

**From:** Mary Daly < >

**Sent:** Monday, May 17, 2021 2:47 PM

**To:** Clerk <clerk@cityofsanmateo.org>

**Subject:** KiKu

*Hello my name is Mary Daly. I am a City of San Mateo resident with a developmental disabled son. I support Mid-Pen's changes to Kiku Crossing. This project will include 8 set-aside units for people like me with developmental disabilities that want to live independently in their hometown. Please approve the changes so that Mid-Pen can continue providing affordable housing for people who need it most.*

*Mary Daly*

Prior to the Planning Commission meeting on Monday the 11th of May, I had emailed Phil Brennan to inquire about the Heritage Tree removal proposal passed by the City Council Members at the meeting on May 4th, 2021.

After speaking to him on a follow-up conversation by telephone I decided I would speak at the Planning Commission meeting that evening, May 11th. I sent a letter to the Planning Commission meeting and spoke during the Public Comment period of Kiku Crossing and Parking Garage Site Plan and Architectural Review Modification PA2021-013.

After the meeting, a few days later Phil Brennan emailed information about the reduction of the Heritage trees, now only going to be 4 and 35 other trees. Attached to email was a document by the Arborist, Matthew Fried, "The Removal and Protection of the Trees"

Although it was "a compromise" to saving our trees and environment to preserve the City of San Mateo Tree-lined streets, it still did not address the issue of updating the Utilities for this building via South Claremont on East 4th Streets to East 5th Avenues.

Across from the Kiku Crossing project are two Historical buildings, belonging to The Japanese American Cultural Community Center. The historical buildings are museums of the Community. I am concerned about the foundation having issues with the removal of the 4 trees. If these trees are removed, and South Claremont is excavated for the placement of the Utilities these buildings could have foundation problems.

To understand the excavation of a parcel of land, I drove over to the Bay Meadows Neighborhood, where currently there is a project of construction. The retaining walls and the protection around trees where large construction vehicles are excavating the parcel made me realize the complexity of this project.

If the retaining walls are not put up properly, it will damage the structure of this Japanese American Cultural Community Center across the street. Therefore, I would like to suggest not remove the 4 Heritage trees. The Kiku Crossing project wall for excavation should be at East 4th and South Claremont Street corner where there is a Utility Box and a Border wall. I have added a photo of this area. This border wall is only one car length then starts the driveway for the current parking lot. This is corner to the Kiku Crossing project, not on the sidewalks or roadway of South Claremont between 4th and 5th streets.

While the project is being developed would it not be better on 5th and S. Claremont to the S. Railroad? What will be the parking for the people that currently use this lot.

I am very interested in this project being right for all of the Communities and the new tenants at Kiku Affordable Housing.

Thank you.

Diana Pettit  
221 S. Fremont St.#208  
San Mateo, Ca 94401  
(650)245-0180

**From:** diana pettit <>  
**Sent:** Friday, May 14, 2021 11:18 AM  
**To:** Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>  
**Cc:** Matthew Fried <[mfried@cityofsanmateo.org](mailto:mfried@cityofsanmateo.org)>  
**Subject:** Re: 2021-013

Thank you for your information about the 6 Heritage trees.

I just want to point out that the original entitlement of PA 2019-033 may have been regarding the trees being removed from the South Claremont Street between 4th and 5th Avenues, but it was also included the other 67 trees. The reason for me writing the letter about "Save Our Trees" and bringing another letter to the Planning Commission meeting, Tuesday 11th of May, was exactly to point out that this project has a lot of infrastructure and environmental problems.

First of all, I want you to know today Friday 14th, I was driving North on South Claremont from 5th to 4th Avenues. Again, 4th Avenue on South Claremont was closed down, I was unable to drive to 3rd Avenue.

I was driving down the street to look at the 3 buildings across from the Kiku project. Two of the buildings are The Japanese American Cultural Community Center. The building is 100 years old, I am concerned about the foundation having issues when the Heritage trees are taken out.

I am very interested in this project being right for all of the communities and the new tenants if Kiku Affordable Housing.

I drove over to the Bay Meadows project and saw the excavation that has been done on that parcel of land. If the retaining walls are not put up properly, it will damage the structure of this Japanese American Cultural Community Center. Therefore, I would like to suggest to leave the Heritage trees and start the project where the parking lot actually starts. There is a wall boarding the property on S. Claremont Street about 2 feet high. After this wall is where the retaining wall needs to be placed before the excavation begins.

I have "CC" Matthew Fried because he is the City Engineer for this project.

Please Phillip, it would be very helpful if I could get a Building Plans of the parcel (SPAR) project as to identify all of trees are being removed.

Also, item #3 of the Sustainable and Infrastructure meeting on Wednesday night talked about the trees helping with the carbons in the atmosphere. These Heritage trees give a lot of shade and protect our environment. Any replacement with other trees will not be sufficient for at least another 20 years.

I would like to see with the assistance of Mr. Fried to move the utilities and other infrastructure for this building on 5th Ave where the Downtown Garage will be built. It would also could be on 4th Avenue across from Windy Hill Building. It's easier to close off 5th between South Claremont and Railroad than completely shut down South Claremont between 4th (freeway entrance) to 5th Avenues.

I have included some photos of the Bay Meadows excavation property site. This is about the same parcel size as Kiku parcel.

If you have any questions, or set up a meeting, I can be reached at (650)2450180.

Diana Pettit

On Fri, May 14, 2021, 7:54 AM Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)> wrote:  
Hello Ms. Pettit,

Thank you for your email. I wanted to send this to you as a follow-up to our phone conversation on Monday (5/10). Six "heritage" trees were surveyed across both parcels (480 E. 4<sup>th</sup> Avenue and 400 E. 5<sup>th</sup> Avenue). Of those six, four were approved for removal with the original entitlement under PA-2019-033 back in August 2020. A total of 11 new street trees were originally approved, however, the SPAR Modification (PA-2021-013) currently being proposed reduces the total count to 10 in order to accommodate the necessary utility clearances along S. Claremont. I appreciate your concern regarding the housing project providing a "park-like" environment for the families living there. You'll be pleased to know the revised proposal increases the total number of trees on-site from 30 trees (as originally approved) to 35 trees.

Please let me know if you have any further questions.

Best-  
Phillip B.

**From:** diana pettit <>  
**Sent:** Monday, May 10, 2021 8:10 AM  
**To:** Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>  
**Cc:** Alex Rogala <[alexander.rogala@midpen-housing.org](mailto:alexander.rogala@midpen-housing.org)>  
**Subject:** 2021-013

I am concerned about the removal of the 5 Heritage trees removal from this parcel because of the Kinko Residential Property.

I understand that there were votes proposal in the last couple months to give the approval to the City Council and Planning Commission to determine removal of these trees.

If I am not mistaken this issue of the removal of the Heritage trees have not been reviewed by the Sustainable and Infastructure Committee. The removal of these trees will affect the beautiful lined street into Downtown San Mateo. The families living in this housing project will not have any "park-like" enviroment which these trees have provided for 100 years.

Please advise me of which trees are slated for removal on this property.

Originally, when this project was 2019-033, I wrote a letter to City Council before approval of the project and removing 67 trees and 5 Heritage Trees.

I would recommend this project for removal of these trees be sent to Sustainable and the Infastructure Committee before this 2021-013 is passed by the City Council Members tonight. Our Infastructure needs updated to keep our City from building buildings without considering more of a better Carbon Footprint.

Replacing Heritage trees with Art work made of Silver Colored Structure is not a representation of Central Park neighborhood.

Please answer my inquiry a out the trees to either (), or email



**From:** Valerie Rynne < >

**Sent:** Monday, May 17, 2021 3:00 PM

**To:** Clerk <clerk@cityofsanmateo.org>

**Subject:** Input Re May 17 2020 City Council Mtg Agenda Item 11: 480 East 4th Avenue and 400 East 4th Avenue – Site Plan and Architectural Review Modification.

City Council Members,

*My name is Valerie Rynne. I am a City of San Mateo resident and parent of an adult son with a developmental disability. I support Mid-Pen's changes to Kiku Crossing, a project that includes 8 urgently needed set-aside units for people with developmental disabilities who wish to continue to be able to live here in their home community where they have connections, valued pursuits, and essential supports. Please approve the proposed changes so that Mid-Pen can continue providing affordable housing for people who need it most. Thank you*

*Valerie Rynne,*

**From:** Naomi Ture < >

**Sent:** Sunday, May 16, 2021 10:17 PM

**To:** Eric Rodriguez; Rick Bonilla; Diane Papan; Amourence Lee; Joe Goethals

**Subject:** Pedestrian safety request in preparation for the Kiku Crossing development

Dear Mayor and Council Members,

I live in the Central Neighborhood on 5th Ave.

First, I want to acknowledge your work, and want to thank you for responding to our call for Safer Streets with #SafeStreetsSanMateo, the Traffic Safety Map, and adding a safer crosswalk at 5th and Delaware. But - we still have work to do.

**I am the mother of the 5-year-old who was run over by a speeding car** on 5th and S. Claremont in July of 2020. We're fortunate he is alive and healthy, but we are currently dealing with the consequences of his head injury.

As we prepare for the hundreds of new residents and more traffic as a result of our Kiku Crossing housing project on 5th Avenue, we need to ensure the safety of pedestrians and bicyclists in our neighborhood with traffic calming measures.

