

**B Street South
222 E. 4th Ave., San Mateo
Affordable Housing Plan
11.11.22**

1) Project Description

B Street South is a mixed-use project comprised of +/- 18,000 SF of ground floor retail, +/- 105,000 SF of office, and 10 workforce housing units at the 80% AMI level. The project will provide 2 levels of below grade basement parking. B Street South is 5 stories tall and spans across a full city block in Downtown San Mateo within a 5-minute walk to the Caltrain Station.

2) City of San Mateo Commercial Linkage Fee and Alternatives to Payment of Affordable Housing Commercial Fee

The commercial linkage fee obligation is approximately \$2,848,305 or 8 low-income units (rounded up from 7.58 units). The project is proposing 10 low-income units which will exceed the number of required units

3) Description of Onsite Units

- Unit Mix: 8 1BRs; 2 studios
- Affordability Levels: 80% AMI
- Provided Amenities – including parking:
 - Dedicated lobby
 - Dedicated Bike Room
 - Dedicated Laundry Room
 - Dedicated Roof Deck
- Floor plans and unit layout for affordable housing units
 - See attached

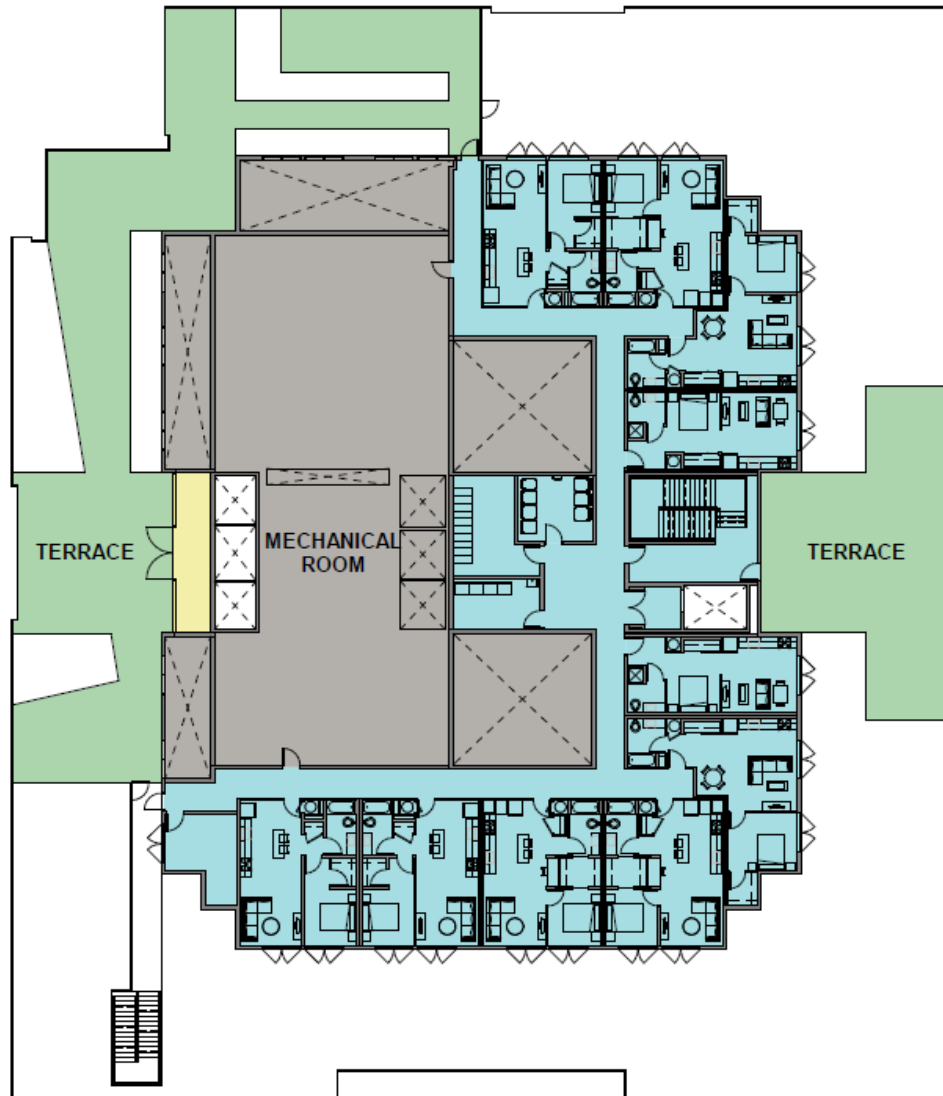
4) Construction Schedule (*timing of the affordable housing units in relation to the non-residential portion*)

