



CITY COUNCIL PUBLIC HEARING

(PA-2021-013)

Kiku Crossing and Parking Garage
Site Plan and Architectural Review Modification

MAY 17, 2021

BACKGROUND

- Site Plan & Architectural Review (SPAR) Modification of original entitlement (PA-2019-033) approved in Aug. 2020
- Previous SPAR Modification (PA-2020-055) to parking garage approved in November 2020

PROPOSED MODIFICATIONS

- Building Setbacks
- Building Floor Area & Floor Plan Changes to Residential Building
- Exterior Design Changes to Residential Building
- Landscaping and Open Space Design
- Exterior Design Changes to Parking Garage
- Amended Conditions of Approval + Additional Conditions

Design

Engagement

Financing



KIKU CROSSING
480 EAST 4TH AVE
SAN MATEO, CA

- 02/26/21 ENTITLEMENT APPLICATION - 3 STORY HOUSING BLOCK
- 04/26/21 ENTITLEMENT RESUBMITTAL - 3 STORY HOUSING BLOCK
- 06/21/21 ENTITLEMENT RESUBMITTAL - 3 STORY HOUSING BLOCK
- 08/17/21 ENTITLEMENT RESUBMITTAL - 3 STORY HOUSING BLOCK
- 10/13/21 ENTITLEMENT RESUBMITTAL - 3 STORY HOUSING BLOCK
- 12/09/21 ENTITLEMENT RESUBMITTAL - 3 STORY HOUSING BLOCK

PROJECT TEAM

Role	Name	Company
Architect
Engineer
...

