



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
(650) 829-6620
FAX (650) 829-6657
E-MAIL: WEB-ECD@SSF.NET

CITY COUNCIL 2021

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DESIGN REVIEW BOARD RECOMMENDATIONS

Date: December 20, 2021

Applicant: South City Ventures LLC

Site Address: 580 Dubuque Ave

Project No.: P21-0037: UP21-0006, DR21-0024,
Signs21-0025, RZ21-0003, GPA21-0002,
SP21-0002, TDM21-0006 & WM21-0002

On Tuesday, December 14, 2021, the Design Review Board reviewed your plans for a Use Permit, Design Review, Type "C" Sign Permit, Rezone, Waiver & Modification, General Plan Amendment, Specific Plan, Transportation Plan Demand and Negative Declaration to construct a new R&D campus at 580 Dubuque Avenue in the Freeway Commercial Zoning District 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 revised project.
2. The applicant had addressed the previous Board comments.
3. The proposed Redwood trees will not work on this site, as the site is too windy for this type of species to survive. Consider using Canary Island Pine, Norfolk Island Pine, or Deodar Cedar, all of which do better in the wind
4. The proposed Platanus rasemosa will suffer from Anthracnose. Consider using Platanus acerifolia 'Columbia', Columbia London Plan tree which does well in SSF.
5. The proposing landscaping plan will require a good fast-draining soil for the Cistus species to work for the campus.

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,


Chris Espiritu
Senior Planner


Tony Rozzi
Chief Planner