



CITY of BRISBANE

Planning Commission Meeting Agenda

Thursday, December 03, 2020 at 7:30 PM • Virtual Special Meeting

This virtual meeting is compliant with the Governor’s Executive Order N-29-20 issued on March 17, 2020 allowing for deviation of teleconference rules required by the Brown Act. Consistent with the Order, this virtual meeting provides a safe environment for staff, Planning Commissioners, and the public while allowing for public participation. The public may address the Commission using exclusively remote public comment options which are detailed below.

The Commission may take action on any item listed in the agenda.

The Planning Commission Meeting will be an exclusively virtual meeting. Members of the public may view the meeting by logging into the Zoom Meeting listed below or on Comcast Channel 27 and the City’s YouTube channel at www.youtube.com/Brisbaneca. The agenda materials may be viewed online at www.brisbaneca.org/meetings.

Join Zoom Meeting:

<https://zoom.us/j/95645617043?pwd=aEhJOEJCXYlabzhEWVvkOWROZxc2UT09>

Meeting ID: 956 4561 7043

Passcode: 386781

TO ADDRESS THE COMMISSION:

Members of the public are encouraged to submit written comments before the meeting to the project planner. See posted public notices at <https://www.brisbaneca.org/cd/page/public-notices> for planner contact information. For items that are not public hearings, refer to the staff report for planner contact information. Members of the public who join the live Zoom meeting may address the Commission in the Zoom meeting when called upon by the Chairperson. Please use the “Chat” box in Zoom to alert staff that you want to address the Commission.

Members of the public watching the meeting on YouTube or Channel 27 may email or text comments **prior to the start of the particular agenda item** to the below email and text line:

Email: jswiecki@brisbaneca.org

Text: 415-713-9266

A call-in number is also available for those watching the meeting on YouTube or Channel 27 for oral communications and public hearing items:

Phone Number: +1 (669) 900-9128

Meeting ID: 956 4561 7043.

After entering the meeting ID and pressing #, simply press # a second time to enter the meeting waiting room. No participant code is required. Please wait to call until the Chairperson and/or

staff announces that the phone line is open. When you are let into the meeting, press *6 on your phone to unmute yourself before addressing the Commission. To avoid feedback, please turn off the volume of the meeting broadcast on your TV or computer. You will still be able to hear the Commissioners through your phone.

SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact the Community Development Department at (415) 508-2120 in advance of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Commissioners: Gomez, Gooding, Mackin, Patel, and Sayasane

CALL TO ORDER

ROLL CALL

ADOPTION OF AGENDA

CONSENT CALENDAR

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chairperson will ask if anyone wishes to remove an item from the Consent Calendar.

- A. [Approval of draft Regular Meeting minutes of October 22, 2020](#)

ORAL COMMUNICATIONS (Limited to a total of 15 minutes)

WRITTEN COMMUNICATIONS

OLD BUSINESS

- B. [PUBLIC HEARING: 130 Sierra Point Road; Use Permit UP-1-20 and Grading Review EX-1-20; R-1 Residential District; Use Permit modifying the parking regulations and grading review to allow two nonconforming covered parking spaces within an existing, detached garage, approximately 150 cubic yards of soil cut and export, and removal of six mature trees to allow construction of a new single-family home; Wilson Yu, applicant and owner.](#)

[Note: This item was continued from the October 22, 2020 Planning Commission meeting.](#)

- C. [PUBLIC HEARING: 213 Visitacion Avenue; Use Permit UP-4-20 and Design Permit DP-2-20; NCRO-2 Neighborhood Commercial District- Downtown Brisbane; Design Permit DP-2-20 and Use Permit UP-4-20 for a new 6,516 sq ft, three-story mixed-use building with four residential dwelling units, four on-site parking spaces in mechanical, and a](#)

283 sq ft commercial storefront; Mark Topetcher, applicant; Arcus Housing LLC, owner.

Note: This item was continued from the August 27, 2020 Planning Commission meeting.

NEW BUSINESS

- D. **PUBLIC HEARING: 515 Tunnel Avenue; Use Permit UP-7-20; HC Heavy Commercial District; Use Permit to allow temporary storage of Christmas trees for recycling from December 13, 2020 through January 31, 2021; Brad Drda, applicant; Recology Properties, Inc., Sanitary Fill Company, owner.**
- E. HYPERLINK \ "app\9826ca8395214c3f96e438c0929d3981" **PUBLIC HEARING: 470 Valley Drive; Use Permit UP-8-20; TC-1 Trade Commercial District - Crocker Industrial Park; Use Permit to allow Night Operations within 300 feet of residential uses, permitting food production in a new bakery from 10 pm until 3 am; Luke Vernon, applicant; CSHV Crocker LLC, owner.**

ITEMS INITIATED BY STAFF

ITEMS INITIATED BY THE COMMISSION

- F. Adoption of Resolution PC-1-20 recognizing Commissioner Mackin's service on the Planning Commission

ADJOURNMENT

- G. CANCELLATION of the regular meetings of December 10 and December 24, 2020 and adjournment to the regular meeting of January 14, 2021.

APPEALS PROCESS

Anyone may appeal the action of the Planning Commission to the City Council. Except where specified otherwise, appeals shall be filed with the City Clerk not later than 15 calendar days following the Planning Commission's decision. Exceptions to the 15 day filing period include the following: appeals shall be filed with the City Clerk within 6 calendar days of the Planning Commission's action for use permits and variances and 10 calendar days for tentative maps and advertising sign applications. An application form and fee is required to make a formal appeal. For additional information, please contact the City Clerk at 415-508-2110.

INTERNET & OTHER ACCESS

Agendas and adopted minutes for meetings of the Planning Commission are posted on the Internet at: www.brisbaneca.org/meetings. Meetings are broadcast live on Comcast Channel 27 and by

[streaming video on the City's YouTube channel \(www.youtube.com/Brisbaneca\). Meeting video archives are available on the City's YouTube channel. Rebroadcasts on Channel 27 are during weeks following the meetings, on Fridays at 5 pm and Sundays at 1 pm. For a DVD copy, please contact the Community Development Department.](#)

NOTICE OF DISCLOSURE

[Written information or comments that may include a person's name, address, email address, etc. submitted to the City, Planning Commission, and/or City staff are public records under the California Public Records Act, are subject to disclosure and may appear on the City's website.](#)

File Attachments for Item:

A. Approval of draft Regular Meeting minutes of October 22, 2020

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of October 22, 2020
Virtual Regular Meeting

CALL TO ORDER

Chairperson Sayasane called the meeting to order at 7:30 p.m.

ROLL CALL

Present: Commissioners Gooding, Gomez, Mackin, Patel, and Sayasane.
Absent: None
Staff Present: Community Development Director Swiecki, Senior Planner Ayres, Associate Planner Robbins

ADOPTION OF AGENDA

Commissioner Gomez moved adoption of the agenda. Commissioner Gooding seconded the motion and it was approved 5-0.

CONSENT CALENDAR

Commissioner Mackin moved adoption of the consent calendar (agenda item A). Commissioner Gooding seconded the motion and it was approved 5-0.

ORAL COMMUNICATIONS

There were no oral communications.

WRITTEN COMMUNICATIONS

Chairperson Sayasane acknowledged two written communications from Brisbane residents John Skeer and Michelle Salmon in opposition of agenda item B.

OLD BUSINESS

- B. PUBLIC HEARING: 130 Sierra Point Road; Use Permit UP-1-20 and Grading Review EX-1-20;** R-1 Residential District; Use Permit to allow for nonconforming interior dimensions of an existing two-car garage and Grading Review for approximately 150 cubic yards of soil cut and export to accommodate a new 3,101 square foot single-family dwelling on a 5,000 square-foot lot with a 33% slope; Wilson Yu, applicant and owner.

Note: This item was continued from the September 10, 2020 Planning Commission meeting.

Associate Planner Robbins gave the presentation.

The Planning Commission asked staff for clarification about certain aspects of the project and the application of City code to new construction versus existing structures.

Chairperson Sayasane opened the public hearing.

Wilson Yu, the applicant, answered questions about why he decided to keep the existing garage and if project alternatives were considered.

Michelle Salmon, Brisbane resident, spoke against the project.

The Planning Commission discussed the nonconforming status and condition of the existing garage. Also discussed were safety concerns pertaining to the relationship between the garage and the stability of the hillside and site considering the proposed construction of a new home upslope of the garage.

Staff, the applicant, and the Planning Commission discussed continuing the item to allow the applicant to either examine the feasibility of altering the project description to include a fully compliant parking structure or provide a professional engineer's evaluation that the current project's would not impact the stability of the hillside and existing garage.

Mr. Yu, the applicant, verbally requested a 90-day extension to the Permit Streamlining Act so the item may be continued to allow him to analyze project alternatives and potential safety concerns per the Commission's discussions.

With no one else coming forward to address the Commission, Commissioner Patel moved to close the public hearing. Commissioner Gomez seconded the motion and it was approved 5-0.

Commissioner Gooding moved to continue the item off calendar so the applicant may reevaluate the project per the Commission's discussion. Commissioner Gomez seconded the motion and it was approved 5-0.