The affordable housing units will be constructed at the same time as the non-residential portion of the project

5) Acknowledgement of Compliance with 23.61.050

The project will comply with 23.61.050 of the San Mateo Municipal Code

Residential Floor Plan Layout in Blue Below



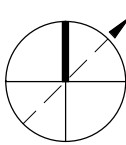
ISSUES AND REVISIONS

No.	Date	Description
A	10/21/20	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
RESIDENTIAL UNIT PLANS

SCALE
1/4" = 1'-0"



SHEET NUMBER

A-210

SHEET NOTES

Residential Elevator

10' height
Stainless steel cab

Trash Room

Polish Concrete
FRP wall finish w/bumper rail
Floor Drain
Card Reader
A lot of airflow/scent machine

Bike Room

Freestanding double bike racks
Polish Concrete
Painted plywood wall finish
Card Reader

Laundry room

2 Washers & 2 Dryers
Polished concrete
Painted gyp board
Floor drain
Sensors in the pan with valve shut offs
Casework/secured lockers to store detergent
Card Reader

Hallway

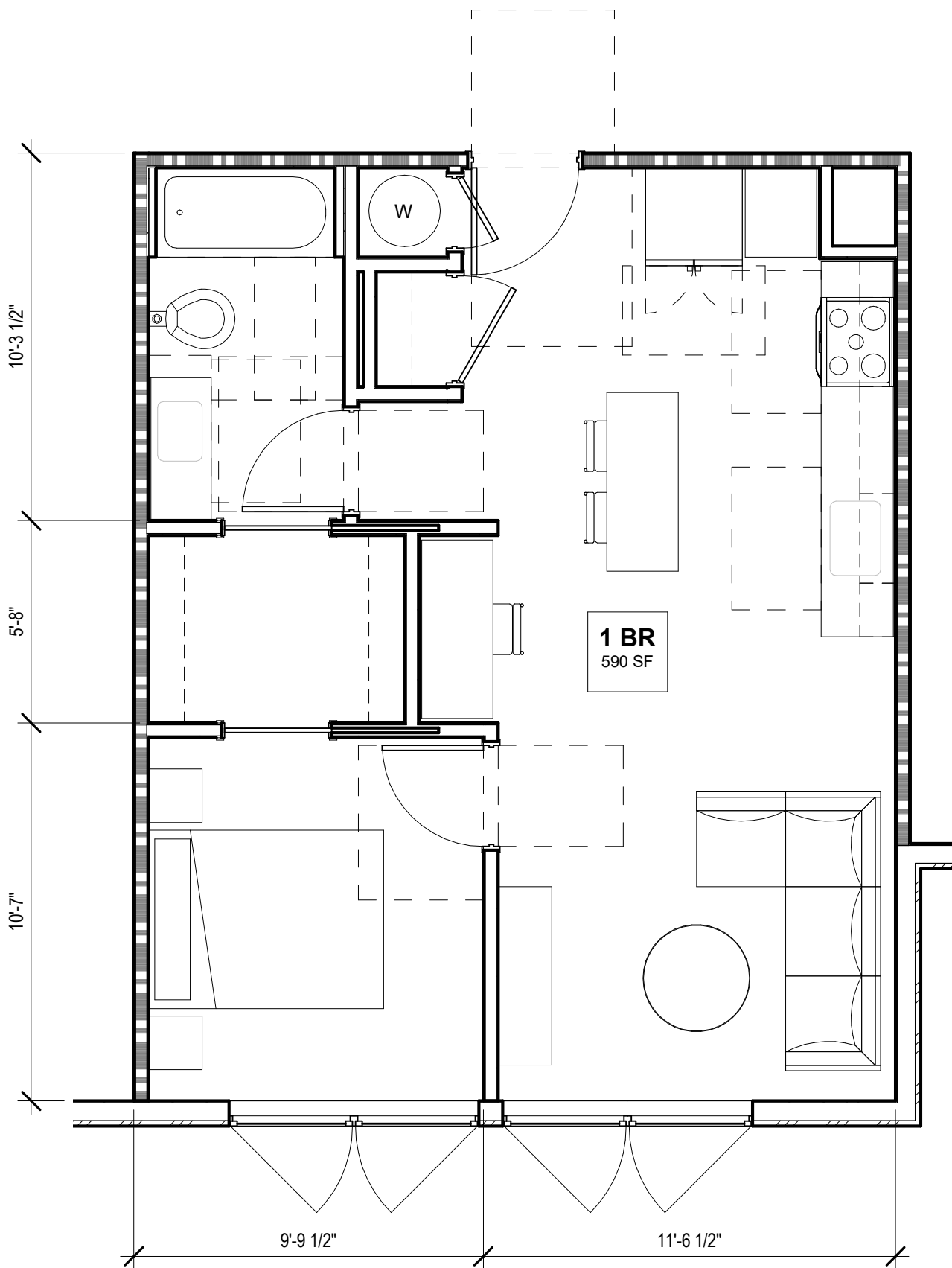
Wall finish (orange peel)
Carpet tile
LED downlight down center of corridor
Stair #1 should be secured (Card Reader) into both apartment
corridor and on to the Terrace

