

PLANNING / CODE ANALYSIS

1. DESCRIPTION OF PROJECT:
 The Essex at Central Park Project is a 7 to 8 story mixed use project on 1.2 acres of land at S. San Mateo Drive and East 5th Avenue in San Mateo, California. The proposed site is conveniently located between the Central Park to the Southeast and Central Park Plaza shopping center to the Northwest; utilizing the existing surface parking lot to develop 117 live/work, one and two-bedroom apartment units over garage and 3,000 SF of commercial space. The residential units will have views overlooking the park or the intimately scaled 3rd and 4th retail streets. The project will include a central public passageway to create a direct, covered pedestrian connection from the park to the shopping center. The buildings will have one level below grade to three levels above parking, with approximately 95 existing public parking spaces and 165 for proposed retail, visitors, and residents.

2. JURISDICTION: SAN MATEO DOWNTOWN SPECIFIC PLANNING AREA

3. PARCEL NO: PARCEL 2 (PARCEL MAP NO. 400)

4. CURRENT ZONING: CBD/R (CENTRAL BUSINESS/RESIDENTIAL OVERLAY DISTRICT)

5. APPLICABLE CODES: ALL WORK IS TO BE PERFORMED ACCORDING TO THE FOLLOWING CODES, ORDINANCES, AND LAWS WHICH INCLUDE BUT ARE NOT LIMITED TO:
 A. CALIFORNIA BUILDING CODE (CBC) - 2010 EDITION
 B. CALIFORNIA MECHANICAL CODE (CMC), PART 4 OF TITLE 24, - 2010 EDITION, REFERENCING THE 2009 UMC
 C. CALIFORNIA PLUMBING CODE (CPC), PART 5 OF TITLE 24, - 2010 EDITION, REFERENCING THE 2009 UPC
 D. CALIFORNIA ELECTRIC CODE (CEC), PART 3 OF TITLE 24, - 2010 EDITION, REFERENCING THE 2008 NEC
 E. CALIFORNIA FIRE CODE (CFC), PART 9 OF TITLE 24, - 2010 EDITION, REFERENCING THE 2009 UFC OTHER APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
 F. 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
 G. 1997 UNIFORM ADMINISTRATIVE CODE
 H. 1997 UNIFORM HOUSING CODE

6. BUILDING OCCUPANCY GROUPS:
 R-2: APARTMENTS
 M: MERCANTILE, OR B: BUSINESS, OR A: ASSEMBLY (GROUND LEVEL OCCUPANCY OPTIONS)

7. TYPES OF CONSTRUCTION (Chapter 6):
 PROPOSED BUILDING TYPE IS TYPE IB FOR THE GARAGE/RESIDENTIAL

8. FIRE ALARM SYSTEM (Section 907):
 THE PROJECT WILL REQUIRE A FIRE ALARM SYSTEM

9. AUTOMATIC SPRINKLER SYSTEM (Section 903):
 THE PROJECT WILL BE FULLY SPRINKLERED

10. REQUIRED SEPARATION OF OCCUPANCES (TABLE 508.4):
 R-2 & S-2: 1 HOUR (EXCEPTION "b")
 B (LEASING OFFICE) & A (LOBBY): 1 HOUR (EXCEPTION "b")

11. FIRE RATED ASSEMBLIES:
 A. ALL FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS WILL CONFORM TO THE 2010 CBC SECTION 602 AND TABLES 601 AND 602.
 B. FIRE WALLS WILL CONFORM TO 2010 CBC SECTION 706 AND TABLE 706.4.
 C. FIRE WALL FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS
 D. SHAFT ENCLOSURES WILL HAVE FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS
 E. FIRE BARRIERS WILL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS PER 2010 CBC TABLE 707.3.9.
 F. FIRE PARTITIONS WILL COMPLY WITH 2010 CBC SECTION 709.
 G. REQUIRED/PROVIDED ASSEMBLY RATING WILL BE AS REQUIRED FOR TYPE IB PER 2010 CBC SECTION 602 AND TABLE 601.
 H. PRIMARY STRUCTURAL FRAME, BEARING EXTERIOR AND INTERIOR WALLS WILL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS
 I. ROOF CONSTRUCTION AND SECONDARY MEMBERS WILL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
 J. FIRE RESISTANCE RATING OF ALL FLOOR AND ROOF HORIZONTAL ASSEMBLIES WILL BE NOT LESS THAN 2 HOURS PER CBC 2010 CBC TABLE 601.

PROGRAM AREA SUMMARY

SITE AREA	52,116 SF	1.20 ACRES
-----------	-----------	------------

RESIDENTIAL DENSITY SUMMARY

MEASURE P DENSITY	75 DU/Acre	90 UNITS
+30% SB 1818 DENSITY BONUS		27 UNITS

RESIDENTIAL UNIT CONFIGURATION

NUMBER OF UNITS & UNIT MIX:		
42%	1 BDRM	49
58%	2 BDRM	68
100%	TOTAL	117 Units

PROVIDED DWELLING UNITS PER ACRE

	98 DU/Acre
--	------------

AVERAGE UNIT SIZE	
1 BEDROOM UNIT	750 SF
2 BEDROOM UNIT	1,204 SF
TOTAL UNIT AREA	118,650 SF
AVERAGE UNIT AREA (ALL UNITS)	1,014 SF

