



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
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CITY COUNCIL 2018

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DESIGN REVIEW BOARD COMMENT LETTER

Date: June 1, 2018

Applicant: ARE-San Francisco No. 65 LLC
Att: Terezia Nemeth
1700 Owens Street, Suite 590
San Francisco, CA 94158

Site Address: 201 Haskins Way & 400-4580 East Jamie Ct

Project No.: P17-0096: ZA18-0001, UP18-0001, TDM18-0001,
RZ18-0001, GPA18-0002, EIR18-0002

On Tuesday, May 15, 2018, Rezoning for 201 Haskins Way and 400-450 East Jamie Court to BTP, Use Permit, Design Review, Transportation Demand Management (TDM) Plan, and Draft Environmental Impact Report to construct a two-story 25,000 sq. ft. building (400-450 East Jamie Court), a five-story 311,368 gross sq. ft. office/ R&D building and a five-level parking garage on a 6.45-acre site (201 Haskins Way) 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:

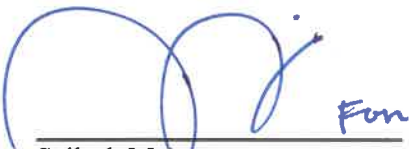
1. The Board recommends approving the revised plan set, with the following minor modifications.
2. For the Landscape Plan, consider making the following modifications:
 - a. Replace the Acacia tree with a more appropriate tree species that will better acclimate to local weather and soil types.
 - b. Add more trees to the parking lot area to increase the tree canopy.
 - c. Next to the basketball court, add a berm or hedge to buffer the court area.
3. Work with the Department of Public Works and the City Traffic Engineer to analyze the two mid-block crossings vs. one singular crosswalk. The City's Traffic Advisory Committee (TAC) will also review the proposed crossings and provide a recommendation.

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Please include these comments and any others into your application submittal for Planning Commission. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,



Ryan Wassum
Associate Planner

Sailesh Mehra
Planning Manager

CC: