



DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT  
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## CITY COUNCIL 2019

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### DESIGN REVIEW BOARD COMMENT LETTER

Date: July 31, 2019

Applicant: SSF Housing Partners LLC  
Att: Brian Baker  
500 Sansome Street, Suite 750  
San Francisco, CA 94111

Site Address: 1051 Mission Road - PUC site

Project No.: P18-0081: UP19-0008 & DR19-0028

On Tuesday, July 16, 2019, the Design Review Board reviewed your plans for a proposal to redevelop 5.9 acres of vacant land to construct 800 residential units, a 8,300 SF childcare facility, 13,000 SF commercial retail space, approximately 1 acre of public open space, and related infrastructure at 1051 Mission Road and surrounding parcels.

The Planning Manager has determined that this application is in compliance and pursuant to Title 20, Section 20.480 of the South San Francisco Municipal Code and Design Guidelines after the following changes have been made to the plans:

#### **Overall Architecture**

1. Conduct a massing study to incorporate the adjacent buildings and show how the proposed development fits into the greater neighborhood context, including the Kaiser Building and the new residential development at 988 El Camino Real, SM County future medical center and potential development (Pacific Market) along the El Camino Real corridor under current zoning regulations.
2. The massing study should include dimensions of all the structures or include a key.
3. Views of the massing study should be provided from multiple angles and directions and consider views at 3000' to show view from distance.
4. Articulation – design effort was successful along Mission Road but buildings will be seen from many directions and need to ensure that the rest of the building is well articulated
5. Buildings are too uniformly flat - horizontal roof line along the buildings is a little overwhelming and needs more differentiation. Show details that emphasize existing or proposed articulation on the elevations.

6. Appreciate the way you stepped back mass, elevation is well rendered but doesn't show step back all that well so consider different angles. More renderings and perhaps an animation or a fly through might be helpful.
7. Design Guidelines require a strong base, middle and top, and should be well articulated by vertical planes. Refer to design guidelines in the ECR/C Area Plan.
8. The proposed materials make the buildings look somewhat industrial - consider opportunity to soften the exterior materials. Consider a two-dimensional mock-up of an elevation to show materials and finishes.
9. The revised plans should include a foundation plan.

Building B Specific Comments:

10. Show in plans how building B would be accessed and interact with the site if Phase 2 of the Oak Avenue extension is built along the Market Hall building.
11. Building B is a successful design but consider some roof height variation.

Building C1 Specific Comments:

12. Many ideas incorporated into the C1 elevation but doesn't have a cohesive design - cohesion could help and it might be ok to look like one building and not many within its single facade
13. Focus on C1 roof height variation

**Landscaping and Site Planning**

14. Include a street light design and detail sheet for each fixture on private property or public right-of-way.
15. Be sure to balance bio-retention and verify locations since it can't be used by people once built and designed
16. Most of the proposed landscaping will work for site, except for certain locations of the campus – For Dave and Chris specific comments.
  - Change Platanus acerifolia to Platanus acerifolia 'Columbia', which is mildew resistant.
  - Sequoia sempervirens will not thrive in the wind in SSF. Placement should be carefully considered at wind protected faces of buildings. Coordinate with wind study.
  - Fremontodendron californicum, California Flannelbush, shown in the presentation is likely to fail due to fast root growth in the pot at the nursery, resulting in encircling roots and destabilized plants. Suggest alternate species such as Toyon.
17. Applicant should conduct a wind study to determine what species will survive at this campus.
18. Applicant needs to select tree species that will scale the height of the buildings and incorporate some landscaping in between the trees to create a pattern that will help soften the area. The plant list is mostly small patio size trees 25'-35' tall. The buildings are uniformly 84' tall. The design does not utilize a very good buffering tool of design with tall trees which reach heights up to 100' such as Lombardy Poplar, Western Cottonwood, several Eucalyptus species, Canary Island Pine, Valley Oak, Red Oak, and careful placement of Redwood. The best groups of tall trees in the design are where the future extension of Oak Ave. will necessitate their removal.
19. Applicant should consider age appropriate design of the children's play area. Design for all ages does not work and Toddlers ages 2-5 should be in a signed and fenced area, while ages 6-12

should be separate. The play area should be signed no teens or adults over age 12 allowed, and only adults with children allowed. This area needs to be a safe zone and have proper visibility into the area and provide caretaker seating.

