

MINUTES
SOUTH SAN FRANCISCO DESIGN REVIEW BOARD
Meeting of December 21, 2010

TIME: 4:00 P.M.

MEMBERS PRESENT: Nilmeyer, Nelson, Ruiz and Williams

MEMBERS ABSENT: Harris

STAFF PRESENT: Susy Kalkin, Chief Planner
Gerry Beaudin, Senior Planner
Billy Gross, Associate Planner
Patricia Cotla, Planning Technician

1. **Administrative Business:** - None

2. OWNER AMB, Fund III Spruce LLC
APPLICANT AMB Property Corp
ADDRESS 245 S Spruce Avenue
PROJECT NUMBER Signs10-0031
PROJECT NAME AMB Spruce - Revision to Master Sign Program

(Case Planner: Billy Gross)

DESCRIPTION Revision to Master Sign Program to allow new tenant identification sign for AMB Spruce at 245 S. Spruce in the Business Commercial (B-C) Zone District in accordance with SSFMC Chapters 20.110, 20.360 & 20.480.

The Board had the following comments:

1. Relocate the monument sign closer to the center of the median to improve visibility of the sign for vehicles.
2. Reduce the sign to no more than 8 ft in height and redesign the copy and graphics to be in scale with the lower height.

Recommend Approval with Conditions

3. OWNER Oyster Pt Ventures, LLC
APPLICANT SKS Investments
ADDRESS 379 Oyster Point Blvd
PROJECT NUMBER P09-0085 & DR09-0049
PROJECT NAME Oyster Point Redevelopment

(Case Planner: Gerry Beaudin)

DESCRIPTION Oyster Point Redevelopment Project, including a General Plan Amendment, Redevelopment Plan Amendment, Zoning Text Amendment (Specific Plan Amendment), Rezone (Zoning Map Amendment), Precise Plan, Design Review, Sign Application, Development Agreement, Disposition and Development Agreement, Owner Participation Agreement, and Environmental Impact Report to allow: the demolition of various existing improvements; construction of up to 2.3 million sf of Office/R&D space at a 1.25 FAR; road alignment, utilities, park, open space, and marina improvements; and Bay Trail improvements and public restrooms on approximately 82 acres of property located at the eastern end of Oyster Point Boulevard and at the Oyster Point Marina, in accordance with SSFMC Title 19, and Chapters 20.040, 20.110, 20.230 20.300, 20.310, 20.360, 20.400, 20.450, 20.460, 20.480, 20.530, 20.540, and 20.550.

The Board had the following comments:

1. Review and revise the plans as necessary to ensure the loading area proposed at the southern portion of the Phase I building has the appropriate driveway width, driveway slope from Gull Drive, line of sight, and building openings to accommodate the types of vehicles that will service the building.
2. Review and revise the plans as necessary to ensure there is adequate pedestrian access from the ferry terminal and public parking lots to the public flexible use open space area.
3. Review and revise the plans as necessary to minimize potential vehicle/pedestrian conflicts at the entrance to the parking garage. Suggest setting the vehicle entrance farther back from the street and opening up the sight lines to the garage so that pedestrians and vehicles both have better visual access to one another.
4. If the Harbor District Office is relocated from the Mole to another location on the site, confer with the Harbor District regarding a preferred location.
5. Continue the landscaping proposed for the south side of the Phase I buildings around the corner and into the public flexible use open space area on the east side of the building to provide a visual transition between the flexible use open space and the office/research and development buildings.
6. Parking lot plans must include information regarding ADA circulation.
7. Based on the information presented, it appears that the Palm Trees proposed in the median of Oyster Point Boulevard would block views of the water. Please provide revised renderings showing how the Palms would impact views of the water as a person would move from west to east on Oyster Point Boulevard from Gull Drive toward Marina Boulevard.
8. Revise the plans to include one row of street trees on the north side of Oyster Point Blvd. The street trees along the north side of Oyster Point Blvd and at either side of the intersection of Oyster Point Blvd and Marina Blvd should be set back further from the road to open up the view corridor towards the waterfront.

Recommend additional review and consultation with staff