Units - Kitchen

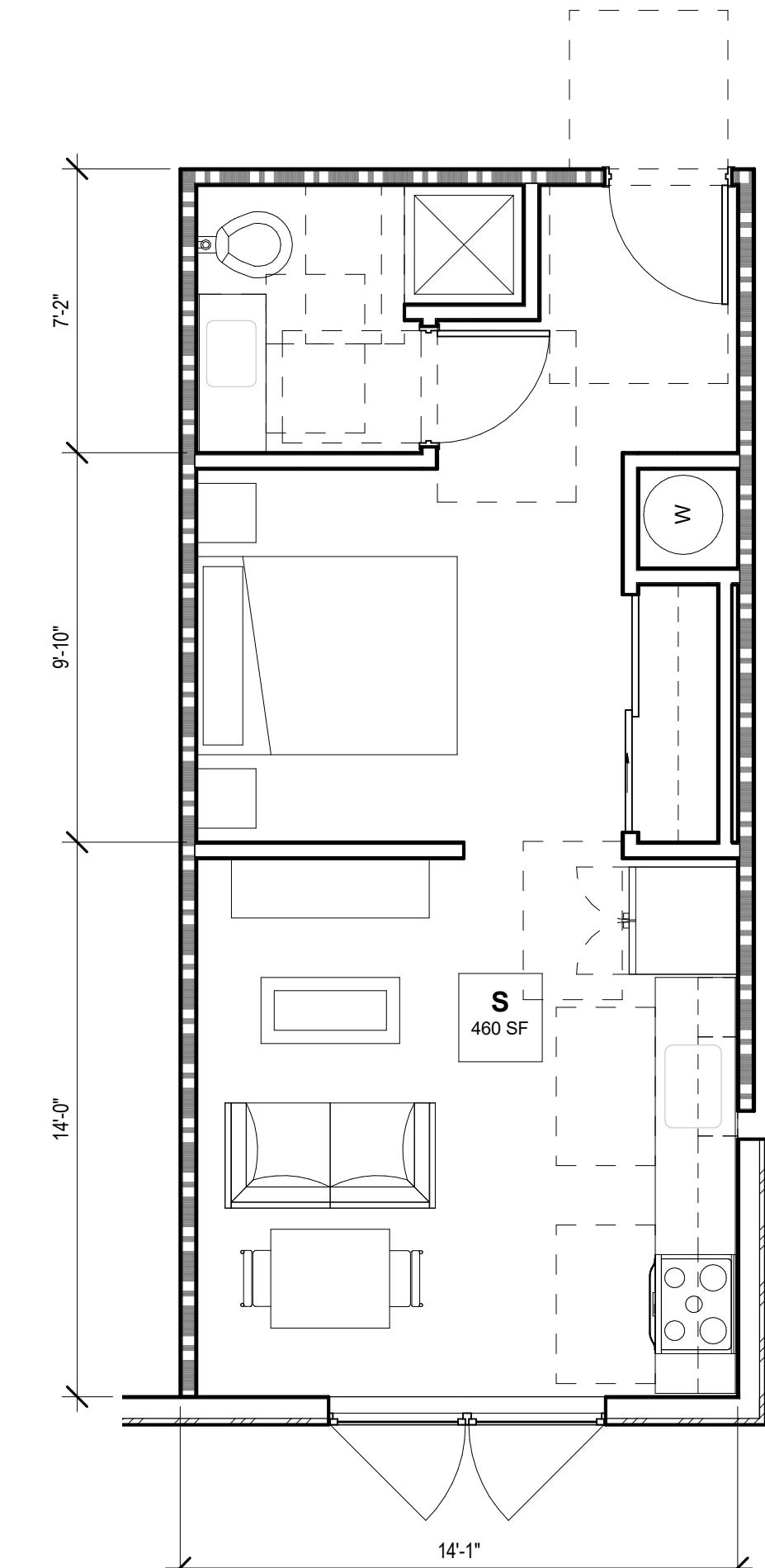
Plumbing fixtures -Simmons or Koehler
Appliances -Whirlpool or GE
LVT throughout entire unit
Drywall/orange peel
Solid surface (or quartz) countertop with (4-6") backsplash
3cm peninsula countertop with 10"overhang
Drywall/orange peel
Undercounter cabinet lights

