



DEPARTMENT OF ECONOMIC  
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**CITY COUNCIL 2019**

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**DESIGN REVIEW BOARD COMMENT LETTER**

Date: Issued January 30, 2019 for January 15, 2019 DRB Meeting

Applicant: FF Realty III LLC  
5510 Morehouse Drive, Ste 200 San Diego, CA 92121

Site Address: 200 Airport Blvd

Project No.: P18-0071: UP18-0014, DR18-0036, TDM18-0010 & PM18-0002

On Tuesday, January 15, 2019, the Design Review Board reviewed your plans for Use Permit, Parking Reduction, Design Review, and Vesting Tentative Parcel Map to construct a new 7-story mixed-use building with a total of 94 residential units and approximately 3,630 square feet of retail at 200 Airport Boulevard in the Downtown Transit Core (DTC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code, and determination that the environmental effects of the proposed project were sufficiently analyzed under the Downtown Station Area Specific Plan (DSASP) Program Environmental Impact Report (EIR), per the requirements of the California Environmental Quality Act (CEQA).


The Planning Manager and Design Review Board 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 design concept.
2. For the two-story base around the west and south elevations, the portions of the board form concrete may look too industrial for the site. Consider breaking it up and utilizing additional accent materials (similar to the adjacent 150 Airport Blvd project).
3. For the outdoor amenity spaces and courtyard area, a wind study should be conducted to help mitigate wind-related issues on outdoor communal spaces. The area is subject to substantial wind and all outdoor areas should be constructed with appropriate wind mitigation such as glass wall panels, windscreens, etc.
  - a. If wind elements cannot be mitigated, consider relocating the courtyard to the South, Southeast, or East to gain more usable outdoor spaces.
  - b. The roof terrace may also have exposure to the wind, as the proposed glass wall will not provide the proper protection from the wind. Consider heightening the glass wall to the top of the floor to mitigate any incoming winds.

4. Sheet TM4 does not show the existing grading on the east side of the building, nor does it show the resulting surface flow. Please identify and confirm how this could impact the project.
5. Review the landscaping plan, as the proposed street trees look too small and are not in scale with the building. In addition, consider the following changes to the landscape plan:
  - a. The proposed Magnolia trees are too short and will not scale the height of the building; therefore, consider a taller and narrower species that will reach the height of the third story.
  - b. Confirm that the root zones for the trees are large enough for optimal tree growth (i.e. the root zones will need to have at least a 12x12x4 area for healthy growth).
  - c. Replace the Giant Bamboo species as it will not survive the SSF microclimate.
  - d. Replace the Forest Pansy Redbud species as it will not survive the SSF microclimate.
  - e. Replace the Arctostaphylos species as it will not survive the SSF microclimate.
  - f. The proposed Cajeput tree species can be a brittle species and a long-term maintenance problem; recommend replacing with Swan Hill Olive tree species.
6. Provide more detailed information on the existing Electrical, Sanitary, and Water utilities and how they will not impede the tree design.
7. Check with the South San Francisco Scavenger Company to determine the proper location for the trash enclosures and pickup areas, including the pickup area located on the second floor of the garage. The applicant will be conditioned to obtain a will serve letter from Scavenger.
8. On the rooftop, consider incorporating solar panels to the project.

Attached is a copy of the Fire, Engineering, Police and Water Quality Control Plant for you to include into your Planning Commission application. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,

  
Ryan Wassum  
Associate Planner

  
Sailesh Mehra  
Planning Manager

Attachments: Fire, Engineering, Police and Water Quality Control Plant

CC: William A. Jr. Borba TR