

DESIGN REVIEW BOARD MINUTES CITY OF SOUTH SAN FRANCISCO

DATE: November 19, 2019

TIME: 4:00 PM

MEMBERS PRESENT: Nilmeyer, Mateo, Nelson, Vieira & Winchester

MEMBERS ABSENT: None

STAFF PRESENT: Tony Rozzi, Principal Planner
Billy Gross, Senior Planner
Adena Friedman, Senior Planner
Patricia Cotla, Planning Technician

1.	Administrative Business – None
2.	<div> <div>OWNER</div> <div>APPLICANT</div> <div>ADDRESS</div> <div>PROJECT NUMBER</div> <div>PROJECT NAME</div> <div></div> <div>DESCRIPTION</div> </div> <div> <div>KR Oyster Point Developer LLC</div> <div>KR Oyster Point Developer LLC</div> <div>377-379 Oyster Point Blvd</div> <div>P06-0085: PP19-0001</div> <div>KOP Phase 2-4</div> <div>(Case Planner: Billy Gross)</div> <div>Precise Plan and Design Review to construct Phases 2 - 4 of the Oyster Point Specific Plan Project, including 1,707,000 sf of Office/R&D development, 48,000 sf of amenity spaces, two parking garage structures to accommodate 4,445 parking spaces, and other on- and off-site improvements, at 377-389 Oyster Point Blvd in the Oyster Point Specific Plan District, and determination that the project is within the scope of environmental analysis in the 2011 Environmental Impact Report (EIR).</div> </div>
	<p>The Board had the following comments:</p> <ol style="list-style-type: none"> 1. The Board liked the design concept. 2. Ensure that the Phase 2D interior plaza/amphitheater is visible to pedestrians approaching from the east along Oyster Point Blvd and the open space/marina. Consider notching out the lower level of Building D to frame out a possible walkway to accommodate this change. 3. Revise the streetscape between the Phase 3/4 buildings and the Phase 3/4 Parking Garage to make more prominent pedestrian crossings between garage exits and the building/plaza entrances and to make the service yards less visible. 4. The proposed landscaping will work for the site, but the proposed “Deer Grass” will not work at this location, as the area is too cold for survival. Consider planting “Pink Muhly”. 5. The proposed trees will need good soil and 2 ½ foot deep tree pit for proper growth. 6. Incorporate a program to make sure the outside amenities will be utilized and functional for the employees and the public. Add features that are inviting. 7. Consider providing additional trees for wind protection around the Amphitheatre and other public area to mitigate the high winds.

	Continue to work staff on the recommended changes	
3.	<p>OWNER AP3-SF2 CT South & North LLC</p> <p>APPLICANT Arrow Sign Company</p> <p>ADDRESS 1-3 Tower Place</p> <p>PROJECT NUMBER P19-0036: Signs19-0015</p> <p>PROJECT NAME Master Sign Program</p> <p>(Case Planner: Billy Gross)</p> <p>DESCRIPTION Master Sign Program for a commercial building at 1-3 Tower Place in the Terrabay Specific Plan District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA.</p>	
	<p>1. Reduce the size of the Crown Level Signs to be more in scale with the buildings; as currently proposed, the signs are too large.</p> <p>Recommend Approval with Conditions</p>	
4.	<p>OWNER Amanda & Carlos Barba</p> <p>APPLICANT Andrea Costanzo</p> <p>ADDRESS 701 Olive Avenue</p> <p>PROJECT NUMBER P19-0054: DR19-0030</p> <p>PROJECT NAME New Residential Triplex</p> <p>(Case Planner: Justin Shiu)</p> <p>DESCRIPTION Design Review to construct a new duplex at 701 Olive Avenue in the Downtown Residential High (DRH) in accordance with Title 20 of the South San Francisco Municipal Code and determined that the project will be categorically exempt from CEQA.</p>	
	<p>The Board had the following comments:</p> <ol style="list-style-type: none"> 1. The Board is concerned that the proposed design is out of scale with the neighborhood and recommends design modifications. 2. The proposed duplex looks like a big box with no articulation. 3. Add some architecture features to the design to help soften the overall massing of the structures. 4. Consider incorporating different material finishes and colors to help break up the overall massing of the proposed duplex with adding some belly bands to help with depth and contrast. 5. The same building design elements should be carried out for both the structures. The windows and trims should all match, with 6-8 inch molding around the windows. 6. The proposed windows should be energy efficient. 7. There should be some type of treatment to the balconies and columns. 8. Consider incorporating solar panels to the design. 9. The proposed overhang over the porch is too small, redesign. 10. Consider building the duplex on the lower end of the parcel, so that the duplex does not tower over the single family dwelling. 	

