

DESIGN REVIEW BOARD MINUTES CITY OF SOUTH SAN FRANCISCO

DATE: July 15, 2025

TIME: 4:00 PM

MEMBERS' PRESENT: Sean Winchester - Chairperson
David W. Nelson – Vice-Chairperson
Michael Nilmeyer
Chris Mateo
James Wilcenski

MEMBERS ABSENT: None

STAFF PRESENT: Adena Friedman, Chief Planner
Christy Usher, Senior Planner
Patricia Cotla, Planning Technician

1. Administrative Business – None

2. OWNER Brian P Leary
APPLICANT Christopher Chan
ADDRESS 207 Longford Drive
PROJECT NUMBER P25-0024: DR25-0004
PROJECT NAME 2nd-Story Addition

(Project Planner: Christy Usher)

DESCRIPTION Design Review to construct a 2nd-story addition to an existing single-family dwelling unit at 207 Longford Drive 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.

The Board had the following comments:

1. The Board liked the building design with the material finishes and color palette.
2. The Board is concerned with the roof plan, as the site plan is not matching the color rendering.
3. Consider adding a hip roof to help with any potential water issues and will help blend the 2nd story addition with the existing structure.
4. On the front elevation, the front window above the garage has an off balance appearance. Consider painting the down spouts to match the brown color palette or relocate the drain gutters.

5. In the front yard, select a tree, like *Olea europaea* ‘Swan Hill’, Swan Hill Fruitless Olive or *Arbutus* x ‘Marina’, Marina Strawberry Tree, or a Multi-Stem tree, as these tree species will not grow too tall and are low watering. These species should not have any issues with the above power lines.

Resubmittal required to address roof issues

3.

OWNER	Juan Diaz Pedro
APPLICANT	Ice Design – Kyle Wong
ADDRESS	52 Franklin Avenue
PROJECT NUMBER	P22-0027: DR25-0005 & VAR25-0001
PROJECT NAME	New Single Family Dwelling Unit

(Project Planner: Billy Gross)

DESCRIPTION Design Review and Variance to construct a new single-family dwelling unit at 52 Franklin Avenue in the Low Residential Density (RL-8) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code

The Board had the following comments:

1. The Board liked the modern design with the material finishes and color palette.
2. The Board recommends adding a integral concrete color, or concrete stain, to the tall retaining wall to help intergrate the wall with the hillside. Consider matching the foundation wall color on the front of the house.
3. The Board is concerned that the plans are lacking a drainage plan.
4. Add a drainage plan to determine how the water will run off the hillside and and not impact the adjacent properties. The plans are showing weep holes in the slope stabilization wall system, but does not show where the drainage flows, or if the size and quantity of weep holes will allow water to leave the “U” shaped retaining wall to avoid a (mosquito breeding) pond condition-
5. Ensure that water will not collect underthe deck. Standing watercan collect and attract animal life and insects.
6. A catch basin may need to be added around the valley gutter that is running across the parcel (shown on the Civil plans). Determine if there is a recorded easement for the valley gutter.
7. Consider adding a landscaping strip on the right side of the parcel (access path) with checker block traffic pavers instead of Turfstone style concrete pavers, which are not as succesful growing turf or groundcovers. One option for a creepy ground cover in the checker block paving is *Phyla nodiflora*, Common Lippia (Kurapia) to help enhance the extent of landscape viewed from the street.
8. Add a tree in the front yard (tree labeled “D”) that will grow approximately 30 ft in height, consider single trunk *Arbutus* x ‘Marina’, Marina Strawberry Tree.

Recommend Approval with Conditions