Units - Bathrooms

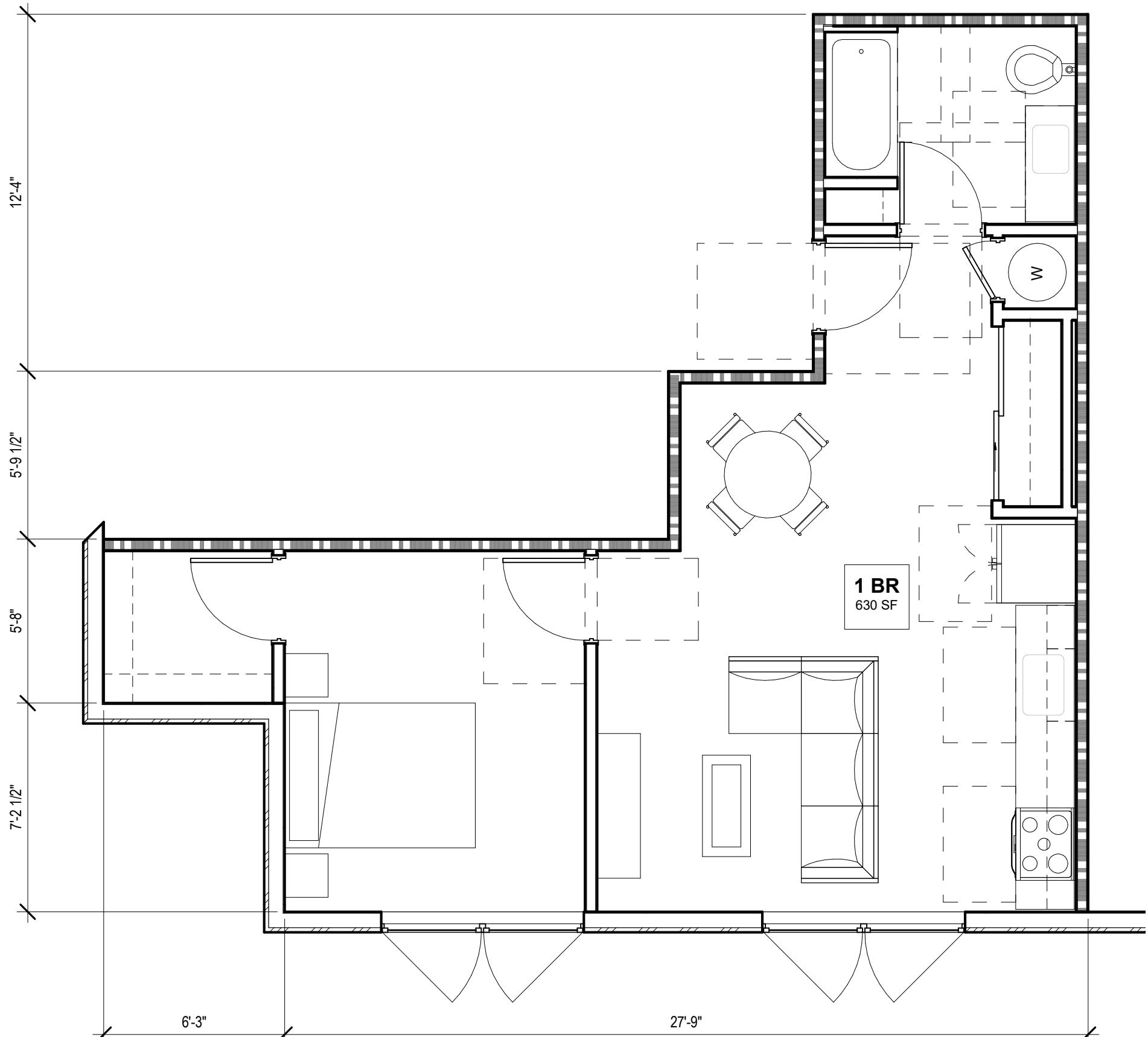
Plumbing fixtures -Simmons or Koehler
LVT flooring
Drywall/orange peel
Solid surface (or quartz) countertop with (4-6") backsplash
Fan light over shower/ sconces by sink
Tub/shower inserts



