



500 E. 4th Avenue – Block 20

Six-Story Office/Residential Mixed-Use Building
Pre Application
(PA-2022-071)

Planning Commission Study Session
December 13, 2022

Rendell Bustos, Senior Planner
Community Development Department

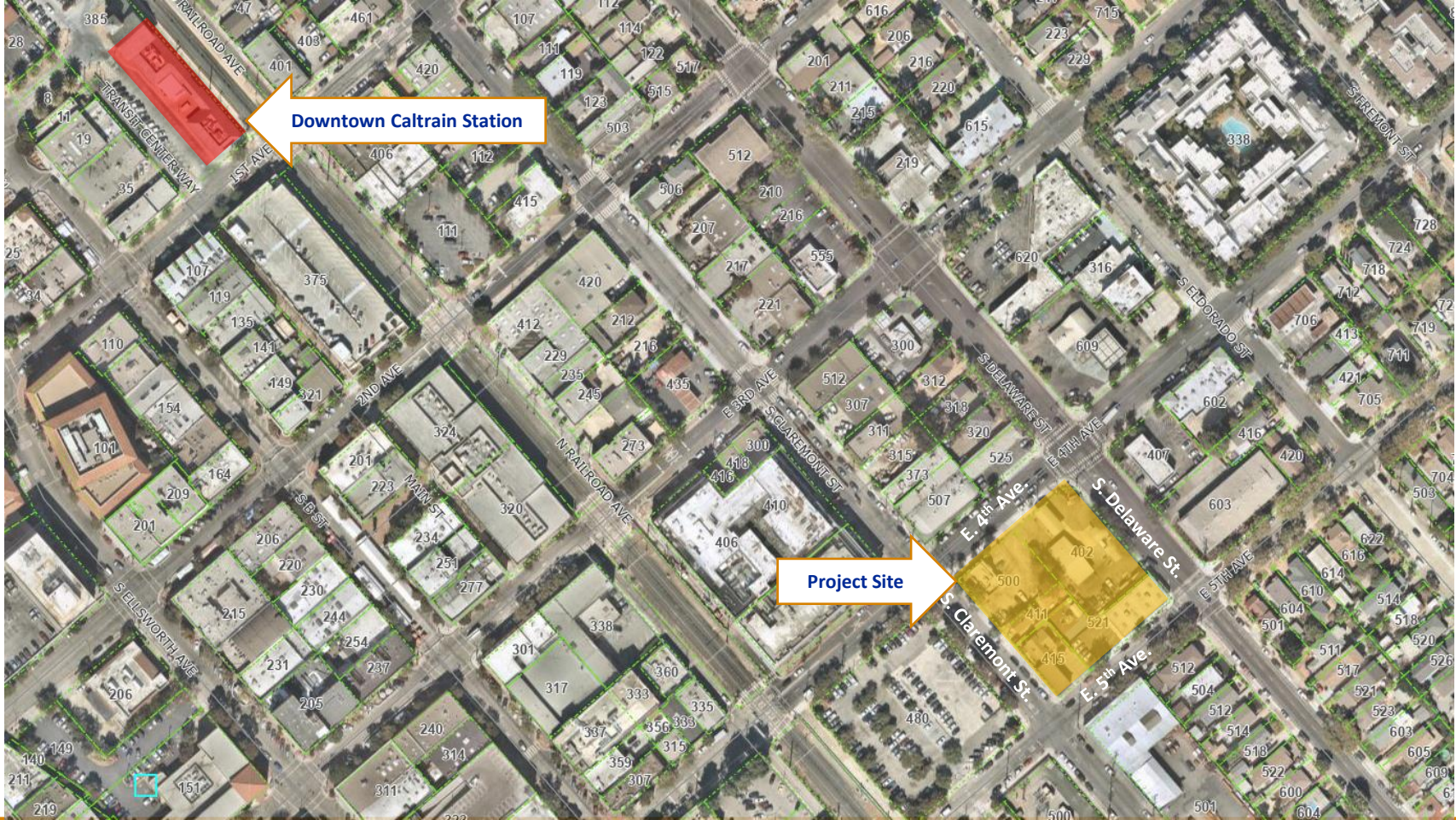


500 E. 4th Avenue – Block 20

Six-Story Office/Residential Mixed-Use Building
Pre Application
(PA-2022-071)