ITEMS INITIATED BY STAFF

Director Swiecki informed the Commission that the City Council split the ADU and FAR parking exemption ordinance approved by the Commission into two separate ordinances, and introduced the ordinance containing the ADU amendments but continued the FAR exemption ordinance off calendar. Director Swiecki also indicated the housing projections for Brisbane from Plan Bay Area 2050 will significantly impact the City's next Housing Element cycle.

ITEMS INITIATED BY THE COMMISSION

There were none.

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DRAFT

ADJOURNMENT

Commissioner Gooding moved to adjourn to the regular meeting of Thursday, November 12, 2020. Commissioner Mackin seconded the motion and it was approved 5-0. The meeting adjourned at 9:10 p.m.

Attest:

John A. Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on the City's YouTube channel at www.youtube.com/BrisbaneCA, on the City's website at <http://www.brisbaneca.org/meetings>, or on DVD (by request only) at City Hall.

File Attachments for Item:

B. PUBLIC HEARING: 130 Sierra Point Road; Use Permit UP-1-20 and Grading Review EX-1-20; R-1 Residential District; Use Permit modifying the parking regulations and grading review to allow two nonconforming covered parking spaces within an existing, detached garage, approximately 150 cubic yards of soil cut and export, and removal of six mature trees to allow construction of a new single-family home; Wilson Yu, applicant and owner.

Note: This item was continued from the October 22, 2020 Planning Commission meeting.

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Special Meeting of December 3, 2020

SUBJECT: Use Permit UP-1-20 and Grading Review EX-1-20; 130 Sierra Point Road; R-1 Residential District; Use Permit to allow for nonconforming interior dimensions of a two-car garage and Grading Review for approximately 150 cubic yards of soil cut and export to accommodate a new single family dwelling on a 5,000 square-foot lot with a 33% slope; Wilson Yu, applicant and owner.

SUPPLEMENTAL REPORT

BACKGROUND: The request was originally scheduled for a public hearing at the September 10, 2020 Planning Commission meeting; however, the applicant requested the Planning Commission to continue the application off calendar to address written comments from neighbors prior to the meeting. The Planning Commission considered Use Permit UP-1-20 and Grading Review EX-1-20 at the regular meeting of October 22, 2020. The Commission continued the item to allow the applicant to evaluate alternative project designs that would include demolition of the existing garage and construction of a new compliant garage to eliminate the need for a use permit to modify the parking regulations.

DISCUSSION: Since the October 22, 2020 Planning Commission meeting, the applicant has evaluated the feasibility of constructing a new, fully compliant garage and determined a considerable amount of top soil and bedrock would have to be removed to build a new garage to satisfy BMC garage design standards (Attachment E). As a result, the applicant has not altered the project from what was originally proposed and reviewed by the Planning Commission in October. The attached October 22, 2020 Planning Commission agenda report provides a detailed analysis of the project and the request for a Use Permit modifying the parking regulations of the Brisbane Municipal Code (BMC) and a Grading Permit to allow construction of a new 3,101 sq ft single-family home. Staff's conclusions and recommendation contained in the October 22nd staff report (Attachment B) still apply, supplemented by the attached letter of confirmation from Mr. Jefferson Chen, P.E., the project's engineer of record (Attachment D).

RECOMMENDATION: Conditionally approve Use Permit UP-1-20 and Grading Permit EX-1-20, via adoption of Resolution UP-1-20/EX-1-20 containing the findings and conditions of approval (Attachment 1).

ATTACHMENTS:

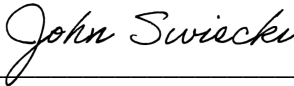
- A. Draft Resolution UP-1-20/EX-1-20 with recommended findings and Conditions of Approval
- B. [October 22, 2020 Planning Commission agenda report](#)

UP-1-20/EX-1-20
December 3, 2020 Meeting
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- C. October 22, 2020 Meeting Minutes (included in agenda packet)
- D. Letter of confirmation from Mr. Jefferson Chen, P.E
- E. Applicant's letter of intent regarding maintaining the existing garage



Jeremiah Robbins, Associate Planner
jrobbins@brisbaneca.org
(415) 519-1437



John Swiecki, Community Development Director

ATTACHMENT A

Draft Resolution UP/EX-1-20

Draft
RESOLUTION UP-1-20/EX-1-20

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING USE PERMIT UP-1-20 AND GRADING PERMIT EX-1-20
TO MODIFY THE PARKING REGULATIONS FOR A NEW SINGLE-FAMILY HOME
WITH AN EXISTING NONCONFORMING GARAGE AT 130 SIERRA POINT ROAD

WHEREAS, Wilson Yu applied to the City of Brisbane for a Use Permit to modify the parking regulations to allow nonconforming dimensions within an existing garage and Grading Permit review for construction of a new single-family dwelling at 130 Sierra Point Road that will require 150 cubic yards of soil export from the site, such application being identified as Use Permit UP-1-20 and Grading Permit EX-1-20; and

WHEREAS, on September 10, 2020, the Planning Commission continued the public hearing to a future meeting date at the request of the applicant; and

WHEREAS, on October 22, 2020, the Planning Commission continued the public hearing to a future meeting date so the applicant may examine alternative designs and further evaluate potential safety impacts the proposed grading would have on the existing garage; and

WHEREAS, on December 3, 2020, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15303(a) and Section 15301(l) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested Use Permit and Grading Permit review;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of December 3, 2020 did resolve as follows:

Use Permit UP-1-20 is approved per the findings and conditions of approval attached herein as Exhibit A; and

City Engineer issuance of Grading Permit EX-1-20 is recommended by the Planning Commission in compliance with the conditions of approval attached herein as Exhibit A.

ADOPTED this 3rd day of December, 2020, by the following vote:

AYES:
NOES:
ABSENT:

PAMALA SAYASANE
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

DRAFT
EXHIBIT A

Action Taken: Conditional approval of Use Permit UP-1-20 and recommended City Engineer issuance of Grading Permit EX-1-20, per the staff memorandum with attachments, via adoption of Resolution UP-1-20/EX-1-20.

Use Permit UP-1-20 Findings:

- The planning commission shall consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question.

The existing single-family use of the property would not be altered, and is consistent with the underlying R-1 Residential zoning district regulations and General Plan residential land use designation. There is no specific plan for this area.

- The planning commission shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

The project conforms to development regulations of the R-1 Residential zoning district including lot coverage, FAR, building height, and setback standards. Because the project conforms to the underlying zoning district and complies with the required parking regulations per BMC §17.34.020, it would not be detrimental to the health, safety, comfort, and general welfare of the neighborhood or to property or improvements in the neighborhood or the general welfare of the city. Additionally, the building permit application for the construction of a new single-family home shall comply with all applicable health and safety codes and Mr. Jefferson Chen P.E., the engineer of record, has provided documentation that the proposed grading work would not impact the existing garage and create a safety hazard.

- Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site.

Strict enforcement is not required by present or anticipated future traffic circulation on the site in that the current interior dimensions of the existing garage reasonably accommodate two vehicles and per BMC §17.34.040, no washing machine, dryer, water heater, work bench, or support posts will obstruct the floor area of the garage. New laundry and utility facilities are provided within the proposed single-family dwelling.

- The granting of the use permit will not create or intensify a shortage of on-street parking spaces, given, for example, the availability of existing or improved on/off-street parking which may not fully meet the requirements of [BMC Chapter 17.34].

The granting of the use permit will not intensify the shortage of on-street parking spaces in the vicinity as the two existing off-street parking spaces will be retained and two new on-street parking

spaces will be created that did not previously exist, providing compliant parking per BMC §17.34.020 and §17.34.050.H.

- Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints.

Full compliance with the parking requirements is not reasonably feasible due to existing structural and site constraints, namely the property's 33% slope which would require significantly more soil cut and retaining wall construction to expand the existing garage or otherwise accommodate code-compliant off-street parking spaces per BMC §17.34.040.G.

