



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
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CITY COUNCIL 2021

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JAMES COLEMAN, MEMBER (DIST. 4)
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MIKE FUTRELL, CITY MANAGER

DESIGN REVIEW BOARD RECOMMENDATIONS

Date: October 29 2021

Applicant: Ethan Warsh

Site Address: 900 Gateway Blvd

Project No.: P21-0084: PPM21-0001, MPM21-0001,
ZA21-0001, SPA21-0001 & GPA21-0003


On Tuesday, October 19, 2021, the Design Review Board reviewed your plans for a Precise Plan Modification to a commercial building at 900 Gateway Blvd in the Gateway Specific Plan 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 overall design concept.
2. The Board recommends revising the landscape plan as follows:
 - a. Provide a mixture of tall coniferous trees (approximately five stories in height) within the interior of the campus to scale with the height of the buildings. Example species include Monterey Cypress, Canary Island Pine, Aleppo Pine, Deodar Cedar, and Norfolk Island Pine (this species works well in areas where a wider canopy does not fit and is tolerant to the SSF wind elements).
 - b. Provide clusters of taller trees between the site entrance off of Oyster Point Blvd and the northern end of the parking.
 - c. All trees should have a minimum planting area of 12' x12' x3' deep with an engineered soil and drainage to obtain the best growth in this area.
 - d. In areas where soil space is an issue and there are potential impacts around hardscape, consider using silva cells to increase root accessible soil volume.

Please include these comments and any others into your Planning Commission. 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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CITY COUNCIL 2020

RICHARD GARBARINO, MAYOR
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MARK NAGALES, COUNCILMEMBER
BUENAFLOR NICOLAS, COUNCILMEMBER

MIKE FUTRELL, CITY MANAGER

DESIGN REVIEW BOARD COMMENT LETTER

Date: May 11, 2020

Applicant: BMR – 475 Eccles Avenue LLC
Att: Salil Payappilly
17190 Bernardo Center Drive
San Diego, CA 92128

Site Address: 850- 900 Gateway Blvd

Project No.: P08-0034: PP20-0001& DR20-0013

On Tuesday, April 21, 2020, the Design Review Board reviewed your plans for Precise Plan and Design Review to construct Phase 4 of the Gateway Business Park Master Plan Project, including 182,000 sf of Office/R&D development, a 6-story parking structure, surface parking, and other on- and off-site improvements, at 850-900 Gateway Blvd in the Gateway Specific Plan District, and determination that the project is within the scope of environmental analysis in the 2010 Environmental Impact Report (EIR) and that the 2020 Addendum to the EIR is consistent with CEQA.

The Planning Manager 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 Venturi effect of wind speeds at the southwest corner of GOP-4-N will likely render the adjacent seating to be un-useable.
2. Concern for the wind in this portion of the plan may require a design for some wind attenuation.
3. Consider the following revisions to the planting plan:
 - The California Sycamore is subject to mildew, consider a different species.
 - The Groves are planted too small to medium size trees. The applicant has the opportunity to provide tall 75 ft. – 100 ft. species that will help scale the large buildings.
 - Consider these trees: Monterey Cypress planted in loamy sand with proper and good drainage, Canary Island Pine, Aleppo Pine, Bishops Pine, Deodar Cedar, Norfolk Island Pine, Eucalyptus – if the existing poor soil is not changed.

- The large planter west of GOP-4-S should also be planted with 75 ft. – 100 ft. species.
- Pinus Elderica, Afghan Pine to the northeast at the garage entry will be unsuccessful at the adjacent property. Consider an alternate species.
- Brisbane Box will likely not do well in the wind and should be changed to a more wind tolerant species.

The tree species in zone 2 are not sufficient to create any affective wind mitigation.

- Alder, Birch and Pear are especially subject to wind damage
 - Westringia fruiticosa may not survive a frost.
 - Ceanothus “Yankee Point” is not a long lived species, consider Ceanothus “Anchor Bay”.
 - Muhlenbergia Rigens does poorly in the cold windy SSF climate. Muhlenbergia Capillaris is very successful, as well as the other clump grasses.
 - Cistus X Hibridus is often short lived and requires fast draining sandy soil to survive.
4. Prior to the issuance of building permits, provide accessibility plans from the parking garage to the buildings and public right-of-way.
 5. Consider relocating the access to the outer edges of the structure with direct access out of the building. Also consider putting accessible parking in a smaller footprint at the upper levels near the elevators, if not enough accessible space is on the ground floor.
 6. Prior to the issuance of a building permit, provide a wind study and proposed wind mitigation measures.

Please include these comments and any others into your Planning Commission submittal. Attached is a copy of the department comments for you to include into your submittal. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,

Billy Gross
Senior Planner

Sailesh Mehra
Planning Manager

Attachments: Department comments

Cc: Cecily Barclay, 505 Howard Street, Ste. 1000, San Francisco, CA 94105