



DEPARTMENT OF ECONOMIC
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CITY COUNCIL 2021

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DESIGN REVIEW BOARD RECOMMENDATIONS

Date: July 1, 2021

Applicant: Peter D. Sodini TR.

Site Address: 421 Cypress Avenue

Project No.: P21-0009

On Tuesday, June 15, 2021, the Design Review Board reviewed your plans to Use Permit and Design Review to construct a Mixed-Use Development, consisting of 99 residential units with ground floor parking and a 1,500 sq. ft. restaurant at 421 Cypress Avenue, 209 & 213 Lux Avenue in the Downtown Transit Core (DTC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), and determination that the project is consistent with the Downtown Station Area Specific Plan (DSASP) Environmental Impact Report (EIR), per the requirements of the California Environmental Quality Act (CEQA).

The Chief Planner and Design Review Board have 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:

1. The Board liked the overall proposed project.
2. The elevation facing the lane is lacking some articulation.
3. Will project include solar panels?
4. The proposed landscaping plan looks great and will work well on-site.
5. The site needs larger landscaping species in the proposed planter pots along Cypress Avenue to better scale with the height of the building. Consider incorporating larger volume planters which will support small columnar trees, such as Columnar Oak, columnar form of crabapple, columnar cherry, Crape Myrtle, or smaller such as Raphiolepis 'Majestic Beauty', along Cypress Avenue.
6. For the corner plaza, consider expanding the area to create a larger outdoor seating area by removing existing parallel parking spaces at the curb and pushing the curb out further. A larger area for more tables, chairs and other outdoor activities would allow for a more prominent usable area to attract people to the space, while also shorten crosswalk distances allowing for a safer and more accessible crosswalk area.

7. With the expanded design of item 6, consider relocating one of the proposed trees from Lux Avenue onto Cypress Avenue to better frame the corner plaza.
8. Consider incorporating an art piece, plaque, or special pavers in the pavement dedicated to the history of the area.
9. The top of the structure is well articulated and meets the setback requirements.
10. The current location of the sign is out of scale with the building and too close to the sidewalk level. Consider relocating the sign to a higher elevation for more visibility. Explore options to relocate the sign to the top of the building, similar to the existing conditions, or at the terrace level. Also consider etching the sign in the glass at the upper terrace level and have the sign light from behind with an enhancing color.
11. The Board liked the use of the bricks with the change of planes and balconies. Make sure to incorporate a thicker brick to allow for more shadow lines and visual interest.
12. Consider framing out the front entrance with trees to help create a sense of arrival to the site.
13. Consider adding a pedestrian sign over both front entrances.
14. Confirm that the exhaust shaft has efficient room for all the required duct equipment and has efficient air flow.
15. The DRB board does not recommend venting the restaurant into the street level. Consider a vertical vent hood and placed all way through the roof.
16. Consider incorporating expansion joints in the stucco along the interior side and rear facades to allow for more visual interest and shadow lines.

Attached is a copy of the department comments for your review. Please include these comments and any others in your Planning Commission submittal. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,



Stephanie Skangos
Associate Planner



Tony Rozzi
Chief Planner