	11. The site is lacking a sense of entry to the development. 12. Remove the full bath from the proposed storage room. 13. Redesign the stairs to help incorporate the two structures, as the proposed open design is too exposed. 14. Considered enclosing or adding a wood skirt around the staircase to add some depth to the design with a gated door for security purposes. 15. The plans are lacking an open space area for the residents to utilize. 16. Add some trees around the duplex that will scale with the height of the building. Plant 24 inch box street trees. 17. Submit an updated rendering to incorporate a material board (type of material finishes), style of windows, to include corner boards. Resubmitted required.	
5.	OWNER Camino Royale Investment Corp APPLICANT Camino Royale Investment Corp ADDRESS 71 Camaritas Avenue PROJECT NUMBER P18-0078: UP19-0006, DR19-0023 & TDM19-0003 PROJECT NAME New Hotel Development (Case Planner: Justin Shiu) DESCRIPTION Use Permit, Design Review and Transportation Demand Management Plan for a new hotel at 71 Camaritas Avenue in the El Camino Real/Chestnut Mixed Use Medium Density in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA.	
	The Board had the following comments: <ol style="list-style-type: none"> 1. The Board liked the design concept. 2. Consider carrying the curved round element to the top of the side of the building for a flatiron design. 3. Add more street trees along the intersection of Camaritas Avenue and Westborough Blvd to help frame out the wedge of the building. 4. Double the amount of Palm Street trees along Camaritas Avenue, and increase trunk height from 8' to 16' 5. The front entrance along Camaritas Avenue is lacking a sense of arrival. Add some architectural features with some landscaping design to include some planters or benches to enhance the area and to help screen the ADA parking area. 6. Incorporate a pickup and drop-off zone into the proposed plans with a treatment of colored pavers to designate the area. 7. Consider incorporating solar panels into your design. Resubmitted required.	
6.	OWNER ARE-SF No. 33 LLC APPLICANT ARE-SF No. 33 LLC ADDRESS 600, 630 & 650 Gateway Blvd PROJECT NUMBER P19-0093: DR19-0047	

	<p>PROJECT NAME Expansion of Three Office Buildings</p> <p>(Case Planner: Adena Friedman)</p> <p>DESCRIPTION Design Review to add 975 square feet to three office buildings at 600, 630 & 650 Gateway Blvd in the Gateway Specific Plan District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA.</p>
	<p>The Board had the following comments:</p> <ol style="list-style-type: none"> 1. The Board liked the design concept. 2. Review your landscaping plan, as “Deer Grass” will not survive the SSF elements, consider “Pink Muhly”. 3. Lompard Poplars will need proper 6 (six) aeration tubes for proper growth, and use 15 gallons. Need to make sure the roots aren’t too constricted, they can destroy pavement and clog up drains. Balance the amount and location of trees in the design. Generally speaking, the board cautions against the use of this tree. 4. The proposed “River Birch” and “California Pepper Trees” will require a lot of maintenance and you may want to consider another tree species. The River Birch is high water use, consider using fewer River Birch trees. Select species that will tolerate the winds. 5. Add some weather protection to the proposed material finishes to prevent future water moisture issues. 6. If possible, incorporate solar panels into your design. <p>Recommend Approval with Conditions</p>