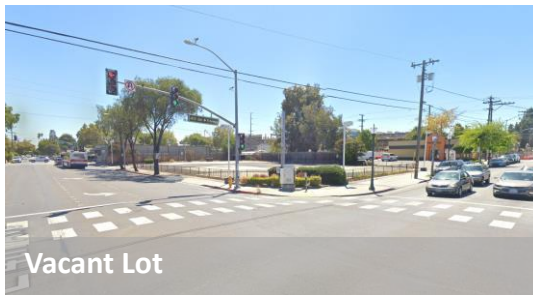
Planning Commission Study Session
December 13, 2022

Rendell Bustos, Senior Planner
Community Development Department





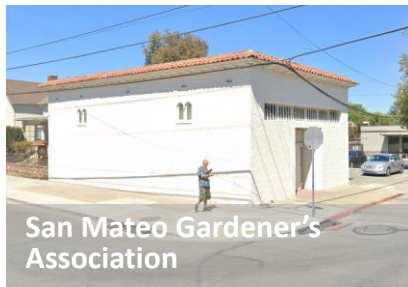
Taco Bell



Vacant Lot



Safari Kid Preschool



San Mateo Gardener's Association



Japanese American Community Center



Single Family Dwelling

PROJECT SITE

- (5) Existing parcels on full block:
 - S. Delaware Street
 - E. 4th Avenue
 - S. Claremont Street
 - E. 5th Avenue
- 1.16 Acres (50,499 sq. ft.)
- General Plan Land Use – Downtown Retail Core Support
- CBD/S (Central Business District Support)



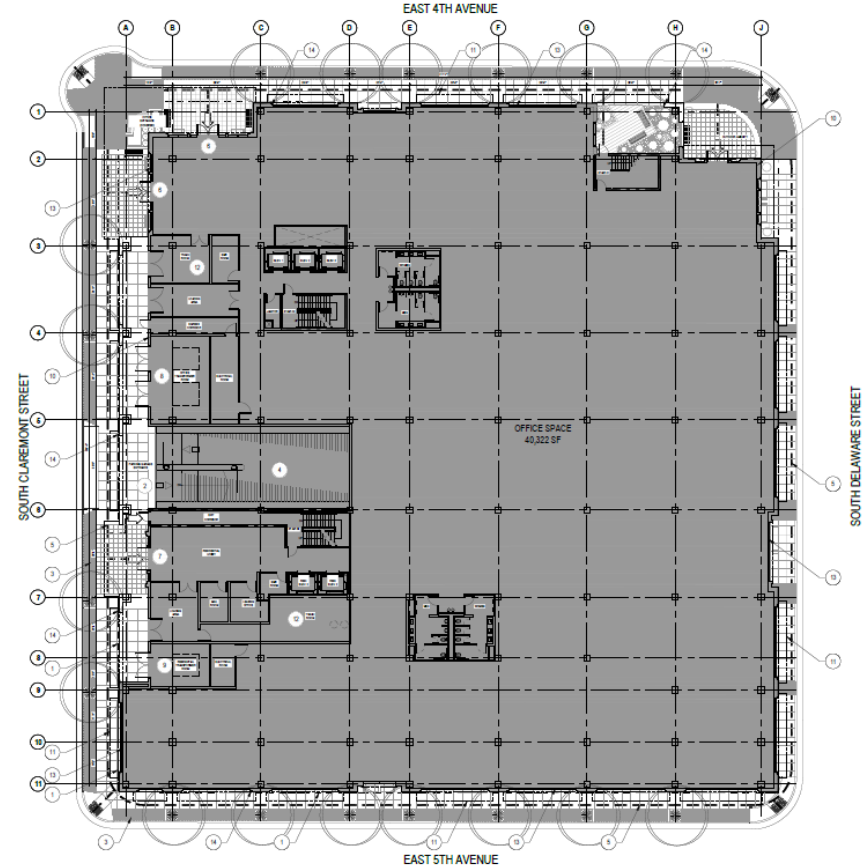
- Residential
- Commercial
- Industrial
- Mixed-Use

PROJECT DESCRIPTION



“Block 20” Mixed Use Project

- 142,000 sq. ft. of office uses
- 86 Residential units - 15% Very Low (9 units)
- 75-foot building height. 6 Stories and 2 basement levels of parking
- Total Floor Area: 216,300 sq. ft.



