



DEPARTMENT OF ECONOMIC
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CITY COUNCIL 2023

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SHARON RANALS, ACTING CITY MANAGER

DESIGN REVIEW BOARD RECOMMENDATIONS

Date: January 30, 2023

Applicant: Essex Portfolio

Site Address: 7 South Linden Avenue

Project No.: P22-0024: UP22-0003, DR22-0007, &
TDM22-0002

On Tuesday, January 17, 2023, the Design Review Board reviewed your plans for a Conditional Use Permit, Design Review and Transportation Demand Plan for 7 South Linden Avenue to construct a new residential campus in the Mixed Industrial (MI) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code.

The Planning Manager has 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 proposed design with the open balconies and the residential units that wrap around the building.
2. Consider adding a nice landscaping pattern for the open patios facing Linden Avenue as pedestrians will not have sidewalk access from their units.
3. The Board likes the proposed recreation area for the residents to have access to the electric BBQ's.
4. Review the landscaping plans as certain species called out on the plans will not survive the SSF elements and the plants will be high water use.
5. The proposed Italian Cypress trees along Railroad Avenue will add a nice 3D design view.
6. Consider adding additional landscaping along the corner towards Canal Street to help breakup the blank open area.
7. The proposed pots along Linden Avenue will have root issues, consider a larger rectangle style pots for larger root mass and cluster and group the pots to 4-5 planters in a row. The pots will need a lot of soil volume to grow.
8. Confirm that the proper drainage rock is used for the interior paved courtyard.

9. Recommend Approval with Conditions and proceed to Planning Commission.

Attached is a copy of the department comments for you to include 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,



Christy Usher
Senior Planner



Tony Rozzi
Chief Planner