MINUTES
SOUTH SAN FRANCISCO DESIGN REVIEW BOARD
Meeting of July 20, 2010

TIME:	4:00 P.M.
MEMBERS PRESENT:	Harris, Nelson, Ruiz and Williams
MEMBERS ABSENT:	Nilmeyer
STAFF PRESENT:	Billy Gross, Associate Planner Linda Ajello, Associate Planner Patricia Cotla, Planning Technician

1. • **Administrative Business**: - None

2.

OWNER	Gimbal Lance North & P L TR
APPLICANT	John M. Ward
ADDRESS	250 Hillside Blvd
PROJECT NUMBER	P10-0031, UP10-0031 & DR10-0015
PROJECT NAME	Gimbals GPA Expansion

(Case Planner: Billy Gross)

DESCRIPTION

Use Permit, Design Review, GPA and a Preliminary TDM Plan to construct an 8,810 sf addition to an existing 28,902 sf food preparation use and reduced parking standards at 250 Hillside Blvd in the Retail Commercial (C-1) Zoning District in accordance with SSFMC Chapters 20.22, 20.81 & 20.85.

General Plan Amendment to Section 3.8 of the Land Use Element to allow the continuation and expansion of the existing manufacturing operations at the corner of Hillside Boulevard and Spruce Avenue, but requiring that any new development be consistent with the Community Commercial land use designation in accordance with SSFMC 20.87.

The Board had the following comments:

1. Verify that parking stalls #5 & #6 meet the 25 ft minimum backup or consider parallel parking stalls along the retaining wall to meet the requirements.
2. Revise the site plan to properly locate the required ADA parking spaces and accessible path of travel. If necessary, contact the Building Division for clarification.
3. Revise the proposed landscape plan to include the following:
   - More significant landscaping closer to the bottom of the hill, where the root zone has better soil, including trees which could help to screen views of the building roofs.
   - Revise the proposed tree, as "Holly Oak" is not recommended in the South San Francisco climate. Consider using another form of evergreen tree from the suggested planting list.
   - Add "Toyon" shrubs to the landscaped slope.
   - Add tree streets to the front of the building.
   - Incorporate an irrigation system for the proposed trees.
   - Consider replacing the grass at the front of the buiding with native landscaping.

Recommend Approval with Conditions. Submit revised landscaping plans for further review by the DRB Landscape Architect.

3.

OWNER	BPOE/Elks Lodge
APPLICANT	James Cosgrove
ADDRESS	920 Stonegate Drive
PROJECT NUMBER	P10-0029, UPM10-0002 & DR10-0009
PROJECT NAME	Wireless Anntena – UPM

(Case Planner: Billy Gross)

DESCRIPTION Use Permit Modification and Design Review to allow new ground mounted equipment cabinets and panel antennas to be mounted on the roof, situated at the Elks Lodge at 920 Stonegate Drive (APN 012-110-340), in accordance with SSFMC Chapters 20.81, 20.85 & 20.105.

The Board had the following comments:

1. Paint the antennas to match the wall surface.

Recommend Approval with Conditions.

4. OWNER California Water Service CO
APPLICANT James Cosgrove
ADDRESS 488 Grandview Drive
PROJECT NUMBER P10-0035, UP10-0006 & DR10-0014
PROJECT NAME Wireless Anetenna – UP

(Case Planner: Billy Gross)

DESCRIPTION Use Permit & Design Review allowing a wireless comunication facility to install new antennas and equipment cabinets, and landscaping to screen views of the new facilities, situated at 488 Grandview Drive adjacent to the California Water Service Company Reservoir (APN 015-250-110), in the (P-I) Planned Industrial Zoning District, in accordance with SSFMC Chapters 20. 81, 20.85 & 20.105.

The Board had the following comments:

1. A Soil Analysis and landscape evaluation report is required for the proposed project to ensure that the new plant material will thrive in the site conditions.
2. The proposed landscaping plan neeeds to be revised to increase the quantity and sizes of trees (smaller ones can be planted on the steep slope portion and larger size specimens closer to the top of the eslope) and shrubs so that views of the facilities from surrounding sites are adequately screened and the lanscaping looks more natural. A ring of vegetation around the top of the slope would not appear natural.
3. Utilize a minimum of three different tree and shrub types. Acaias are not native and can reseed, and not a desired species. For trees consider a pine tree such as Pinus elderica and metrosideros. For shrubs include toyons, which have been growing on the nearby bluffs for over 30 years. Tree sizes should include a range - 5 gallon, 15 gallon and 24 inch box. The smaller sizes will likely root into the slope and grow better, the larger sizes will provide more instant impact. The proposed irrigation system, utililzing a water line from CalWater should help the plants survive better than in the past. Coordinate with Verizon on landscape plan upon authorization from Cal Water to connect to their water tank for irrigation.
4. Plant more Toyon on the bubbler line for greater surival rate on the site.
5. Coordinate the landscape design with another concurrent project.

Submit revised Landscaping Plan to city staff for review by the DRB Landscape Architects.

5. OWNER Linden Station LLC
APPLICANT Linden Station LLC
ADDRESS 160 S Linden Avenue
PROJECT NUMBER P10-0032 & DR10-0011
PROJECT NAME Linden Station

(Case Planner: Gerry Beaudin)

DESCRIPTION Design Review of proposed exterior alterations, including the installation of new windows, entry stairs, and landscape improvements at 160 South Linden Avenue in the Industrial Zone (M-1) District in accordance with SSFMC Chapters 20.30 & 20.85.