20. Demonstrate how the private and public space will work for the site and include a plan sheet indicating total open space (public and private).
21. Provide landscape material examples to go along with the building material examples
22. Comments on the Mission Road street experience of the project:
  - Consider adding additional mid-block crossings through Mission Road;
  - Traffic calming on Mission Road recommended.
23. Vision for Colma Creek is unclear in plan submittal – provide clear plan sheets of existing and proposed improvements. Show any improvements proposed for fencing along the Colma Creek to help screen the area.
24. The Board would like more information or a walk through explanation of how the parking stackers will work for the site.
25. Show how the site will comply with a pickup & drop off plan for childcare, for residents utilizing Lyft, Uber, delivery services, and guests visiting the site.
26. Indicate where the trash enclosures are located on the campus and a plan from South San Scavenger for a pickup and drop off area. Show any drop chute for the residents to discard their trash or recycle.
27. As a potential safety measure, site planning should incorporate more crosswalks with traffic lights (as possible) on Mission Road.

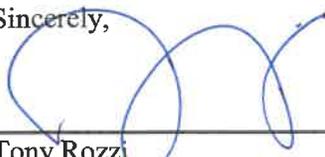
#### **Public Comments**

There were two speakers from the public:

28. **Katie Stokes** – resides in the Sunshine Gardens neighborhood. Concern with one of the buildings standing out and being very visible from her neighborhood. Would like the applicant to change the color of the building from white to another color. The white color may provide glare.
29. **Francine Andrade** – Concern with overflow traffic when there are events at the campus. Where will everyone park at the site?

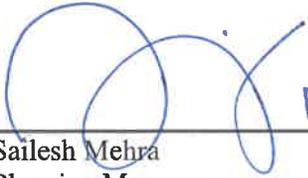
Attached is a copy of the Building and Water Quality Control Plan conditions for you to include into your resubmittal. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,



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Tony Rozzi  
Principal Planner



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Sailesh Mehra  
Planning Manager

Attachments: Building & Water Quality Control Plant comments

**Conditions of Approval**  
**P18-0081: UP19-0008 & DR19-0028**  
**1051 Mission Road**

**BUILDING DEPARTMENT**

West Coast Code Consultants, Inc. (WC<sup>3</sup>) has completed the **Error! Reference source not found.** review of the following documents for the project referenced above on behalf of the City of South San Francisco:

1. Drawings: Electronic copy dated June 13, 2019, by BAR Architects.

The 2016 California Building, Mechanical, Plumbing, and Electrical Codes (i.e., 2015 IBC, UMC, UPC, and 2014 NEC, as amended by the State of California), 2016 California Green Building Standards Code, 2016 California Existing Building Code, and 2016 California Energy Code, as applicable, were used as the basis of our review. **Our comments follow on the attached list.**

**OCCUPANCY & BUILDING SUMMARY:**

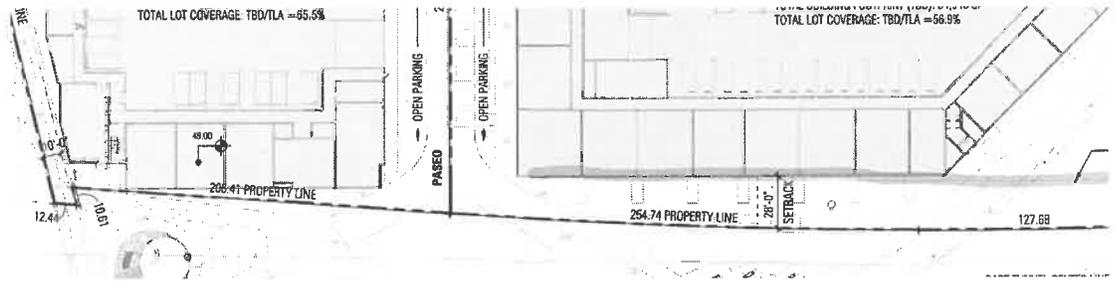
|                         |   |
|-------------------------|---|
| Occupancy Groups:       | Building B: S-2, R-2, M, A-3<br>Building C1: E, S-2, R-2, A-3<br>Building C2: S-2, R-2, A-3 |
| Type of Construction:   | III-A, I-A  |
| Sprinklers:             | Yes   |
| Stories:                | Building B: 8<br>Building C1: 8<br>Building C2: 7   |
| Area of Work (sq. ft.): | Building B: 342,449 sq. ft.<br>Building C1: 553,618 sq. ft.<br>Building C2: 204,022 sq. ft. |

**GENERAL INFORMATION:**

- A. The following comments are referred to the 2016 California Building, Mechanical, Plumbing, Electrical Codes, California Green Building Standards Code, and Energy Code (i.e., 2015 IBC, UMC, UPC, and 2014 NEC, as amended by the State of California).

