

DESIGN REVIEW BOARD MINUTES CITY OF SOUTH SAN FRANCISCO

DATE: September 17, 2019

TIME: 4:00 PM

MEMBERS PRESENT: Nilmeyer, Mateo, Nelson & Winchester

MEMBERS ABSENT: Vieira

STAFF PRESENT: Tony Rozzi, Principal Planner
Adena Friedman, Senior Planner
Christy Usher, Consultant Planner
Patricia Cotla, Planning Technician

1.	Administrative Business – None
2.	<p>OWNER Kaleh Osama</p> <p>APPLICANT Fred Strathdee</p> <p>ADDRESS 1108 Morningside Avenue</p> <p>PROJECT NUMBER P19-0060: DR19-0033</p> <p>PROJECT NAME 2nd Story Addition</p> <p>(Case Planner: Christy Usher)</p> <p>DESCRIPTION Design Review to construct a 2nd story addition at 1108 Morningside Ave in the Low Residential Density (RL-8) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA.</p>
	<p>The Board had the following comments:</p> <ol style="list-style-type: none">1. Overall the design concept and project plans were well received by the Board.2. The Board suggested the applicant check with the Building Department regarding regulations for the existing chimney and its proximity to the proposed roof eaves.3. The Board strongly recommended the corners of the proposed siding be mitered.4. The Board noted that while there are no other standing seam metal roofs in the project vicinity, they recognized utilizing this material for residences is a new trend that is very sustainable and appropriate for the proposed design and materials of the proposed home.5. For the proposed street tree, the Board recommended the following options: Magnolia grandiflora 'Samuel Sommer', Samuel Sommer Magnolia , Arbutus 'Marina', Marina Strawberry Tree or Olea europaea 'Swan Hill', Swan Hill Seedless Olive tree in 24” box size. <p>Recommend Approval with Conditions</p>

3.	<p>OWNER Nares Gupta</p> <p>APPLICANT Nares Gupta</p> <p>ADDRESS 840 Commercial Avenue</p> <p>PROJECT NUMBER P19-0068: DR19-0037</p> <p>PROJECT NAME New Dwelling Unit</p> <p>(Case Planner: Christy Usher)</p> <p>DESCRIPTION Design Review to construct a new two-story dwelling unit that fronts on Second Lane behind an existing single family dwelling located at 840 Commercial Avenue in the Downtown Residential Low (DRL) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA.</p>
	<p>The Board had the following comments:</p> <ol style="list-style-type: none"> 1. The proposed two-story residential unit is too boxy and too bulky for the site. 2. There is no articulation to the design of the residential unit. 3. The proposed drawings are inconsistent and the plans are difficult to comprehend. 4. The direction arrow is noted incorrectly on the plans. 5. The proposed roof overhang on the front elevation is not shown correctly on the side elevations. 6. Structural information is lacking from the plans. The 1st floor and 2nd floor structural grids don't match. 7. Provide a roof plan that includes the proposed carport. 8. Label elevations consistently. For example label elevations all either: 1) front, side, rear; or 2) north, south, east, and west. 9. Wrap and continue the stone veneer around the entire structure to complete the finish. 10. The proposed windows are too small for the dwelling. 11. The proposed front entry balcony is awkward and could benefit from additional redesign. 12. The proposed carport is not functional because the standard backup requirements are not met. 13. Adequate back up has not been provided for the proposed carport. The proposed 11'6" of back up distance is not adequate. Typical back up requirements are 20'. 14. Requirements & regulations on the proper turning radius for the new carport do not appear to be met. 15. The columns on the carport are not noted on the plans and they should be. 16. A window opening inside the carport is a poor design and not permitted by code. 17. Redesign the site layout for a functional circulation plan. 18. The plans are a chaotic jumble. The project is not well thought out and requires a redesign. <p>Resubmittal required.</p>

4.	<p>OWNER Parkwood Associates Inc.</p> <p>APPLICANT Carl Jones, AT&T Agent</p> <p>ADDRESS 80 South Spruce Avenue</p> <p>PROJECT NUMBER P19-0046: UP19-0007 & DR19-0024</p> <p>PROJECT NAME Install new 50 ft Monopole</p> <p>(Case Planner: Adena Friedman)</p> <p>DESCRIPTION Use Permit and Design Review to install a new 50 ft Stealth Mono-Palm Tree with (9) panel antennas & (18) remote radio heads at 80 South Spruce Avenue in the Commercial Mixed-Use (CMX) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA.</p>
	<p>The Board had the following comments:</p> <ol style="list-style-type: none"> 1. The Board recommends using a denser tree and prefers a “Pine” tree, which is more consistent with the trees in the area, and will be a more compatible design. <p>Recommend Approval with Conditions.</p>
5.	<p>OWNER HCP Life Science Estates, Inc.</p> <p>APPLICANT HCP Life Science Estates, Inc.</p> <p>ADDRESS 494-498 Forbes Blvd</p> <p>PROJECT NUMBER P06-0026: PPM19-0002</p> <p>PROJECT NAME Precise Plan Modification</p> <p>(Case Planner: Billy Gross)</p> <p>DESCRIPTION Precise Plan Modification to alter the site plan and exterior appearance of a previously entitled project to construct two new office/R&D buildings (one 4- and one 5-stories) totaling 326,020 sf, and a 3-level parking structure on a 7.48 acre site in the Business Technology Park (BTP) Zone District and determination that the project is consistent with the previously adopted EIR.</p>
	<p>The Board had the following comments:</p> <ol style="list-style-type: none"> 1. The Board liked the design concept. 2. The mechanical screen walls need articulation to help blend the structure together. 3. Provide documentation indicating that two exits from the parking garage will be adequate. 4. The proposed landscaping should incorporate taller tree species to help scale the height of the buildings. <p>Select species that will grow to at least 40-50 ft. in height and will survive the SSF elements, consider some Redwood trees. Some of the wide spreading type groundcovers identified will not thrive in the SSF cold element or wind. Consider Ceanothus gloriosus</p>