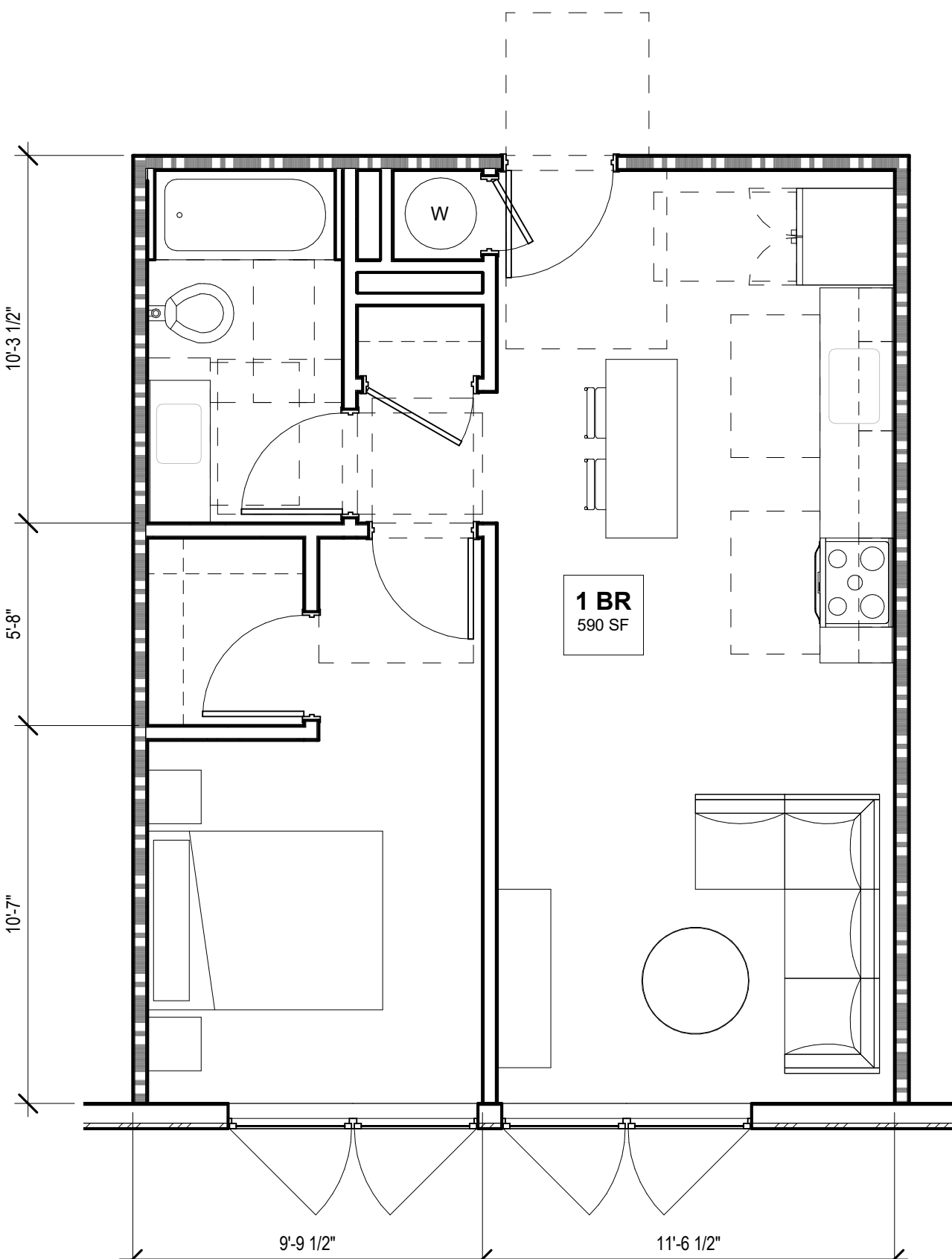
② 1-BED TYPE A (OPTION 1)
1/4" = 1'-0"



④ STUDIO
1/4" = 1'-0"



③ 1-BED TYPE B
1/4" = 1'-0"



① 1-BED TYPE A (OPTION 2)
1/4" = 1'-0"