



Planning Commission Study Session

445 S. B Street Pre-Application (PA-2022-023)

October 11, 2022

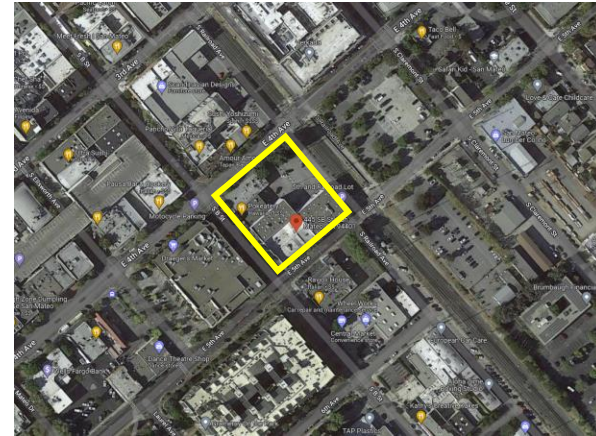
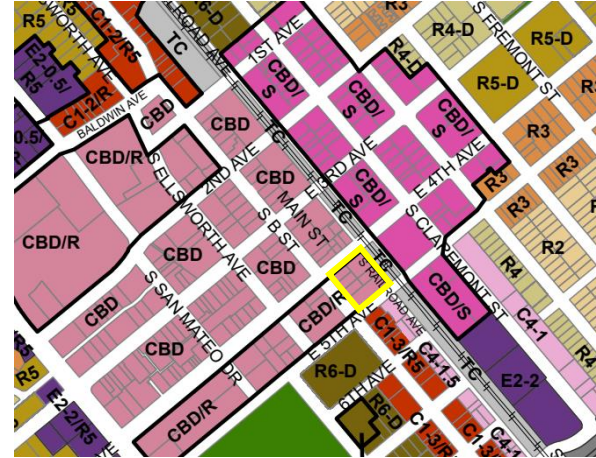
Manira Sandhir, Planning Manager

Julia Klein, Principal Planner

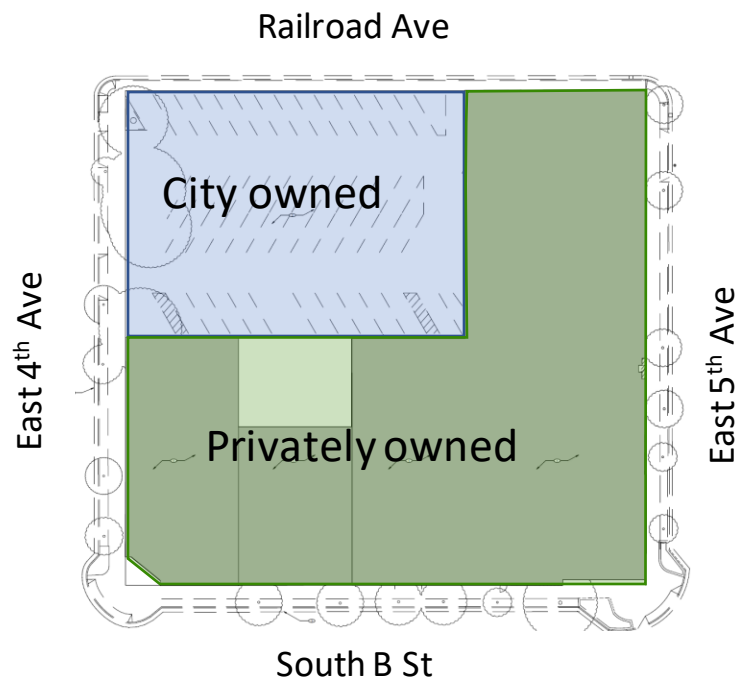
Community Development Department

PROJECT LOCATION

- General Plan Land Use: Downtown Retail Core
- Zoning: CBD/R (Central Business District/Residential Overlay)
- Lot Size: 1.16 acres
- Uses on Site: 4th Ave Parking Lot, restaurant, retail, former Talbot's Toy Store



PROJECT SITE



East 4th Ave Elevation



South B St Elevation

PROJECT DESCRIPTION



➤ Total Floor Area: 227,965 sq ft

➤ Total FAR: 4.6

➤ Building 1:

- 7-story (76 ft).
- Ground floor non-profit use, 60 units above
- (total: ~66,585 sq ft)

➤ Building 2:

- 5-story (74 ft).
- Ground floor commercial uses, offices above
- (total: ~161,390 sq ft)

➤ Underground garage:

- 37 residential spaces, mechanical puzzle lifts.
- 128 spaces for commercial/office uses

SURROUNDING USES



1-story Retail



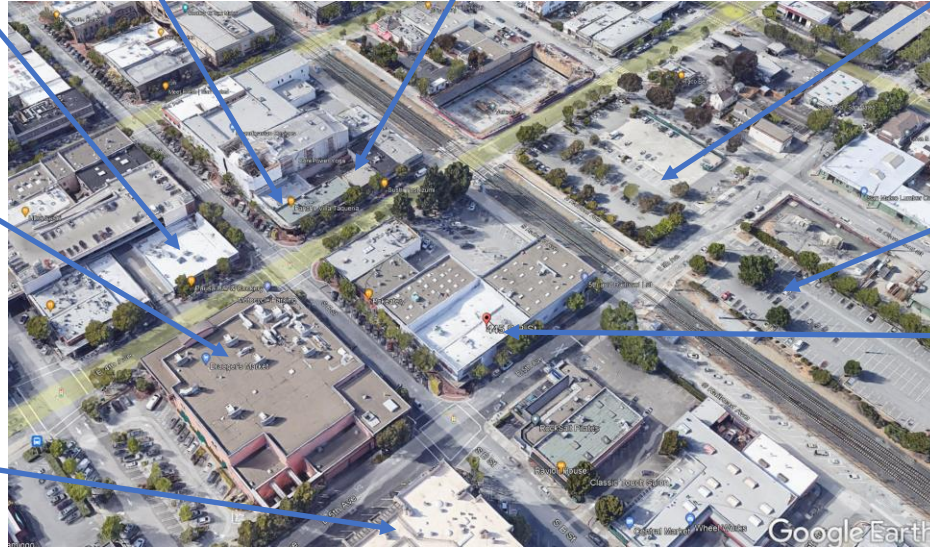
1 & 3-story restaurants, salons, architect's office, cleaner



7-story Multifamily (Kiku)



2-story Draeger's Market



5-level 5th Ave Garage



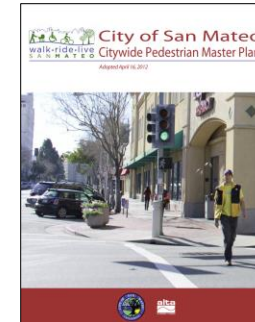
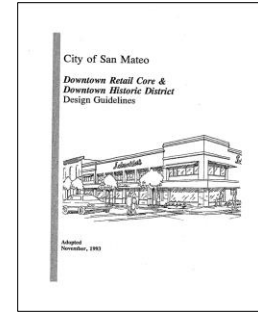
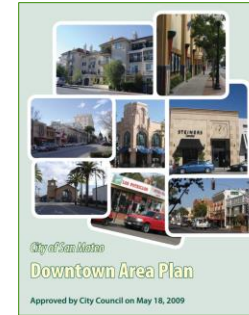
6-story Multifamily



1-story Fitness, Restaurants, Market, etc.