Grading Permit EX-1-20 Findings:

- As indicated by the applicant's grading plan and site plan, the 150 cubic yards of soil excavation and export from the site is the minimum necessary to accommodate the new single-family structure within the surrounding natural topography and to allow the site to conform to the parking requirements of the R-1 Residential zoning district and design standards contained in Title 17 of the Brisbane Municipal Code.
- The proposed grading would result in one exposed retaining wall within the required setbacks along the front lot line approximately four feet, six inches in height. Conditions of approval require the visual impact of any walls subsequently identified to be greater than six feet tall after the project undergoes grading permit review by the City Engineer to be minimized with vegetative screening or application of varying finish materials or textures to break up the massing of the wall, at the applicant's option at building permit.
- The proposed grading and construction of the new structure requires the removal of one juvenile tree, five mature trees, and a seventh, dead (Pine) tree that will either be in close proximity of city-approved construction that conforms to current development regulations and allows reasonable economic development and enjoyment of the property or eliminate imminent danger of falling or dropping limbs. Altering the proposed design would unreasonably interfere with economic or other enjoyment of the property because the trees identified to be removed are generally located in the middle of the property since the existing home is located in the upper right quadrant. Conditions of approval require that the applicant submit a landscaping plan with the building permit that identifies replacement trees on a 1:1 basis and replacement species, location, and size at maturity to the satisfaction of the Community Development Director. The plan shall additionally demonstrate compliance with the minimum 15% front yard landscaping requirement for the property and, if necessary, screening plantings for retaining wall(s) in setbacks, or details of the proposed treatment of the walls' exterior per the conditions of approval.
- The subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

UP-1-20/EX-1-20 Conditions of Approval:

Prior to Issuance of a Building Permit

- A. The applicant shall obtain a building permit, grading permit, and encroachment permit prior to proceeding with construction. The project plans shall comply with all development standards of the R-1 District. Plans submitted for the building and grading permits shall substantially

conform to plans on file in this application UP-1-20/EX-1-20 in the City of Brisbane Planning Department, with the following modifications:

1. The residential structure shall comply with all development standards of the R-1 Residential zoning district, including but not limited to, FAR, lot coverage, and building height maximums, setback minimums, fence heights, and required on-site parking.
 2. Repair of the existing garage shall be added to the scope of work and must include:
 - i. Repair or replace any ceiling joists or wall studs with dry rot
 - ii. Replace entire roof, including any inner or underlying sub-roof components with dry rot
 - iii. Sheet-rock the interior
 - iv. Repair or replace deteriorated exterior finishes
 - v. Paint garage exterior
 - vi. Install new garage openers
 3. A landscape plan shall be submitted demonstrating compliance with the requirements of Brisbane Municipal Code §17.06.040.I and §12.12.050.4, to the satisfaction of the Planning Director. The plan shall incorporate water-conserving, non-invasive landscaping to comply with the minimum front yard landscaping requirements, replacement trees shall be on a 1:1 basis, and all replacement trees shall be similar in size at maturity to those being removed.
 4. Any on-site exposed retaining walls exceeding six feet in exposed height from grade in the setback areas shall be either planted with screening plantings such that no more than six (6) feet of the height of the retaining wall will remain visible, or varying treatment and materials at six foot horizontal intervals may be incorporated into the wall design. The chosen screening method shall be subject to review and approval by the Community Development Director.
 5. Plans submitted for grading permit review shall be subject to standard review procedures by the Department of Public Works.
- B. The applicant shall obtain an encroachment permit from the Department of Public Works for all proposed construction activity and private improvements within the public right-of-way.
 - C. The property owner shall enter into a standard landscape maintenance agreement with the City.
 - D. An agreement shall be recorded between the owner and the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.

Other Conditions

- E. Prior to pouring foundation, a licensed land surveyor or civil engineer authorized to conduct surveying activities shall submit a staking certification letter to the City confirming that the proposed building location and elevations match the submitted site plan and grading plans.
- F. Fire sprinklers are required and may be a deferred submittal, to the satisfaction of North County Fire Authority.

- G. Nothing shall obstruct or impede the floor area of the detached garage in any manner that will prevent the storage of two vehicles within the structure.
- H. Water and sanitary sewer service and storm drainage details shall be subject to approval by the City Engineer.
- I. Drawings depicting all work completed and proposed shall be provided to the satisfaction of the City. Exposure of covered work may also be required to demonstrate compliance with building code requirements.
- J. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.
- K. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
- L. This Use Permit shall expire two years from its effective date (at the end of the appeal period) if a building permit has not yet been issued for the approved project.
- M. The Use Permit may be revoked by the City Council in compliance with the revocation findings, procedures, and requirements contained in BMC Chapter 17.48.

ATTACHMENT B
October 22, 2020 Staff Report

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 10/22/2020

SUBJECT: **Parking Use Permit UP-1-20 and Grading Review EX-1-20; 130 Sierra Point Road;** R-1 Residential District; Use Permit to allow for nonconforming interior dimensions of a two-car garage and Grading Review for approximately 150 cubic yards of soil cut and export to accommodate a new single family dwelling on a 5,000 square-foot lot with a 33% slope; Wilson Yu, applicant and owner.

SUPPLEMENTAL REPORT

BACKGROUND: The request was originally scheduled for a public hearing at the Planning Commission's regular meeting of September 10, 2020; however, the applicant requested the Planning Commission to continue the application off calendar to address written comments from neighbors (see Attachment 5).

Mr. Yu drafted an open letter to address concerns raised by the neighbors and staff distributed it on September 15, 2020 to all residents that had emailed written correspondence (Attachment 4). Mr. Yu also directly spoke to some of his immediate neighbors about the specifics of his project.

DISCUSSION: The attached September 10, 2020 Planning Commission agenda report provides a detailed analysis of the project and request for a Use Permit modifying the parking regulations of the Brisbane Municipal Code (BMC) and a Grading Permit to allow construction of a new 3,101 sq ft single-family home (Attachment 2). Staff's conclusions and recommendation contained in the September 10 staff report still apply, but this supplemental report provides additional discussion pertaining to concerns raised by neighbors, including use and maintenance of nonconforming structures and neighborhood compatibility related to on and off-street parking.

Nonconforming Structures

The existing 415 square foot, two-car detached garage on the subject property is a legal nonconforming structure with a zero-foot side setback. The garage also has a zero-foot front setback, which is allowed per BMC Section 17.32.070(A)(3)(a) on sloped lots when certain conditions are met (see BMC excerpt below).

Garages, carports and parking decks (on slopes of fifteen percent or greater) not more than fifteen (15) feet in height above the elevation of the center of the adjacent street in the R-1, R-2 and R-3 Districts and parking decks in the R-BA District may be placed at any location within the front setback area provided: (i) there is no encroachment into any side setback area, and (ii) the garage is approved by the city engineer, based upon a finding that no traffic or safety hazard will be created.

UP-1-20/EX-1-20
 October 22, 2020 Meeting
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The City engineer has reviewed the grading and site plans and did not raise any concern(s) about traffic or safety hazards due to the garage's existing zero-foot front setback.

Chapter 17.38 of the BMC allows the continuation of nonconforming structures, with limitations. Section 17.38.070 states nonconforming structures may be maintained and repaired so as to protect the health and safety of the occupants and preserve the useful life of the structure. While the existing garage is in a state of disrepair (see Attachment 7), Mr. Yu has committed to repairing the garage to ensure it may be used to park vehicles. A recommended condition of approval (condition A.2), agreed to by Mr. Yu, would require the garage's roof, interior, and exterior to be repaired to enable it to function for its intended purpose as a garage.

Parking and Neighborhood Compatibility

The subject property is not the only residence on Sierra Point Road with a garage or carport that has a zero-foot setback. Attachment 6 illustrates that about half of the properties in the first block of Sierra Point have a parking facility (garage or carport) with no front setback. Additionally, only one home located on this block of Sierra Point Road provides improved on-street parking; most vehicles are parked on the sidewalk. As further detailed in the attached September 10 staff report, this project would provide two on-street parking spaces improved to City standards, in addition to the two off-street garage spaces.

The requested Use Permit is to allow modification to the minimum interior dimension of garages (20' x 20' for a two-car garage) to accept the garage's existing interior dimensions. At 18' - 11" by 18' - 11", the garage's interior dimensions currently exceed the off-street parking facility design standards set forth in Table 1 of BMC Section 17.34.040 which would require an 18' x 18' area for two standard-sized vehicles. It should be noted that prior to the recent parking ordinance update in 2016, the standard interior dimensions for a two-car garage was 18' x 18'.

RECOMMENDATION: Conditionally approve Use Permit UP-1-20 and Grading Permit EX-1-20, via adoption of Resolution UP-1-20/EX-1-20 containing the findings and conditions of approval. (Attachment 1)

ATTACHMENTS:

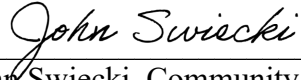
- ~~1. Draft Resolution UP-1-20/EX-1-20 with recommended findings and Conditions of Approval~~
2. [September 10, 2020 Planning Commission agenda report](#)
 - A. Aerial map
 - B. Site photos
 - C. 2003 guidelines for reviewing grading applications
 - D. Applicant's project and supplemental material
 - i. Applicant's Plans, including architectural, grading, and street improvement plan
 - ii. Applicant's supporting statements and information, including arborist correspondence
 - iii. Project Data Table
3. September 10, 2020 Meeting Minutes (included in agenda packet)
4. Applicant's open letter to neighbors
5. Correspondence received to date

UP-1-20/EX-1-20
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6. 100-Block of Sierra Point Road garage and parking assessment table
7. Photos of detached garage



Jeremiah Robbins, Associate Planner
jrobbins@brisbaneca.org
(415) 519-1437



John Swiecki, Community Development Director

ATTACHMENT B.2

SEPTEMBER 10, 2020 PLANNING COMMISSION AGENDA REPORT

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 9/10/2020

SUBJECT: **Parking Use Permit UP-1-20 and Grading Review EX-1-20; 130 Sierra Point Road;** R-1 Residential District; Use Permit to allow for nonconforming interior dimensions of a two-car garage and Grading Review for approximately 150 cubic yards of soil cut and export to accommodate a new single family dwelling on a 5,000 square-foot lot with a 33% slope; Wilson Yu, applicant and owner.