**ARCHITECTURAL COMMENTS:**

- A1. **Site Plan:** Bart Zone of Influence line ends at Parcel 2. Revise the site plan to show the continuation of the Bart Zone of Influence line at Parcel 1.



**A2. Allowable Height and Area:**

- a) Provide a building height and area analysis for Building B, C1 and C2 to demonstrate code compliance. Building height, number of stories, building area shall not exceed the limits set forth in CBC 504 and CBC 506. CBC 503.1.
- b) All three buildings are using CBC 510 provisions. Review CBC 510.2 Condition 4 and ensure the building(s) has Group A occupancy uses with an occupant load of less than 300.

**A3. High Rise:** The following comments apply to the grade plane:

- a) Identify the grade plane on the elevations in accordance with CBC 202 for “grade plane”.
- b) Provide elevation calculations on plans to justify the grade plane elevation.
- c) Review CBC 403 for applicability of high-rise provisions.
- d) Label the lowest level of fire department vehicle access.
- e) Dimension distance from lowest level of fire department vehicle access to highest occupied floor level.

**A1. Means of Egress Plan:** Plans provided for review do not contain enough detail and information for a comprehensive review of the egress system. The following are advisories. A more thorough list of comments will be provided when a means of egress plan is provided for review.

- a) All Buildings:
  - i) Ensure dead end corridors do not exceed 50 feet. CBC 1020.4. See figures below for example.

Figure A - Building B – All Floors

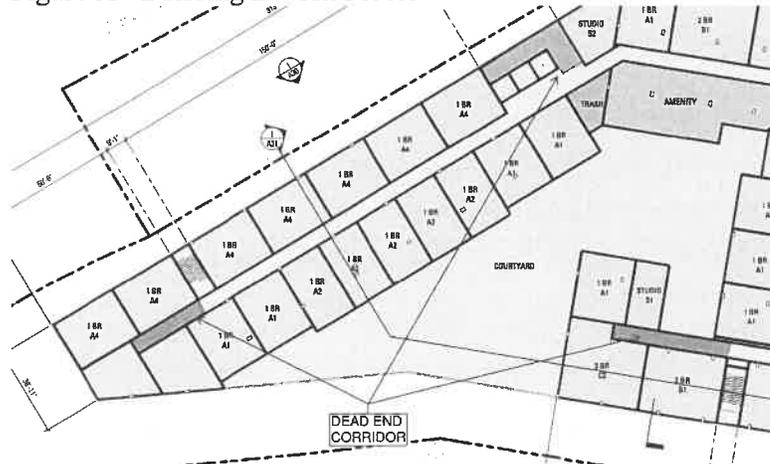
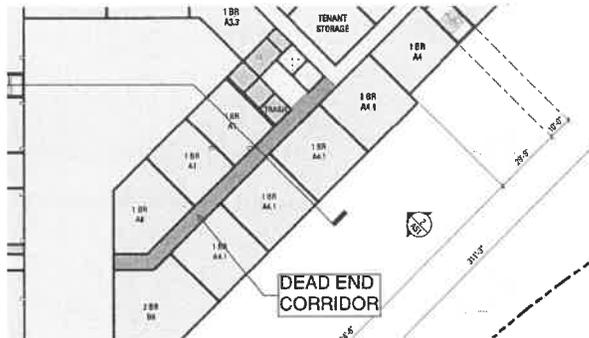