APPLICABLE CODES AND POLICIES

- General Plan
- Downtown Area Plan
- Zoning Code
- Central Parking Improvement District (CPID)
- Downtown Retail Core Design Guidelines
- Pedestrian Master Plan
- Bicycle Master Plan
- State Density Bonus Law
 - AB1763 is applicable



REQUIRED PLANNING APPROVALS

- Special Use Permit - non-profit use in required retail frontage area. Findings include:
 - Use will **not adversely affect general health, safety & welfare** of community.
 - Use will **not cause injury or disturbance to adjacent property** traffic or by excessive noise, smoke, odor or noxious gas, dust, glare, heat or fumes, or industrial waste.

REQUIRED PLANNING APPROVALS

- Site Plan and Architectural Review (SPAR) - new buildings, site improvements & no on-site loading space. Findings include:
 - Structures, site plan, and landscaping are **in scale and harmonious with the neighborhood**.
 - **Conforms with General Plan**, meets applicable requirements including Density Bonus Law.

- Site Development Planning Application (SDPA) – removal of trees. Findings include:
 - All concerns **regarding landscaping and tree removal** are addressed, including effect upon the visual relationships with other development in the vicinity of the site;

POTENTIAL ISSUES

- Architectural design of both buildings
- Location of residential open space
- Driveway location on Railroad Ave
- Changes in the public right-of-way: sidewalks, on-street loading, street-lights, street trees, etc.
- Density Bonus Request

Architectural Design - Renderings



Railroad Avenue



East 4th Avenue



South B Street



East 5th Avenue

East 4th Avenue and B Street



South B Street and 5th Avenue



Railroad Avenue



4th Ave & B St



4th Avenue



South B Street



GL-1 BUTT-JOINT CURTAIN WALL GLAZING



GL-2 DARK FRAMED STOREFRONT



GL-3 WOOD-CLAD STOREFRONT



GL-4 GLASS GUARD RAIL



BR-1 EXTERIOR BRICK



CP-1 CEMENT PLASTER



WD-1 EXPOSED WOOD



RC-1 ROOF CANOPY



MT-1 METAL PANEL



MT-2 METAL PANEL

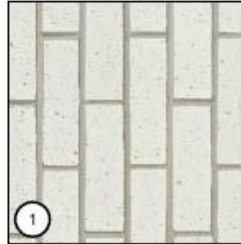
5th Ave & Railroad Ave



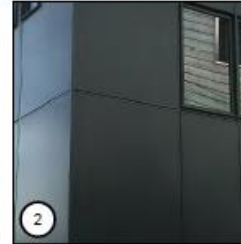
5TH Avenue



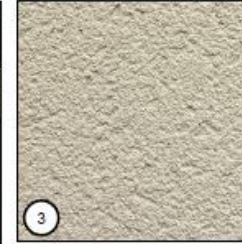
Railroad Avenue



1
BRICK VENEER, COLOR: LIGHT TAN / WHITE OR SIM. @ 4TH & RAILROAD ELEVATIONS ONLY



2
METAL PANELS
COLOR: BLACK OR SIM.



3
CEMENT PLASTER, SMOOTH SAND
(SAMPLE FOR TEXTURE ONLY)



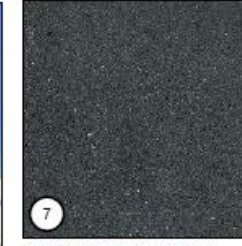
4
RECESSED VINYL NAIL FIN
WINDOWS
COLOR: BLACK OR SIM.



5
STOREFRONT TO MATCH VINYL
WINDOW COLOR



6
MTL AWNING, PAINTED



7
DARK CASTED CONCRETE



8
BUILDING ADDRESS SIGNAGE



A
WINDOW & STOREFRONT
'ARCH BRONZE'
DRAGON'S BREATH BM 1547



B
PAINT - SHORELINE OR SIM.
BM 1471

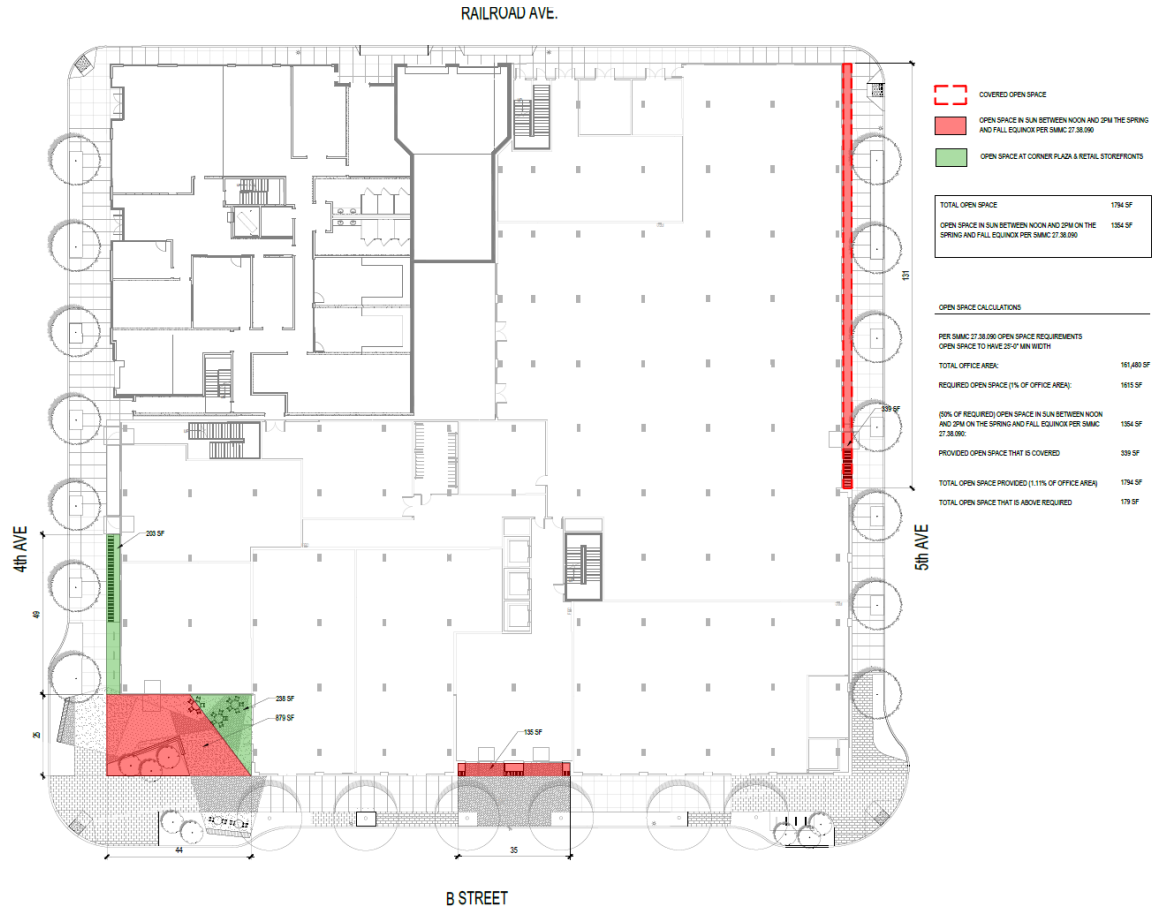


C
PAINT - KITTY GRAY OR SIM.
BM 1589

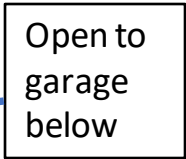
A detailed architectural rendering of a modern, multi-story building. The building features a mix of light-colored panels and dark-framed windows. Several floors have balconies with lush green plants. A large blue arrow points towards the entrance area on the ground floor, which is surrounded by landscaping and a paved plaza.



