

April 26, 2021

Phillip Brennan

**City of San Mateo Community Development Department**

330 W. 20<sup>th</sup> Ave. San Mateo, CA 94403

650-522-7218

RE: **Kiku Crossing (formerly San Mateo Downtown Opportunity Sites)** PA-2019-033  
Site Planning and Architectural Review (SPAR) Modification to approved entitlement  
drawings for 480 East 4<sup>th</sup> Avenue residential development

Dear Phillip,

Below please find a list of design changes made to the Kiku Crossing residential development at 480 East 4<sup>th</sup> Avenue after the approved entitlement application drawing set dated June 15, 2020. The list below consists of improvements to the design that were necessitated by the need for the project to avoid conflicts with existing and proposed utilities, further development of the design for constructability, and to ensure adherence to MidPen Housing's rigorous design standards, which are updated semi-annually in response to best practices and affordable housing financing requirements.

**G001** Overall building floor area has been reduced to optimize project efficiency. Floor Area of the residential building on 4<sup>th</sup> Ave. has been changed from 234,350 SF to 211,970 SF resulting in an FAR reduction from 4.63 to 4.20 on the 4<sup>th</sup> Ave residential site, and from 4.24 to 3.93 across both sites as noted in the Project Summary.

**G002** Building areas modified in the tabulations, unit mix slightly modified to increase the number of large family, two-bedroom units and increased ADA unit count, modification of average unit size. Increase in protected on-site bike parking count based on unit size revisions. Total unit quantity of 225 remains the same.

**A201 through A208 (Site and Floor Plans)**

Building is pulled further back from the property lines at all four sides: At 4<sup>th</sup> Avenue to avoid conflict with the overhead high voltage power lines, at 5<sup>th</sup> Avenue to avoid conflict with the proposed underground utilities required by the new residential and garage structures, and at S. Railroad Ave. to allow for a deeper landscaped buffer from the railroad tracks. At S. Claremont the building is slightly set further back to allow additional landscaping at the sidewalk and more generous ground level decks to enhance the pedestrian experience. Central courtyard has been slightly modified as part of development of the floor plans.

**A201** Building utility spaces along 5<sup>th</sup> Avenue have been refined and developed.

**A205** Level 5 bridge lobby has been enclosed for acoustic reasons to protect the interior from the train noise.

**A207** Occupied roof deck has been developed. Fitness room and bathrooms have been removed due to acoustical concerns for the residential units below and due to updates



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to MidPen Housing's design standards, which are eliminating fitness rooms due to low usage. The previously proposed fitness room was 1,412 sf.

**A208** Roof plan is in progress. Equipment and Solar PV locations are in coordination, and screening elements are to be provided.

**A301 through A304 (elevations)**

Window configuration has been updated to coordinate better with unit interior layout. Slight modifications have been made to the massing at the corners. All elevations reflect the plan changes which slightly pull back the building from the property lines.

Parapets have increased in height per EBM requirements. EBM (Exterior Building Maintenance) requirements are to provide 42" from the roof surface to the top of the adjacent surface for fall protection. This can be accomplished with a parapet or guard barrier. For aesthetic consistency, we have minimized the use of guards and adjusted the parapets to achieve the 42" required height. No design changes from the 03/30/21 submittal set.

Windows and brick pattern at the ground level has been developed.

**A302** 6' high plexiglass screening element has been added at the 7<sup>th</sup> level roof deck to protect the outdoor space from train noise as required by acoustical.

**A304** Utility doors and brick configuration at ground level have been modified as utility space plans have been further developed. Expression of bridge interface at building has been developed.

**A334-5** Building Materials sheets shared by email have been added to this 04/26/21 submittal. No design changes from the 06/16/20 submittal set.

**A511** Open space calculations have been updated, increasing from 21,323sf to 21,914sf the common open space provided.

**A601** Cornice design has been developed and detail provided as required in entitlement conditions of approval.

**L101** Landscape has been adjusted accordingly to reflect revised building layout, the existing and new utilities. Changes are as follows:

- 1) Street count increased from 30 to 35. We have (1) fewer street trees and (5) additional trees on site, and this is reflected on sheet L101 and the L404 schedule for new onsite tree planting.
- 2) Plaza and courtyard design has not changed programmatically, however concrete paving and score pattern have been revised with a Japanese textile floral pattern aligning with the new project name, Kiku Crossing. Kiku is a chrysanthemum flower and the project name celebrates the past Japanese American floral industries that flourished during the early 1900s.

**L102** Roof deck plan has been adjusted with new architectural plan.

**L104** Section drawings have been adjusted to match the current layout.

**L404** Required Tree planting form has been adjusted to the new proposed tree count and sizes. Refer to sheets L101 and L104 and the above response for L101.