UNIT MIX SUMMARY

UNIT COUNT	SIZE	QUANTITY
GROUND FLOOR - LIVE/WORK	1,400 SF	8
- BMR UNIT (L1)	1,400 SF	1
LEVEL 2 & 3 - TWO BEDROOM + DEN	1,300 SF	20
- BMR UNITS (L2 & 3)	1,300 SF	2
LEVEL 4 - 7 - ONE BEDROOM	750 SF	44
- BMR UNITS (L4 - 7)	750 SF	5
LEVEL 4 - 7 - TWO BEDROOM	1,100 SF	33
- BMR UNITS (L4 - 7)	1,100 SF	4
TOTAL UNITS		117

PARKING SUMMARY

PARKING REQUIRED

PROPOSED PROGRAM			
RESIDENTIAL			
1.0 / STUDIO	-	1.0	- SPACES
1.3 / 1BR	49	1.3	64 SPACES
1.5 / 2BR	68	1.5	102 SPACES
1.8 / 3+BR	-	1.8	- SPACES
TOTAL			166 SPACES
VISITOR PARKING	117	0.2	23 SPACES
LEASING (GENERAL OFFICE)			
2.4/1,000 S.F.	1,400	2.4	3 SPACES
RETAIL			
1.4/1,000 S.F.	3,000	1.4	4 SPACES
VISITOR PARKING		0.5	2 SPACES
TOTAL			6 SPACES
SUBTOTAL			
			198 SPACES
	LESS 17%		164 SPACES
EXISTING PARKING TO BE REPLACED			
			95 SPACES
TOTAL PARKING REQUIRED			259 SPACES

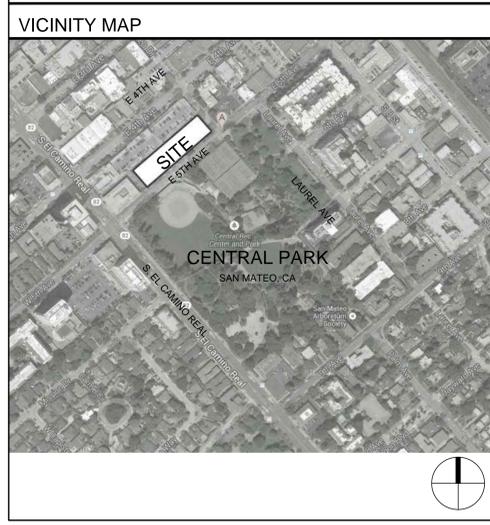
PARKING PROVIDED

PROPOSED PROGRAM			
		165	SPACES (3 HC, 4 HC/VAN TOTAL)
REPLACEMENT PARKING			
		95	SPACES (4 HC/VAN)
TOTAL PARKING PROVIDED			260 SPACES

1. MINIMUM PARKING STALL REQUIREMENT FOR OFF STREET PARKING BASED ON DOWNTOWN SPECIFIC PLAN AREA (CENTRAL PARKING AND IMPROVEMENT DISTRICT) FROM SAN MATEO CITY CODE CHAPTER 27.64 PAGE 27.64-10
 2. ACCESSIBLE PARKING PER TABLE 11B-6 ON PAGE 1-134.45 2010 CBC

DRAWING INDEX

DWG NO	DRAWING TITLE	SCALE	PLANNING PREAPPLICATION SUBMITTAL 10/08/2013	PLANNING PREAPPLICATION RE SUBMITTAL 12/03/2013
ESSEX SAN MATEO				
ARCHITECTURAL				
A.001	PROJECT DATA	NTS		1
A.002	PRELIMINARY CODE DIAGRAMS	NTS		1
A.100	SITE CONTEXT		1	1
A.200	EXISTING SITE SURVEY	1" = 20'-0"		1
A.201	LEVEL B1 - L1 PLANS	1/16" = 1'-0"	1	1
A.202	LEVEL L2 - 3 PLANS	1/16" = 1'-0"	1	1
A.203	LEVEL L4 - 5 PLANS	1/16" = 1'-0"	1	1
A.204	LEVEL L6 - 8 PLANS & UNIT PLANS	1/16" = 1'-0"	1	1
A.300	SECTIONS	1/16" = 1'-0"	1	1
A.400	SOUTH & EAST ELEVATIONS	1/16" = 1'-0"	1	1
A.401	NORTH & WEST ELEVATIONS	1/16" = 1'-0"	1	1
			8	11



PROJECT DIRECTORY

DEVELOPER:
 ESSEX PROPERTY TRUST
 925 EAST MEADOW DRIVE
 PALO ALTO, CA 94303
 PHONE: 650.849.1646

ARCHITECT:
 NC2 STUDIO
 1515 VALLEJO STREET
 SAN FRANCISCO, CA 94109
 PHONE: 415.749.6500

ARCHITECT: 
 1515 Vallejo Street
 San Francisco, CA 94109
 Tel 415.749.6500
 Fax 415.749.5266
 www.nc2studio.com

OWNER: **ESSEX PROPERTY TRUST**
 925 East Meadow Drive
 Palo Alto, CA 94303
 Tel 650.494.3700