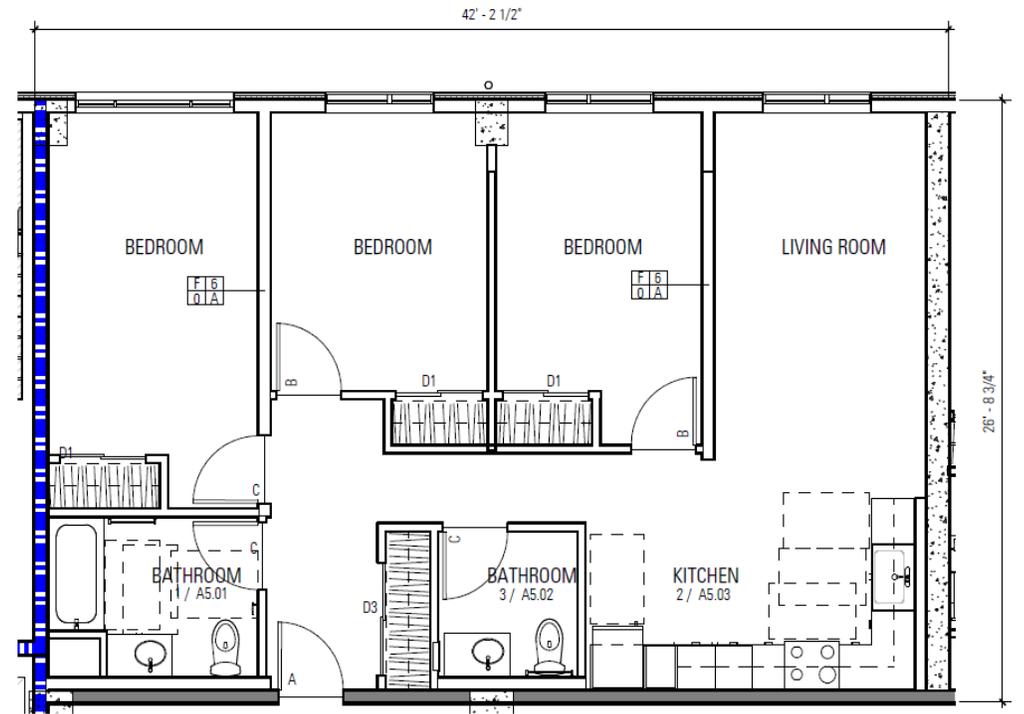






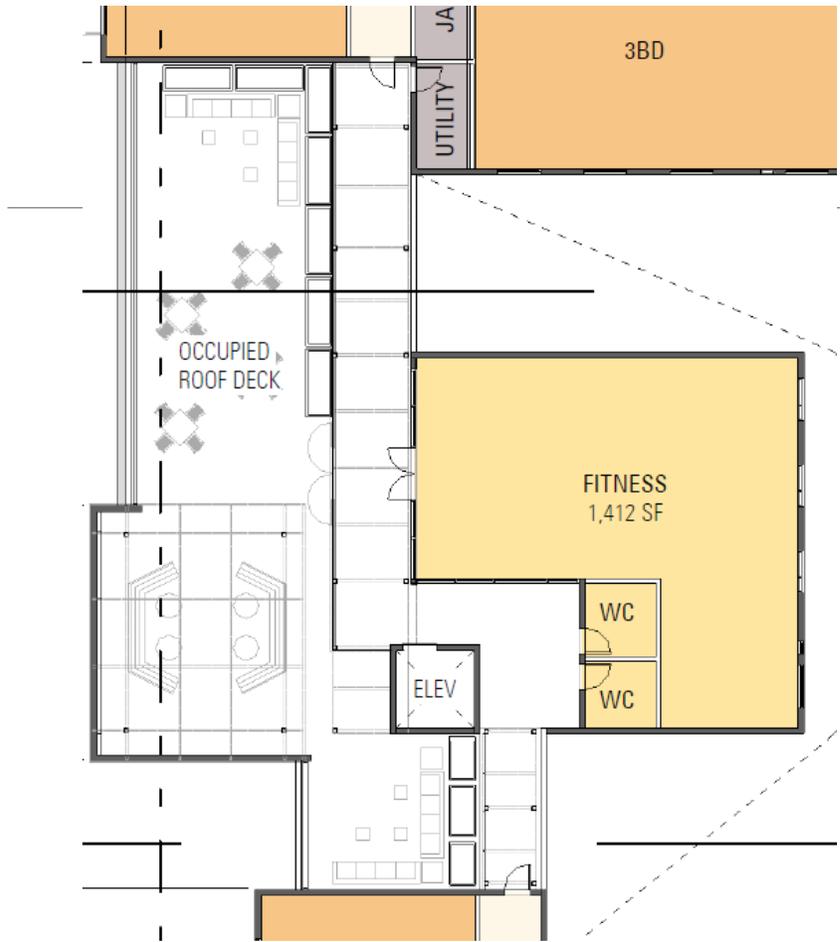
3BR/2BA

Approved

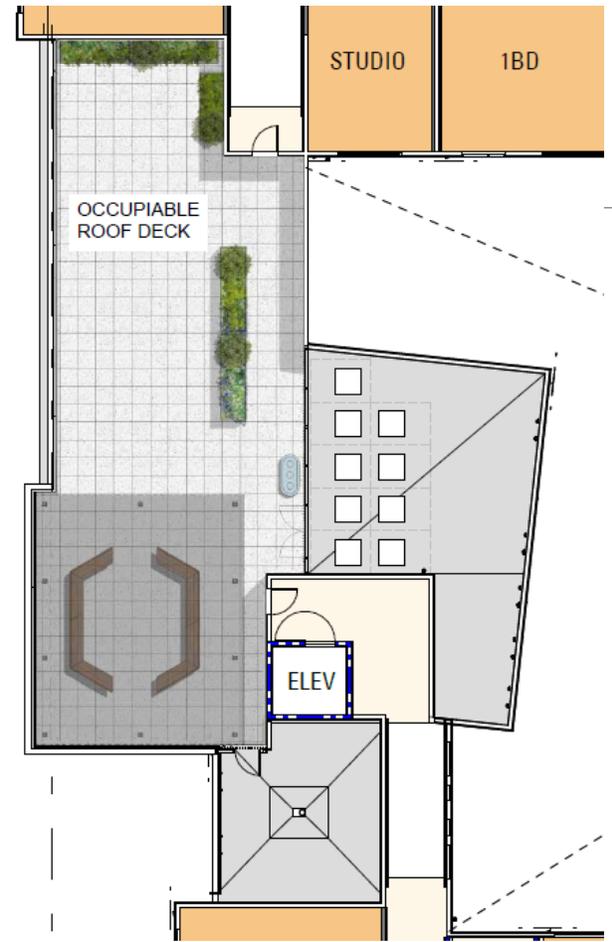


3BR/1.5BA

Proposed



Approved



Proposed

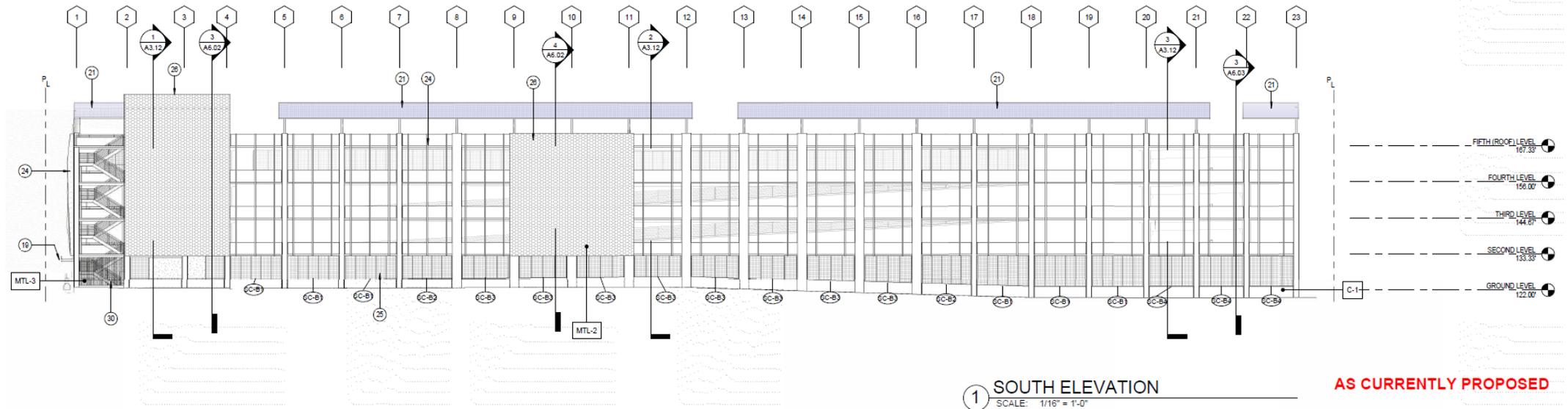


EXTERIOR ELEVATION - SOUTH - HOUSING BLOCK - STREET AS CURRENTLY PROPOSED



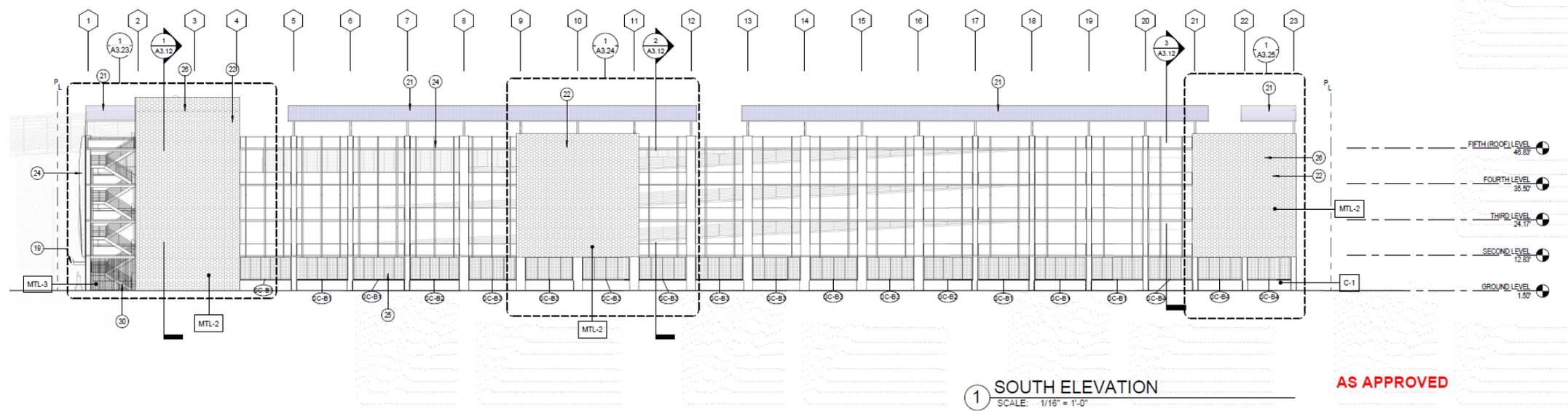
EXTERIOR ELEVATION - SOUTH - HOUSING BLOCK - STREET AS APPROVED

5 Elevation Changes



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

AS CURRENTLY PROPOSED



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

AS APPROVED



“Kiku” is the Japanese word for chrysanthemum, a flower that was cultivated in the late 19th century/early 20th century by the Japanese immigrant community in San Mateo County. Chrysanthemums formed the bedrock of a booming floral industry and were a source of livelihood for many who faced discriminatory land use and property laws. The San Mateo Japanese American Community Center directly neighbors the site, and continues to serve as an arts, education, and services space for the contemporary Japanese-American community in the region. The word “Crossing” reflects the coming together, convergence, and movement associated with the adjacent Caltrain railroad tracks in downtown San Mateo.

Thank You

STAFF RECOMMENDATION

Adopt a Resolution to approve a Site Plan and Architectural Review

Modification for Kiku Crossing, a multi-family residential building located at 480 E. 4th Avenue and to the parking garage located at 400 E. 5th Avenue.

QUESTIONS?