Figure B – Building C1

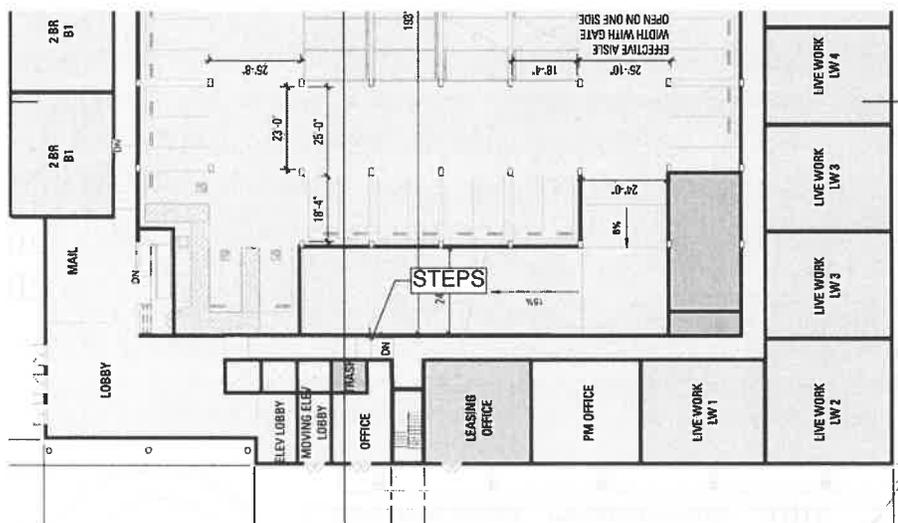


- ii) Roof plans were not provided. Show that at least one stair extends to the roof per CBC 1011.12.
- b) **Building B:** Check these areas:
- i) 1<sup>ST</sup> floor:
- (1) Residential Garage – Show the second exit or exit access feature
  - (2) Retail Garage – Show two exit or exit access from the retail garage. Egress through Market Hall is not allowed per CBC 1016.2.1.
  - (3) Plan West and South Stairs – Show the stairs leading to the exit discharge from this story.
  - (4) Market Hall Back of House – This space will most likely require a second means of egress as the common path of egress and distance to an exit may exceed the limits of CBC 1006.
  - (5) Market Hall – Preliminary plan shows exit doors at the plan north and none on the sides. Be advised, egress from the M occupancy through the garage (S-2) occupancy is not allowed per CBC 1016.2 as garages are considered intervening spaces.
- ii) 2<sup>nd</sup> floor:
- (1) Market Hall Mezzanine – This space will need a second means of egress unless meeting one of the conditions of CBC 1006.3.2.
  - (2) Residential Garage – This space may require a second means of egress depending on the common path of egress travel (CPET) and occupant load. Check CPET for plan west side of the garage.
- iii) 3<sup>rd</sup> floor: Advisory: Courtyard for these types of projects are generally viewed as assembly spaces with an occupant load factor of 1:15 depending on the furniture layout. Ensure the number of exits and exit width is provided for this space per CBC Chapter 10.
- c) **Building C1** – Check these areas:
- i) 1<sup>st</sup> Floor: Show plan east exit stairs leading to an exit discharge feature.
  - ii) 2<sup>nd</sup> Floor: Show 2 means of egress from plan northeast courtyard. CBC 1006.3.2.
  - iii) 6<sup>th</sup> Floor:
    - (1) Show 2 means of egress from the roof deck. CBC 1006.3.2.
    - (2) Show 2 means of egress from the sky lounge. CBC 1006.3.2.
- d) **Building C2** – Check these areas:

- i) 4<sup>th</sup> Floor: Show 2 means of egress from the roof deck. CBC 1006.3.2.
- A4. **Occupant Load:** Provide a design occupant load analysis to determine means of egress requirements. (e.g. egress sizing, number of exits, etc.)
- A5. **Accessible Means of Egress:** CBC 1009.2.1 requires elevators to be part of the accessible means of egress in buildings where a required accessible floor is four or more stories above the level of exit discharge. Provide compliance with these code sections or the exceptions to these code sections.
  - a) Elevator shall be accessed from an area of refuge in compliance with CBC Section 1009.6.
  - b) Further, CBC 1009.4 requires standby power for the elevators.
- A6. **Type of Fire Sprinklers:** Sheet G1, Project Summary, indicates NFPA 13R system for stacker parking. Revise to specify NFPA 13 sprinklers to be consistent with sprinkler system provided for the buildings.

