



DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT  
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**CITY COUNCIL 2023**

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SHARON RANALS, ACTING CITY MANAGER

DESIGN REVIEW BOARD RECOMMENDATIONS

Date: March 6, 2023

Applicant: SANFO Group

Site Address: 101 Gull

Project No.: P21-0006: DR22-0045 & TDM22-0010

On Tuesday, February 21, 2023, the Design Review Board reviewed your plans for Design Review and TDM Plan to construct a 9-story Office/R&D Building with attached parking garage at 101 Gull Avenue in the Business Technology Park - High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code.

The Chief Planner and the 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 revised design for an additional 2 stories to the original 7-story building design that had previously been approved in 2021 and found the overall design revisions for the entire building to be well-considered improvements.
2. The new balcony design adds a bold statement and nice balance to the structure.
3. The Board would like to see an increase in the usability of the revised courtyard for pedestrians. Consider incorporating some specialty and/or enhanced pavement treatments to make the area more pedestrian-friendly and less vehicular oriented, while also maintaining a drivable path for emergency vehicles.
4. Consider revising the proposed landscaping plan to eliminate medium water species and incorporate more very low and/or low water plant species along the bluff, such as *Heteromeles arbutifolia*, *Toyon*, *Echium fastuosum*, and *Pride-of-Madera*.

5. Revise the proposed landscaping list for the project to include plant species that would fare better with the City's climate. Westringia is subject to failure from frost and Cistus requires fast draining sandy soil Arctostaphylos doesn't like the cool windy weather. Acer rubrum, Maple is medium water and does poorly in wind. Gleditsia triacanthos does poorly in the wind as well. Yarrow groundcover causes allergic reaction in some. Replace with a non allergenic species.

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,



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Stephanie Skangos  
Associate Planner



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Tony Rozzi  
Chief Planner