



PLANNING DIVISION  
CITY OF SOUTH SAN FRANCISCO  
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**CITY COUNCIL 2025**

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SHARON RANALS, CITY MANAGER

Date: June 6, 2025

Applicant: Andrea Costanzo

Site Address: 227 Armour Ave

Project No.: P24-0004: DR24-0017

**Design Review – Incorporate DRB Recommendations**

On Tuesday, May 20, 2025, the Design Review Board reviewed your plans to construct a new multi-family residential structure consisting of four dwelling units at 227 Armour Avenue in the Downtown Residential High (DRH) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code, and determination that the project is categorically exempt from CEQA, per CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures.

The Design Review Board has requested that the applicant respond to the Board's comments and provided an updated plan set addressing these concerns. Staff will circulate the revised plan set to the DRB via email.

The Design Review Board provided the following recommendations:

1. The Board liked the proposed design.
2. The Board recommends integrating the roof of the existing attached residential unit with the new building to avoid potential water issues.
3. Consider removing the slope adjacent to the new building, adding a shed roof and / or incorporating a cricket to help defer the water.
4. Relocate and / or raise the height of the proposed windows along the rear and left elevations adjacent to the existing residential unit to avoid interference with the roof.
5. The Board liked the proposed common usable open space area but is concerned with how residents of the existing residential units off 9<sup>th</sup> Lane will access this area, as the site and landscaping plans lack an accessible walkway path between the areas. Consider adding flag stones or geometric pavers along one of the side yards to create a walkable pathway, but being mindful that the overall project site needs to meet minimum landscaping requirements.
6. Consider wrapping the front balconies an additional four to five feet around the left elevation to keep a continuous appearance and allow for more usability of the balconies.
7. The Board recommends reviewing the recommended species of the two required street trees (*Quercus wislizeni*) with the Parks Division. This species may grow too tall in the recommended area and interfere with existing overhead power lines. Crape Myrtle or Arbutus 'Marina' may be better suited for the location.

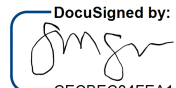
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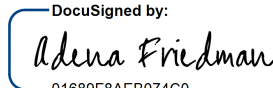
Subject: 227 Armour Ave

8. The Board recommends adding a third tree to the landscaping plan, within the proposed common usable open space area to help shade the area. Consider Crape Myrtle or Arbutus 'Marina'.

Please address these recommendations in your resubmittal. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,

DocuSigned by:  
  
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Stephanie Skangos  
Senior Planner

DocuSigned by:  
  
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Adena Friedman  
Chief Planner