MINUTES
SOUTH SAN FRANCISCO DESIGN REVIEW BOARD
Meeting of February 15, 2011

TIME:	4:00 P.M.
MEMBERS PRESENT:	Nilmeyer, Harris, Nelson, Ruiz and Williams
MEMBERS ABSENT:	None
STAFF PRESENT:	Billy Gross, Associate Planner Linda Ajello, Associate Planner Patricia Cotla, Planning Technician

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

2.

OWNER	Olympian Oil Co.
APPLICANT	Form One
ADDRESS	39 S Linden Avenue
PROJECT NUMBER	P11-0008: DR11-0004
PROJECT NAME	Exterior Alterations

(Case Planner: Billy Gross)

DESCRIPTION Design Review for exterior alterations to an existing building at 39 South Linden in the Mixed Industrial (MI) Zone District in accordance with SSFMC Chapters 20.110 & 20.480.

The board had the following comments:

1. Revise the site plan and floor plan to show the property line location.
2. Revise the configuration of the ADA accessible ramp so that it goes in a straight line towards the proposed accessible parking space at the side of the building.
3. Revise the site plan to show the location of all proposed landscaping, including along the proposed accessible ramp and in the front yard.
4. Revise the proposed siding material from Douglas Fir, which is a soft wood, to a harder wood material.
5. Consider carrying the siding down the entire side of the building and incorporating street trees in the front of the building.
6. Consider adding a window on the 2nd story to add more natural lighting.

Recommend Approval with Conditions and submit a new landscaping plan for the DRB board members to review.

3. OWNER Olympian Gulf Prop Inc
APPLICANT Jesus Avila
ADDRESS 47 S Linden Avenue
PROJECT NUMBER P11-0006: MUP11-0001 & DR11-0001
PROJECT NAME Mirage Auto Detail Shop

(Case Planner: Linda Ajello)

DESCRIPTION Minor Use Permit to install a new 4'-10" high concrete block wall and 5'-0" high iron gates within the required front yard setback at 47 South Linden Avenue in the Mixed Industrial (MI) Zone District in accordance with SSFMC Chapters 20.110, 20.480 & 20.510.

The Board had the following comments:

1. The proposed gate and driveway approach conflict with several of the proposed parking spaces. Please revise and submit for Staff review prior to the Minor Use Permit review.
2. The proposed parking will need to be revised to include handicapped parking and path of travel. Please contact the Building Division to determine how many handicapped spaces will be required.
3. Check with the Engineering Department on the requirements for your driveway approach.
4. Use a split-face block with a textured finish for the wall as opposed to painted concrete block.
5. Consider using Evergreen trees, and New Zealand Christmas Trees, instead of London Plane. Reduce the number of trees. Plant the tree's 10-15 ft apart with no more than 4 trees on site.
6. Use another type of clumping grass (suggest Calmagrotis 'Karl Foerster' for its upright character) around the base of the building versus Mexican Feathergrass (which is short and floppy) species.

Recommend Approval with Conditions.

4. OWNER Desai Hospitality Group, LLC
APPLICANT Sajeet T. Desai
ADDRESS 373 S Airport Blvd
PROJECT NUMBER P11-0010 & Signs11-0003
PROJECT NAME Type B Sign - Holiday Inn Express

(Case Planner: Linda Ajello)

DESCRIPTION Type "B" Sign Permit for the Holiday Inn Express at 373 So. Airport Blvd in the Freeway Commercial (FC) Zone District in accordance with SSFMC Chapters 20.100 & 20.480.

The Board had the following comments:

1. Please reduce the overall sign area to be more portionional with the building façade or reduce the size of the sign logo by using the next available size down (4'-0" x 4'- 0") .

Recommend Approval with Conditions.

5.

OWNER	Rasso Brett
APPLICANT	Andrea Costanzo
ADDRESS	367 Heather Way
PROJECT NUMBER	P11-0007: DR11-0002
PROJECT NAME	Rasso Residence - 2nd Story Addition

(Case Planner: Linda Ajello)

DESCRIPTION Design Review for a 2nd story addition and 1st floor remodel to an existing Single Family Dwelling at 367 Heather Way in the Residential Low (RL) Zone District in accordance with SSFMC Chapters 20.080 & 20.480.

The Board had the following comments:

1. Consider adding a window in the stairwell to provide natural light.
2. Add a street street in the front yard, avoid planting a Plum Tree.
3. Change the door swing direction in the garage.
4. Consider adding an exterior entry to the Wine Cellar area.

Recommend Approval with Conditions.

6.

OWNER	Khan Mohammed
APPLICANT	Allen Engineering & Construction
ADDRESS	131 Camaritas Avenue
PROJECT NUMBER	P11-0009: DR11-0003
PROJECT NAME	Khan Residence - 2nd Story Addition

(Case Planner: Linda Ajello)

DESCRIPTION Design Review for a 2nd story addition and1st floor remodel to an existing single family dwelling at 131 Camaritas Avenue in the Residential Low (RL) Zone District in accordance with SSFMC Chapters 20.080 & 20.480.

The Board had the following comments:

1. The proposed project is over the allowed Floor Area Ratio (FAR) and the second floor lacks articulation.
2. Re-design to reduce the FAR and to reduce the bulk and better articulate the second floor.

Re-Submittal Required.