**ACCESSIBILITY COMMENTS:**

- D1. **Public Funding:** Provide a note on the coversheet indicating whether the project is privately or publicly funded. Federal guidelines shall apply for publicly funded projects.
- D2. **Building B Residential Accessible Parking:** Residential accessible parking spaces are located at the center of the parking garage. Ensure parking spaces shall be located on the shortest accessible route to the multi family dwelling entrance, without crossing vehicular traffic. CBC 1109A.7.
- D3. **Accessibility at Live Work Units:** Live/Work units shall be designed in accordance with CBC Chapter 11A and/or 11B as applicable. CBC 419.7. Ensure an accessible route to Live/Work units is provided.



**MECHANICAL COMMENTS:**

- M1. **Garage Exhaust:** Provide a narrative describing how the underground garage will be ventilated and exhausted per CMC 403.7. Please note any garage exhaust air terminating at grade will need to comply with CMC 502.2.2.

**ELECTRICAL COMMENTS:**

E1. No comments at this point of the design review. Additional comments may be generated when more detailed plans are provided for review.

**PLUMBING COMMENTS:**

P1. No comments at this point of the design review. Additional comments may be generated when more detailed plans are provided for review.

**GREEN BUILDING COMMENTS:**

G1. No comments at this point of the design review. Additional comments may be generated when more detailed plans are provided for review.

**ENERGY COMPLIANCE COMMENTS:**

T1. No comments at this point of the design review. Additional comments may be generated when more detailed plans are provided for review.

**STRUCTURAL COMMENTS:**

S1. **Colma Creek:** Provide a feasibility study demonstrating the site is able to support the proposed structures that are adjacent to Colma Creek.

**Conditions of approval:**

CA1. **Vertical Clearance for Accessible Parking:** A vertical clearance of 98” minimum shall be provided from the garage entrance to and from the accessible parking stalls located in the garage. CBC 11B-502.5.

CA2. **Sand Oil Separate:** Sand oil separator shall be provided for the parking garage. CPC 1016.

CA3. **Glass Guards at Balconies:** Glass panel and support system shall be designed to a safety factor of 4. CBC 2407.1.1.

CA4. **Balcony and Roof Deck Live Load:** Balconies shall be designed with a live load of 1.5 times the live load for the area served and not required to exceed 100 psf. CBC Table 1607.1.

CA5. **Balcony Assembly:** Per CBC 107.2.7, where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction document shall include details for all elements of the impervious moisture barrier system. The plans shall show these details. Manufacturer’s installation instructions shall be incorporated into the plan submittal package. *Advisory: During the construction phase, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved. CBC 110.3.8.1.*

Any questions, please contact **West Coast Code Consultants, Inc. (WC<sup>3</sup>)** - Areli Sanchez (arelis@wc-3.com) for plan review comments via email or telephone (650) 754-6353.

\*\*\*\*\*DO NOT CLOUD CHANGES\*\*\*\*\*

**FIRE PREVENTION COMMENTS:**

Any questions, contact Craig Lustenberger, Fire Marshall, at (650) 829-6645

**ENGINEERING DIVISION COMMENTS:**

**POLICE COMMENTS:**

Any questions, contact Michael Rudis, Police Department, at (650) 877-8927

**WATER QUALITY CONTROL PLANT COMMENTS**

The following items must be included in the plans or are requirements of the **Water Quality Control Stormwater and/or Pretreatment Programs** and must be completed prior to the issuance of a building permit:

1. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.
2. Do not use gravel bags for erosion control in the street or drive aisles. Drains in street must have inlet and throat protection of a material that is not susceptible to breakage from vehicular traffic.
3. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
4. **As the site falls in a Moderate Trash Generation area per South San Francisco's ATTACHED Trash Generation Map**, determined by the Water Quality Control Division:
  - Regional Water Quality Control Board-approved **full trash capture devices** must be installed to treat the stormwater drainage from the site.
  - At a **minimum**, a device must be installed before the onsite drainage enters the City's public stormwater system (i.e. trash capture must take place no farther downstream than the last private stormwater drainage structure on the site).
  - An Operation & Maintenance Agreement will be required to be recorded with San Mateo County, ensuring the device(s) will be properly maintained.
  - A full trash capture system is any single device or series of devices that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour storm in the sub-drainage area or designed to carry at least the same flow as the storm drain connected to the inlet.*
5. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
6. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.

