



DEPARTMENT OF ECONOMIC
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CITY COUNCIL 2018

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DESIGN REVIEW BOARD COMMENT LETTER

Date: September 7, 2018

Applicant: North East Medical Services
1520 Stockton Street
San Francisco, CA 94133

Site Address: 225 Spruce Avenue

Project No.: P18-0008: UP18-0002, PE18-0001, Signs18-0002
& DR18-0004


On Tuesday, August 21, 2018, the Design Review Board reviewed your plans for Use Permit, Design Review and Parking Exemption to construct a new 3-story medical office building at 225 Spruce Avenue in the Grand Avenue Core (GAC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is exempt from CEQA, per Class 3, Section 15303.

The Planning Manager and Design Review have 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 liked the revised design concept.
2. The Board is concerned with the lack of parking for the development. The board recommends considering the ebb and flow of parking throughout the day and being aware of peaks.
3. Consider if parking permits may be used.
4. Approval should use methods to ensure parking does not flood the side streets. Explore how to keep parking out of the neighborhood streets and in other areas/parking structures.
5. The plans are lacking a plant list.
6. Check with a Civil Engineer if Bio Retention will be a factor as part of this development.
7. Check with the Building Department, as the side entry door facing Spruce Avenue may not work per code.

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,


Justin Shi
Consultant Planner


Sailesh Mehra
Planning Manager