S N M
 THE ESSEX AT CENTRAL PARK
 S SAN MATEO DR & E 5TH AVE SAN MATEO, CA 94401

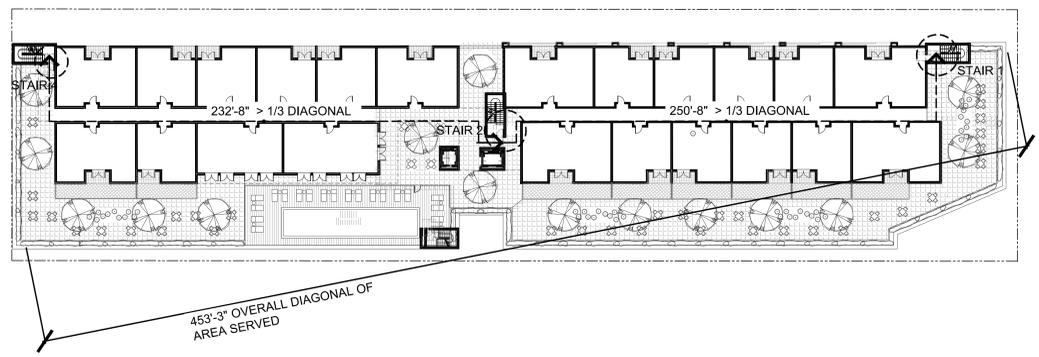
SUBMITTAL/REVISION:

#	DATE	ISSUE
1	10/08/2013	PLNG PPA
2	12/03/2013	PPA RE-SUBMIT

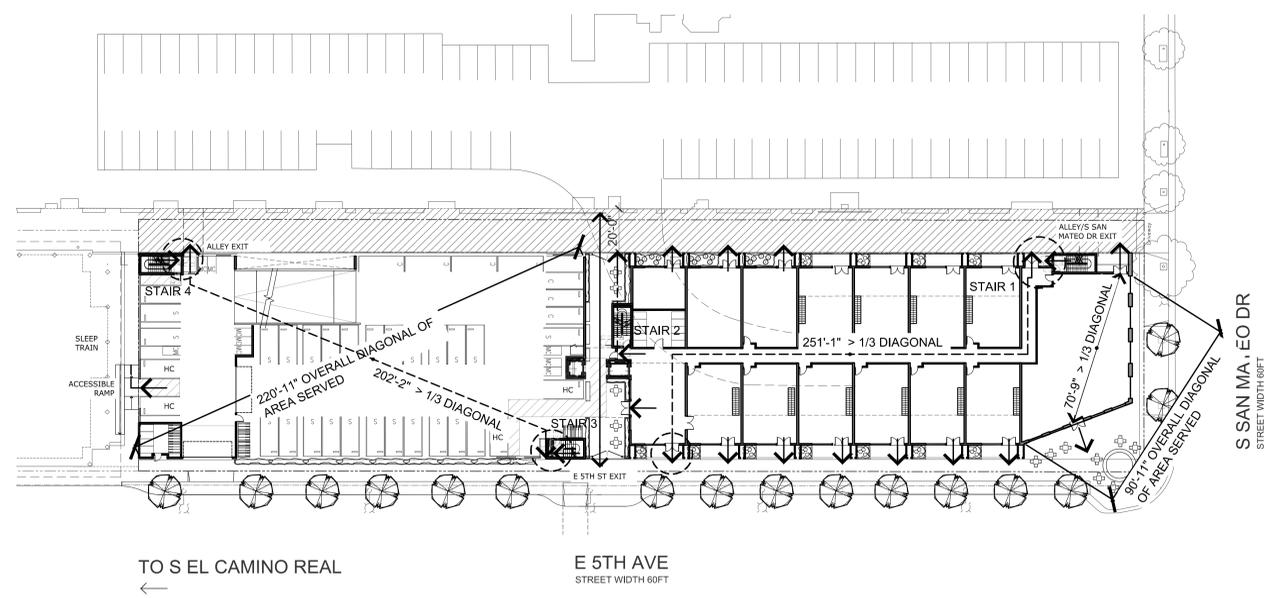
SHEET:
DRAWING INDEX & PROJECT DATA
A.001

NOT ISSUED FOR CONSTRUCTION
 © NC2 Inc.

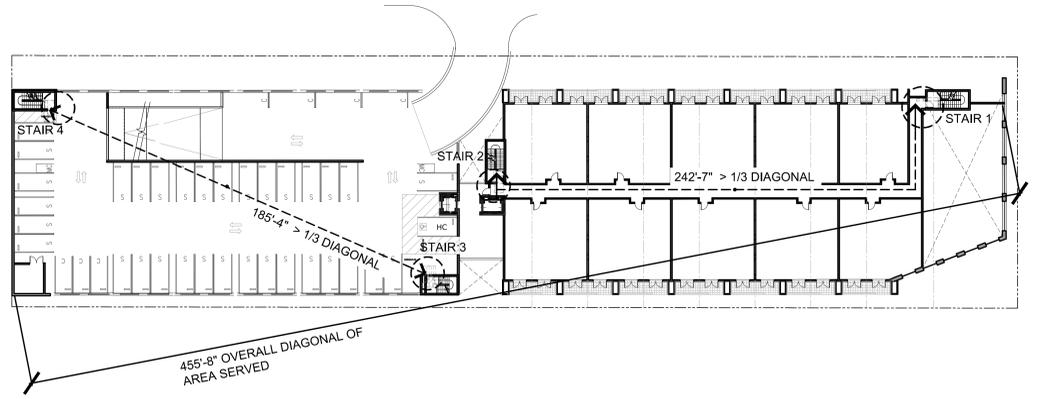
S N M
THE ESSEX AT CENTRAL PARK
 S SAN MATEO DR & E 5TH AVE - SAN MATEO, CA 94401



