



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
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CITY COUNCIL 2017

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CHIEF PLANNER APPROVAL

Date: October 30, 2017

Applicant: Shamaim Inc
PO Box 5127
Walnut Creek, CA, 94596

Site Address: 180 El Camino Real

Project No.: P17-0061: DR17-0050

On Tuesday, September 19, 2017, the Design Review Board reviewed your plans for exterior modifications of the Safeway Shopping Center at 180 El Camino Real in the El Camino Real Mixed Use (ERCMX) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA, per Class 1, Section 15301. The Design Review Board had the following comments:

1. Revise the landscape plan to provide the required number of trees and tree locations, per the Zoning Ordinance standards, and to space the *Metrosideros excelsa* tree species at 30 feet on center.
2. Revise the building elevations so that the three tower elements are more similar in total height. The proposed Safeway corner should be reduced in total height.
3. Reduce the letter height proposed for the Ross sign to be in keeping with the Safeway signage. Please note that no specific signage proposals are included as part of this Design Review application.
4. Review the landscaping plan, as some of the species selected will not survive the SSF elements.
5. Consider adding solar panels to the project.

Based on the revised drawings dated October 12, 2017, the Chief Planner has determined that this application is in compliance with Title 20, Section 20.480 of the South San Francisco Municipal Code and Design Guidelines, and has approved your application. You have two years from the approval date to obtain a building permit from the Building Division. The expiration date for this approval will be **October 30, 2019**. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,

A handwritten signature in blue ink, appearing to read "SM", written over a horizontal line.

Sailesh Mehra
Chief Planner

Attachment
Findings of Approval