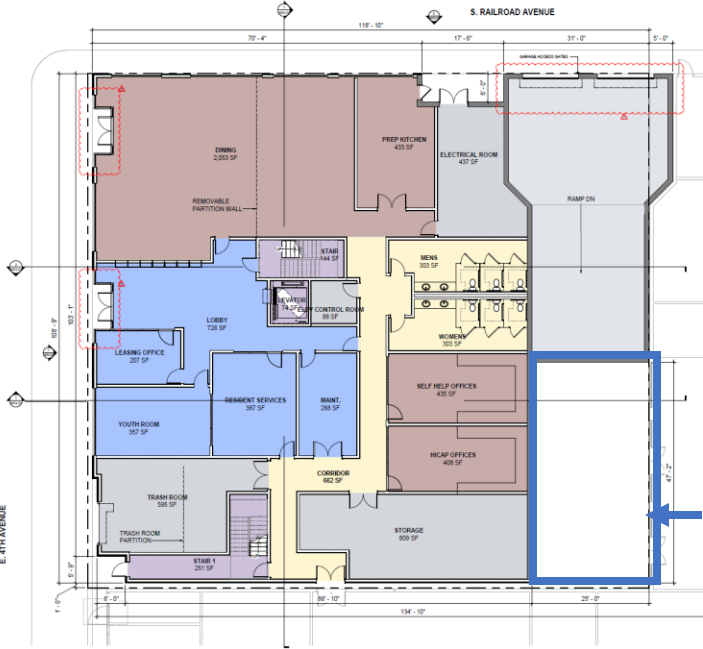
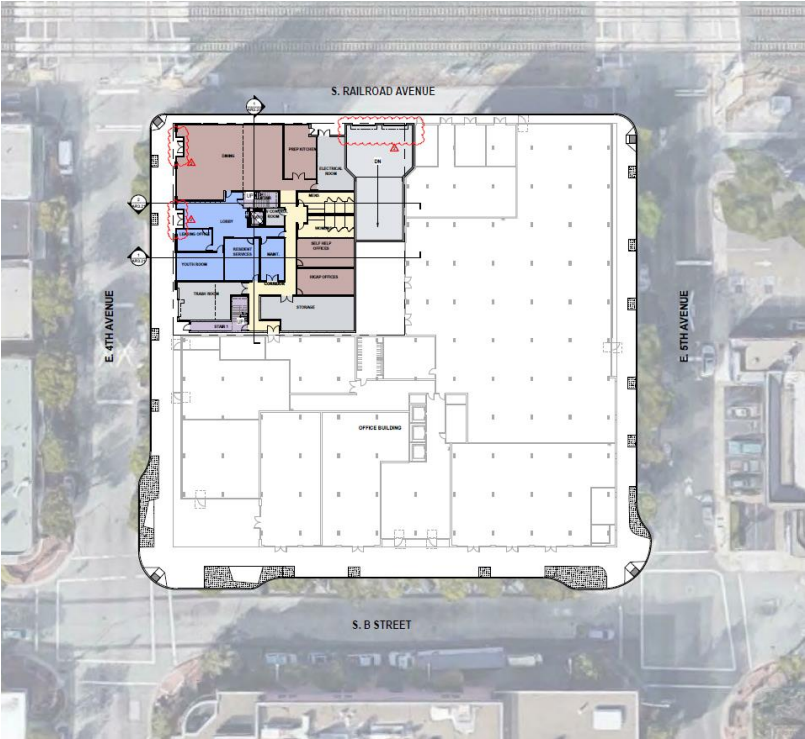
Open Space – Commercial/Office



A photograph of a rooftop garden. On the left, a wall is covered in colorful graffiti. The garden is filled with various plants in wooden planters, including tall greenery and flowering plants. There are several lounge chairs and tables arranged for seating. Large orange umbrellas provide shade. The overall atmosphere is bright and modern.



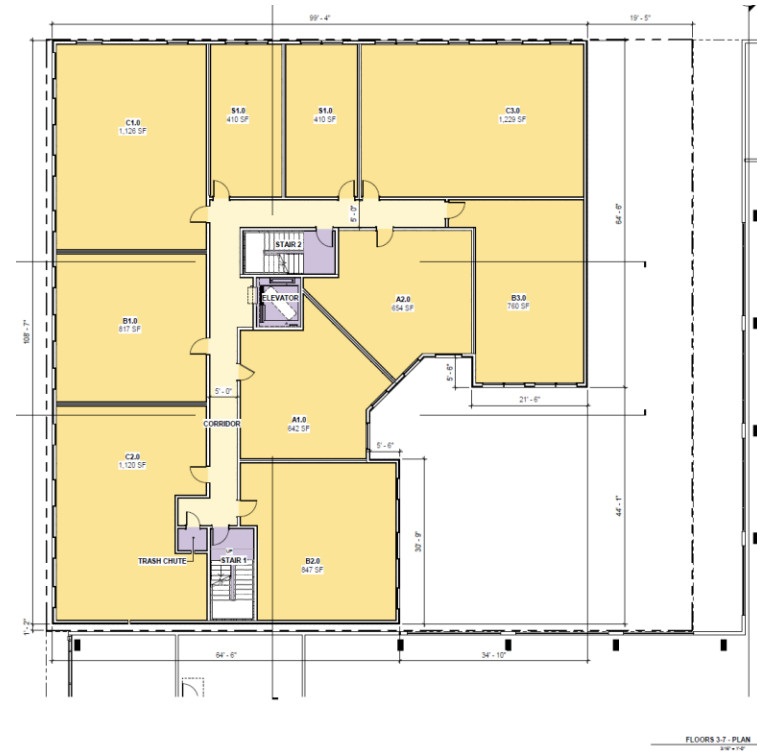
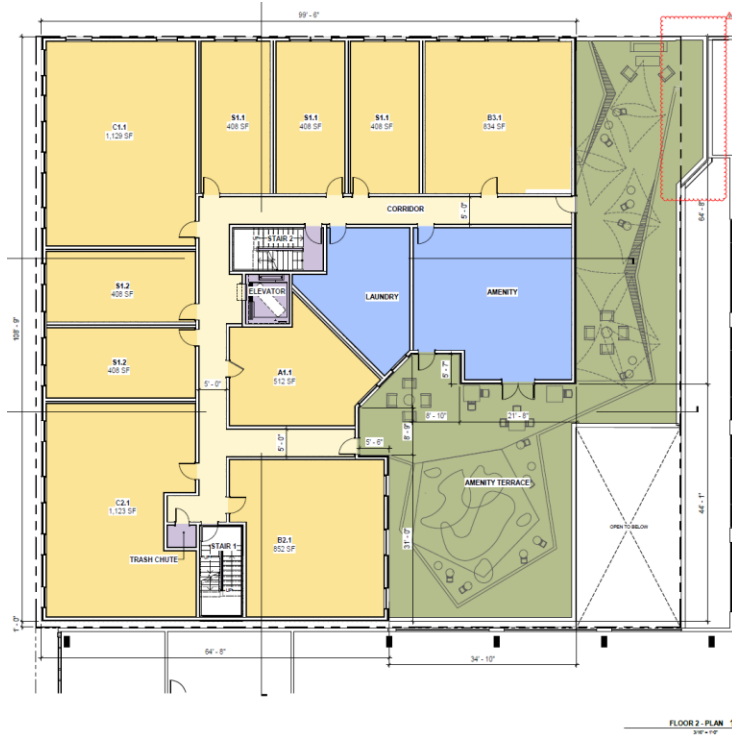
Residential - Level 1