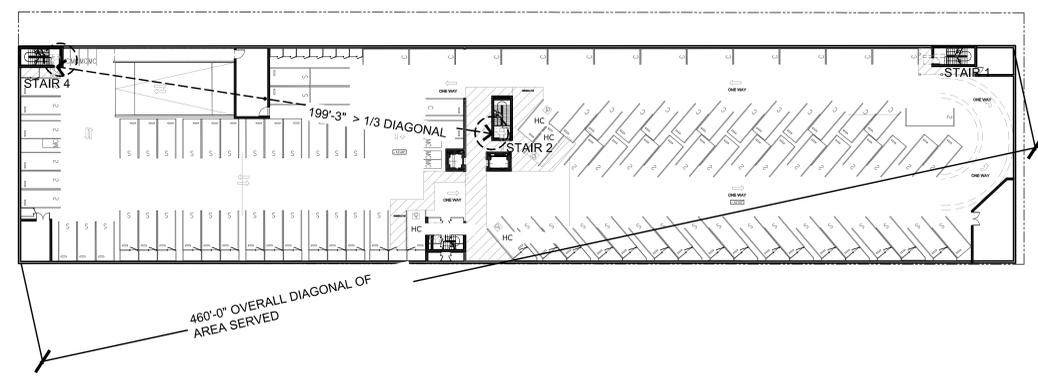
5 LEVEL 5 - PODIUM (L6-8 SIMILAR)
 1/32" = 1'-0"



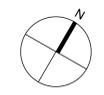
2 LEVEL 1 - GROUND
 1/32" = 1'-0"



4 LEVEL 3 (LEVEL 2 & 4 SIMILAR)
 1/32" = 1'-0"



1 LEVEL B1 - BASEMENT PARKING
 1/32" = 1'-0"



SUBMITTAL/REVISION:

#	DATE	ISSUE
1	10/08/2013	PLNG PPA
2	12/03/2013	PPA RE-SUBMIT



1 SITE CONTEXT
1" = 40'



ARCHITECT: **nc2 STUDIO**
 1515 Vallejo Street
 San Francisco, CA 94109
 Tel 415.749.6500
 Fax 415.749.5266
 www.nc2studio.com

OWNER:
ESSEX PROPERTY TRUST
 925 East Meadow Drive
 Palo Alto, CA 94303
 Tel 650.494.3700

S N M
THE ESSEX AT CENTRAL PARK
 S SAN MATEO DR & E 5TH AVE SAN MATEO, CA 94401

SUBMITTAL/REVISION:

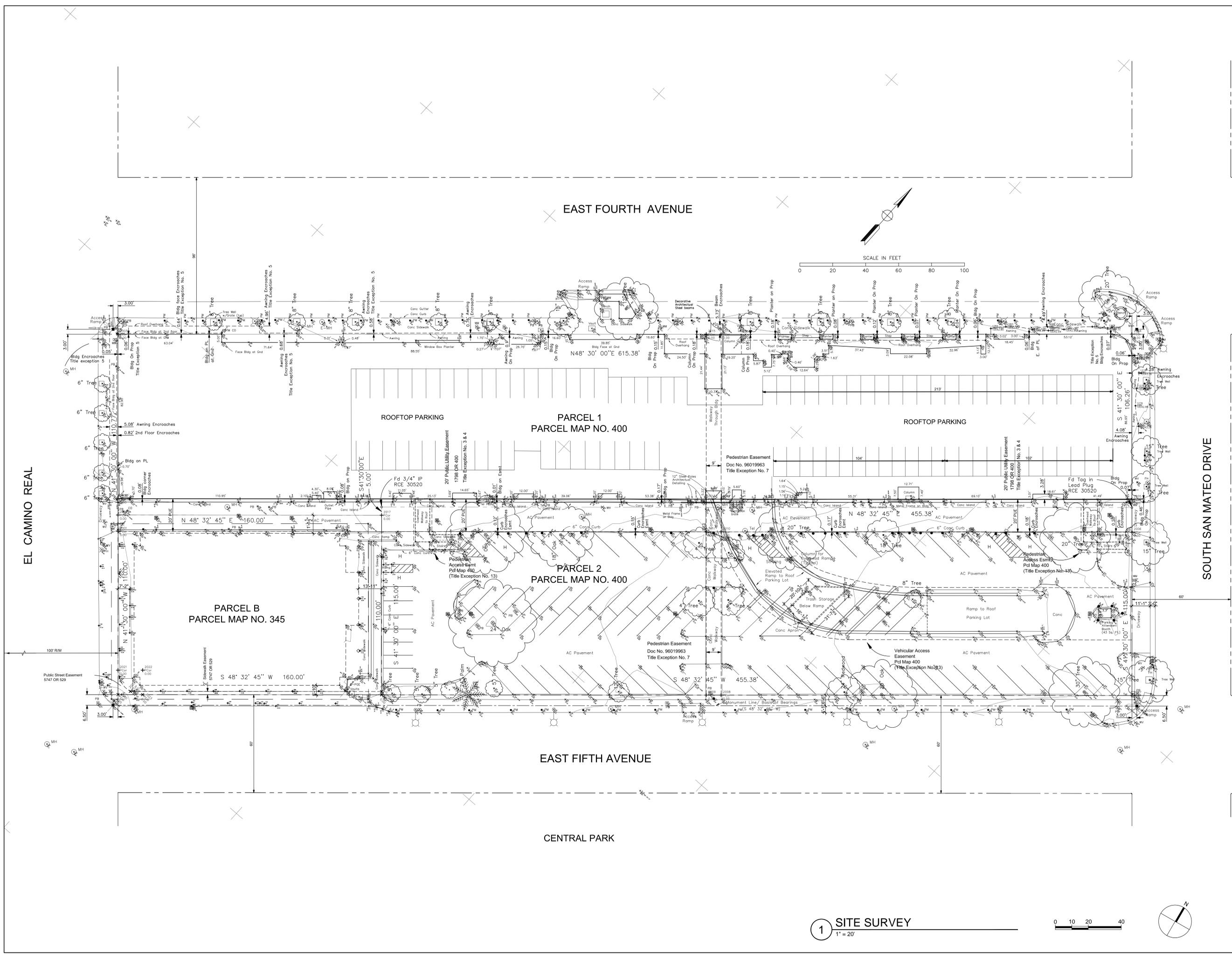
#	DATE	ISSUE
1	10/08/2013	PLNG PPA
2	12/03/2013	PPA RE-SUBMIT

