

Block 20

Office-Residential Mixed Use Project

Planning Commission Study Session

December 13, 2022



About Us



- Downtown San Mateo Property Owner – including recent projects such as Block 21 under construction
- Mixed-Use, Commercial & Multi-Family Projects
- Bay Area Experience-Locally Focused
- Developments in Belmont, Palo Alto, Redwood City, and San Carlos

Project Site



- The block bounded by E. 4th Ave., S. Delaware E. 5th Ave. and S. Claremont
- Variety of Existing Uses
 - SMJACC
 - Safari Kids-Preschool
 - Closed Service Station
 - Taco Bell
- Approximately 1.16 acre site



Proposed Project



- 142,046 sq. ft. of Office Uses
- 86 Residential Units
 - 15% Affordable – Very-Low Income (City Requires 15% Low Income)
 - Mix of Studio, 1 and 2-Bedroom Units
 - 6 Stories in Height
 - Built to LEED Silver best practice, includes: bicycle parking, locker & showers, etc.
 - 2 Entry Points at Corners
 - Traditional Design-Variety of Materials
 - Pedestrian Focused with Street Trees and Pedestrian Amenities
- Includes Traffic Demand Management (TDM) Measures to Reduce Vehicle Trips & Parking Demand
- 2 Levels of Below Grade Parking-269 Spaces

View from E. 4th Ave./S. Claremont St.



Corner of E. 4th Ave./S. Claremont St.



View from S. Delaware/E. 4th Avenue



View from E 5th Ave./S. Claremont St.



View from E 5th Ave./S. Delaware St.





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June 15, 2022

Dear Friends of SMJACC:

Thank you for the constant and continued support that you give to the San Mateo Japanese-American Community Center. We very much appreciate your participation in our activities and the help you give with your time and with our finances. We are happy to inform you of the latest development of the Community Center.

The Community Center was originally founded in 1975 in a small office on 2nd Avenue in San Mateo. The Community Center moved to its current location in 1982 and was incorporated as a nonprofit organization in 2003 with the gift of the property from the San Mateo Gardeners Association. The Community Center is planning to make a move again.

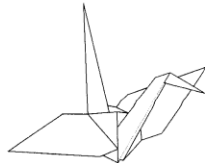
Windy Hill Property Ventures is planning to develop the block between 4th and 5th Avenues and Delaware and Claremont Streets. They made a very generous offer to purchase the property from the Community Center, and after due consideration the Board of Directors of the Community Center has accepted the offer. This is an opportunity for us to create a new and vibrant venue for the Japanese American community in the greater San Mateo area.

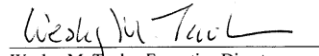
The existing facilities would require extensive and costly renovations to modernize and to bring up to code. The Gardeners Hall was built in the 1930s and the main "house" building at 415 South Claremont Street was built in the 19th Century.

Windy Hill Property Ventures will be helping the Community Center find a new location in the next 12 to 24 months. We believe that a new location will continue to allow us to offer clubs and classes in a venue with modern amenities, including proper ventilation and restrooms.

We are looking forward to this new chapter for the Community Center and hope that you will continue to help us in the new era and participate in our future.

On behalf of the Board of Directors: Chizuko Akutagawa, Koichi Furuta, Gary Sakamoto, and Marsha Takagi.




Wesley M. Taoka, Executive Director


Virginia Tanakatsubo, President

415 S. Claremont Street, San Mateo, CA 94401 • Phone: 650-343-2793 • www.smjacc.org

Our Safari Kids Community,

After what was a difficult beginning opening during the Covid pandemic, we are seeing normalcy and growth in childcare needs of our community and are excited to continue to serve the parents childcare needs at Safari Kid.

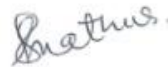
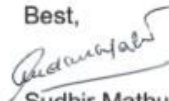
Our current location serves us well, but as we look toward expanding in San Mateo, we have decided to begin a search for a larger suitable location near our current site.

Windy Hill Property Ventures is going to be assisting us in this effort, and we welcome them as a community partner who has a vested interest in making sure Safari Kid grows and thrive in San Mateo.

We are hopeful of finding a suitable location and continue serving the community and seek support of the city and county in helping us get necessary permits and approvals as we get to that stage.

We are also in the process of opening a location soon in Redwood City area of San Mateo County. We feel as we continue to expand our offering, and the services we can provide we will only become a stronger and a better contributor to the welfare of our community.

Best,



Sudhir Mathur and Shanu Mathur
Owners Safari Kid, San Mateo