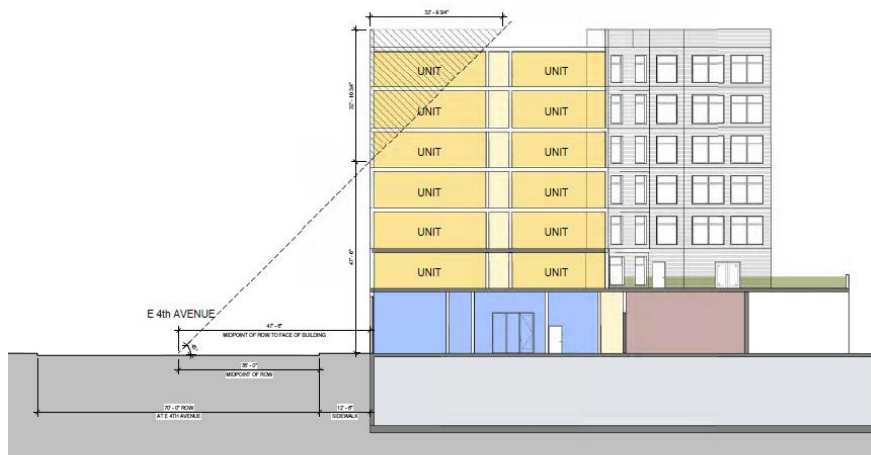
Open to
garage

PLANNING BUILDING PLAN, FLOOR 1 - 1
1/1/1/1

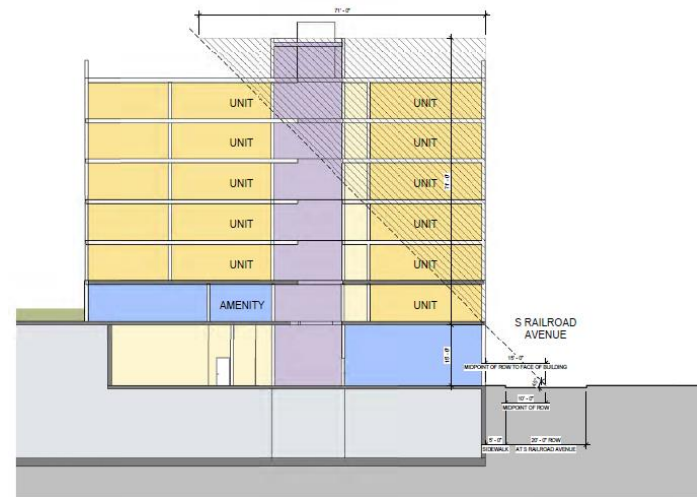
Residential - Levels 2 & 3 - 7



Residential – Street Wall Waiver

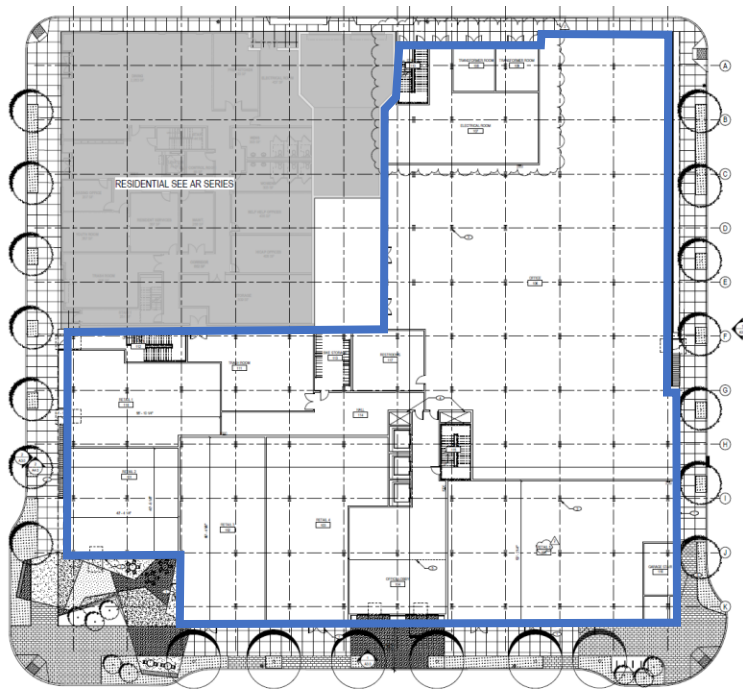


STREET WALL EXHIBIT - E 4TH AVENUE 1
3/32" = 1'-0"

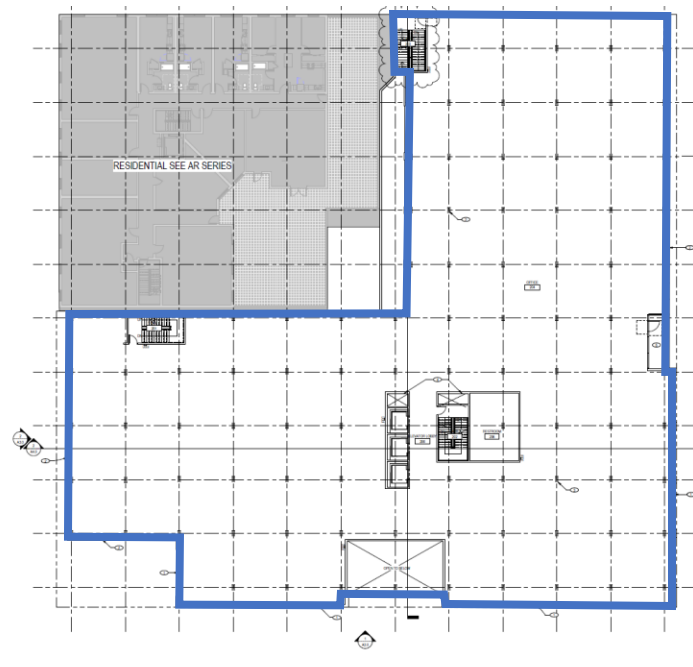


STREET WALL EXHIBIT - S RAILROAD AVE 2
332' x 15'

Commercial/Office - Levels 1 & 2

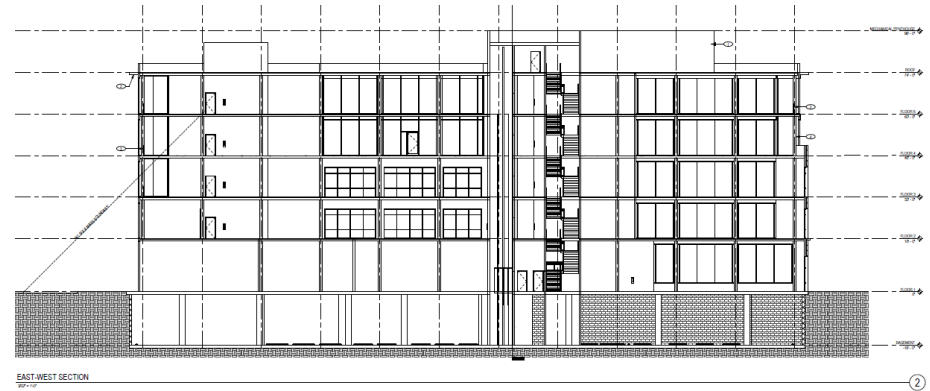
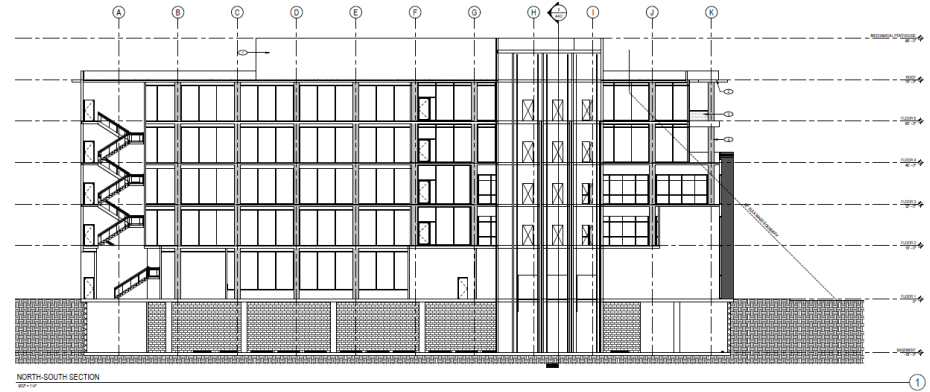


