

MINUTES
SOUTH SAN FRANCISCO DESIGN REVIEW BOARD
Meeting of June 16, 2015

TIME: 4:00 P.M.

MEMBERS PRESENT: Nilmeyer, Harris, Nelson, Veira, and Williams

MEMBERS ABSENT: None

STAFF PRESENT: Sailesh Mehra, Planning Manager
Billy Gross, Senior Planner
Tony Rozzi, Senior Planner
Rozalynne Thompson, Associate Planner
Patricia Cotla, Planning Technician

1.
 - **Administrative Business:** - The Cove
 - **Approved as submitted**

2. OWNER Denis Jordan
APPLICANT Michael Harris
ADDRESS 235 Armour Avenue
PROJECT NUMBER P15-0032: DR15-0028
PROJECT NAME 3-New Units

(Case Planner: Billy Gross)

DESCRIPTION Design Review to demo a single family dwelling and construct a 3-unit building at 235 Armour Avenue in the Downtown Residential High (DRH) Zoning District in accordance with SSFMC Chapters 20.100, 20.300, 20.310, 20.330, 20.460 & 20.480 and determination that the project is categorically exempt from CEQA.

The Board had the following comments:

1. Revise the building elevations to add articulation to the side elevations; consider incorporating side gable roofs or a similar feature to break up the roof line.
2. Revise the building elevations so that window details match on all the elevations.
3. Consider using Fruitless Olive trees, as this tree species will work well on this site. Determine what vine species will work well with proposed green screen.
4. Revise the roof vent shape on the North Elevation to better integrate with the house design.
5. Consider salvaging some of the existing house material to incorporate back into the new construction.

3. OWNER Andy Tan
APPLICANT Andy Tan
ADDRESS 280 & 288 A Street
PROJECT NUMBER P15-0034: DR15-0030
PROJECT NAME New Duplex – Tan Residence

(Case Planner: Rozalynne Thompson)

DESCRIPTION Design Review to construct a new duplex (280 & 288 A Street) in the Medium Density Residential (RM) Zoning District in accordance with SSFMC Chapters 20.080, 20.330, 20.460 & 20.480 and determination that the project is categorically exempt from CEQA.

1. Color of the fencing shall match one of the colors on the materials board on all sides.

4. OWNER Britannia Pointe Grand LP
APPLICANT Ware Malcomb - Heather Dennis
ADDRESS 230 East Grand Avenue
PROJECT NUMBER P15-0031: DR15-0027
PROJECT NAME Install Nitrogen Tank w/ a new Canopy

(Case Planner: Rozalynne Thompson)

DESCRIPTION Design Review to install a new liquid nitrogen tank adjacent to an existing trash enclosure with a new shade canopy at an existing patio area at 230 East Grand Avenue in the Business & Technology Park (BTP) Zoning District in accordance with SSFMC Chapters 20.110, 20.460 & 20.480 and determination that the project is categorically exempt from CEQA

The Board had the following comments:

1. Replace the Pear trees that are proposed on the plans with a tree species that would be successful in the local climate.
2. Paint the tank to match the enclosure.

Recommend Approval with Conditions.

5. OWNER Michael Lynch
APPLICANT Michael Lynch
ADDRESS 114 Verano Drive
PROJECT NUMBER P15-0033: DR15-0029
PROJECT NAME 2nd Story Addition - Lynch Residence

(Case Planner: Sailesh Mehra)

DESCRIPTION Design Review for a 2nd story addition to an existing single family dwelling at 114 Verano Drive in the Low Density Residential (RL-8) Zoning District in accordance with SSFMC Chapters 20.080, 20.330, 20.460 & 20.480 and determination that the project is categorically exempt from CEQA.

The Board had the following comments:

1. Add a street tree. Use low water tolerant species.
2. The house should be painted to match homes in the existing neighborhood.

Recommend Approval with Conditions.

6. OWNER The City of SSF
APPLICANT Sares Regis Group of No. CA
ADDRESS Miller Avenue & Airport Blvd
PROJECT NUMBER P15-0036: UP15-0027 & DR15-0032
PROJECT NAME Multi-Family Residential Units

(Case Planner: Tony Rozzi)

DESCRIPTION Use Permit and Design Review to construct a new 5-story residential building with 262 units at the corner of Airport Blvd and Miller Avenue in the Downtown Transit Core (DTC) Zoning District in accordance with SSFMC Chapters 20.280, 20.330, 20.460, 20.480 & 20.490 and determination that the project is categorically exempt from CEQA.

Item was removed from the Agenda.

7. OWNER James Soriano
APPLICANT Renovation Builders
ADDRESS 204 Camaritas Ave
PROJECT NUMBER P15-0035: DR15-0031
PROJECT NAME 2nd Story Addition - Soriano Residence

(Case Planner: Tony Rozzi)

DESCRIPTION Design Review for a 2nd story addition to an existing Single Family dwelling at 204 Camaritas Avenue in the Low Density Residential (RL-8) Zoning District in accordance with SSFMC Chapters 20.080, 20.330, 20.460 & 20.480 and determination that the project is categorically exempt from CEQA.

The Board had the following comments:

1. Add a street tree. Use low water tolerant species.

Recommend Approval with Conditions.

8. OWNER Development Management
APPLICANT Pacific Market
ADDRESS 2228 Westborough Blvd
PROJECT NUMBER P11-0052: DR15-0034
PROJECT NAME Exterior Modifications

(Case Planner: Tony Rozzi)

DESCRIPTION Design Review for exterior modifications to a commercial space at 2228 Westborough Blvd in the Community Commercial (CC) Zoning District in accordance with SSFMC Chapters 20.090, 20.460 & 20.480 and determination that the project is categorically exempt from CEQA.

The Board had the following comments:

1. Locate the windbreak between the two columns in the front entry to help with the pedestrian circulation and add a 2' base that matches the stucco façade to prevent carts from hitting the windbreak.

Recommend Approval with Conditions.