7. If in an exterior location, Trash Enclosure shall be covered, contained and the floor shall slope to a central drain that discharges to a grease trap/interceptor and is connected to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.
8. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
9. If a food service kitchen/ prep area is to be installed, it shall connect to a gravity grease interceptor at least 750 gallons (liquid capacity) in size. Sizing of the grease removal device must be in accordance with the uniform plumbing code.
10. Grease interceptor shall be connected to all non-domestic wastewater sources in the kitchen (wash sinks, mop sinks, floor drains) and shown on plans.
11. A cut sheet of the Grease Interceptor/Trap must be shown on plans.
12. Garbage Disposals in Industrial/Commercial facilities are prohibited by City of South San Francisco Municipal Code. Do not include Garbage Disposal(s) in any break room or commercial food service areas.
13. Applicant will be required to pay a **Sewer Capacity Fee (connection fee)** based on SSF City Council-approved EDU calculation (involving anticipated flow, BOD and TSS calculations and including credits for previous site use). Based on the information received, **the estimated Sewer Capacity Fee will be \$2,853,482.49, payable with the Building Permit.**
14. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
15. Drains in parking garage (if applicable) must be plumbed through an oil/water separator and then into the sanitary sewer system and clearly shown on plans.
16. Wherever feasible, install landscaping that minimizes irrigation runoff, promotes surface infiltration, minimizes use of pesticides and fertilizers and incorporates appropriate sustainable landscaping programs (such as Bay-Friendly Landscaping).
17. **Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit (C.3 compliance to be reviewed and determined by City's consultant, WC-3 under separate review). The following items will apply;**
18. **Clarifying Question: Section F.2 of the C.3 & C.6 checklist specifies a total LID reduction credit of 65% while section F.3 specifies 100% of the site will be treated with LID features. Please clarify if a LID reduction will be utilized, as a feasibility/infeasibility study was not provided.**
19. Completed attached forms for Low Impact Development (C3-C6 Project Checklist). Forms must be on 8.5in X 11in paper and signed and wet stamped by a professional engineer. Calculations must be submitted with this package.  
***NOTE: Preliminary checklist received, can revise this version when submitting Building Permit plans.***  
Use attached forms for completing documents, as old forms are no longer sufficient

**Forms can also be found at <http://www.flowstobay.org/newdevelopment>  
A completed copy must also be emailed to [andrew.wemmer @ssf.net](mailto:andrew.wemmer@ssf.net)**

20. Sign and have engineer wet stamp forms for Low Impact Development.
21. Submit flow calculations and related math for LID.
22. Complete attached Operation and Maintenance (O&M) agreements.  
Use attached forms for completing documents, as old forms are no longer sufficient  
**Do not sign agreement, as the city will need to review prior to signature. Prepare packet and submit including a preferred return address for owner signature.**  
**Packet should also be mailed or emailed to:**  
Andrew Wemmer  
City of SSF WQCP  
195 Belle Air Road  
South San Francisco, CA 94080  
[Andrew.wemmer@ssf.net](mailto:Andrew.wemmer@ssf.net)  
*Exhibit Templates can also be found within Chapter 6 the C.3 Technical Guidance at <http://www.flowstobay.org/newdevelopment>.*
23. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
24. Landscaping shall meet the following conditions related to reduction of pesticide use on the project site:
  - a. Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
  - b. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
  - c. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
  - d. Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.
  - e. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design to the maximum extent practicable. Examples of IPM principles and techniques include:
    - i. Select plants that are well adapted to soil conditions at the site.

- ii. Select plants that are well adapted to sun and shade conditions at the site. In making these selections, consider future conditions when plants reach maturity, as well as seasonal changes.
  - iii. Provide irrigation appropriate to the water requirements of the selected plants.
  - iv. Select pest-resistant and disease-resistant plants.
  - v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
  - vi. Use “insectary” plants in the landscaping to attract and keep beneficial insects.
25. A SWPPP must be submitted (if > 1 acre). Drawings must note that erosion control shall be in effect all year long.
26. A copy of the state approved NOI must be submitted (if > 1 acre).

**Any questions, contact Andrew Wemmer at Water Quality Control, at (650) 829-3840 or [andrew.wemmer@ssf.net](mailto:andrew.wemmer@ssf.net)**