REQUEST: Approval of a Use Permit modifying the parking regulations of the Brisbane Municipal Code (BMC) and recommend the City Engineer issue the grading permit to allow construction of a new 3,101 square foot home with an existing, detached substandard garage.

RECOMMENDATION: Conditionally approve Use Permit UP-1-20 and Grading Permit EX-1-20, via adoption of Resolution UP-1-20/EX-1-20 containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15303(a) and 15301(l) - this proposal falls within a class of projects that consists of construction and location of limited numbers of new, small structures and demolition and removal of one single family residence. The exceptions to these categorical exemptions referenced in Section 15300.2 do not apply.

APPLICABLE CODE SECTIONS: BMC Chapter [17.34](#) designates off-street parking requirements and [§17.34.050](#) allows for modification of any parking regulation pursuant to obtaining a use permit. BMC Chapter [17.40](#) establishes procedures and required finding for the approval of use permits; required findings are set forth in [§17.40.060](#) and [§17.34.050\(I\)](#). Grading permit review by the Planning Commission is required for projects involving site grading of 250 CY of soil or more or 50 CY of soil export per BMC [§15.01.081\(A\)](#) and BMC [§17.32.220](#). Tree removal regulations are established in BMC Chapter [12.12](#).

ANALYSIS AND FINDINGS:

Site Description

The 5,000 square foot property is developed with an existing 900 square foot single-family dwelling and a 415 square foot detached garage. The garage has a zero-foot front and side setback and interior dimensions of 18' 11" by 18' 11", considered substandard for two parking spaces under current garage design criteria in BMC Chapter 17.34. No other off-street parking exists. The upslope lot has an approximately 33% slope and the front lot line is located approximately 8-9 feet

beyond the edge of the existing paved travel lane. The site is accessed from an elevated stairway between the garage and an existing retaining wall that encroaches within the public right-of-way. The site contains seven trees of different species ranging in size from 26 to 67 inches in circumference, none of which are a protected species per BMC §12.12.040(H)(1).

Project Description

The proposed project would replace the existing home with a new 3,101 square foot, three-story home. Because the home will be new construction, the project must comply with city parking requirements set forth in BMC §17.34.020, or four spaces (two covered). Four parking spaces are proposed, including two covered spaces inside the existing substandard garage and two on-street parking spaces. For the new residence, compliance with all development standards of the R-1 District will be required and verified at building permit plan check. The proposal appears to comply with all applicable development standards including floor area, lot coverage, setbacks, and building height.

The applicant's grading plan calls for excavation of 220 cubic yards of soil and 70 cubic yards of soil fill, with 150 cubic yards of soil cut to be exported to accommodate the proposed 3,101 square foot home. Some of the excavation will take place in the public right of way to accommodate two new street parking spaces within the frontage of the subject property (see Photo 2 of Attachment C and Sheet A101 of the applicant's plans, Attachment E.i). The footprint of the existing garage remains unchanged.

The applicant's plans also call for removal of five mature, one juvenile, and one dead tree currently found on the property due to their proximity to the proposed structure or location within the footprint of the structure. None of the trees are protected species as defined by BMC Chapter 12.12. A permit is required to allow removal of three or more mature trees from any private property.

The City Engineer has reviewed the grading and site plans and will require a grading permit with full geotechnical reports and engineered grading plans to be submitted prior to building permit issuance. The Building Department and Fire Departments have also reviewed the proposed plans and have imposed conditions of approval to be satisfied at building permit, contained in Resolution UP-1-20/EX-1-20.

Parking Use Permit

As noted above, the applicant intends to accommodate the required two covered off-street parking spaces within the existing 415 square foot garage with interior dimensions measuring 18' 11" by 18' 11" (see Sheet A102 of the applicant's plans, Attachment E.i). The minimum interior dimensions for two-car garages is 20' by 20'. The applicant requests a Use Permit to allow the nonconforming garage to meet the requirement for two covered off-street parking spaces per BMC §17.34.020.

In order to approve any use permit application, the Planning Commission must affirmatively make the findings of approval in BMC §17.40.060. In addition to these general findings, the Commission must also affirmatively make the special findings for modifications to the parking regulations per BMC §17.34.050. Based on staff analysis below, the application **meets these findings**.

- *The planning commission shall consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question.*
- *The planning commission shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.*

The proposed project is a single-family residence located in the 100 block of Sierra Point Road and the R-1 Residential zoning district; adjacent properties are similarly developed with single-family dwellings. The proposal does not alter the primary use of the property and is consistent with the underlying R-1 zoning district regulations and General Plan land use designation. There is no specific plan for this area.

The project includes street improvements, required by the City Engineer, to widen the existing roadway and will accommodate two new on-street parking spaces within the property's frontage. These spaces may be counted toward the property's parking requirement, consistent with the exceptions provided in BMC §17.34.050.H.2.

Should the requested Use Permit be approved, the building permit application for the new single-family dwelling will be reviewed by the Building Department, Fire Department, and City Engineer to ensure the work complies with all applicable health and safety codes and that the work would not be detrimental or injurious to the property, neighborhood, or city.

- *Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site.*
- *The granting of the use permit will not create or intensify a shortage of on-street parking spaces, given, for example, the availability of existing or improved on/off-street parking which may not fully meet the requirements of BMC Chapter 17.34.*
- *Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints.*

A total of four parking spaces are required, of which two must be covered. As previously indicated, the requested Use Permit is to modify the design requirements for the interior dimensions of a two-car garage. The interior dimensions of the existing garage are approximately one foot short in depth and width than the required 20' by 20', but would still accommodate two standard-sized vehicles. Per BMC §17.34.040, no washing machine, dryer, water heater, work bench, or support

posts obstruct the floor area of the garage. New laundry and utility facilities are provided within the proposed single-family dwelling.

The project is otherwise compliant with the BMC's parking regulations and will not create or intensify a shortage of on-street parking spaces. The project proposes to widen the public right of way to accommodate two new on-street parking spaces where none existed before. One space is compact, allowed per BMC §17.34.040(C), and is provided in tandem per BMC §17.34.040(F).

Full compliance with the parking requirements would be difficult to achieve because of the steep slope of the site. The existing garage is set within the hillside and substantial grading and engineering would be required to safely expand the garage's interior dimensions approximately 40 square feet to accommodate a 20 by 20-foot interior space.

Grading Permit Review

In 2003, the Planning Commission adopted guidelines for reviewing grading permit applications that contain findings for permit approval, as described below and attached to this report for the Commission's reference (Attachment D). With the suggested conditions of approval contained in the attached Resolution, the application **would meet** these findings.

- *The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography.*

The subject property features an approximately 33% slope from the front to rear property line. As indicated by the applicant's conceptual grading plan and site plan, 150 cubic yards of soil cut and export from the site is the minimum necessary to accommodate the new, terraced structure within the surrounding natural topography. The applicant's grading plan would create on-street parking where none currently exists for the subject property, in compliance with the parking requirements of the R-1 Residential District, and minimize exposed retaining walls.

- *The proposed grading is designed to avoid large exposed retaining walls.*

Large, exposed retaining walls are avoided or not visible from the street. BMC §17.32.050 permits retaining walls less than six feet in height within any setback area. Walls that exceed six feet in height in a setback area require vegetative screening or wall treatments to break up the massing of the wall. A proposed 4' 6" retaining wall along the front lot line will accommodate the required on-street parking (see sheet A202 of the applicant's plans, Attachment E.i).

- *The proposed grading is designed to conserve existing street trees (as defined by BMC Section 12.12.020), any California Bay, Laurel, Coast Live Oak or California Buckeye trees, and three or more trees of any other species having a circumference of at least 30 inches measured 24 inches above natural grade. Where removal of existing trees is necessary, planting of appropriate replacement trees is provided.*

The project requires removal of five mature trees – two Walnut, two Podocarpus, and one Redwood – and one juvenile Cedar tree, which are located within the footprint or in close proximity to the new home (refer to Sheet C-2.1 of the applicant’s grading plans, Attachment E.i). A seventh (Pine) tree outside of the project footprint is proposed to be removed as well because it has been identified as dead by a certified arborist (refer to email correspondence from Joshua Rumbley, Attachment E.ii and photos 4-6, Attachment C). None of the seven trees are a protected species (refer to Sheet A101 of the applicant’s plans, Attachment E.i).

Per the updated tree removal regulations in BMC Chapter 12.12, the findings to allow removal of three or more mature trees from a property shall be based on at least one of the following per subsection 12.12.050.B.2:

- a. *The tree is dead or is diseased such that it poses an imminent danger of falling or dropping limbs.*
- b. *The tree is in close proximity to a structure, or would be in close proximity following city-approved construction, such as a building, retaining wall, utilities, etc., such that it would pose a likelihood of damage to such structures.*
- c. *That removal of the tree is necessary for good forestry practices, due to such factors as crowding with other trees or the spread of pests or pathogens.*
- d. *The tree poses a risk to the property due to unusual site conditions or fire hazard.*
- e. *The tree unreasonably interferes with the economic or other enjoyment of the property.*

In this case, the proposed project meets findings a, b, and e. Specifically, the mature Pine tree is dead and could pose an imminent danger of falling or dropping limbs. The remaining five mature trees present a likelihood of damage to the proposed home in that they are in close proximity or within the footprint of the proposed structure.

