



DEPARTMENT OF ECONOMIC
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CITY COUNCIL 2021

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DESIGN REVIEW BOARD COMMENT LETTER

Date: July 29, 2021

Applicant: Jamasbi Firoozeh
1484 Pollard Rd #543
Los Gatos, CA 95032

Site Address: El Camino & Hickey

Project No.: P20-0021: DR20-0015

On Tuesday, July 20, 2021, the Design Review Board reviewed your revised plans to construct four work live units on a 10,703 square foot lot on the corner of El Camino Real and Hickey Blvd in the Community Commercial (CC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA.

The Chief Planner 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 plan submittal.
2. The applicant took the previous DRB comments and responded with an improved design that fits the area.
3. Consider adding a water sealant to the proposed Corten steel metal railings to keep the metal from rusting and staining the walls and walkways.
4. Consider adding solar panels to the design.
5. Consider adding a protective wall or enclosure for the residents to have safe area around the outdoor area, as the proposed area is near a busy roadway.
6. Consider relocaing the pedestrian space into the hillside to provide additional space and greater separation from the street.
7. Check with the building division if elevators will be required for the building.
8. Review your landscaping plan, as some of the proposed species will not survive the SSF elements. Ceanothus 'Yankee Point' has a shortend lifespan of 6-8 years. Ceantohus gloriosus 'Anchor Bay' has been growing at a corporate campus east of 101 for over 25 years. Westringia fruticosa, Coast Rosemary is not frost tolerant and should be replaced.
9. The proposed Mexican sage will not work on this site, as this species will suffer from Powdery Mildrew.

10. Consider adding a screen hedge (no greater than 3 feet in height or about the height of the hood of a car) to help screen the two green areas along El Camino Real.
11. Recommend approval with Conditions and proceed to Planning Commission

Please include any department comments into your Planning Commission DRB submittal. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,

Handwritten signature in blue ink, appearing to read "P. Coella for." with a horizontal line underneath.

Christopher Espiritu
Senior Planner

Handwritten signature in blue ink, appearing to read "P. Coella for." with a horizontal line underneath.

Tony Rozzi
Chief Planner

CC: Kava Massih Architects