LEVEL 1 FLOOR PLAN

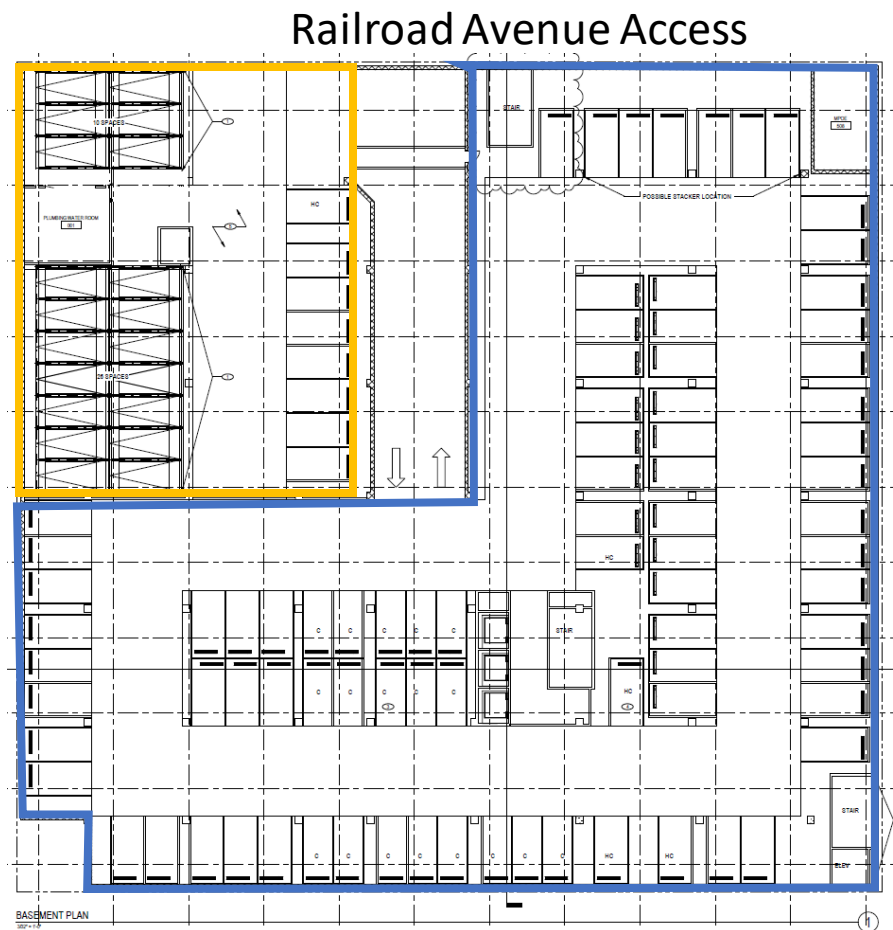


LEVEL 2 FLOOR PLAN

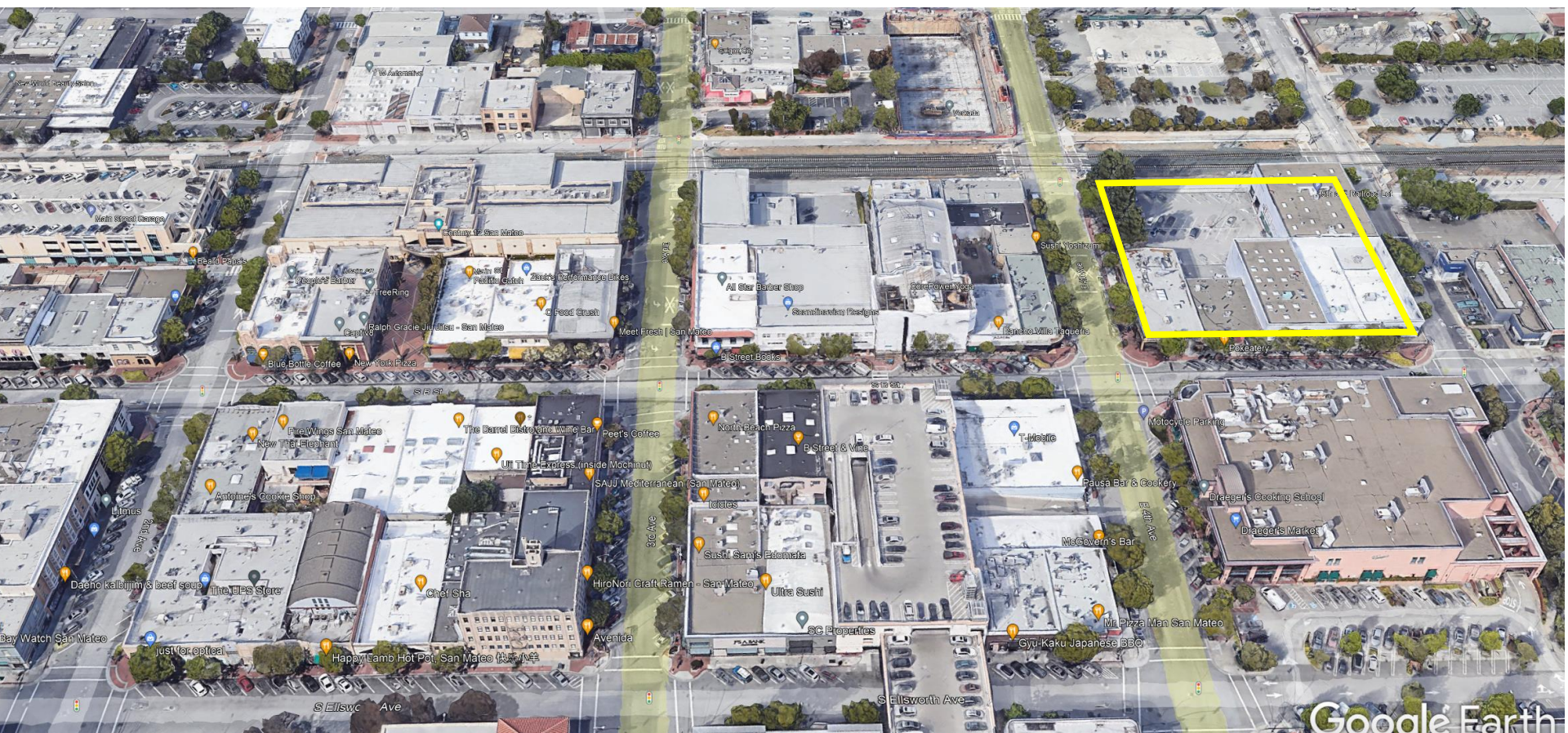
Commercial/Office – Street Wall Waiver



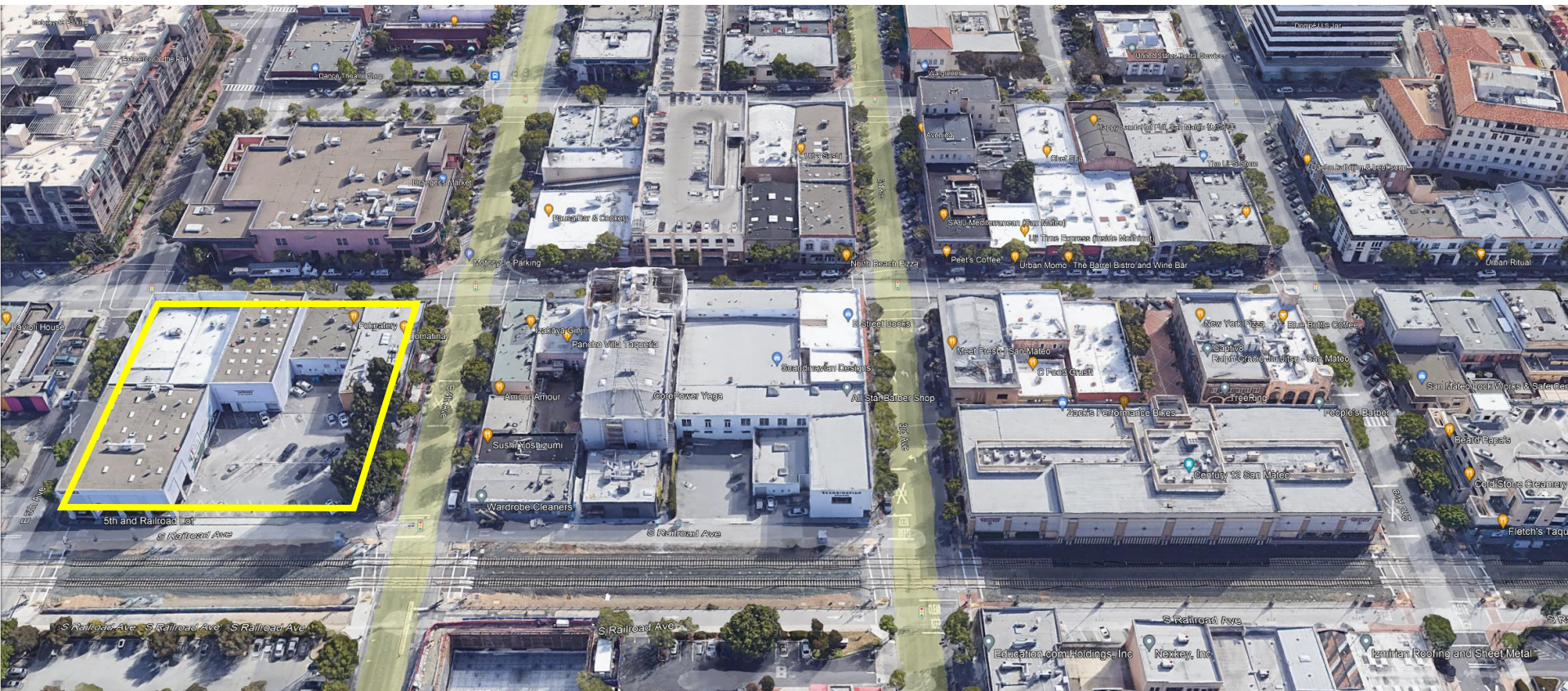
Underground Garage



Public Right-of-Way



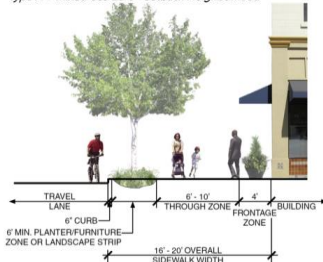
Public Right-of-Way



PEDESTRIAN MASTER PLAN

A.9. Sidewalk Standards – Mixed Use Type A Zero Setback

Type A - Mixed Use Zero - Setback Neighborhood



NOTES

- For blocks with no street parking.
- In areas of ground level retail, locate seating and planting amenities in frontage zone.