	<p>'Anchor Bay', which does very well in SSF.</p> <ol style="list-style-type: none"> Consider incorporating clumping grasses, such as Muhlenberia capillaris “Pink Muhly”, with a landscaping pattern around the Rail to Trails area. Add a row of Populus nigra 'Italica', Lombardy Poplar trees, or Sequoia sempervirens 'Aptos Blue', Coast Redwood, or Pinus canariensis, Canary Island Pine, each of which will grow tall and provide adequate screening around the Allerton side of the parking garage. Tree pits should be designed to a minimum dimension of 8 feet by 8 feet x 3' deep with structured soil below paving, or loamy sand, each very good soils for use at this location, and provide sub drain lines, or deep french drain type drainage holes, for best success in growing large trees around these very tall buildings.. Review the plant materials list and consider non-allergenic trees, shrubs and groundcovers, as the campus is up wind and across the street to a childcare center and the winds can carry pollens to that campus. Check with the Fire Department if the proposed checker-block pavers will be meeting their specification for a Fire Truck load. <p>Recommend Approval with Conditions.</p>	
6.	<p>OWNER Evie Properties LLC</p> <p>APPLICANT Quick Quack Development LLC</p> <p>ADDRESS 246 South Spruce Avenue</p> <p>PROJECT NUMBER P19-0034: DR19-0016</p> <p>PROJECT NAME New Carwash Facility</p> <p>(Case Planner: Justin Shiu)</p> <p>DESCRIPTION Design Review to construct a new carwash facility at 246 South Spruce Avenue in the Mixed Industrial (MI) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA.</p>	
	<p>The Board had the following comments:</p> <ol style="list-style-type: none"> The proposed development is too massive for the site. Consider lowering the building height or moving the 2nd story back towards the back of the building. Recommend alternative colors or materials for the buildings to help break up the overall massing of the building. The proposed white color is overwhelming for the site; a softer color or material finish will help break up the massing. The proposed trees will not grow to the height of the building. Select tree species that will help scale the building, reach 30' height and survive the SSF elements. Plant 24 inch box size trees. Carpinus betulus does not like a lot of wind and the proposed Arbus 'Marina' would work well at this site. 	

	<p>7. Use the same landscaping plan for the front and rear of the property to help frame out the building.</p> <p>8. Confirm with the Engineering Department on the regulations for the standard curb cuts for this site.</p> <p>Continue to work with Staff on a redesign and color scheme.</p>
7.	<p>OWNER The City of SSF</p> <p>APPLICANT The City of SSF</p> <p>ADDRESS El Camino & Chestnut Avenue</p> <p>PROJECT NUMBER P19-0042: DR19-0021</p> <p>PROJECT NAME Civic Campus – Main Campus</p> <p>(Case Planner: Tony Rozzi)</p> <p>DESCRIPTION Design Review request for the Community Civic Campus Park and Recreation Joint Facility design at APNs 011-326-030 and 011-326-080 subject to Title 20 of the South San Francisco Municipal Code and determination that the project is consistent with an adopted Supplemental Environmental Impact Report per CEQA.</p>
	Applicant pulled item from the agenda.
8.	<p>OWNER Genentech, Inc.</p> <p>APPLICANT Genentech, Inc.</p> <p>ADDRESS 680 Forbes Blvd</p> <p>PROJECT NUMBER P19-0070: UP19-0014 & DR19-0038</p> <p>PROJECT NAME New Clinical Supply Manufacturing Center</p> <p>(Case Planner: Tony Rozzi)</p> <p>DESCRIPTION Use Permit and Design Review to construct a new 80,000 square foot, two-story manufacturing facility (B50) with a new parking lot at 680 Forbes Blvd in accordance with Title 20 of the South San Francisco Municipal Code.</p>
	<p>The Board had the following comments:</p> <ol style="list-style-type: none"> 1. The Board liked the design concept and all the various types of material finishes. 2. The proposed landscaping was well incorporated into the design and species that were selected will work well at this location, especially the Bamboo. 3. The proposed pavers for the ADA walkway are a nice element to the street. 4. The mechanical equipment was very well concealed on the structure. 5. View of the other two elevations would be helpful for the Planning Commission 6. Consider special striping/paving to get you from ADA parking to building on Kaufmann.

	Recommend with Approval with Conditions.	
9.	<p>OWNER Genentech Inc.</p> <p>APPLICANT Genentech Inc.</p> <p>ADDRESS 1 DNA Way</p> <p>PROJECT NUMBER P19-0071: UP19-0005 & DR19-0039</p> <p>PROJECT NAME New Surface Parking Lot</p> <p style="text-align: center;">(Case Planner: Tony Rozzi)</p> <p>DESCRIPTION Use Permit and Design Review to demolish an existing building (B4) and construct a new at grade parking lot with 539 parking spaces (227 existing spaces and 339 new spaces) at 1 DNA Way in accordance with Title 20 of the South San Francisco Municipal Code.</p>	
	<p>The Board had the following comments:</p> <ol style="list-style-type: none"> 1. The Board liked the proposed project. 2. The proposed landscaping will work well at this location, be careful as Armstrong Maple may lack a large canopy, but will tolerate the SSF elements. <p>Recommend Approval with Conditions.</p>	
	Miscellaneous - None	