SHEET:
SITE CONTEXT
A.100

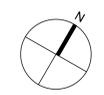
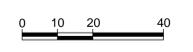
NOT ISSUED FOR CONSTRUCTION
 © NC2 Inc.

SUBMITTAL/REVISION:

#	DATE	ISSUE
1	10/08/2013	PLNG PPA
2	12/03/2013	PPA RE-SUBMIT

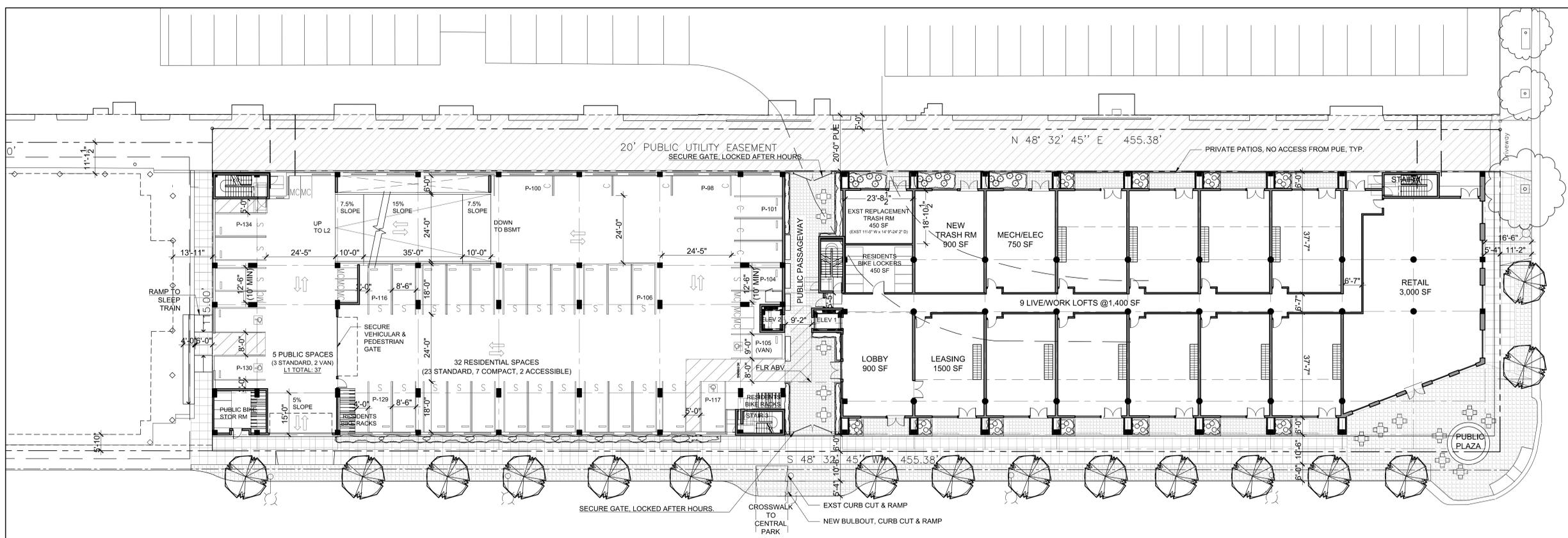


1 SITE SURVEY
 1" = 20'



SUBMITTAL/REVISION:

