

Attachment 1

Design Review Board Letter, dated 5-19-2020



DEPARTMENT OF ECONOMIC
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CITY COUNCIL 2020

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DESIGN REVIEW BOARD COMMENT LETTER

Date: June 11, 2020

Applicant: Aralon Properties
Att: Colum Regan
482 Byrant Street
San Francisco, CA 94107

Site Address: 499 Forbes Blvd

Project No.: P19-000, UP19-0011, DR19-0032, EIR19-0003 &
TDM19-0005

On Tuesday, May 19, 2020, the Design Review Board reviewed your plans for Design Review, Conditional Use Permit, Tentative Map and Transportation Demand Management Plan to construct a new 5-Story Office R&D building, 5-level parking garage, public right-of-way and trail improvements at 499 Forbes Blvd in the Business and Technology Park (BTP) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code.

The Planning Manager and Design Review 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 concept.
2. The entrances into the building now have a sense of arrival to the campus.
3. The applicant took the prior comments from DRB and designed a nice iconic building.
4. The treatment to the pedestrian plaza and access to the Bay Trail is very inviting to the area.
5. The Board liked the shifting of the parking structure and splitting of the building is a creative change to the design.
6. Please review the attached landscaping comments:
 - Consider using an alternative species, as the proposed includes Acacia which can cause allergic reactions to individuals with hay fever.
 - Holly Oak is not a successful species in SSF; consider using Quercus Virginiana or Southern Live Oak.


- With SSF's typical cool weather, *Tristania Laurina* "Elegant", Water Gum will not grow much taller than 20-25 feet, and it will not scale the height of the proposed buildings on the east face side.
 - Consider a 60 ft. tree species for the street tree and the buffer tree on the east building face.
 - *Ceanothus* "Yankee Point". Yankee Point *Ceanothus* does not live long and may not be a good fit for the SSF cool climate.
 - Consider using *Ceanothus* "Anchor Bay". Anchor Bay *Ceanothus* has successfully been growing well in SSF for over 27 years.
 - "*Cistus Aibidus*", Rock Rose will require sandy fast draining soil. The proposed site most likely has heavy clayed soil, which will limit its life span to only surviving for a few years. Consider an alternative plant species.
 - "*Helictortrican Sempervirens*", Blue Oat Grass has mixed results in SSF. Consider one of the other very successful clumpy grasses.
 - The "Boxer Vine" and "Potato Vine" on the list for the multi-story green screen on the west face of the parking structure will likely not reach their maximum height of 20-30 ft. The best vine for a multi-story screen element should be *Wisteria* or consider an alternative species.
7. Review the ADA accessible path to ensure safe travel into the buildings.
 8. Review the proposed lighting plan so that it will not affect the flight pattern. Does the plan meet the FAA requirements?
 9. Will the project be solar ready?
 10. The applicant will return with a sign program for the campus.

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,


Christopher Espiritu
Senior Planner


Sailesh Mehra
Planning Manager

Attachments: Engineering comments

cc: Thomas Murphy