

Executive Office/High Density Multi-Family (E2-2/R5) Data Fact Sheet				
NAME: 2 W. 3rd Avenue Mixed Use		PA: 15-058		ADDRESS: 2 W. 3 rd Avenue
LAND AREA: 11,464 square feet		ZONING: E2-2/R5		APNs: 034-093-050
FLOOR AREA TOTAL:		PROPOSED 19,998 square feet		MAXIMUM ALLOWED 22,928 square feet
F.A.R.:		1.71		2.0
BLDG. HEIGHT:		44 feet 6 inches		55 feet
STORIES:		3		-
SETBACKS: Frontage along West 3 rd Avenue: Frontage along Arroyo Court: Frontage along S. El Camino Real: Interior Property Line (abuts R5):		PROPOSED 7 feet 6 inches 7 feet 6 inches 7 feet 6 inches 15 feet 2 inches (1st and 2nd floors) 26 feet 3 inches (3rd floor)		MINIMUM REQUIRED 7 feet 6 inches 7 feet 6 inches 7 feet 6 inches Req. Buffer ¹
PARKING: General Office (2.6/1,000 sf):		PROPOSED 0 (Applicant proposes to pay fees in-lieu of required parking) ²		MINIMUM REQUIRED 52
BICYCLE PARKING: General Office:		Short-Term 1	Long-Term 2	Short-Term 1 (1/20,000 SF) Long-Term 2 (1/10,000 SF)
LOT COVERAGE/OPEN SPACE: At-Grade Open Space ³ :		PROPOSED 3,214 square feet (28%)		MIMIMUM REQUIRED 10% (1,146 square feet)
<p>FOOTNOTES:</p> <p>1. When an E2 zoned plot is contiguous to any residential district, an 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 (28'-10") was utilized to establish the required buffer (15'-2") as a result of the upper floor being setback a distance equal to 25 percent of the width of the structure at that point from the building plane that meets the ground; see San Mateo Municipal Code Ch. 27.04.080.</p> <p>2. See San Mateo Municipal Code Ch. 11.62 <i>Parking In-Lieu Fees</i>.</p> <p>3. Open space includes landscaping and/or decorative outdoor landscape elements, water features, paved or decorated surfaces of rock, stone, brick, or other similar material (excluding driveways, parking, loading, or storage areas).</p>				