The Board had the following comments:

1. Verify the ADA requirements for your parking stalls and your path of travel into the building with the Building Department.
2. Remove Crape Myrtle from your tree list and replace with Pear Trees and use the variety Platanus acerifolia 'Columbia', not the variety Platanus acerifolia 'Yarwood' on site. The variety 'Columbia' is best at mildew resistence in SSF and is the more successful cultivar.

Recommend Approval with Conditions. Submit revised landscaping plan for review by the DRB Landscape Architect.

6. OWNER City of SSF
APPLICANT James Cosgrove
ADDRESS 840 West Orange
PROJECT NUMBER P10-0028, UPM10-0003 & DR10-0010
PROJECT NAME Wireless Anntena – UPM

(Case Planner: Linda Ajello)

DESCRIPTION Use Permit Modification and Design Review to allow new ground mounted equipment cabinets and panel antennas to be mounted to an existing open lattice communications tower, situated at the West Orange Library at 840 West Orange Avenue (APN 013-250-050), in accordance with SSFMC Chapters 20.81, 20.85 & 20.105.

The Board had the following comments:

1. Paint the antennas to match the structure to help minimize their appearnce.

Recommend Approval with Conditions.

7. OWNER Fares Aqleh
APPLICANT Mike Aqleh
ADDRESS 620 Walnut Avenue
PROJECT NUMBER P10-0034 & DR10-0013
PROJECT NAME New Single Family Dwelling

(Case Planner: Billy Gross)

DESCRIPTION Design Review for a new single family dwelling at 620 Walnut Avenue in the Single Family Residential Zone (R-1-E) District in accordance with SSFMC Chapters 20.16 & 20.85.

The Board had the following comments:

1. The new dwelling should have an exterior stucco finish with gable roofs.
2. Add a belly band to help break up the massing on all elevations.
3. Revise the angled wall in the living room area to have a 90 degrees angle to better integrate the roof eaves.
4. The garage must maintain an interior clearance of 20 x 20.
5. Redesign the stairs leading into the garage so they do not encroach into the required garage space.
6. Reconfigure the man-door in garage so it swings clear of the required garage space.
7. Provide landscape separation between the proposed house and existing home to the rear.
8. Add at least one large scale tree at the front and at the rear to soften the large size of the new home, and provide separation to the smaller existing home behind.

Recommend Approval with Conditions

8. OWNER HPC
APPLICANT HPC
ADDRESS 494 Forbes Blvd
PROJECT NUMBER P06-0025, UP06-0009 & DR06-0021
PROJECT NAME Britannia Forbes Research Center

(Case Planner: Linda Ajello)

DESCRIPTION "**Revised Plans"** - Use Permit, Design Review and Preliminary TDM plan to construct two new office/R&D buildings (one 4- and one 5-stories) totalling 326,020 sf, and a 3-level parking structure on a 7.48 site in the Planned Industrial (P-I) Zone District in accordance with SSFMC Chapters 20.32, 20.81, 20.85 & 20.120.

The Board had the following comments:

1. The East and West elevations, of the parking structure, should match, as well North & South side. The columns on the South elevation should be modified so that columns partially wrap around the building.
2. Consider using a glass and metal windscreen such as the one between the buildings at the courtyard, at 330 Point San Bruno as a potential windscreen option.
3. Consider using Pine trees as a predominant species on site to help blend in with the existing Pine trees on site.
4. Separate the sidewalk on Forbes from the curb with a planting strip with street trees for pedestrian safety.
5. Incorporate landscaping on the roof of the parking garage with large, deep (3' soil) concrete planters and metal trellises for plants or vines to grow on. Removal of parking spaces may be required to provide large planters. Consider Wisteria vines for the trellises.
6. The handicapped parking stalls need to be coordinated with the garage elevations, and show access walkways through to the adjacent sidewalks.
7. Remove the Acacia melanoxylon - Blackwood Acacia, Prunus blireiana – Flowering Plum, and Casuarina stricta – Austrailian Pine, from your landscaping plan, as these species are either a reseeding nusiance (Acacia), may not survive SSF (Plum) or are very messy and drop limbs easily in the wind (Casuarina).
8. Recommend having an Arborist evaluate the existing mature Pine Trees on site to determine the status of their health.

Recommend Approval with Conditions.

9.

OWNER	Redevelop Agency of SSF
APPLICANT	St. Vincent de Paul
ADDRESS	938 Linden Avenue
PROJECT NUMBER	P10-0033, UP10-0005 & DR10-0012
PROJECT NAME	Society of St. Vincent de Paul - UP

(Case Planner: Linda Ajello)

DESCRIPTION Use Permit and Design Review to allow Society of St. Vincent de Paul to operate a charitable food and support services facility at 938 Linden Avenue in the Retail Commercial Zone (C-1) District in accordance with SSFMC Chapters 20.22, 20.81 & 20.85.

The Board had the following comments:

1. Verify backup requirements for the parking areas around the trash enclosure with the Engineering Division. Consider a curved hammerhead design to allow reasonable backup space for the last car, while maintaining the planter for the trees.
2. Use downward directed light fixtures for the rear of the building to help prevent light pollution on adjacent properties.
3. Remove Western Redbud (which has a low success rate in SSF) from your planting list and use Evergreen species for a higher success rate, consider Magnolia or Arbuutus Marina.
4. On the North elevation of the trash enclosure, plant vines, such as Ficus or Boston Ivy to help screen from the street view.
5. Continue the scored paving pattern at the loading dock area.

Recommend Approval with Conditions. Submit revised plans to the DRB Board Members.