

MARTIN

477 9th Ave
San Mateo, CA
Planning Commission

December 12th, 2023

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About The Martin Group.

Local Developer, Family Owned.



The Martin Group brings 39 years Bay Area development experience. Specializing in mixed-use housing and student housing projects.

Partnered with BDE Architects and The Guzzardo Partnership, who have experience in San Mateo.

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Neighborhood.

Walkable to downtown San Mateo. Transit-oriented.



Project Statistics.

Balanced growth of mixed-income housing and permanent jobs.

120

**Total Residential
Units**

12

**Very-Low Income
Units**

29,207

**Square Feet
Office Space**
*~8,000 SF Net New Office SF

38

**Office Parking
Spaces**

112

**Residential
Parking Spaces**

144

**Bicycle Parking
Spaces**

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Existing Condition.

One story office building and
surface parking lot.



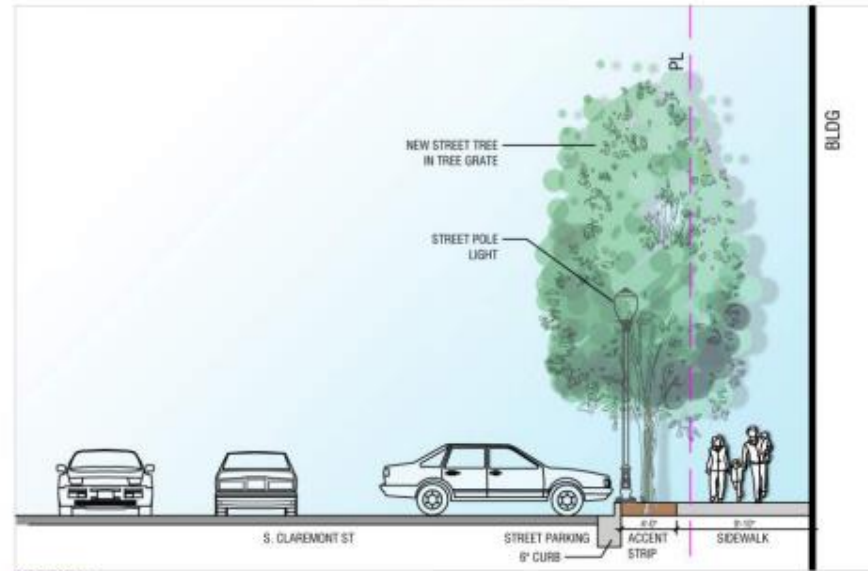
Site Plan.

Public plaza, dog run, courtyard and rooftop deck.

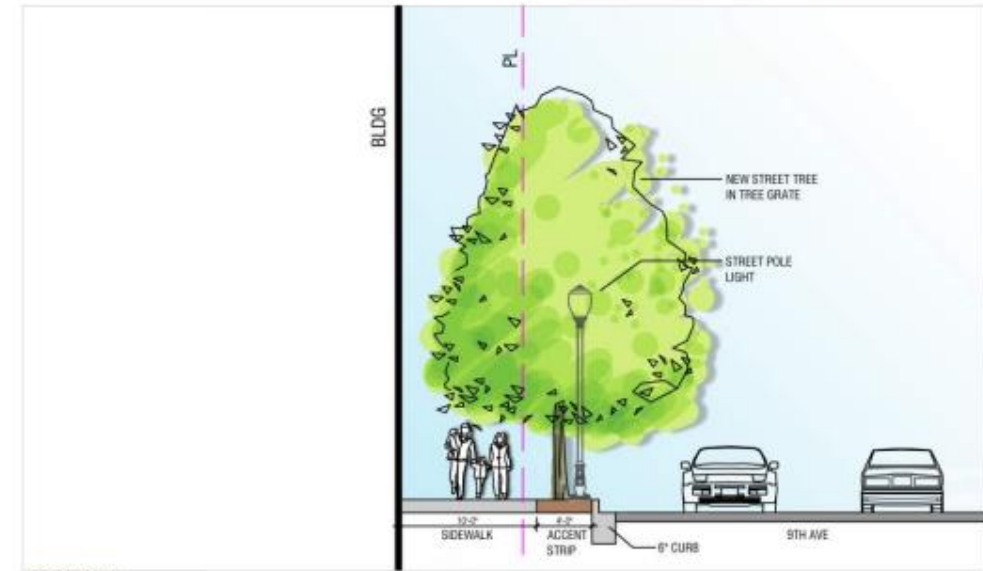


Landscape Sections.