APPLICABLE CODES AND POLICIES

General Plan and Zoning Code

Local Plans

State Law

APPLICABLE CODES AND POLICIES

General Plan and Zoning Code

Local Plans

State Law

- General Plan Land Use – Downtown Retail Core Support
- CBD/S (Central Business District Support)

	Proposed	Maximum
Floor Area Ratio	4.28 *	3.0
Density	86 Units	87 Units
Building Height	75'-0" *	55'-0"
Setbacks	0'-0" to 10'-0"	10'-0" (All Frontages)
	Proposed	Minimum
Open Space		
Commercial	7,058 sq. ft.	1,420 sq. ft.
Residential (Private)	57 sq. ft./unit *	80 sq. ft./unit
Residential (Shared)	3,698 sq. ft. *	6,840 sq. ft.

*State Density Bonus Law concession or waiver request

APPLICABLE CODES AND POLICIES

General Plan and Zoning Code

Local Plans

State Law

- **Downtown Area Plan**

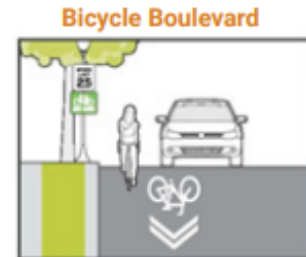
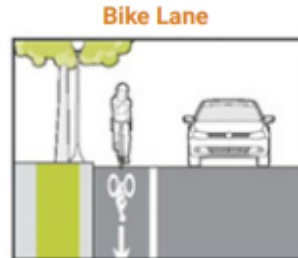
- Central Claremont Sub-Area
- Recommends ground floor uses that promote pedestrian activity
- Sidewalk improvements consistent with the Downtown Core

- **Pedestrian Master Plan**

- Minimum sidewalk width of 16 feet
- Zoning Code requires zero setbacks unless provision of open space

- **Bicycle Master Plan**

- “Class II” Bicycle Lane (E. 5th Avenue)
- “Class III” Bicycle Boulevard (S. Claremont Street)



APPLICABLE CODES AND POLICIES

General Plan and Zoning Code

Local Plans

State Law

- **Housing Accountability Act (HAA)**
 - Not subject to HAA (less than 2/3 housing)
- **State Density Bonus Law**
 - 15% Very Low-Income yields up to 50% density bonus
 - Concessions
 1. Building Height
 2. Floor Area Ratio
 - Waivers
 1. Ramp Slope
 2. Open Space
 3. Max Bulk
 4. Reduce Street Wall Area
- **Assembly Bill (AB) 2097**
 - Effective January 1, 2023
 - Prohibits City from imposing parking requirements for projects within 1/2 mile from major public transit

DISCUSSION ITEMS

Proposed Uses

Building Design

Other Aspects

DISCUSSION ITEMS

Proposed Uses

Building Design

Other Aspects



1. Should ground floor, neighborhood serving commercial uses be incorporated?
2. If so, along which frontage(s)?

DISCUSSION ITEMS

Proposed Uses

Existing Setting

Codes and Policies

Building Design

Other Aspects

DISCUSSION ITEMS

Proposed Uses

Existing Setting

Codes and Policies

Building Design

Other Aspects



DISCUSSION ITEMS

Proposed Uses

Existing Setting

Codes and Policies

Building Design

Other Aspects

- **Codes and Policies**

- General Plan Land Use Element encourages mix of uses including neighborhood serving uses and childcare uses
- Downtown Area Plan encourages ground floor uses that promote pedestrian activity
- Zoning Code lists permitted uses including office, residential, retail, and other neighborhood commercial uses

- **Proposed Project**

- Mixed-use: office and residential uses
- No ground floor retail or neighborhood commercial uses
- Would remove restaurant, preschool, and community center uses

DISCUSSION ITEMS

Proposed Uses

Building Design

Other Aspects



1. Should ground floor, neighborhood serving commercial uses be incorporated?
2. If so, along which frontage(s)?

DISCUSSION ITEMS

Proposed Uses

Building Design

Other Aspects



1. **Add or remove design treatments to improve the overall style?**
2. **Ways to improve transition to adjacent, lower density uses?**
3. **Other design revisions to improve its relation to the downtown context?**

DISCUSSION ITEMS

Proposed Uses

Building Design

Architectural Style

Neighborhood Context

Other Aspects

DISCUSSION ITEMS

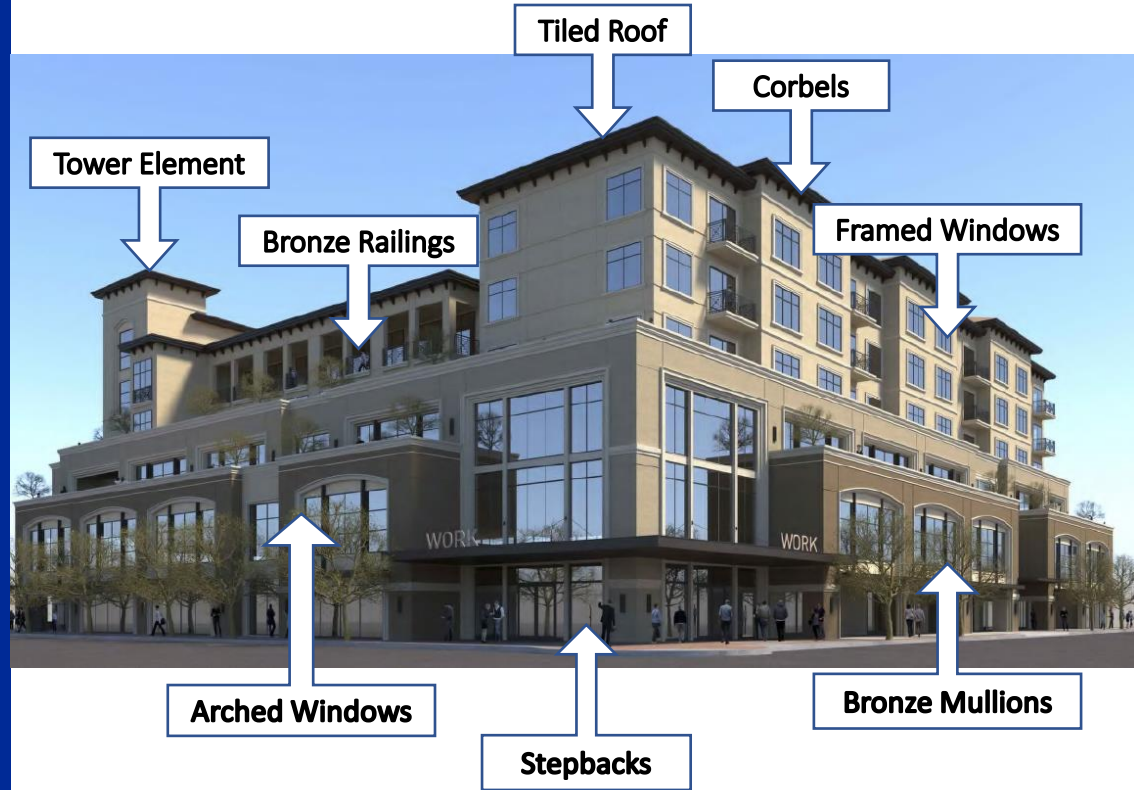
Proposed Uses

Building Design

Architectural Style

Neighborhood Context

Other Aspects



DISCUSSION ITEMS

Proposed Uses

Building Design

Architectural Style

Neighborhood Context

Other Aspects



DISCUSSION ITEMS

Proposed Uses

Building Design

Architectural Style

Neighborhood Context

Other Aspects



Proposed Project



405 E. 4th Ave.



Block 21



Kiku Crossing & Fifth Avenue Parking Garage

DISCUSSION ITEMS

Proposed Uses

Building Design

Architectural Style

Neighborhood Context

Other Aspects



Proposed Project



View from S. Delaware St., Facing Southeast



View from S. Delaware St., Facing Northwest

Proposed Uses

Architectural Style

Neighborhood Context

Other Aspects



DISCUSSION ITEMS

Proposed Uses

Building Design

Other Aspects



1. **Add or remove design treatments to improve the overall style?**
2. **Ways to improve transition to adjacent, lower density uses?**
3. **Other design revisions to improve its relation to the downtown context?**

DISCUSSION ITEMS

Proposed Uses

Building Design

Other Aspects

- **Other aspects for the applicant's consideration in the formal Planning Application:**
 - Site Plan and Architectural Review (SPAR)
 - Site Development Planning Application (SDPA)
 - Tentative Parcel Map
 - Environmental Review
- **Public Input**
 - (9) Public comment letters
 - Neighborhood Meeting – November 3, 2022
 - Traffic impacts
 - Office floor area
 - Building Design
 - Open space
 - Retail uses
- **Next Steps**
 - Revise based on Planning Commission and public input
 - File formal Planning Application

DISCUSSION ITEMS

1. Proposed Uses

- a) Should ground floor, neighborhood serving commercial uses be incorporated?
- b) If so, along which frontage(s)?

2. Building Design

- a) Add or remove design treatments to improve the overall style?
- b) Ways to improve transition to adjacent, lower density uses?
- c) Other design revisions to improve its relation to the downtown context?

3. Other Aspects

Thank You

Rendell Bustos, Senior Planner
Community Development Department
rbustos@cityofsanmateo.org
(650) 522-7211

DISCUSSION ITEMS

1. Proposed Uses

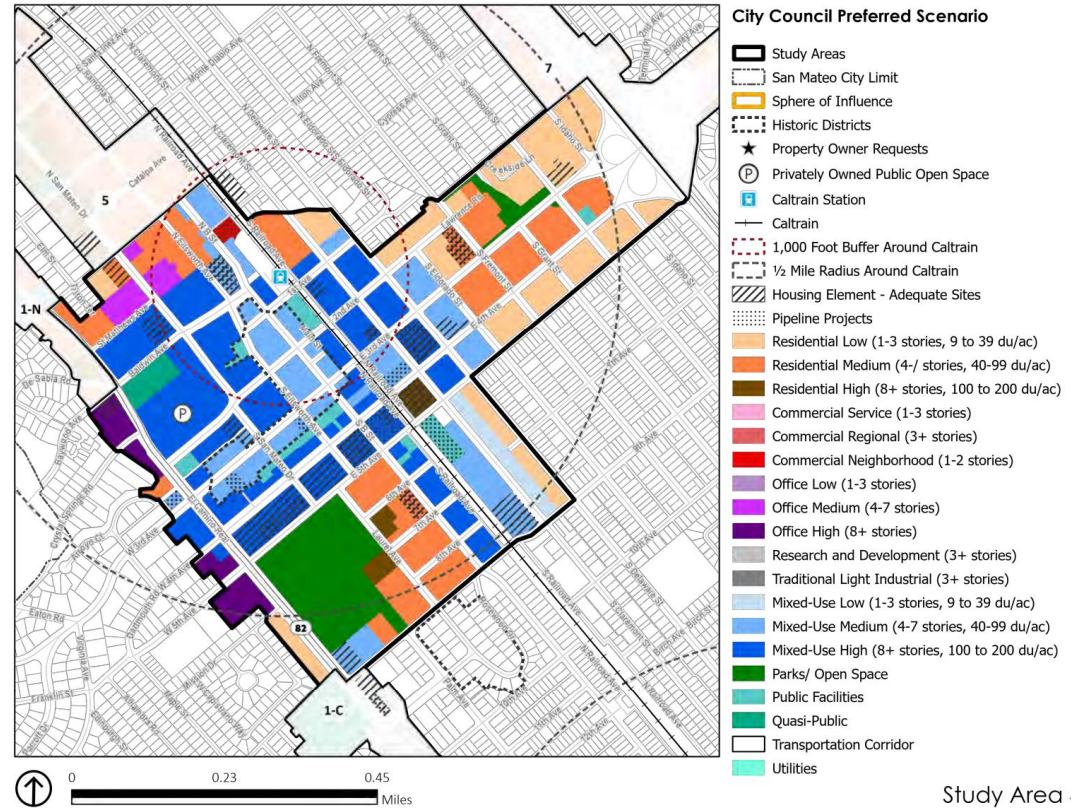
- a) Should ground floor, neighborhood serving commercial uses be incorporated?
- b) If so, along which frontage(s)?

2. Building Design

- a) Add or remove design treatments to improve the overall style?
- b) Ways to improve transition to adjacent, lower density uses?
- c) Other design revisions to improve its relation to the downtown context?

3. Other Aspects

SECTION HEADER



PROJECT SITE



- 11 Existing parcels on full block:
 - E. 3rd Avenue
 - S. Delaware Street
 - E. 4th Avenue
 - S. Claremont Street
- 1.51 Acres
- General Plan Land Use –
Downtown Retail Core Support
- CBD/S (Central Business District
Support)