Excluding the dead Pine, the trees are generally located within the middle of the property owing in part to the location of the existing small (900 sq. ft.) home situated in the upper right quadrant of the property. Altering the proposed design or relocating the home to preserve even a few of the trees would unreasonably interfere with economic or other enjoyment of the property, especially when considering the potential engineering required to position a new home on the site with a 33% slope that avoids any impacts to the existing trees. As stated previously, the proposed design conforms to the development regulations of the R-1 Residential zoning district which include lot coverage, FAR, building height, and setbacks. Furthermore, its size and scale is not out of character with neighboring homes on Sierra Point Road.

Standard conditions contained within BMC §12.12.050 include replacement trees on a 1:1 basis and replacement species, location, and size at maturity to be approved by the Community Development Director prior to building permit issuance. Condition of approval A.2 of the attached resolution requires a 1:1 replacement for all seven trees (though neither a permit nor replacement of juvenile trees is required by the BMC). The replacement trees must be low-water use and non-

invasive (native preferred), and their size at maturity shall match that of the trees being removed, subject to approval by the Director.

- *The proposed grading complies with the terms of the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit, if and as applicable (General Plan Policy 119 and Program 83b).*

This finding does not apply as the subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

ATTACHMENTS:

~~A. Draft Resolution UP-1-20/EX-1-20 with recommended findings and Conditions of Approval~~

- A. Aerial map
- B. Site photos
- C. 2003 guidelines for reviewing grading applications
- D. Applicant’s project and supplemental material
 - i. Applicant’s Plans, including architectural, grading, and street improvement plan
 - ii. Applicant’s supporting statements and information, including arborist correspondence
 - iii. Project Data Table

Jeremiah Robbins, Associate Planner

John Swiecki, Community Development Director

ATTACHMENT B.2.A

AERIAL MAP

ATTACHMENT B.2.B

SITE PHOTOS



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

ATTACHMENT B.2.C

2003 GUIDELINES FOR REVIEWING GRADING APPLICATIONS

GUIDELINES FOR PLANNING COMMISSION REVIEW OF GRADING PERMITS

Adopted 11/13/03

Grading plans submitted for Planning Commission review and approval per Brisbane Municipal Code Sections [15.01.081](#) & [17.32.220](#) should, in addition to the information required by BMC Section [15.01.090](#), include sufficient information for the Planning Commission to make the following findings:

- The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography (General Plan Policies 43, 245 & 312 and Program 18a).

Although the Municipal Code sets a 250 cubic yard threshold for Planning Commission review of Grading Permits, the fact that a project may include grading of more than 250 cubic yards alone is not considered a significant or adverse impact, in that a building alone can require that amount just to set it into the hillside without significantly changing the surrounding natural topography. Nonetheless, the Planning Commission reserves the right to consider alternative grading plans for any Grading Permit subject to its review and may reject projects proposing unnecessary amounts of excavation contrary to the policies and programs in the City's General Plan.

- The proposed grading is designed to avoid large exposed retaining walls (General Plan Policies 43 & 245).

Any retaining walls will be designed to minimize their visual impact by complementing their natural setting and/or by relating to the architecture of the rest of the proposed development through use of one or more of the following:

- Color,
 - Texture,
 - Construction detailing,
 - Articulation;
 - Landscaping (non-invasive, water-conserving, low flammability).
- The proposed grading is designed to conserve existing street trees (as defined by BMC Section [12.12.020](#)), any California Bay, Laurel, Coast Live Oak or California Buckeye trees, and three or more trees of any other species having a circumference of at least 30 inches measured 24 inches above natural grade. Where removal of existing trees is necessary, planting of appropriate replacement trees is provided. (General Plan Policies 124, 125 & 261 and Programs 34a, 35d, 245a & 320a).

In reviewing any proposal to remove trees protected per BMC Section 12.12.020, the Planning Commission shall consider the following criteria per BMC Section [12.12.050.C](#):

1. The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services.
2. The necessity to remove the tree for economic or other enjoyment of the property.
3. The topography of the land and the effect of the tree removal upon erosion, soil retention, and the diversion or increased flow of surface waters.
4. The number, species, size, and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, and scenic beauty of the area.
5. The number of healthy trees the property is able to support according to good forestry practices.

The Planning Commission may require that one or more replacement trees be planted of a species and size and at locations as designated by the Commission. The ratio of replacement trees required may be based upon the public visual impact of the trees removed. Native trees shall be replaced at a minimum ratio of 3 trees of the same or other approved native species planted for each 1 removed. Trees removed on site may be replaced with trees planted in the public right-of-way when located close enough to mitigate the local impact of the tree removal. Replacement trees planted within the public right-of-way shall be from the City's Street Tree List, as approved by the Commission. Minimum replacement tree size shall be 15-gallons, except that larger specimens may be required to replace existing street trees.

- The proposed grading complies with the terms of the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit, if and as applicable (General Plan Policy 119 and Program 83b).



ATTACHMENT B.2.D

APPLICANT'S PROJECT AND SUPPLEMENTAL MATERIAL

D.i - Architectural plans (Pg 2.D.1)

D.i - Grading plans (Pg 2.D.11)

D.i - Street Improvement Plan (Pg 2.D.15)

D.ii - Supporting statements (Pg 2.D.18)

D.iii - Project data table (Pg 2.D.21)

OWNER

MICHAEL & TRYSTANNE CUNNINGHAM
 401 CRESCENT AVENUE
 SAN FRANCISCO, CALIFORNIA 94110
 (415) 725-7252

NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. THIS SURVEY WAS BASED UPON A TITLE REPORT BY FIRST NATIONAL TITLE COMPANY, OR: 05-9561345-DK, DATED 09/08/2005.
3. THE NEAREST FIRE HYDRANT IS LOCATED ACROSS THE STREET 74' +/- FROM NORTHMOST PROPERTY CORNER.
4. BASIS OF ELEVATION: THE MONUMENT AT KLAMATH STREET AND SIERRA PT. ROAD WAS TAKEN AS ELEV. 158.69, PER CITY OF BRISBANE DATUM.

APN 007-193-050

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT. AT THE REQUEST

OF: MICHAEL CUNNINGHAM ON: MAY OF 2006

I HEREBY STATE THAT THE BOUNDARY SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, ALBERTO GOMEZ MASSO RCE 30442

THIS 08TH DAY OF MAY 2006

I HEREBY FURTHER STATE THAT ALL- EXISTING GRADES AND CONTOURS DELINEATED UPON THIS PLAT ARE BASED UPON CITY OF SAN FRANCISCO DATUM.