- Where landscape strip serves as stormwater treatment, strip must be a minimum of 8' wide.
- Street trees encouraged in frontage zone.

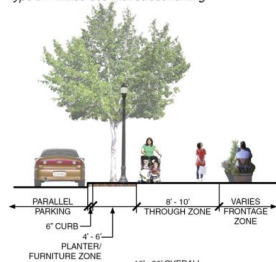


*Graphics show recommended dimensions.

Callander Associates 

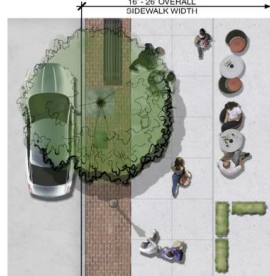
A.10. Sidewalk Standards – Mixed Use Type B Street Parking

Type B - Mixed Use with Street Parking



NOTES

- Locate biofiltration planters and street trees in planter/furniture zone.
- Locate planters, seating, and building-specific amenities in frontage zone.



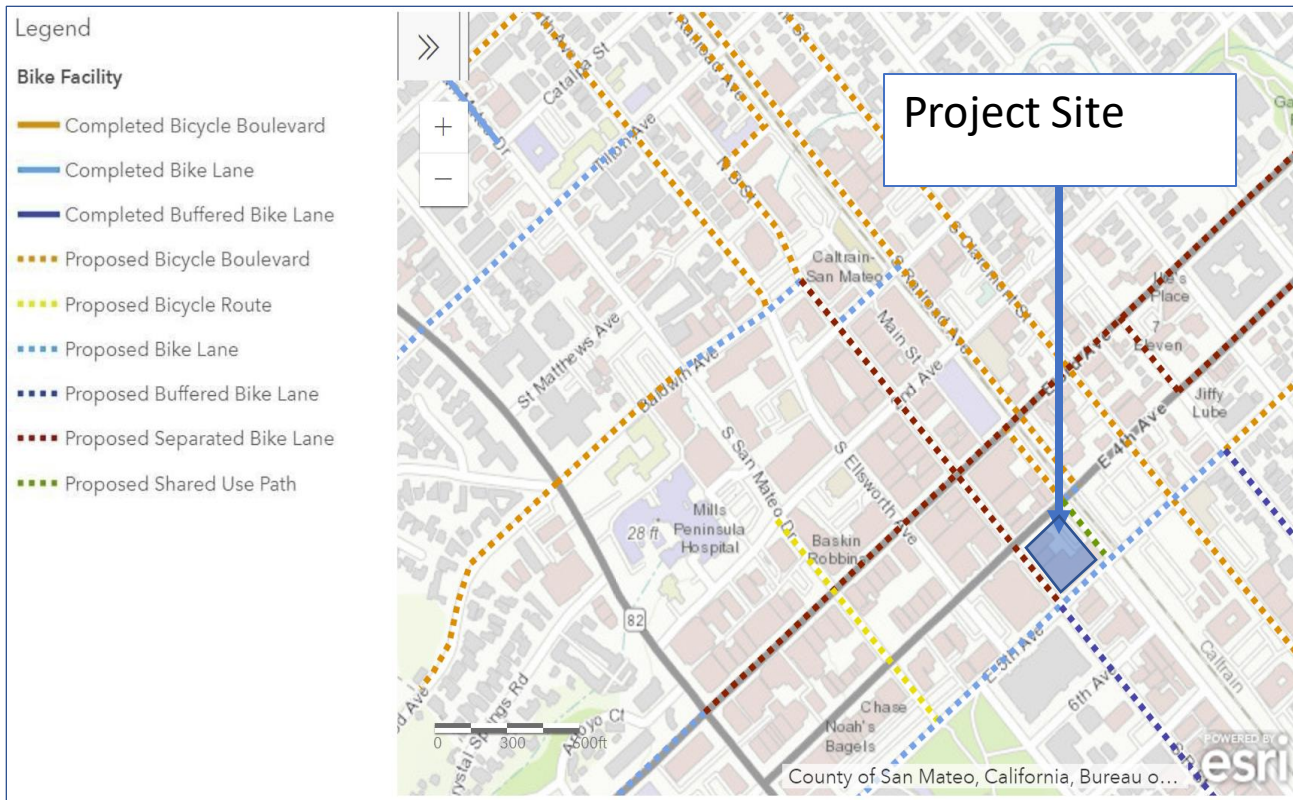
*Graphics show recommended dimensions.

