



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
(650) 829-6620
FAX (650) 829-6657
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CITY COUNCIL 2022

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

DESIGN REVIEW BOARD RECOMMENDATIONS

Date: June 29, 2022

Applicant: Trammell Crow Company

Site Address: 120 East Grand Avenue

Project No.: P22-0039: UP22-0006, DR22-0015 &
TDM22-0003

On Tuesday, June 21, 2022, the Design Review Board reviewed your plans for a Use Permit, Design Review, and Transportation Demand Management Plan to construct a new R&D campus at 120 East Grand Avenue in the Transit Office & R&D (TO/RD) 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 compliant 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 and the material finishes.
2. The new building will blend in nicely with the existing approved developments.
3. Consider incorporating solar panels to the design, as well as on top of the parking garage for added protection and coverage.
4. The proposed wind study was very helpful to identify the wind elements that will come across this development.
5. Consider adding a cluster of trees in the plaza area plan, as the area seems a little bare along the right side of the plaza.
6. Review your landscaping plans, as some of the proposed species will not survive due to the SSF elements. Some species are known to get mildew and will not work at this location.
7. The proposed Prime Rose species can be an issue at this site.
8. The garage rendering seems to be missing some vertical elements.

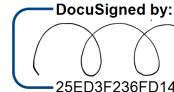
Re: 120 East Grand Avenue

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

DocuSigned by:

01689F8AE8074C0
Adena Friedman
Principal Planner

DocuSigned by:

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Tony Rozzi
Chief Planner



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EDDIE FLORES, MEMBER

MIKE FUTRELL, CITY MANAGER

DESIGN REVIEW BOARD RECOMMENDATIONS

Date: August 26, 2022

Applicant: Trammell Crow Company

Site Address: 120 East Grand Avenue

Project No.: P22-0039: UP22-0006, DR22-0015 &
TDM22-0003

On Tuesday, August 16, 2022, the Design Review Board reviewed your revised plans for a Use Permit, & Design Review to construct a new R&D campus at 120 East Grand Avenue in the Transit Office & R&D (TO/RD) 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 design concept with the new material finishes
2. The new amenity building will blend in nicely with the existing approved development.
3. The Applicant took the previous DRB comments and returned with a nice design.
4. Consider adding an interior bridge around the large open green area.
5. The proposed street trees along East Grand and Sylvester should be treated with large 12'x12' planting pits backfilled with structured soil and/or silva cells to help maintain the health of the trees.

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,

Adena Friedman
Principal Planner

Tony Rozzi
Chief Planner