MINUTES
SOUTH SAN FRANCISCO DESIGN REVIEW BOARD
Meeting of October, 19, 2010

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

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

2.

OWNER	Stark Investment Company
APPLICANT	Richard Valbrlaus
ADDRESS	400-438 Littlefield Avenue
PROJECT NUMBER	P10-0049 & DR10-0017
PROJECT NAME	Safepak – Exterior Alterations

(Case Planner: Billy Gross)

DESCRIPTION Design Review for exterior alterations to the south elevation of an existing office/warehouse space at 400-438 Littlefield Avenue in the Mixed Industrial Zone (MI) District in accordance with SSFMC Chapters 20.110 & 20.480

The board had the following comments:

1. Adjust the plans to reflect the proposed light fixtures.

Recommend Approval with Conditions.

3. OWNER Hamlin Properties
APPLICANT William Hansen
ADDRESS 1700 El Camino Real
PROJECT NUMBER P10-0058 & DR10-0021
PROJECT NAME Treasure Island Motor Park

(Case Planner: Linda Ajello)

DESCRIPTION Design Review to replace the existing laundry and shower facilities with new, modular facilities at the Treasure Island Motor Park at 1700 El Camino Real in the High Density Residential Zone (RH-40) District in accordance with SSFMC Chapters 20.080 & 20.480.

The board had the following comments:

1. The addition of canopys or awnings above the entry doorways for weather protection shall be subject to staff review and approval.
2. Consider adding eaves to the proposed buildings as an architectural feature.

Recommend Approval with Conditions.

4. OWNER Bassam Shihadeh
APPLICANT Bassam Shihadeh
ADDRESS 713 Linden Avenue
PROJECT NUMBER P10-0065: UP10-0010 & DR10-0022
PROJECT NAME Amoura Restaurant

(Case Planner: Linda Ajello)

DESCRIPTION Use Permit and Design Review to allow a new café/restaurant/meeting use within 300 feet of a residential zoning district, hours of operation between 12:00am and 6:00am, live musical entertainment, and a shared parking arrangement, in addition to exterior building façade improvements to the building located at 713 Linden Avenue in the Downtown Mixed Use (DMX) Zone District, in accordance with SSFMC Chapters 20.100, 20.300, 20.330, 20.440, 20.450, 20.460, 20.480, and 20.490.

The board had the following comments:

1. Please submit a landscaping plan for the corner parking lot.
2. Tbe new windows should have the same arch element to match the character of existing windows throughout the building.
3. Add an architectural element between the windows to enhance the front façade with false columns or a metal framing with a stucco finish.
4. Consult with a Civil Engineer on ADA requirements for the site. As currently proposed, the plans may not meet ADA requirements. Re-paving vs Re-Stripping may have an impact on your site.
5. The tree's shown on the photos appeared to dead. Please update the landscape plan to indicate that all dead trees will be removed and replaced.
6. Miscanthus grass will grow too tall for the site and will obscure lines. within the parking lot and driveway approaches Consider using a lower style plant.

Re-Submittal required or Recommend Approval with conditions.