



PLANNING COMMISSION STUDY SESSION
GATEWAY TERRACE PROJECT, PRE-APPLICATION
222 S. FREMONT STREET
(PA-2019-036)

NOVEMBER 23, 2021



PROJECT SITE

- Two parcels (0.58 acre)
- General Plan: High Density Multi-Family
- Zoning District: R4-D
(Multiple Family Dwellings for
Downtown, Medium High Density)
- Existing Uses:
 - Vacant and Single-Family Residence
- Surrounding Uses:
 - Single-Family to Multi-Family Uses
 - Commercial
 - San Mateo Caltrain Station (0.4 mile)

PROJECT DESCRIPTION



- Five-story residential building:
 - 40 residential units
 - One, two and three-bedroom unit types
 - One level of underground parking
- 53,000 sq. ft. floor area
- 55 ft. proposed building height
- 59 parking spaces total
- Building entrance and driveway access off S. Fremont Street

CODES AND POLICIES REVIEW



- General Plan
- Downtown Area Plan
 - *Gateway sub-area*
 - *Vision of the Gateway*
- Pedestrian Master Plan
 - *A.5 Sidewalk standard – Residential Type C New Development*
- Bicycle Master Plan
 - *E. 3rd Avenue – Class IV Separated Bike Lane*
- Multi-Family Design Guidelines

CODES AND POLICIES REVIEW

- Housing Accountability Act
- State Density Bonus Law
- City's Below Market Rate (BMR) Inclusionary Program
 - Developer Incentives:
 1. Reduced setbacks
 2. Increased maximum lot coverage
 3. Increased maximum Floor Area Ratio
 4. Reduced Parking Standards
 - Concessions / Waivers

STATE DENSITY BONUS LAW

	Proposed	Required
Density	69 DU/A* (40 units)	50 DU/A max. (30 units - base)
Density Bonus	34% (10 units)	35% max. (11 units)
Affordable Units	14% (4 units, Very Low income)	11% (4 units, Very Low income) or 20% (6 units, Low income)
Incentive(s)	Increased Lot Coverage	Allowed
Concessions	N / A	2 max.
Parking	59 spaces	20 spaces min.

**DU/A – Dwelling Units per Acre*

COMMUNITY INPUT

- Neighborhood Meeting (October 28, 2021) attended by 16 community members
- 6 public comment letters to date
- Comments raised include:
 - Concerns for parking, traffic safety, and congestion
 - Building height and shadow impacts
 - Implement screening or height transition for adjacent one to two-story residences
 - Not responsive to neighborhood character
 - Support for overall building design and more affordable units
 - Opportunity to develop a vacant lot

DISCUSSION ITEMS

1. Building Architectural Style and Design
2. Building Massing and Scale
3. Site and Landscaping Plan
4. Other Aspects or Comments From Planning Commission

1 – ARCHITECTURAL STYLE AND DESIGN

- Spanish and Mediterranean-inspired architectural style and materials
- Enhanced building entrance and balcony features
- Color treatments along the building base, body and top

Provide input on the overall architectural style and design approach with respect to the Multi-Family Design Guidelines and surrounding multi-family structures.



