



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
(650) 829-6620
FAX (650) 829-6657
E-MAIL WEB-ECD@SSF.NET

CITY COUNCIL 2024

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DESIGN REVIEW BOARD RECOMMENDATIONS

Date: September 25, 2024

Applicant: Ken Cui

Site Address: 500 Railroad Avenue

Project No.: P23-0061: DR23-0024, TDM23-0007, PUD24-0001
& EIR24-0002

On Tuesday, September 17, 2024, the Design Review Board reviewed your plans to construct a new residential campus on Railroad Avenue in the Transit 4 Corridor (T4C) 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 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 overall design concept for this challenging railroad parcel. The model that was presented at the meeting was extremely helpful in explaining the site. The Board liked the redesigning the public open space at Maple Avenue to create a more useable and leveled space adjacent to Railroad Avenue, with an accessible path located at the rear for possible integration with future bike/pedestrian connections envisioned in the Lindenville Specific Plan.
2. Revise the landscaping plans as follows:
 - a. Replace the proposed clumping grass species (*Festuca californica*) which will grows poorly in the SSF elements, with another species such as *Muhlenbergia capillaris*, Pink Muhly Grass, which does very well in the SSF elements.
 - b. Consider not including the *Achillea millefolium* species that is high in allergens.
 - c. If using *Arbutus unedo*, Strawberry Tree ('Marina') place the species within the proposed planters to slippery berries dropping into the walking area.
 - d. Provide a range of landscape species that will give a sense of seasons.
 - e. Preserve existing large *Eucalyptus* trees at the southern property boundary to the maximum extent feasible.
 - f. Add vine pockets on the retaining wall at the common open space area between Buildings 1 and 2. Plant evergreen vines such as *Ficus pumila* 'Minima', Miniature

Creeping Fig, which will cover the walls and soften the limited pedestrian experience.

3. Consider species which will grow tall and narrow such as the Ginkgo biloba 'Autumn Gold' shown on L5 or the evergreen Tristania conferta (Lophostemon), Brisbane box that will grow in a vertical pattern along Railroad Avenue.
4. Forward the revised landscaping plan to the DRB to review prior to Planning Commission entitlement review.

Please include these comments and any other into your Planning Commission submittal, the Department comments are viewable and available on the online Project permit portal. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,


Victoria Kim
Associate Planner
Adena Friedman
Chief Planner