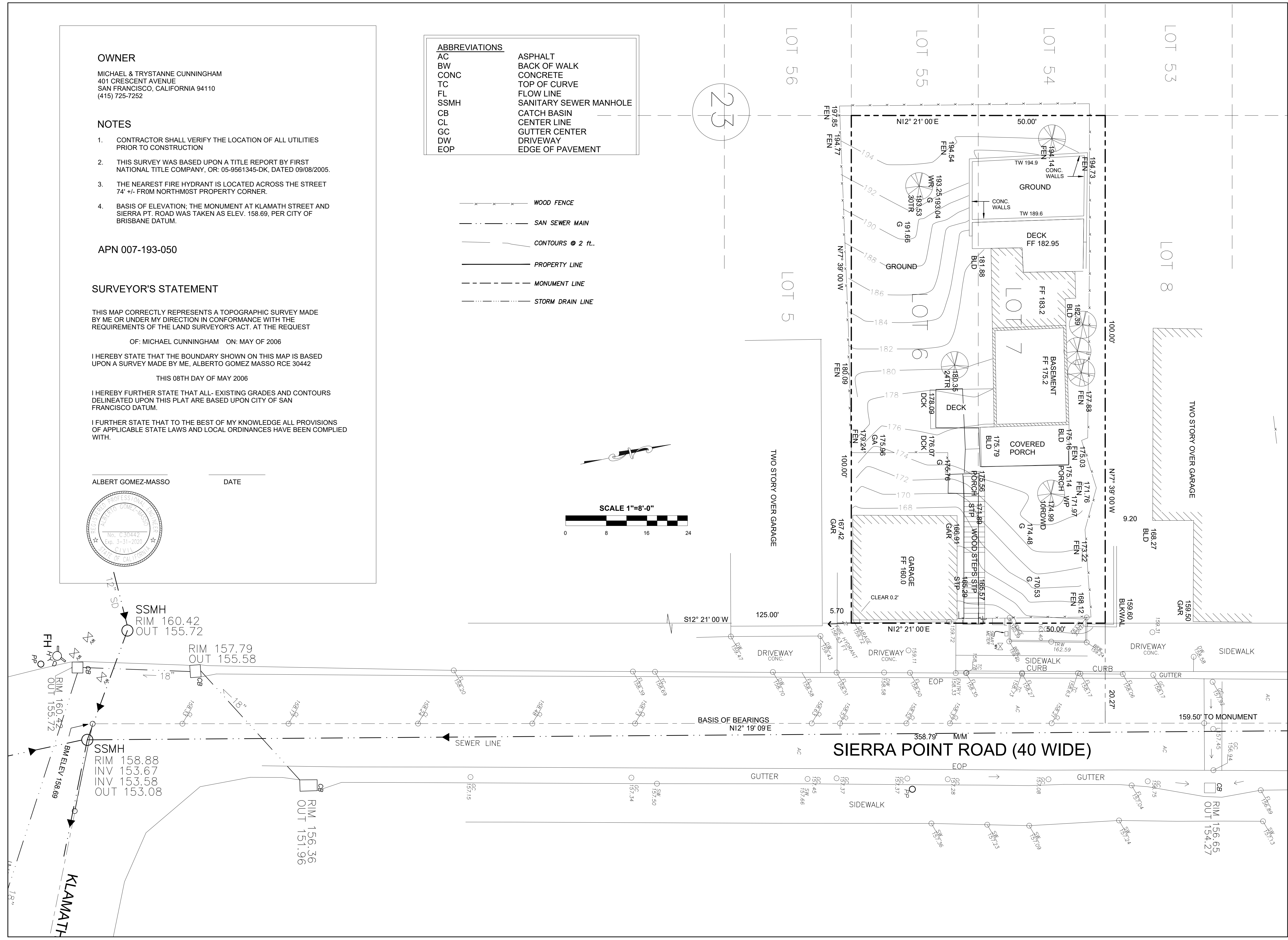
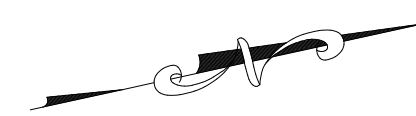
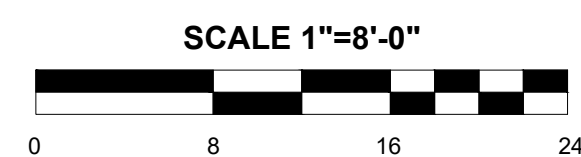
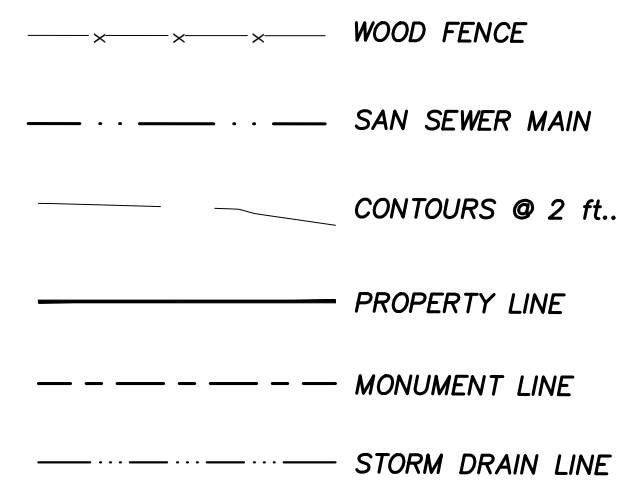
I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

ALBERT GOMEZ-MASSO

DATE



ABBREVIATIONS	
AC	ASPHALT
BW	BACK OF WALK
CONC	CONCRETE
TC	TOP OF CURVE
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
CL	CENTER LINE
GC	GUTTER CENTER
DW	DRIVEWAY
EOP	EDGE OF PAVEMENT



TOPOGRAPHIC SURVEY

OF LOTS 6 AND 7, BLOCK 23, AS SHOWN ON THE MAP ENTITLED "AMENDED MAP OF SUBDIVISIONS NOS. 1,2 AND 3, OF THE CITY OF VISITATION, SAN MATEO COUNTY, RECORDERS OFFICE OF SAN MATEO COUNTY, CALIFORNIA.