**I ask for the following:**

**(1) 5th Avenue Traffic Calming & Pedestrian Safety Measures** - We ask for speed humps on 5th Avenue (from S. Idaho Street to S Amphlett) to reduce the cut-through traffic on our neighborhood street. We also ask for pedestrian street lamps on 5th Avenue (from Delaware to S. Amphlett) for safety at night. The Central Neighborhood neighbors would like a traffic calming meeting to address our safety needs.

**(2) Request to change the name from 5th Avenue Garage** to another name that does not include 5th in its name. We would like to avoid drivers using 5th avenue as a direct route and instead encourage using 3rd. Fellow residents have suggested Kiku Central Garage or Kiku Crossing Garage.

**(3) Clearly marked crosswalks on 5th and Claremont.** This is the crosswalk where our traumatic accident happened. The crosswalk is still faded and not clearly marked. It's a very industrial-looking cross-street, yet so many pedestrians walk across S. Claremont on their way to the park, or on their way to the preschool. It needs to be clearly marked.

Thank you,

Naomi Ture

Item # 11 - 480 East 4th Avenue and 400 East 5th Avenue – Site Plan and Architectural Review Modification

Re: Request for name change for the 5th Avenue garage.

May 17, 2021

Dear Mayor Rodriguez and Members of the City Council,

We would like to suggest a name change to the 5th Avenue Garage which is part of the Kiku Crossing Housing development.

We would like to avoid that cut-through traffic pattern on 5th Avenue, and replace the name 5th Avenue Garage since there are 700 vehicles involved in this private/public project. There was also an additional lane of traffic added to 5th Avenue on this garage project from Railroad to S. Delaware which will impact our local street.

We would like to suggest the name Kiku Central Garage. Kiku is the chrysanthemum flower and Central represents the Central Neighborhood.

Perhaps the chrysanthemum symbol could be incorporated as an emblem on the signage for each floor in the garage.

There are other examples of Downtown Garages which have names that are not related to street locations. These include: the Tennis Court Garage, Library Garage, Central Garage, Main Street Garage, and Transit Center Garage.

Thank you for your consideration of this name change to make 5th Avenue safer for the children and Senior pedestrians and bicyclists on our neighborhood street.

Best,

Michael Weinbauer  
Maurine Killough  
Ben Portusach  
Laurie Watanuki  
Central Neighborhood Board Members

The following comments were  
received after the 4pm  
deadline on the day of the  
meeting:

**From:** Nicholau, Sheraden@SCDD <[REDACTED]>  
**Sent:** Monday, May 17, 2021 6:07 PM  
**To:** Clerk <clerk@cityofsanmateo.org>  
**Subject:** Kiku Crossing (Item 11), and General Plan & Housing Element (Item 13)

Greetings City Council Members and City Staff,

I'm the Regional Manager covering the Bay Area for the CA State Council on Developmental Disabilities. I'm writing in support of MidPen's changes to the Kiku Crossing's project (site plan and architectural review modification). We specifically support and value that this project serves low-income families and includes eight apartment units subject to a preference for people with developmental disabilities. We look forward to seeing this project proceed with the City Council's approval. I shared my support for this project last week, at the Planning Commission Meeting; thank you for that opportunity. My comments, here, also apply to this evening's agenda item 13 (general plan and housing element update). My apologies that I cannot join you all this evening.

The State Council supports systems change, capacity building, and quality of services within the community for individuals with developmental disabilities and their families. While data shows that a majority of Californians with developmental and other disabilities seek to live in community housing, many remain in their family member's home because of lack of affordable, accessible housing options. Statewide inclusive housing options for individuals with developmental disabilities must be increased and enhanced through access to housing and subsidies, including those that are paired with needed supports and services (including regional center services and LTSS). Permanent, affordable, accessible and sustained housing options must be continually developed to meet both current and future needs. This is of particular importance for San Mateo. City of San Mateo is home to over 1,600 residents with developmental disabilities.

We know that inclusion of people with developmental disabilities contributes to San Mateo in many ways. Inclusion of residents with IDD within projects such as Kiku Crossing helps City of San Mateo meet Housing Element's targets. Lack of affordable housing is the greatest single barrier to achieving the goal of independent living for people with developmental disabilities in San Mateo.

Thank you for your dedicated service and leadership,

Sheraden

Sheraden Nicholau | Regional Manager, Bay Area  
State Council on Developmental Disabilities  
510-286-0439 Main Office Line  
510-286-1250 Direct Line  
[bayarea@scdd.ca.gov](mailto:bayarea@scdd.ca.gov)  
[www.scdd.ca.gov](http://www.scdd.ca.gov)

For plain language resources on COVID-19, go to our website at [scdd.ca.gov](http://scdd.ca.gov)

Pronouns: she, her, hers