



PLANNING DIVISION  
CITY OF SOUTH SAN FRANCISCO  
PHONE: (650) 877-8535  
E-MAIL: PLANNING@SSF.NET

#### CITY COUNCIL 2025

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SHARON RANALS, CITY MANAGER

Date: April 1, 2025  
Applicant: Andrea Costanzo  
Site Address: 328 Railroad Avenue  
Project No.: P24-0099: DR24-0028

### **Design Review Board Recommendation to Planning Commission**

On Tuesday, March 18, 2025, the Design Review Board reviewed your plans to construct four new residential units at 328 Railroad Avenue in the Downtown Residential High (DRH) Zoning District and determination that the project is categorically exempt from CEQA.

The Chief Planner and the Design Review Board have determined that this application complies with and is pursuant to Title 20, Section 20.480 of the South San Francisco Municipal Code and the City's Objective Design Standards.

Overall, the Board , recommended approval of the project to the Planning Commission.

The Design Review Board provided the following recommendations:


1. The Board liked the proposed design concept, articulation, and color palette for the building, mentioning that it will add character to the existing neighborhood along the lane.
2. The Board is concerned with how future residents will access the proposed usable open space area located off Commercial Avenue, as the site plan is lacking an accessible walkway path to the area. Consider adding some flag stones or geometric pavers along one of the side yards to create a walkable pathway, but being mindful that the overall project site needs to meet minimum landscaping requirements.
3. The Board has concerns that the proposed usable open space area will become a parking area for residents because of the existing second curb cut leading to this paved area. To eliminate this possibility, the existing second curb cut should be removed and a standard vertical curb installed and add additional landscaping incorporated in this area.
4. Consider incorporating additional landscaping within the usable open space area by creating planting pockets adjacent to the existing structure.
5. Consider replacing or repainting the existing metal gate leading to the usable open space area, as the gate appears worn due to the weather elements.
6. On the landscape plan and proposed plant palette, consider replacing "Yankee Point Ceanothus" with "Anchor Bay".

7. The patio area between the two structures will likely need to be replaced during construction of the second building. Consider utilizing pavers or color-treated concrete with an interesting texture

Please address these comments and any conditions from City Departments in your Planning Commission submittal. The Department conditions are viewable and available on the City's online Permit Portal.

If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,

  
Stephanie Skangos  
Senior Planner  
Adena Friedman  
Chief Planner