Callander Associates 

Proposed:

- 4th & 5th Ave – maintain existing widths.
- B St – expand sidewalk into parking area.
- Railroad Ave – increase to 6 ft.

BICYCLE MASTER PLAN



NEIGHBORHOOD MEETING & COMMENTS

- Neighborhood Meeting - September 1, 2022 (26 attendees)

- Areas of Concern:
 - Building Design

 - Insufficient Parking

 - Garage entrance on Railroad Ave (interface with potential future grade separation project)

 - Interest in maximizing housing units

 - Pedestrian and Bike Improvements.

QUESTIONS TO CONSIDER

1. Building Design – Architectural design and detailing, building articulation, massing, materials, and colors of the two building.
 - a. Do the designs provide enough distinction from recent projects in the area?
 - b. Should one or both building designs take inspiration from or otherwise relate to buildings in the nearby Downtown Historic District?
 - c. Usability of roof top terrace for residents (such as noise from railroad)?
2. Site Plan – Location of access driveway, usability of ground level open space area, public realm improvements including sidewalk widths, landscaping/trees, streetlights, etc.
3. Any Other?

Thank You and Questions

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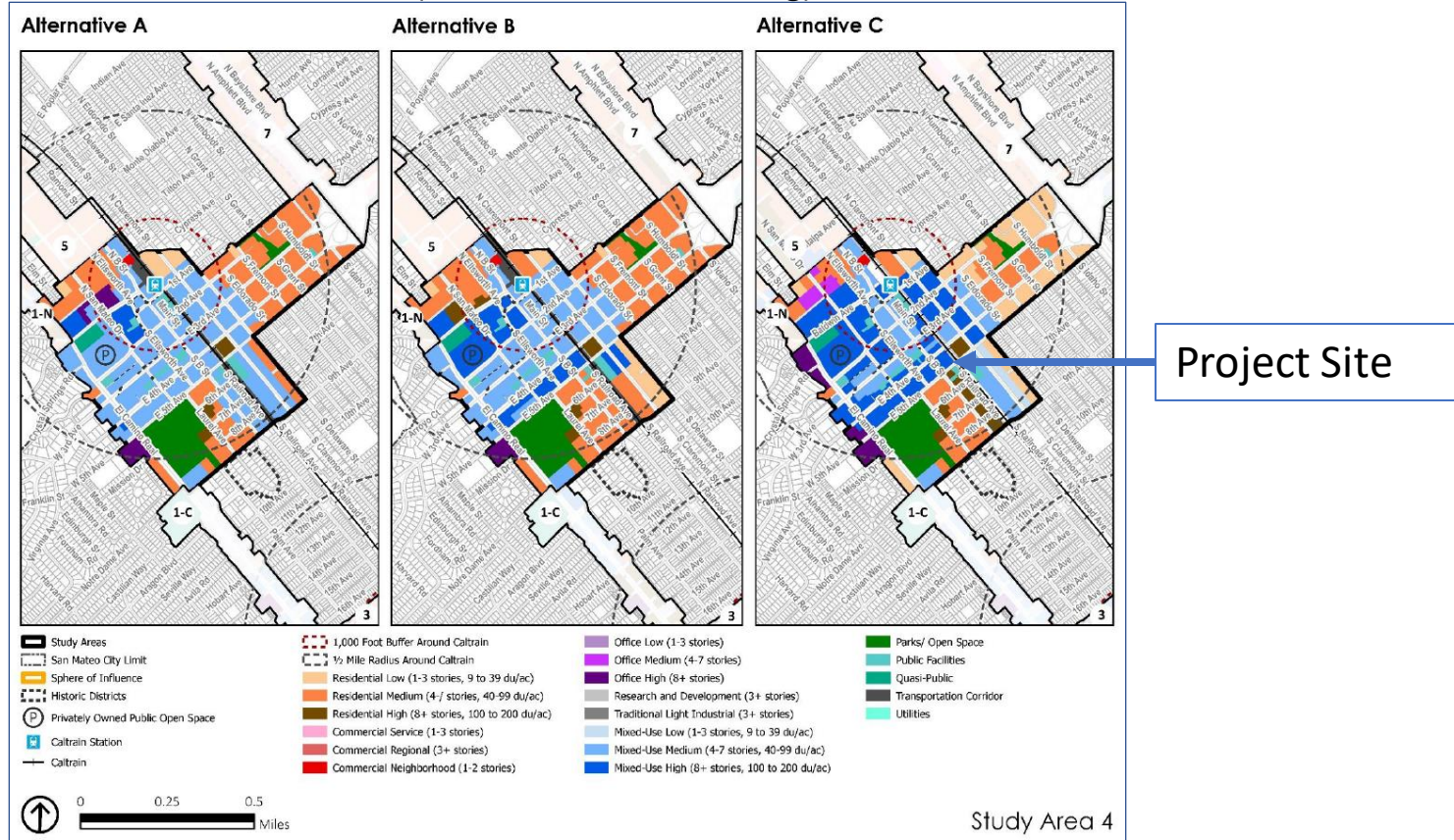
650-522-7203

