# 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. Adminstrative 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 2<sup>nd</sup> 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 breading) 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 glutter that is running across the parcel (shown on the Civil plans). Determine if there is a recorded easement for the valley glutter.
- 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 successful 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**