



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 COMMENT LETTER**

Date: March 3, 2022

Applicant: OCI San Fran LLC

Site Address: 121 East Grand Avenue

Project No.: P20-0064: ND21, EIR20-0003, GPA20-0002,  
DR20-0007, TDM20-0010, UP20-0008 &  
ZA20-0002

On Tuesday, February 15, 2022, the Design Review Board reviewed your plans to General Plan Amendment, Zoning Ordinance Amendment, Use Permit, Design Review, Transportation Demand Management Program, Parcel Map and Environmental Impact Report to construct a seventeen-story office/R&D buildings totaling approximately 942,000 square feet, with podium parking structure, and other on- and off-site improvements, on a 3.2-acre site at 121 E Grand Ave.

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

1. The Board supported the overall proposed project as a nice gateway into the East of 101.
2. The Board recommends revising the building architecture as follows:
  - a. The board liked the articulation on the east and south faces and the ends facing east and south but felt the north and west faces required more articulation to reflect some of the detail of the east and south faces. Consider revisions to the building articulation. This may include the incorporation of unifying vertical movements or similar measures.
  - b. Better integrate the rooftop mechanical screening into the building architecture.
3. The Board recommends revising the site planning as follows:
  - a. Consider if the ramping system in the Confluence Plaza area can also meet the street level at the southeast corner of the plaza (in addition to the southwest corner of the plaza).
  - b. Consider incorporating movable site amenities to allow for larger event capacity on the main plaza level.

- c. Revise the Poletti Road frontage to incorporate seating areas and better visual access from the Caltrain station. w
- 4. The Board recommends revising the landscape plan as follows:
  - a. Carpinus Betula does not grow well in windy conditions, be aware of the Venturi effect in the site planning.
  - b. Consider Ginkgo Autumn Gold at this location.
- 5. Select species that will not drop any flowers-onto the sidewalk

Please include these comments and any others into your Planning application submittal. Attached is a copy of the department comments for you to review and include in your permit.

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

Attachments: Department comments

CC:



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**DESIGN REVIEW BOARD RECOMMENDATIONS**

Date: May 2, 2022  
Applicant: OCI San Fran LLC  
Site Address: 121 East Grand Avenue  
Project No.: P20-0064

On Tuesday, April 19, 2022, the Design Review Board reviewed your plans for a General Plan Amendment, Zoning Ordinance Amendment, Use Permit, Design Review, Transportation Demand Management Program, Parcel Map and Environmental Impact Report to construct a seventeen-story office/R&D buildings totaling approximately 942,000 square feet, with podium parking structure, and other on- and off-site improvements, on a 3.2 acre site at 121 E Grand Ave.

The Chief Planner and the Design Review Board have determined that this application is complying 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, including the roof oculus.
2. The Board preferred Scheme 1 for the proposed façade and Single Ramp Option 2: Site Midpoint for the ramp option.
3. The board commends the applicant for their studies and minor, though critical changes to the main plaza for group seating capacity.
4. Previous Board comments related to landscape species can be addressed in the Planning Commission submittal.
5. Recommend approval with conditions and can proceed to Planning Commission.

Please include these comments and any others in 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