



DEPARTMENT OF ECONOMIC
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CITY COUNCIL 2022

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DESIGN REVIEW BOARD RECOMMENDATIONS

Date: October 5, 2022
Applicant: Akkaya Cihan
Site Address: 304 Grand Avenue
Project No.: P21-0002: UP21-0007

On Tuesday, September 20, 2022, the Design Review Board reviewed your plans for a Certificate of Alteration, and Use Permit to construct new residential units at 304 Grand Avenue in the Grand Avenue Core (GAC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA..

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 proposed residential units with a roof deck terrace.
2. Check with the Building Department if a 2nd exit will be required from the rooftop terrace, as the occupancy load / square footage could require another exit.
3. Provide a mechanical equipment plan to clarify how the kitchen and restrooms be vented thru the rooftop.
4. Consider hiring an Acoustic Consultant to measure the noise level that could effect the residential units, stemming from the restaurant and music that could be played at the site.
5. Recommend Approval with Conditions and proceed to Planning Commission for a future meeting

Attached is a copy of the department comments of approval 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