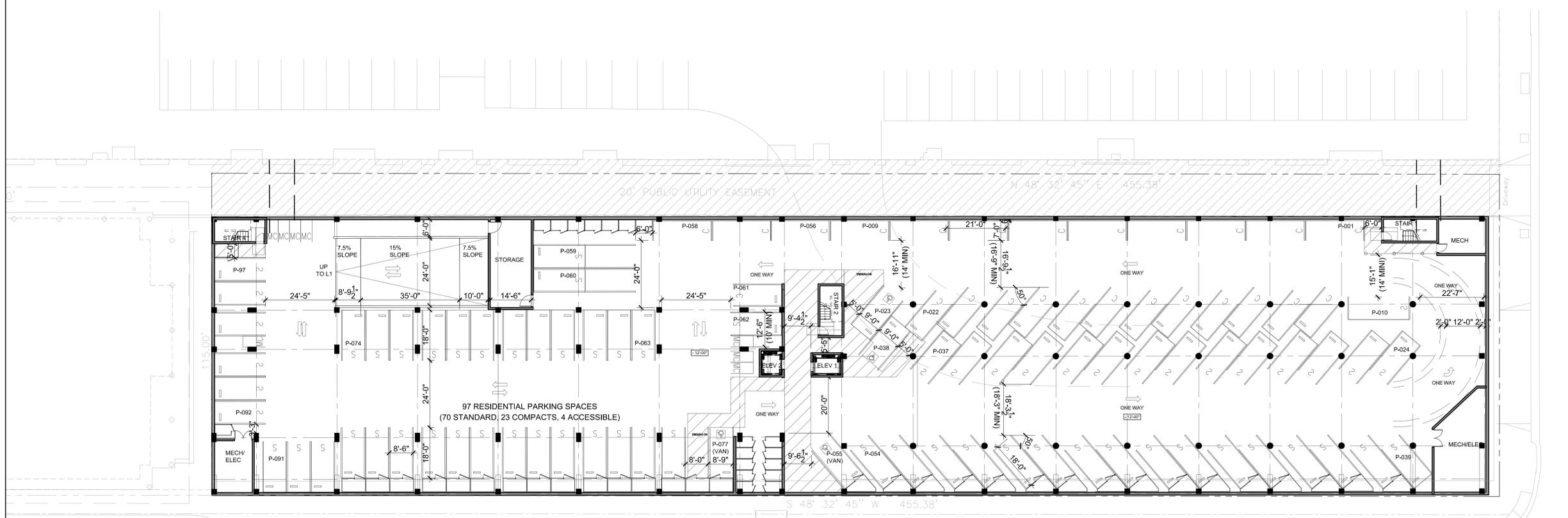
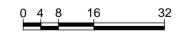
#	DATE	ISSUE
1	10/08/2013	PLNG PPA
2	12/03/2013	PPA RE-SUBMIT



TO S EL CAMINO REAL
 ←

E 5TH AVE
 STREET WIDTH 60FT

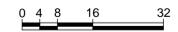
2 LEVEL 1 - GROUND
 1/16" = 1'-0"



TO S EL CAMINO REAL
 ←

E 5TH AVE
 STREET WIDTH 60FT

1 LEVEL B1 - BASEMENT PARKING
 1/16" = 1'-0"

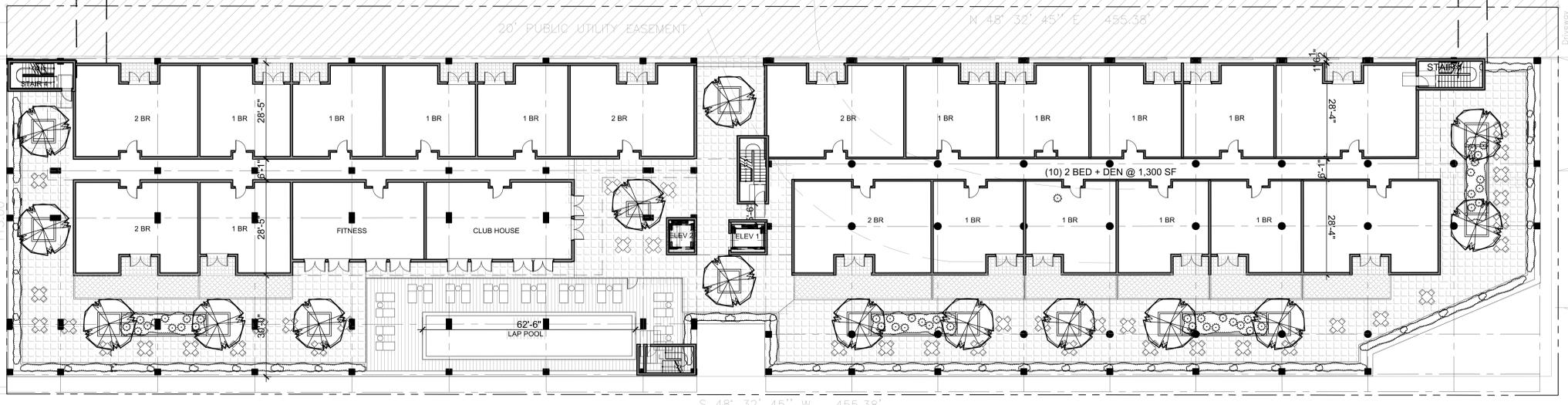


S SAN MATEO DR
 STREET WIDTH 60FT

S SAN MATEO DR
 STREET WIDTH 60FT

SUBMITTAL/REVISION:

#	DATE	ISSUE
1	10/08/2013	PLNG PPA
2	12/03/2013	PPA RE-SUBMIT



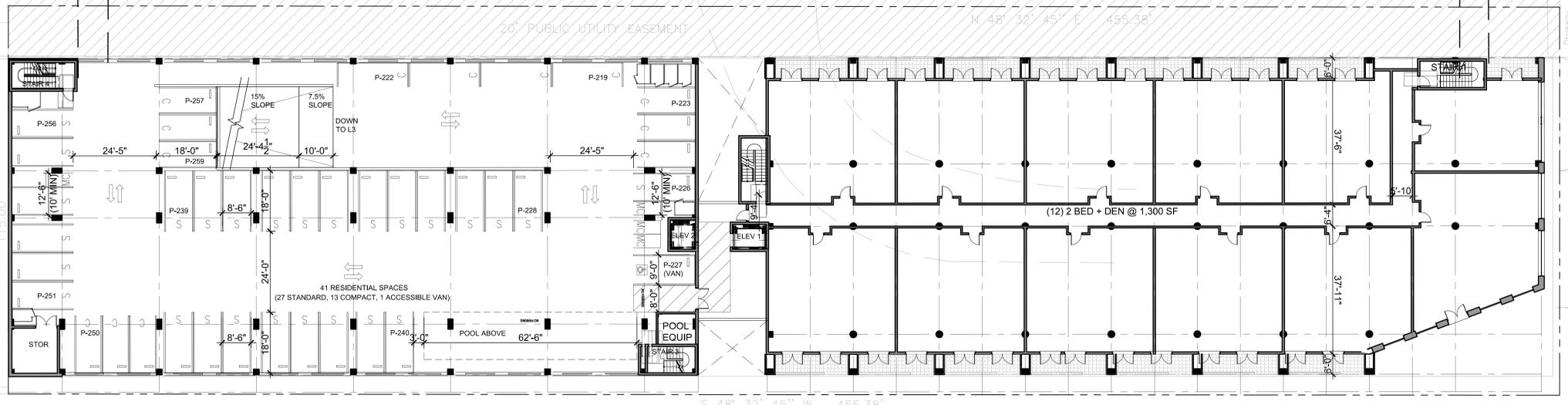
TO S EL CAMINO REAL
 ←

E 5TH AVE
 STREET WIDTH 60FT

2 LEVEL 5 - PODIUM -UNITS & AMENITY
 1/16" = 1'-0" 0 4 8 16 32



S SAN MATEO DR
 STREET WIDTH 60FT



TO S EL CAMINO REAL
 ←

E 5TH AVE
 STREET WIDTH 60FT

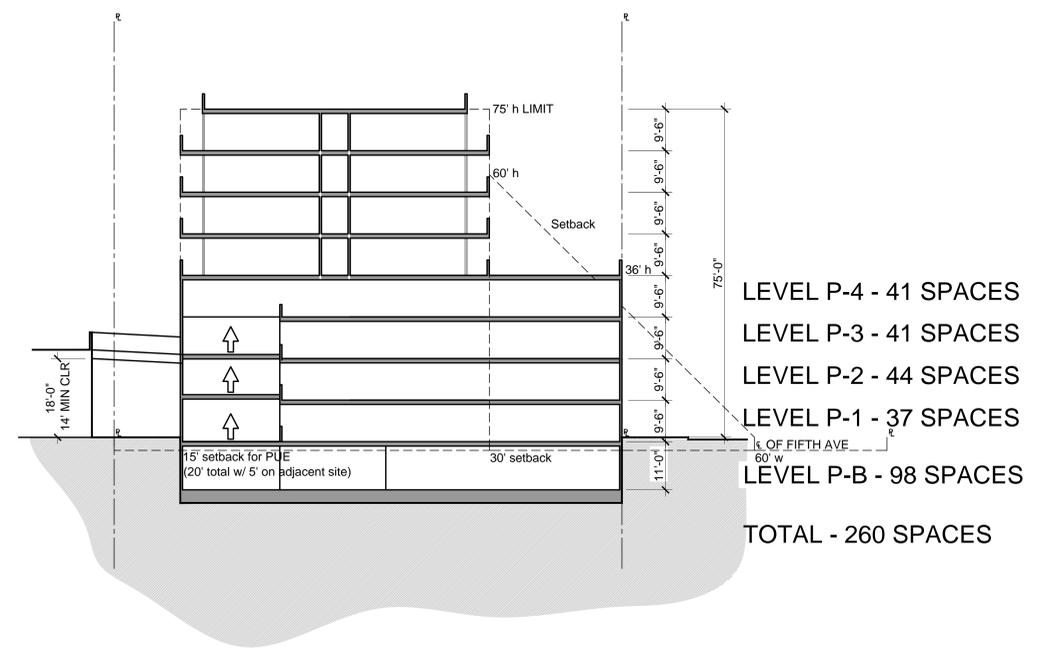
1 LEVEL 4 - UNITS
 1/16" = 1'-0" 0 4 8 16 32