Kathy Kleinbaum
Assistant City Manager

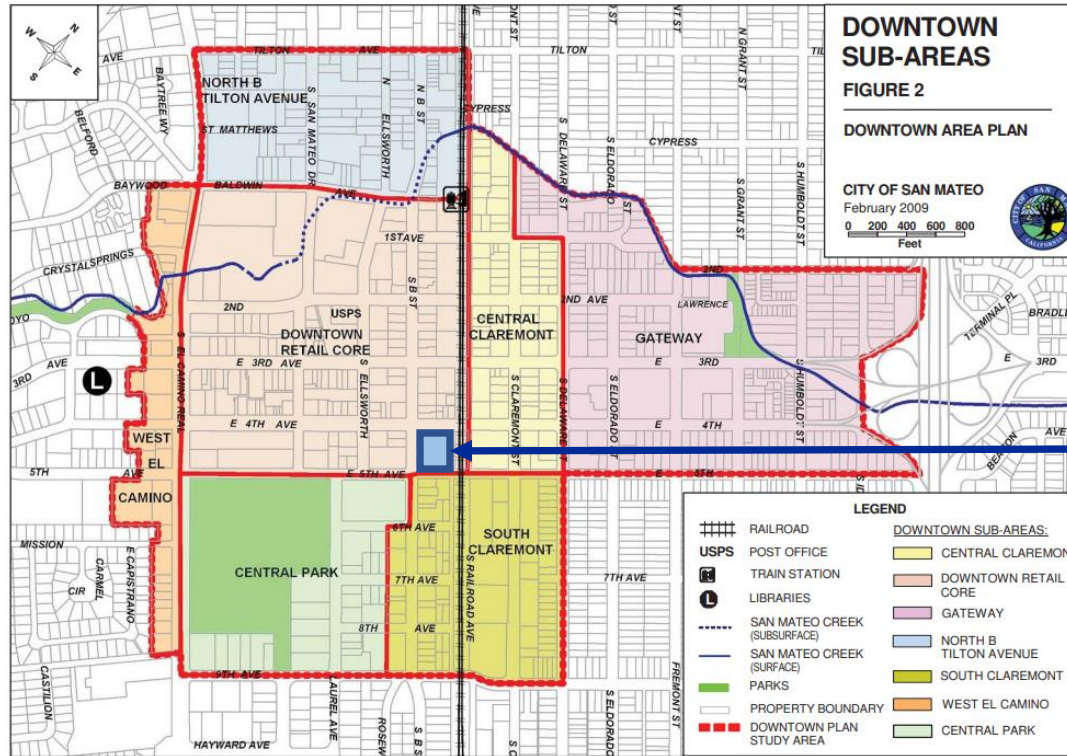
kkleinbaum@cityofsanmateo.org

650-522-7153

Source: General Plan 2040 (www.strivesanmateo.org)

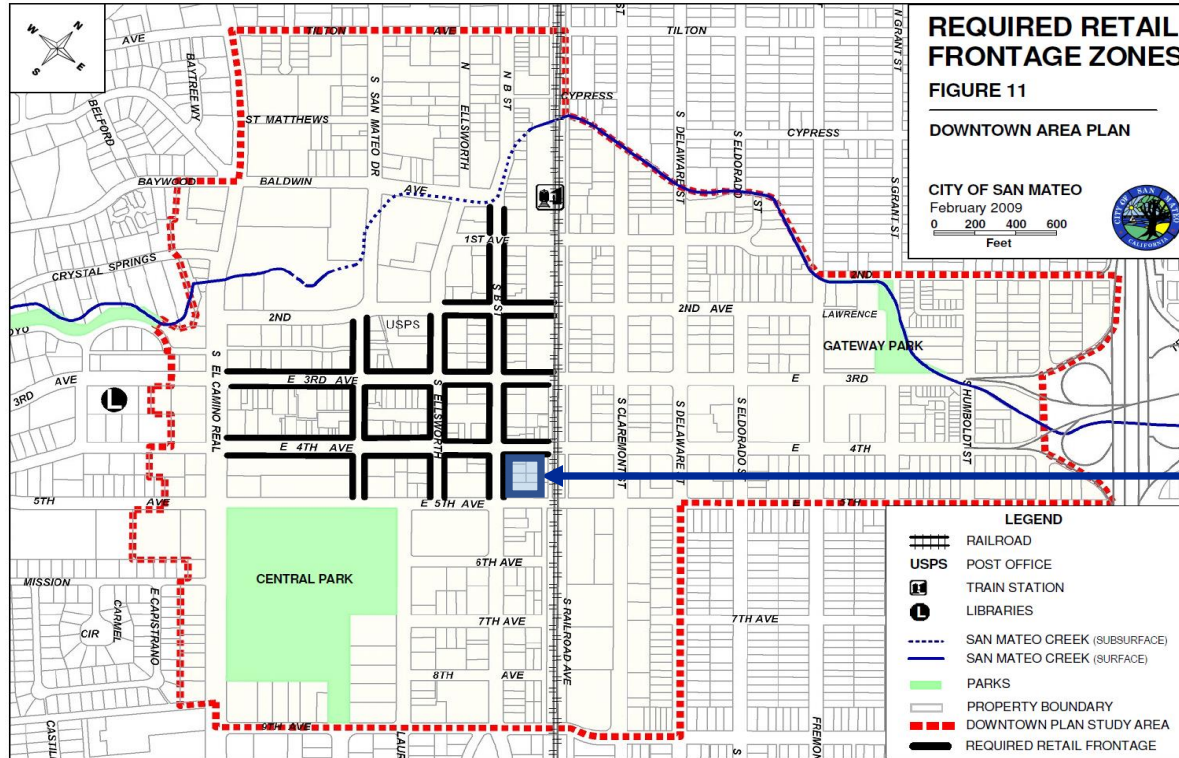


Downtown Plan – Sub-areas



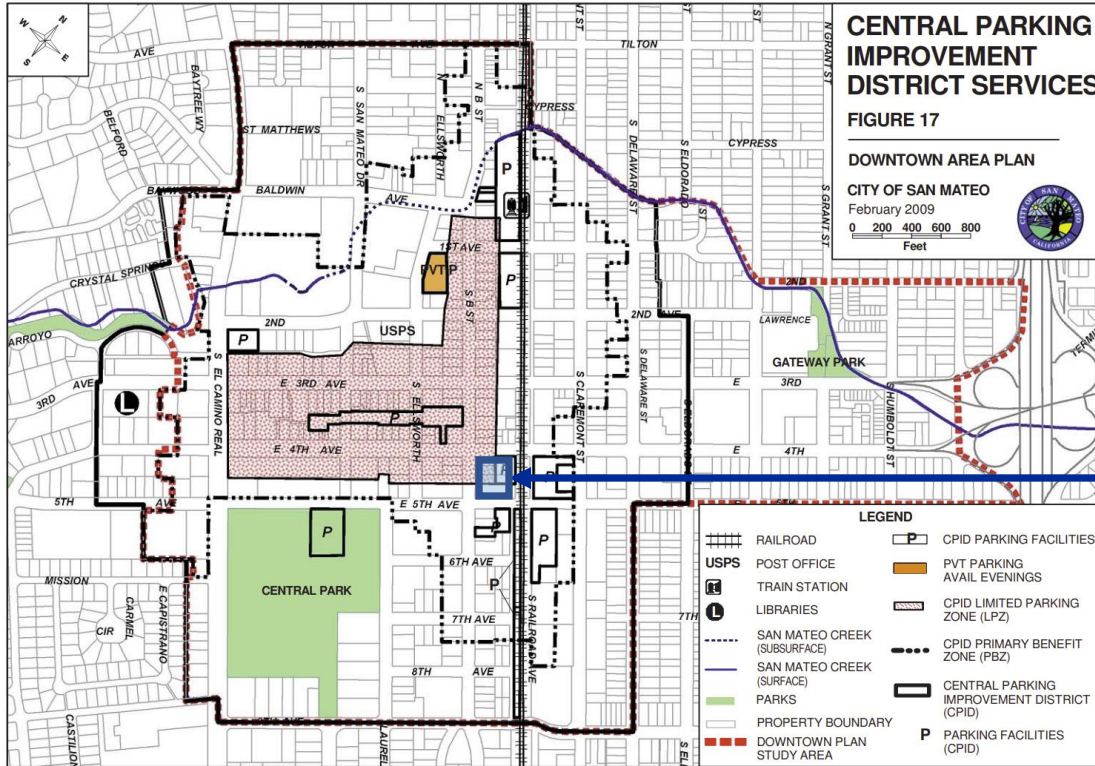
Project Site

Downtown Plan – Required Retail Frontage area



Project Site

Central Parking Improvement District



Project Site

Site Plan & Public Right-of-Way