BRISBANE SAN MATEO COUNTY CALIFORNIA

SUMMIT ENGINEERING

5855 CASTLE DRIVE
 OAKLAND, CA 94611
 PH: (510) 842-8064 FAX: (510) 482-5848

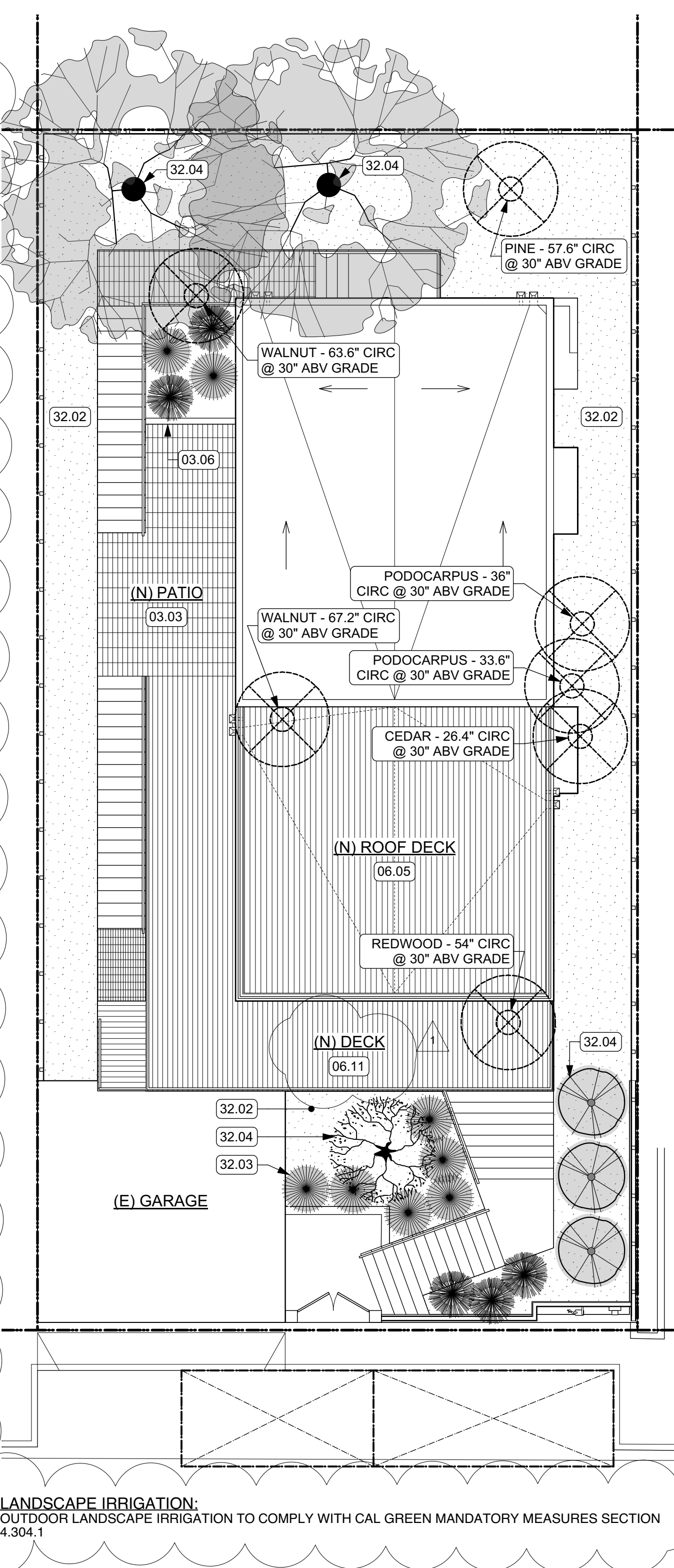
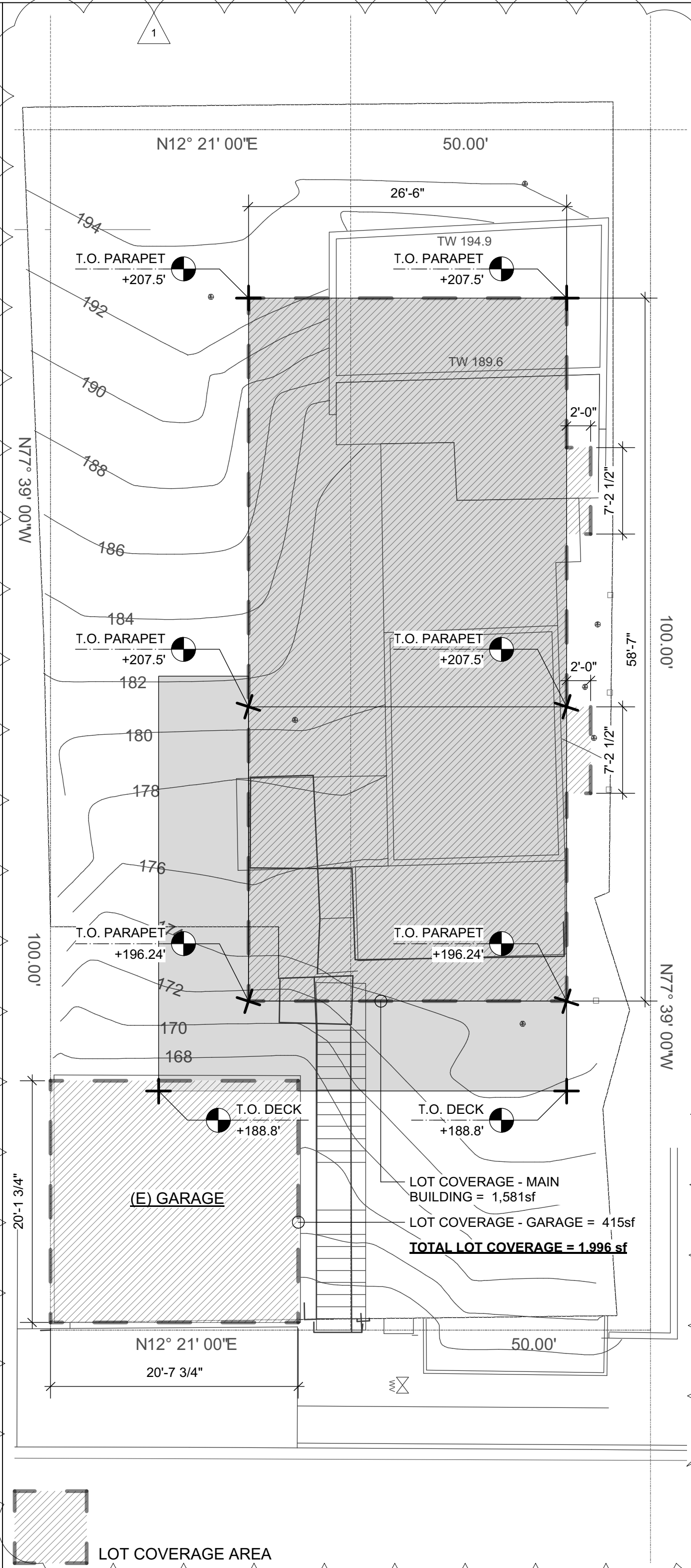
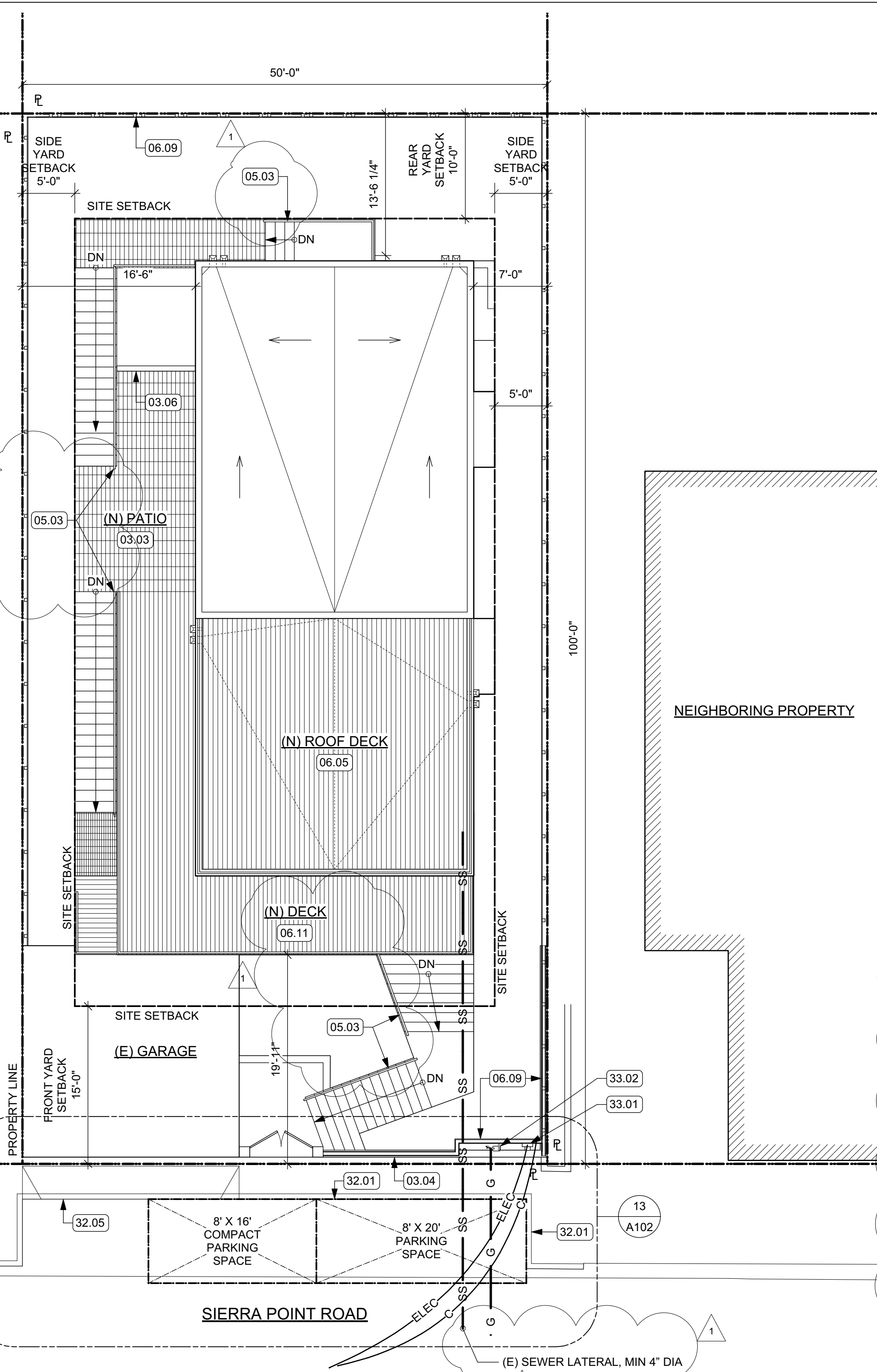
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PROJECT NO.	
SHEET	OF

1 / 1

1 NOT USED

DRAINAGE / UTILITIES LEGEND

- SD — (E) STORM DRAIN
- D — D (E) UNDERGROUND DRAIN PIPE
- G — G (E) UNDERGROUND GAS SERVICE
- W — W (E) UNDERGROUND WATER SERVICE
- SS — SS (E) UNDERGROUND SANITARY SEWER PIPE
- ELEC — (E) ABOVE GROUND ELEC SERVICE
- C — (E) ABOVE GROUND CABLE SERVICE
- (E) SEMI-PERVIOUS GROUND COVER
- (E) IMPERVIOUS SURFACE



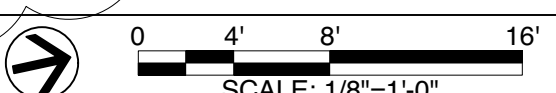
- 02 EXISTING CONDITIONS**
- 02.01 (E) STEP & SECURITY GATE TO BE REMOVED
 - 02.02 (E) DECK & STAIR TO BE REMOVED
 - 02.03 (E) FENCE TO BE REMOVED
 - 02.04 (E) PLANTER TO BE REMOVED
 - 02.05 (E) PLY T-11 SIDING
 - 02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**
- 03.01 (N) CONC STAIRS ON GRADE
 - 03.02 (N) CONC SLAB ON GRADE
 - 03.03 (N) CONC SLAB UNDER (N) PAVERS
 - 03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH
 - 03.05 (N) CONC RETAINING WALL
 - 03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**
- 05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2\"/>
- 06 WOOD, PLASTICS AND COMPOSITES**
- 06.01 (N) CUSTOM WD CASEWORK
 - 06.02 (N) ADJ PTD WOOD SHELVING
 - 06.03 (N) WD FLOORING
 - 06.04 (N) 42\"/>
- 07 THERMAL AND MOISTURE PROTECTION**
- 07.01 (N) STUCCO FINISH: 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE \"D\" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCKED MIN 4\"/>
- 08 OPENINGS**
- 08.01 (N) CLEARSTORY WINDOW ABOVE
 - 08.02 (N) ALUM WINDOWS
- 09 FINISHES**
- 09.01 PTD GYP BD
 - 09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6\"/>
- 10 SPECIALTIES**
- 10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE
 - 10.02 1\"/>
- 11 EQUIPMENT**
- 11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING
 - 11.02 (N) STEAM OVEN
 - 11.03 (N) WARMING DRAWER
 - 11.04 (N) REFRIGERATOR
 - 11.05 (N) GAS RANGE
 - 11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE
 - 11.07 (N) DISHWASHER
 - 11.08 (N) WINE REFRIGERATOR
- 12 PLUMBING**
- 12.01 (N) TOILET, SEE GEN NOTE 5/A001
 - 12.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001
 - 12.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001
 - 12.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001
 - 12.05 (N) AREA DRAIN
 - 12.06 (N) GALV PAN W/ DRAIN UNDER (N) WASHER & DRYER
 - 12.07 (N) WATER HEATER
- 13 HEATING, VENTILATING AND AIR CONDITIONING**
- 13.01 DRYER VENT PATH & OUTLET: 4\"/>
- 14 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 506**
- 15 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.**
- 16 (N) A/C COMPRESSOR ANCHORED TO A MIN 3\"/>**
- 17 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR**
- 18 EXTERIOR IMPROVEMENTS**
- 18.01 (N) 4\"/>
- 19 UTILITIES**
- 19.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.
 - 19.02 (N) GAS METER
 - 19.03 (N) CABLE / TELECOM SERVICE

13 SITE PLAN

15 STORY POLE PLAN W/ LOT COVERAGE

16 LANDSCAPE PLAN

KEYNOTES

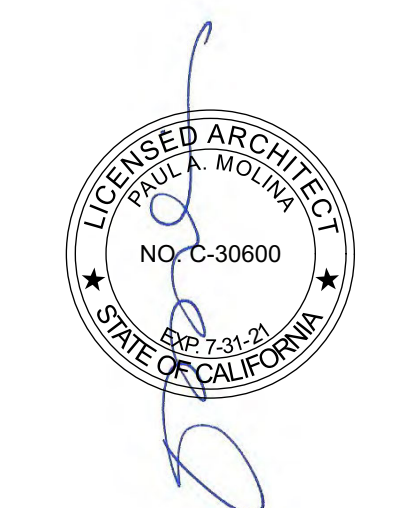


ADAMSON MOLINA DESIGN ASSOCIATES, INC.