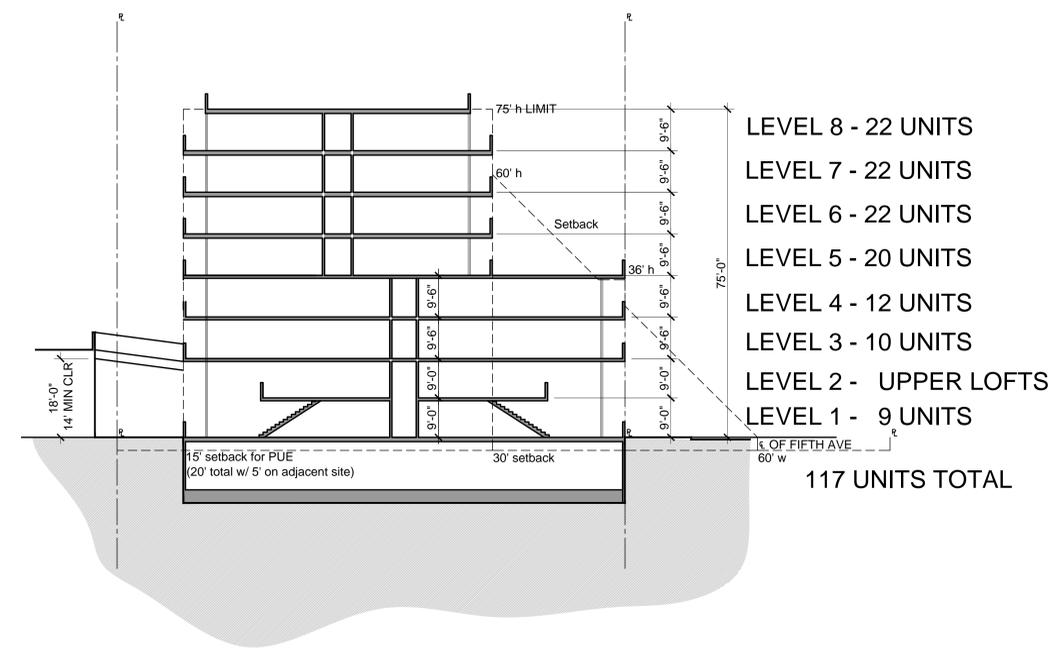
S SAN MATEO DR
 STREET WIDTH 60FT

SUBMITTAL/REVISION:

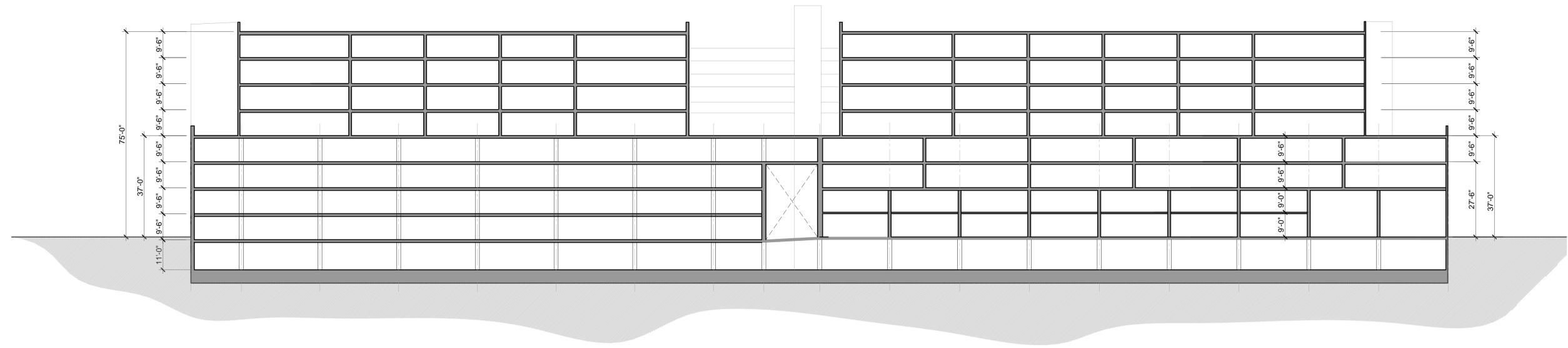
#	DATE	ISSUE
1	10/08/2013	PLNG PPA
2	12/03/2013	PPA RE-SUBMIT



3 SECTION - NORTH/SOUTH AT PARKING
 1/16" = 1'-0"



2 SECTION - NORTH/SOUTH AT RESIDENTIAL UNITS
 1/16" = 1'-0"



1 SECTION - EAST/WEST
 1/16" = 1'-0"



S N M
THE ESSEX AT CENTRAL PARK
 S SAN MATEO DR & E 5TH AVE SAN MATEO, CA 94401

SUBMITTAL/REVISION:

#	DATE	ISSUE
1	10/08/2013	PLNG PPA
2	12/03/2013	PPA RE-SUBMIT



SOUTH ELEVATION



EAST ELEVATION

② ELEVATION - SOUTH
 NTS

① ELEVATION - EAST
 NTS



S N M
THE ESSEX AT CENTRAL PARK
 S SAN MATEO DR & E 5TH AVE SAN MATEO, CA 94401

SUBMITTAL/REVISION:

#	DATE	ISSUE
1	10/08/2013	PLNG PPA
2	12/03/2013	PPA RE-SUBMIT

SHEET:
NORTH & WEST ELEVATIONS
A.401



NORTH ELEVATION



WEST ELEVATION

② ELEVATION - NORTH
 NTS

① ELEVATION - WEST
 NTS

