



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
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CITY COUNCIL 2022

MARK NAGALES, MAYOR (DIST. 2)
FLOR NICOLAS, VICE MAYOR
MARK ADDIEGO, MEMBER
JAMES COLEMAN, MEMBER (DIST. 4)
EDDIE FLORES, MEMBER

MIKE FUTRELL, CITY MANAGER

DESIGN REVIEW BOARD RECOMMENDATIONS

Date: March 28, 2022

Applicant: Skidmore Owings & Merrill LLP

Site Address: 180 El Camino Real

Project No.: P21-0126; UP21-0013, DR21-0045,
DA21-0001, EIR21-0005, PM21-0003, TDM21-0012

On Tuesday, March 15, 2022, the Design Review Board reviewed your plans for a Use Permit, Design Review, Tentative Parcel Map, Transportation Demand Management Program and Development Agreement for a new R&D Campus and multi-family residential building at 180 El Camino Real Real in the El Camino Real Mixed Use (ECRMX) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code, and associated environmental documentation.

The Chief Planner and the Design Review Board have determined that the application requires the following revisions be made to the plans:

1. The Board supported the overall proposed project, and strongly recommends the incorporation of residential into the project.
2. The Board recommends revising the residential building architecture as follows:
 - a. Revise the facades to include more articulation, be less blocky
 - b. Consider revising the board and batten finish on the base to another finish; one option would be to incorporate exterior materials used in the approved Safeway project design.
 - c. Consider revisions to the building middle and/or building top to make the entire composition more cohesive.
3. The Board recommends revising the office/R&D building architecture as follows:
 - a. Revise the building facade along El Camino Real to provide more visual interest. Consider-redesign to incorporate taller pine trees at the north end of the ECR frontage, similar to the south end.
 - b. In the Alternative Scheme, revise the Building 4 orientation and/or design shape to provide better wind protection for the outdoor podium .

- c. Indicate where solar panels could be incorporated into the flat roofs.
- 4. The Board recommends revising the site / landscape plans as follows:
 - a. Provide a wind study to show potential impacts to open spaces throughout the campus.
 - b. Consider how large events can be accommodated within the outdoor meeting spaces.
 - c. Include details on the proposed rooftop gardens, which are encouraged to be incorporated into the project.
 - d. Continue the high quality of the interior campus and landscape palette to the pedestrian connections along the southeast to BART and to the Centennial Way Trail.
 - e. Indicate where vehicular drop-off areas are located for all modes (i.e. cars/ride share, shuttles, etc.), trash areas, service areas, and similar services.
 - f. Consider adding a pedestrian connection to Bart or to the Downtown district by adding some outdoor furniture and seating area with a nice landscaping design.
- 5. Recommend the applicant return to a future Design Review Board Mtg.

Please include these comments and the attached department comments into 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,



Billy Gross
Principal Planner



Tony Rozzi
Chief Planner



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DESIGN REVIEW BOARD RECOMMENDATIONS

Date: May 31, 2022

Applicant: Skidmore Owings & Merrill LLP

Site Address: 180 El Camino Real

Project No.: P21-0126: UP21-0013, DR21-0045, DA21-0001,
EIR21-0005, PM21-0003, TDM21-0012

On Tuesday, May 17, 2022, the Design Review Board reviewed your plans for a Use Permit, Design Review, Tentative Parcel Map, Transportation Demand Management Program and Development Agreement for a new R&D Campus and multi-family residential building at 180 El Camino Real in the El Camino Real Mixed Use (ECRMX) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code, and associated environmental documentation.

The Chief Planner and the Design Review Board have determined that this application complies 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 design concept with the proposed changes
2. The Board requested that more substantial trees be planted along the El Camino Real frontage. To accomplish this, they recommend working with the Fire Marshal to determine if there are feasible alternative solutions to provide fire access to the buildings, such as revising the design of the central plaza to provide adequate emergency vehicle access.
3. Revise the landscape plan related to the following species, as some of the proposed species will not survive in the wind/cold of South San Francisco:
 - a. The proposed Crape Myrtle trees are too small and will not reach a height in scale with the height of the proposed buildings. Consider planting London Plane, as shown on other new developments along the El Camino corridor.
 - b. The proposed Acer rubrum, Maple trees require wind protection.
 - c. The proposed Arctostaphylos 'Dr. Hurd', will not be successful in the cool windy air.
 - d. Myrica is a large shrub, not a tree.
 - e. The proposed Yarrow species is a high allergen plant and would not recommend using it.
4. Continue to work with staff on the proposed changes and share the new alternative design pertaining to the landscaping along the El Camino frontage and relocation of the fire lane with DRB for any additional comments.

Please include these comments and any others into 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,



Billy Gross
Principal Planner



Tony Rozzi
Chief Planner