



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

CITY COUNCIL 2023

FLOR NICOLAS, MAYOR (DIST. 3)
MARK NAGALES, VICE MAYOR (DIST. 2)
MARK ADDIEGO, MEMBER (DIST. 1)
JAMES COLEMAN, MEMBER (DIST. 4)
EDDIE FLORES, MEMBER (DIST. 5)

SHARON RANALS, CITY MANAGER

DESIGN REVIEW BOARD RECOMMENDATIONS

Date: May 26, 2023

Applicant: US TERMINAL COURT OWNER LLC

Site Address: 101 Terminal Court

Project No.: P22-0124: UP22-0012, DR22-0038 &
TDM22-0008

On Tuesday, May 16, 2023, the Design Review Board reviewed your plans for a Conditional Use Permit, Design Review and Transportation Demand Program for a new R&D campus at 101 Terminal Court in the Business Technology Park - High (BTP-H) 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 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 but had concerns with the parking structure design and blocking the view from the south of the R&D/office building. What landscape will be used to soften the “look” of the south wall of the parking structure?
2. Provide drawings/renderings of the south face of the parking garage to show the appearance of the overall project as approached from northbound and southbound US 101 and from properties to the south of the Navigable Slough.
3. Include a drainage and grading plan.
4. Review the landscaping plan, as certain landscape species may not survive the SSF elements, including Deer Grass, Manzanita and Redwoods (if Phase 2+ of the project is not ultimately constructed).


Re: 101 Terminal Court
Page 2 of 2

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



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SHARON RANALS, CITY MANAGER

DESIGN REVIEW BOARD RECOMMENDATIONS

Date: June 28, 2023
Applicant: US Terminal Court Owner LLC
Site Address: 101 Terminal Court
Project No.: P22-0124: UP22-0102, DR22-0038 &
TDM22-0008

On Tuesday, June 20, 2023, the Design Review Board reviewed your plans for a Conditional Use Permit, Design Review and Transportation Demand Program for a new R&D campus at 101 Terminal Court in the Business Technology Park - High (BTP-H) 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 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 proposed revised plans with the new stepped down garage with the curved element that will match the proposed building.
2. The Board was inspired with the active moving art on the parking structure.
3. The Board would like to see the proposed "public art" design on the parking structure as the project and the design progresses.
4. The Board recommends using native plants for the site and recommends Redwood trees be kept against the building or in other places to keep them protected, as they can become beat up by the wind.
5. Recommend Approval with Conditions and can proceed to a future Planning Commission meeting.

Please include these comments and any others 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,

Handwritten signature of Billy Gross in blue ink.

Billy Gross
Principal Planner

Handwritten signature of Tony Rozzi in blue ink.

Tony Rozzi
Chief Planner