**C1.0** Overhead electrical lines adjacent to project were surveyed and have been added to topo.

- C2.0** Rolled curb at building's trash room has been adjusted to match revised building layout. Proposed crosswalk striping at intersection of S Claremont and E 5<sup>th</sup> Ave has been changed to match existing striping within vicinity of project. Relocated memorial street light was slightly adjusted to reside outside of PG&E vault clear working space.
- C3.0** Proposed grading information has been updated accordingly based on revised architectural and landscape layouts. Callouts for deepened footings have been added at locations where onsite biotreatment areas are close to building footprint. Callouts for deepened curb have been added at offsite biotreatment areas. Cut/fill estimates have been updated and represent only the residential scope of work. On Sheet C3.0, grading points shown are consistent with each DMA. The area in each DMA is be graded such that runoff stays within their respective DMA and leads to that DMA's treatment area. Grade breaks and directional slopes have been added to sheet C3.0 to better illustrate that roof runoff stays within their respective DMA.
- C4.0** Onsite storm drain system has been adjusted based on the revised architectural and landscape layouts. Callouts for deepened footings have been added at locations where storm drain piping is close to building footprint. Connections to city storm drain system at corner of S Claremont and E 5<sup>th</sup> Ave have been revised to ensure proper clearance at utility intersections. Sewer laterals have been modified; the project will now utilize two 8" sewer laterals. Water BFP's have been moved inside building; street access will be provided. The planter on the Southeast corner of the property has been shifted slightly and a 3'-0" clear radius callout has been added at hydrant locations.

Joint trench plans have been revised to (a) ensure new permanent power is provided via underground tie-in (b) accommodate construction staging in which **permanent** new garage building power for the 400 E. 5<sup>th</sup> Ave. site is achieved prior to **permanent** new residential building power for the 480 E. 4<sup>th</sup> Ave. site, so that the garage may be used by the public as early as possible and (c) meet PG&E load requirements for the 225-unit all-electric residential building.

*1) Permanent power tie-in:*

Plans were revised to tie into existing underground 12KV instead of installing a new pole. The underground tie-in will involve installing a new #7 vault (subsurface switch interrupter) on the corner of S. Claremont and E. 5<sup>th</sup> Ave, under the sidewalk adjacent to San Mateo Lumber, to tie into existing 12KV. PG&E confirmed that they can transfer loads from existing 12KV to another circuit to avoid shutting down power to the neighborhood during this work. Installing a larger pole to accommodate a new primary riser, and therefore avoiding installation of a new #7 vault, is not feasible as all existing poles on 5th Avenue are overloaded with equipment (i.e., existing primary risers, transformer, switches, special cross arm configuration, some pole already has existing multiple telecommunication risers, etc.).

*2) Residential temporary power:*

Residential temporary power will be provided via a new conduit that extends from the 12KV tie in to a new #6 vault (sub surface junction) and new #7 vault for a temporary subsurface transformer under the sidewalk of the 480 E 4<sup>th</sup> Ave. site, along S. Claremont. The new #7 vault will be removed prior to construction completion, but the #6 vault must remain per PG&E requirements.

*3) Garage temporary power:*

Garage temporary power will be provided by a generator, so no work is reflected in the Preliminary Utility Plan.

*4) Garage permanent power:*

Garage permanent power requires a new #6 vault (sub surface switch) within the property line of the 480 E 4<sup>th</sup> Ave. site, along E. 5<sup>th</sup> Ave., and will connect via conduit that crosses E. 5<sup>th</sup> Ave., to terminate inside the garage transformer room. The new #6 vault is needed so that the garage can be energized and used

by the public prior to completion of the residential building. A new #7 vault is also required to the south of the intersection of S. Claremont and 5<sup>th</sup> Ave.

5) *Residential permanent power:*

The number of underground vaults providing residential permanent power increased from 2 to 3 to accommodate increased load requirements for the 225-unit all-electric residential building. The 3 new #7 vaults (UCD subsurface transformers) will be installed within the property line. The project received a waiver from PG&E Rule 15, allowing for the UCDs as proposed.

6) *Relocation of existing pad mounted equipment and electrical vault on 4th Avenue site:*

The relocation of the existing pad mounted equipment on the 480 E. 4<sup>th</sup> Ave. site requires a new #7 box, consistent with the approach presented at entitlement.

7) Proposed new telecom routing and boxes were revised to accommodate new construction staging of new temporary residential power, garage, and residential permanent power.

- Fiber conduit routing and F44 Fiber boxes were inserted. The conduit routing starts at central of South Claremont extending east and south on E. 5th Ave, then terminates inside MPOE room of Residential Bldg. and finally crosses street to enter MPOE room at Garage building. Two (2) F44 boxes total.
- CATV and AT&T were inserted. Tie in is to an existing joint pole just a few feet north of garage building on east of E. 5th. New conduit to be installed from existing pole extending across the street to new CATV boxes (B36) and AT&T boxes (T4) then runs south to terminate inside Residential building MPOE room and finally crosses street to terminate inside Garage MPOE room. One (1) B36 and one (1) T4 boxes total.

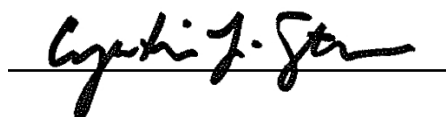
**Full joint trench plans for utility relocation, temporary power and permanent power can be provided upon request for detailed review.**

**C5.0** Drainage Management Areas (DMA), treatment area sizing, and calculations have been updated.

While the 5<sup>th</sup> Avenue Garage component of the PA-2019-033 development is not a focus of the BAR Architects Kiku Crossing residential scope, we are noting the following for informational purposes:

- One of four garage façade panels was eliminated based on City feedback to include a solid wall behind the façade panels to limit vandalism risk.
- Adding solid walls behind three garage façade panels necessitated removal of one of the four original panels to maintain openness calculations necessary to avoid mechanical ventilation for the garage structure.
- Reference IPD sheet A3.02: Garage South Elevation Comparison Drawings.

Regards,



Cynthia Strawn  
BAR Architects