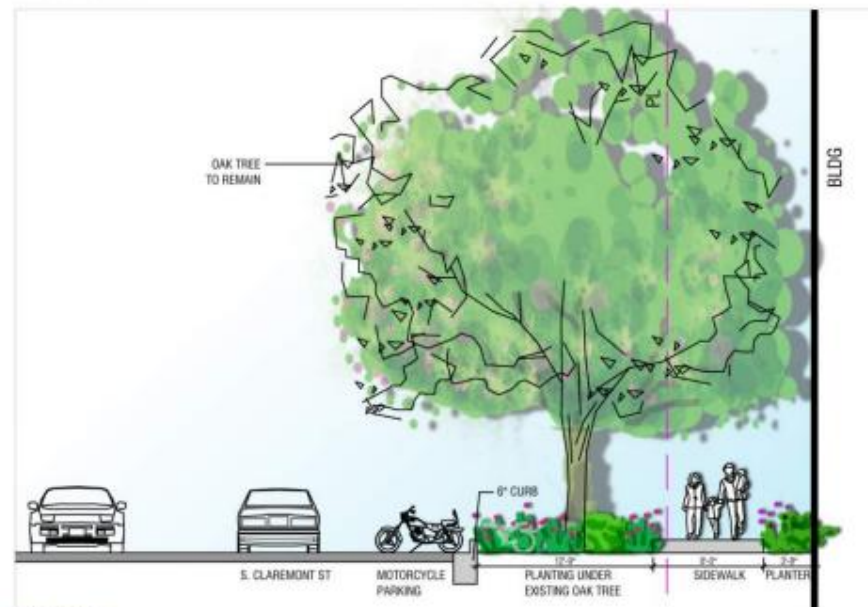
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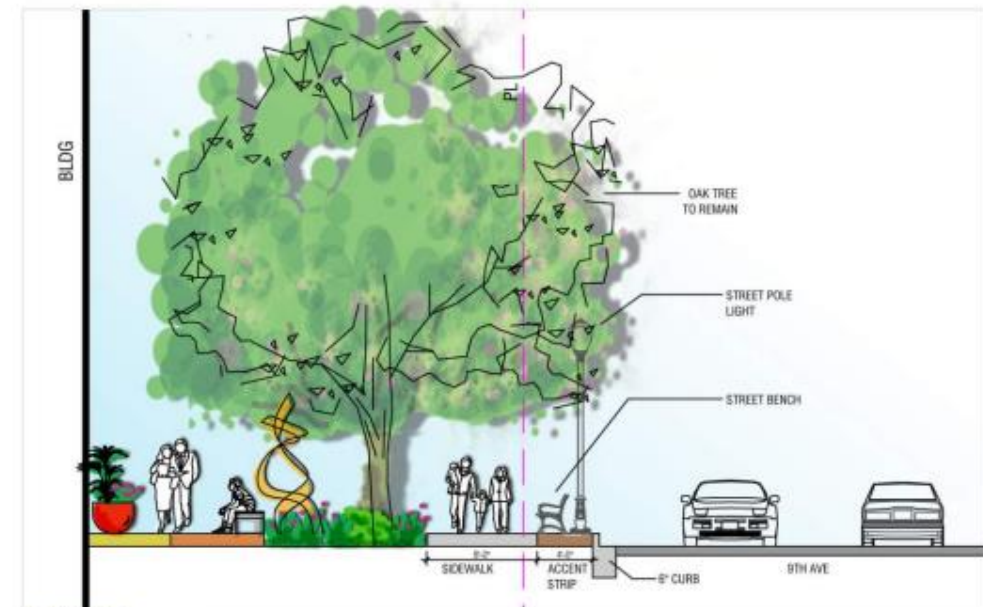
SECTION 1
scale 1" = 10'-0"



SECTION 3
scale 1" = 10'-0"



SECTION 2
scale 1" = 10'-0"



SECTION 4
scale 1" = 10'-0"



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Landscape Imagery.



