



PLANNING DIVISION
CITY OF SOUTH SAN FRANCISCO
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CITY COUNCIL 2026

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LAURA SNIDEMAN, CITY MANAGER

Date: April 29, 2026

Applicant: SKARC – Evan Jabob

Site Address: 71 Camaritas Ave

Project No.: P25-0116: DR25-0022

Design Review Board Recommendation to Planning Commission

On Tuesday, April 21, 2026, the Design Review Board reviewed your plans to construct a new Fire Station at 71 Camaritas Avenue in the Transit 5 Corridor (T5C) Zoning District.

The Chief Planner and the Design Review Board have determined that this application complies with Title 20, Section 20.480 of the South San Francisco Municipal Code and the City's Objective Design Standards. The Board recommended approval of the project to the Planning Commission.

The Design Review Board provided the following recommendations:

1. The Board liked the overall project, appreciating the great architectural and landscape design, and how the building fits well with the constraints of the parcel.
2. The Board understands why the fencing along Westborough Blvd needs to be a different material and appreciates matching the removable fence with the same material as the screening on the building roof.
3. Consider adding some creeping vines (i.e., Parthenocissus tricuspidata, Boston Ivy mixed with Ficus pumila 'Minima', Creeping Fig) to add some articulation to the solid fence wall along Westborough Blvd. Consider revising the solid fence wall to a darker color that better coordinates with the building's metal panel.
4. Consider a strong and resilient landscaping palette along Westborough Blvd as certain species will not tolerate the windy conditions. This is a heavy traffic area and maintenance could be challenging.

5. Consider mounded grading and plant species to create a pattern with variable heights in the flower drift of the meadow.
6. Avoid planting *Muhlenbergia rigens*, "Deer Grass," as this species does not thrive in the cool, windy South San Francisco weather. *Muhlenbergia capillaris*, Pink Muhly Grass does very well in SSF. Avoid Yarrow, as this is a high allergenic species. Lamb's Ears species will not grow over time and may only last 3-4 years. As a rule of thumb, tree sizes listed in Western Garden's book will not easily be attained by plants in SSF. Usually expect about 20-25% smaller long-term growth.
7. In keeping with the Fire Station use, create a narrative in the landscape by using and identifying species that will be fire resistant, this will serve as an educational element.
8. The landscaping areas should have the proper soil and drainage holes to allow for proper survival growth.
9. The Board likes the large planter for Coastal Live Oak trees since they will help bring in native birds, especially hummingbirds. Review all species for their attraction for hummingbirds and butterflies.

Please address these comments and any conditions from City Departments in your Planning Commission submittal. The Department conditions are viewable and available on the City's online Permit Portal, [click here](#) to view.

If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535, or contact your project planner.

Sincerely,



Victoria Kim
Senior Planner



Adena Friedman (04/29/2026 15:36:32 PDT)

Adena Friedman
Chief Planner