E. 3rd Avenue Elevation



S. Fremont Street Elevation

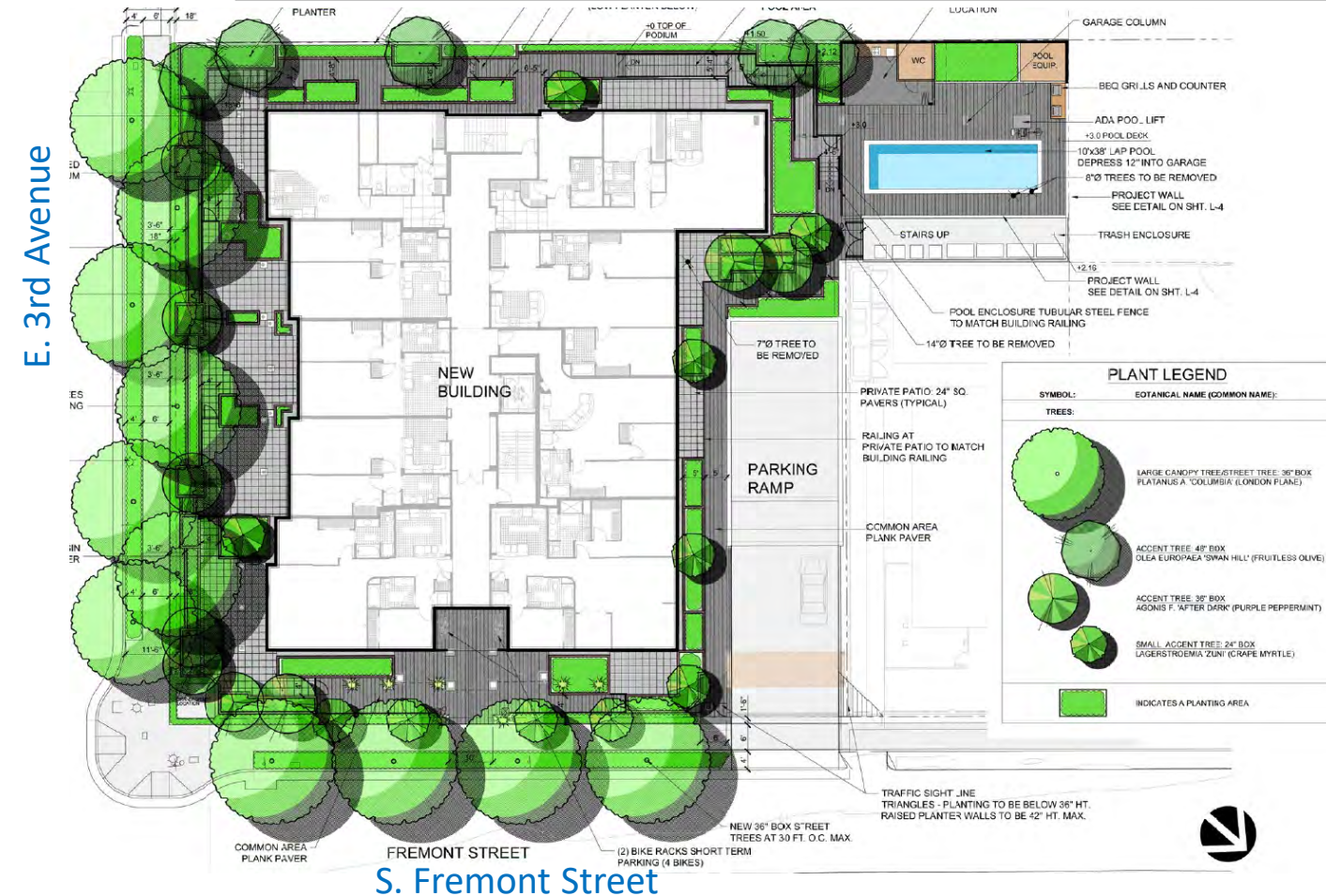
2 – BUILDING MASSING AND SCALE



- Multi-Family Design Guidelines:
“Step back upper floors to ease the transition” if adjacent height difference exceeds one story

Consider the applicant’s request to eliminate a building step-back / transition along the west property line.

3 – SITE AND LANDSCAPE PLAN



- Vision of the Gateway
- Streetscape Improvements
- Building Setbacks
- Usable Open Space:
 - Private patios and balconies
 - Common (shared) outdoor space: private lap pool

Provide input on site and landscape plan with respect to the Vision of the Gateway design goals.

4 – OTHER ASPECTS

- Other aspects for consideration prior to the formal planning application:
 - Site Plan and Architectural Review (SPAR)
 - Site Development Planning Application (SDPA)
 - Vesting Tentative Map
- Next Steps:
 - Applicant to revise based on Planning Commission input
 - File formal planning application
 - Design Review
 - Technical Studies and environmental review

DISCUSSION ITEMS

- 1. Architectural Style and Design:** Provide input on the overall architectural style and design approach with respect to the Multi-Family Design Guidelines and surrounding multi-family structures
- 2. Building Massing and Scale:** Consider the applicant's request to eliminate a building step-back / transition from adjacent single-family residences
- 3. Site and Landscape Plan:** Provide input on site plan and landscape improvements with respect to the Vision of the Gateway design goals
- 4. Other Aspects:** Other aspects that should be considered in the formal planning application

