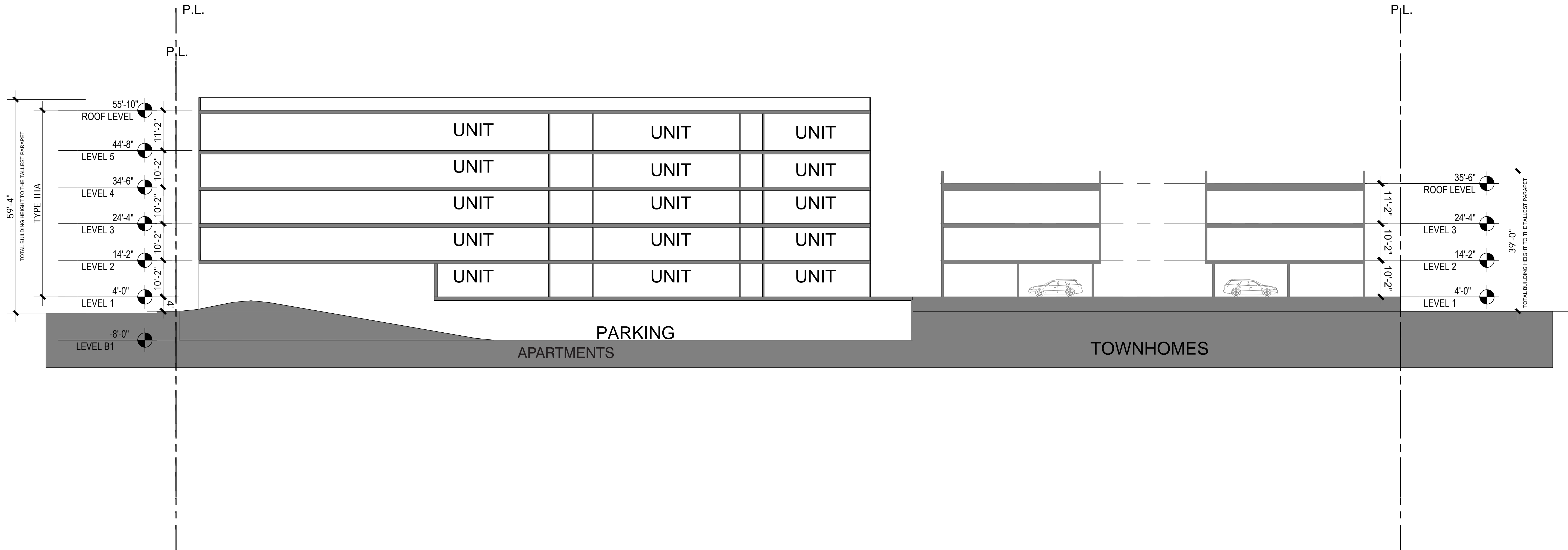
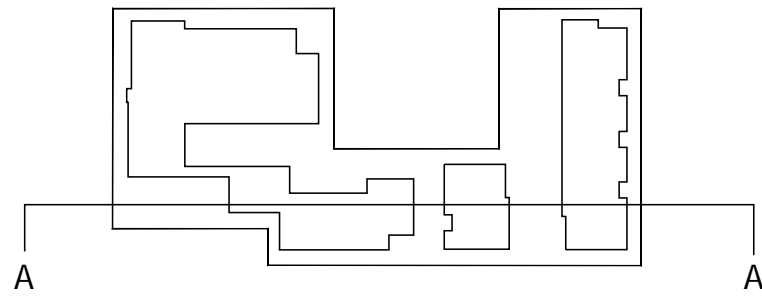
Sheet Title:

BUILDING
ELEVATIONS-4

Job No. 21058
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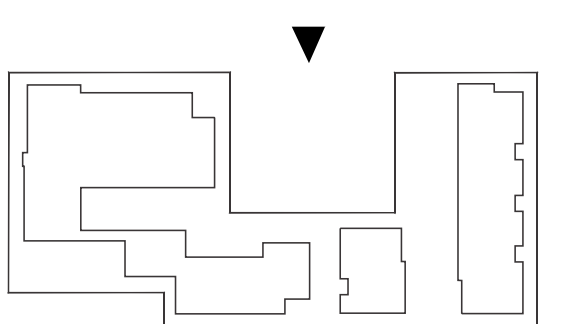
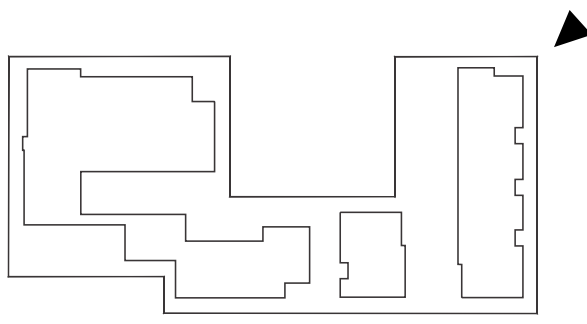
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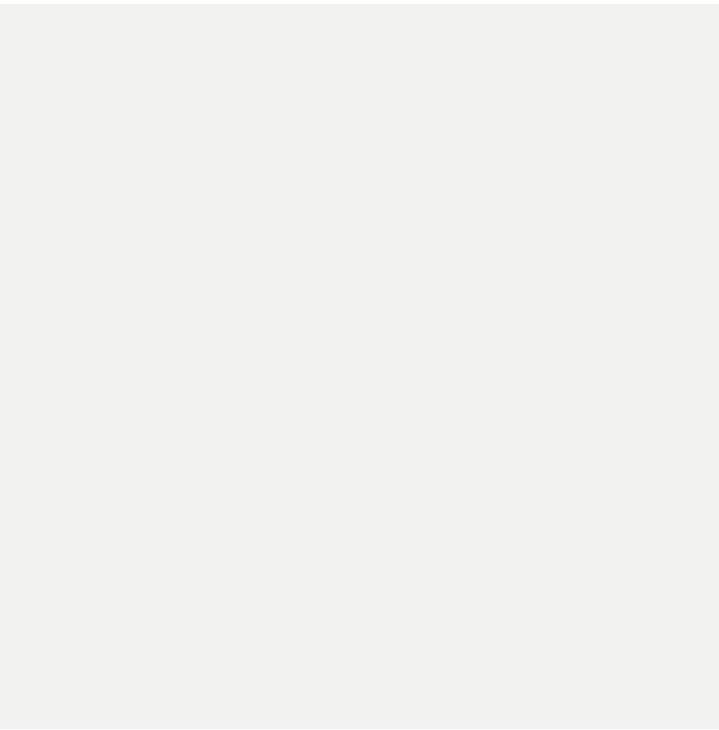
PERSPECTIVE
VIEWS

Job No. 21058
Date: 4/21/2023
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A4.0

PRELIMINARY CONCEP 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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CONCEPT
MATERIALS AND
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