PODIUM
+ ROOF

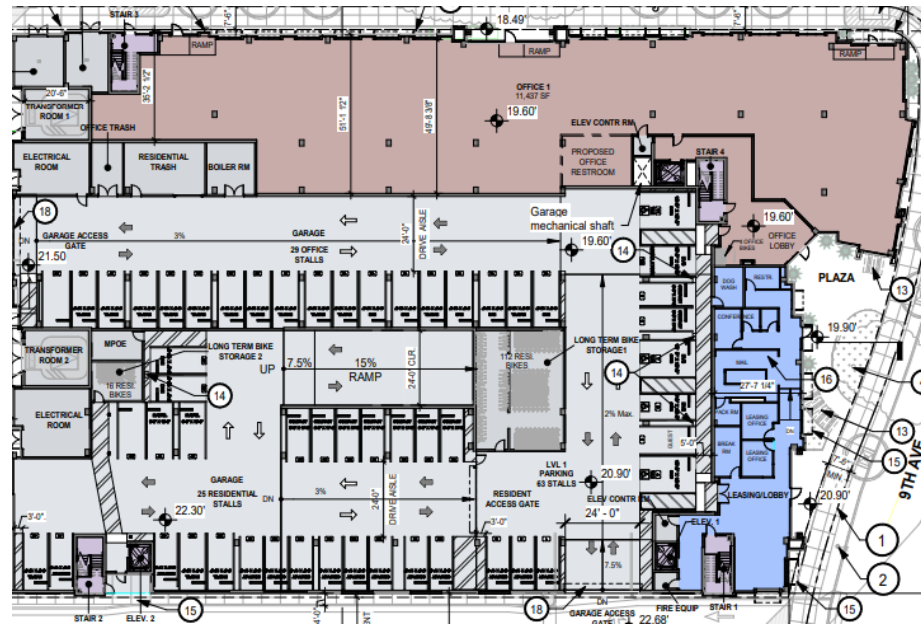


SITE



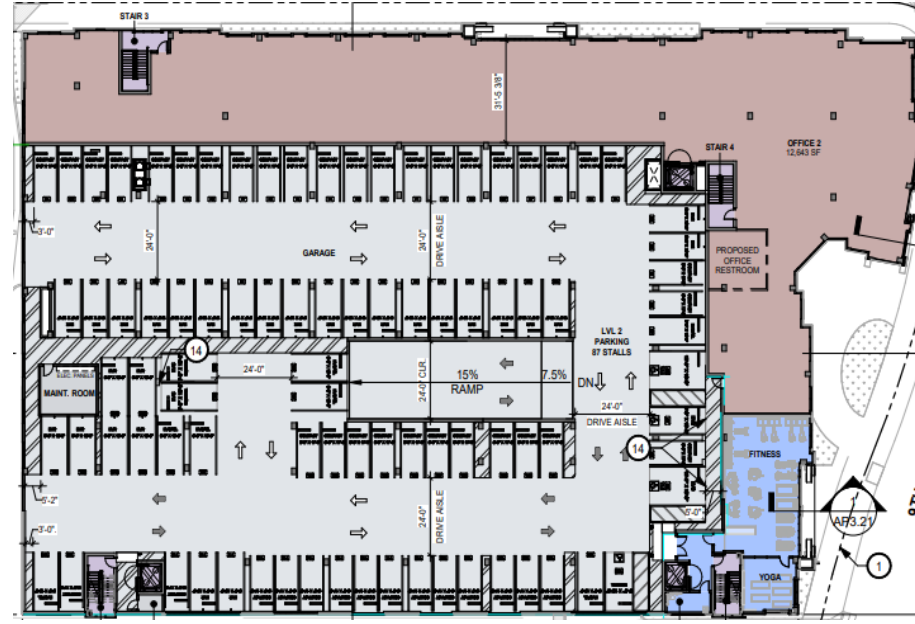
Site Plan.

5 stories of commercial and residential uses.



Ground Floor

- Commercial offices (red)
- Vehicle & Bicycle parking, utility rooms (grey)
- Lobbies, property manager's office, mailroom, resident conference room (blue)



Second Floor

- Commercial offices (red)
- Vehicle parking and utility rooms (grey)
- Fitness and residential amenities (blue)



Third through Fifth Floors (exemplary)

- All units are stacked with the exception above the clubhouse
- Studios, one bedroom and two-bedroom units (yellow)
- Outdoor courtyard (white)
- Residential clubhouse (blue)

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View East on 9th Street.

Timeless Spanish Architecture.



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View North on Claremont.



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View South on Claremont.



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View North from Railroad.



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Thank you!

Questions?

For additional information after the meeting, please contact Stephen@themartingroup.com

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Appendix

Appendix – Elevations.



ELEVATION - NORTH - CLAREMONT ST 2

1" = 30'-0"



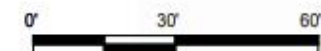
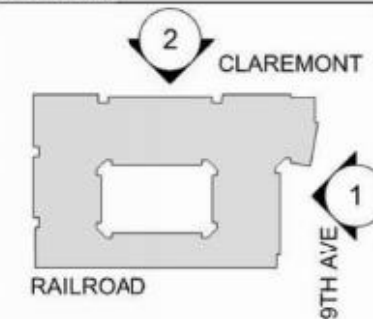
ELEVATION - EAST - 9TH AVE 1

1" = 30'-0"

SHEET NOTES

- 1 CEMENT PLASTER, SMOOTH SAND
- 2 CAST STONE
- 3 JULIETTE BALCONY, BOLT-ON, HOT-DIP GALV, PTD
- 4 RAILING, HOT-DIP GALV. PTD ARCH BRONZE
- 5 METAL AWNING, NON-RAIN THRU
- 6 VINYL NAIL-FIN WINDOW FIN ARCH BRONZE
- 7 STOREFRONT FIN ARCH BRONZE
- 8 SPANISH TILE ARCH. POTENTIAL ART ELEMENT
- 9 GARAGE ACCESS
- 10 BUILDING SIGNAGE, HT 18", DEPTH 2", CAST METAL, SIM.
- 11 SLOPED MANSARD ROOF, CONCRETE S-TILE
- 12 FOAM TRIM, 3" MIN DEPTH, PLASTER FIN.
- 13 TILE "FAUX" ROOF VENT
- 14 RECESSED VINYL WINDOWS
- 15 GARAGE OPENING
- 16 BUILDING EXTERIOR LIGHT
- 17 SPANISH TILE GARAGE ELEMENT, COLOR SELECTION TBD

KEY PLAN



BUILDING ELEVATIONS

1" = 30'-0" AP3.00

Appendix - Elevations.



ELEVATION - SOUTH 2

1" = 30'-0"



ELEVATION - WEST 1

1" = 30'-0"

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- 1 CEMENT PLASTER, SMOOTH SAND
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