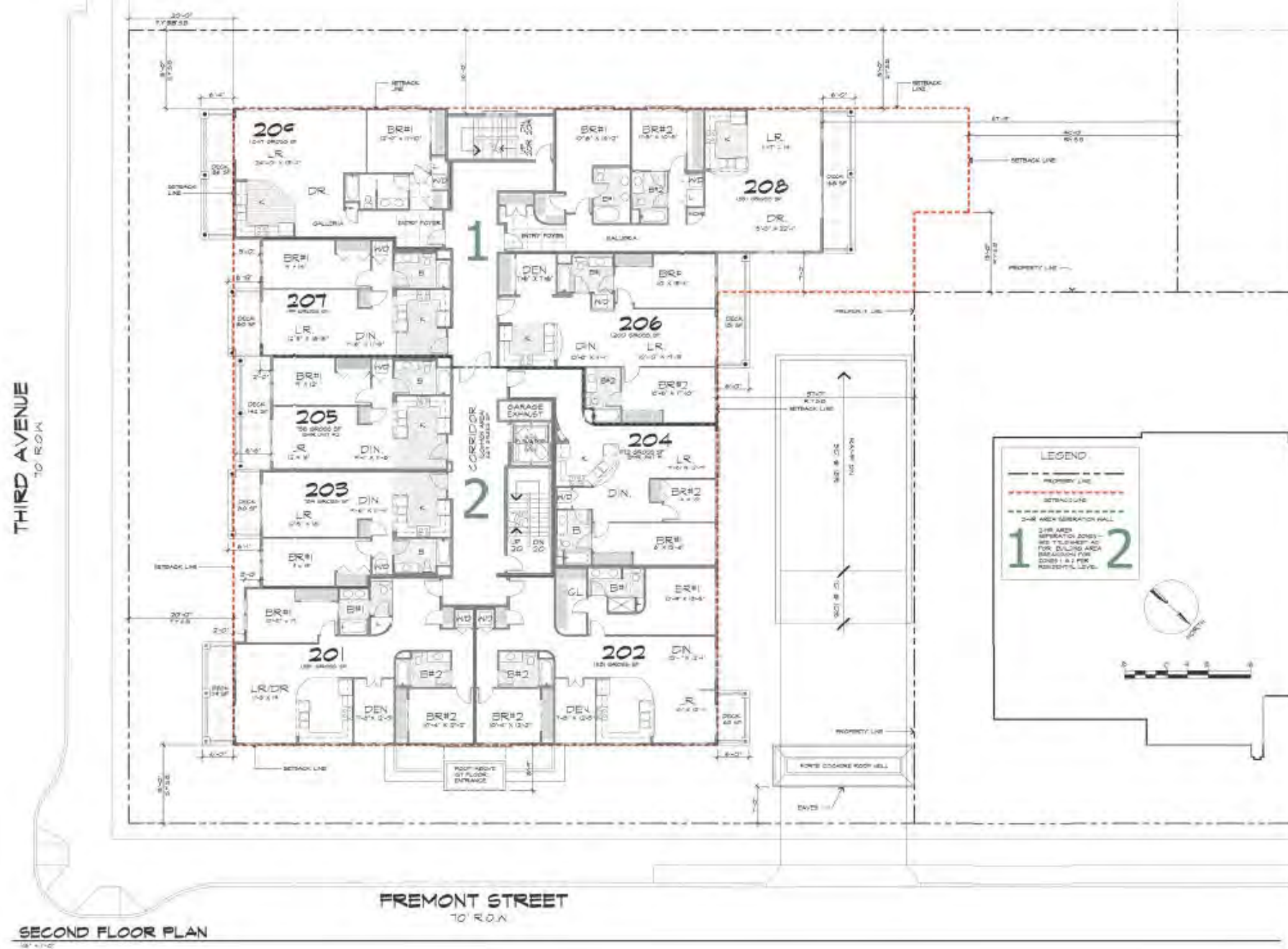


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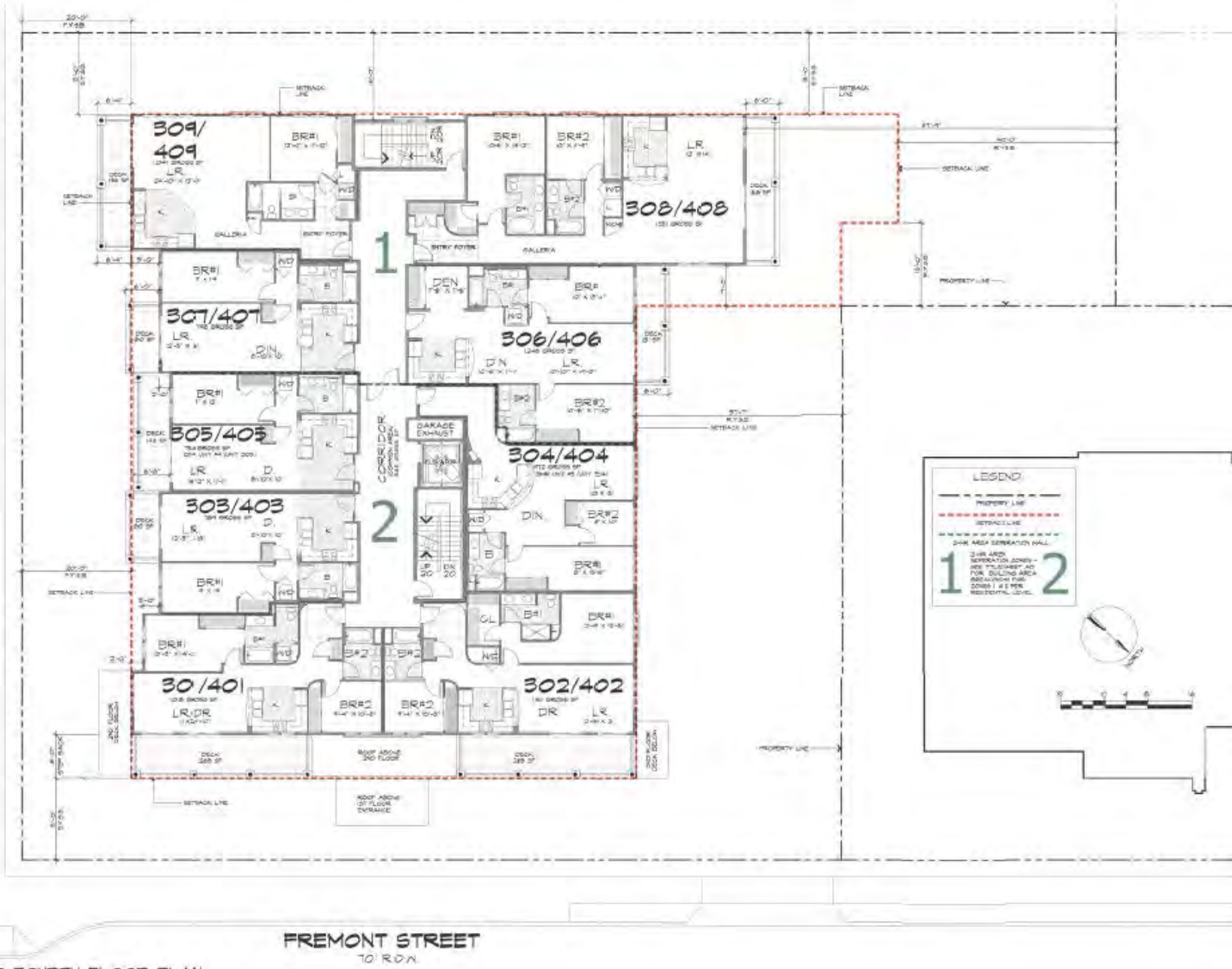






Second Floor Plan

THIRD AVENUE
10' ROW



Third and Fourth Floor Plan



Fremont Street (East) Elevation



THIRD AVENUE STREET ELEVATION

E 3rd Avenue (South) Elevation



WEST ELEVATION

West Elevation



NORTH ELEVATION

North Elevation



NORTH ELEVATION

North Elevation



LOOKING NORTHEAST FROM 3RD AVE.



LOOKING WEST FROM INT. OF 3RD AVE. AND S. FREMONT ST.



LOOKING NORTHEAST FROM SOUTH FREMONT ST.



LOOKING NORTHWEST TOWARDS SITE



LOOKING SOUTHWEST FROM 3RD AVE.



LOOKING SOUTH TOWARDS SITE