CUNNINGHAM RESIDENCE

130 SIERRA POINT ROAD, BRISBANE, CA 94005
AP# 007-193-050

1 FERN ROAD
KENTFIELD, CA 94904
P 415.576.1010
AMY@ADAMSON@CLOUD.COM



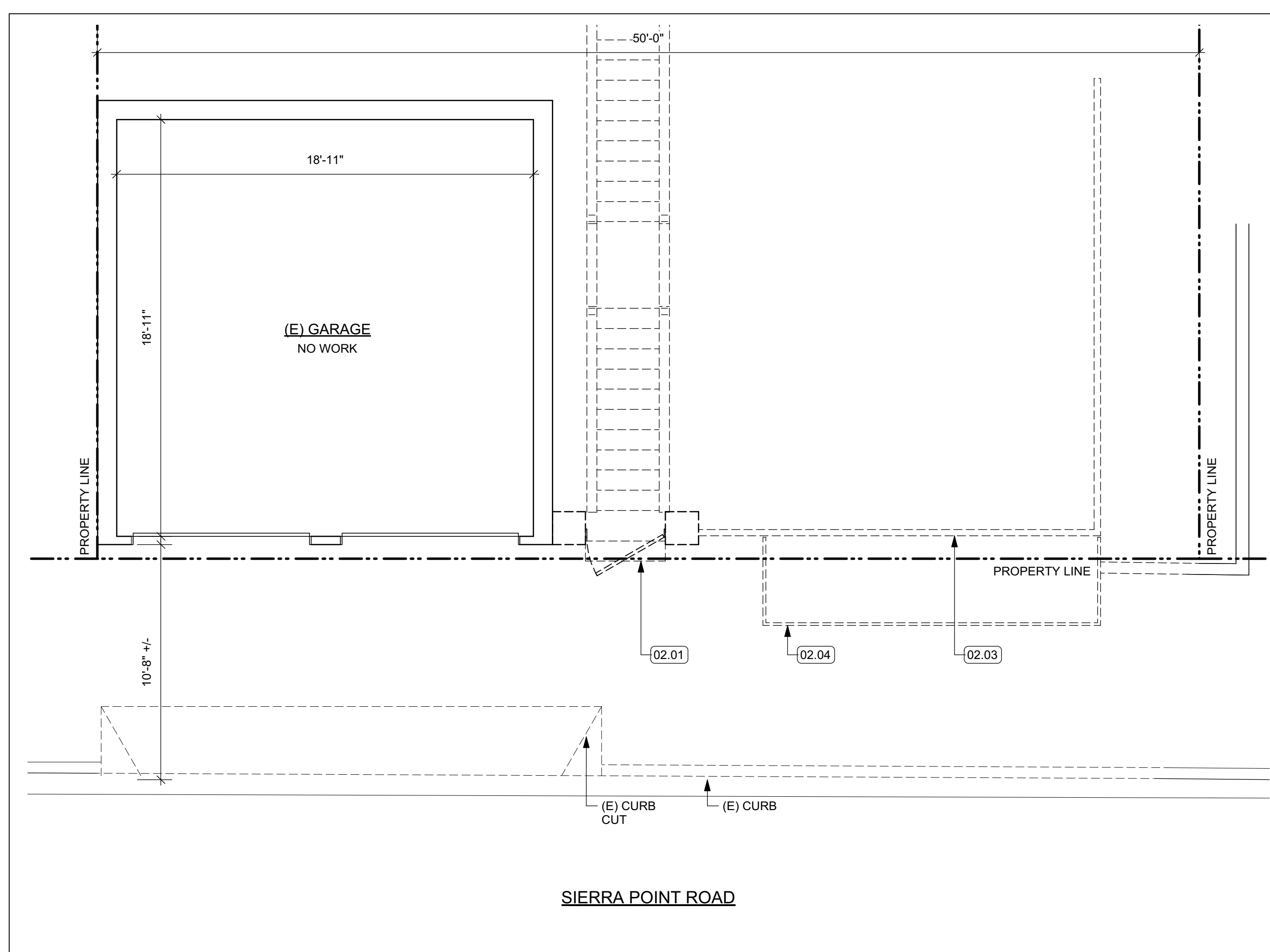
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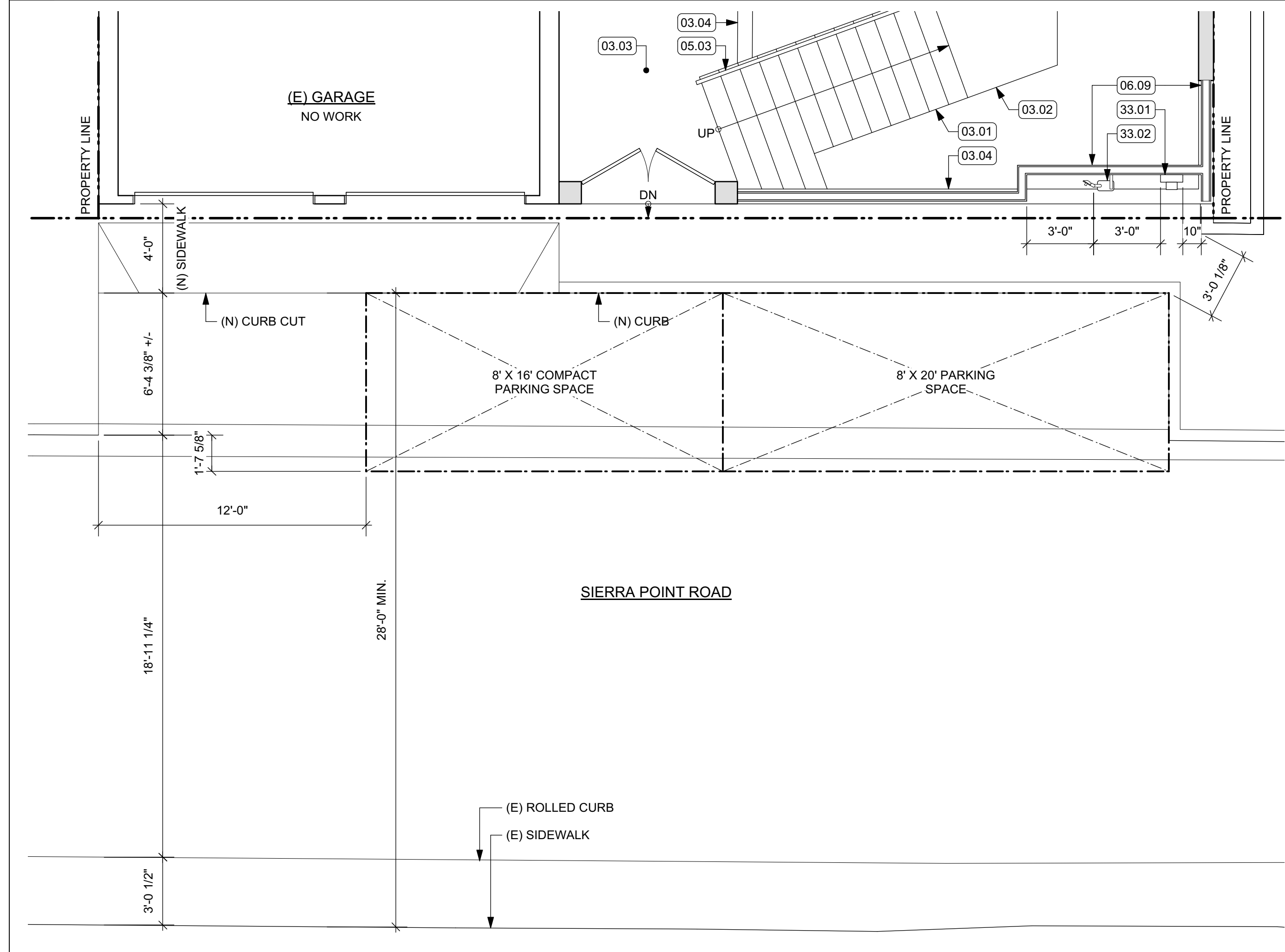
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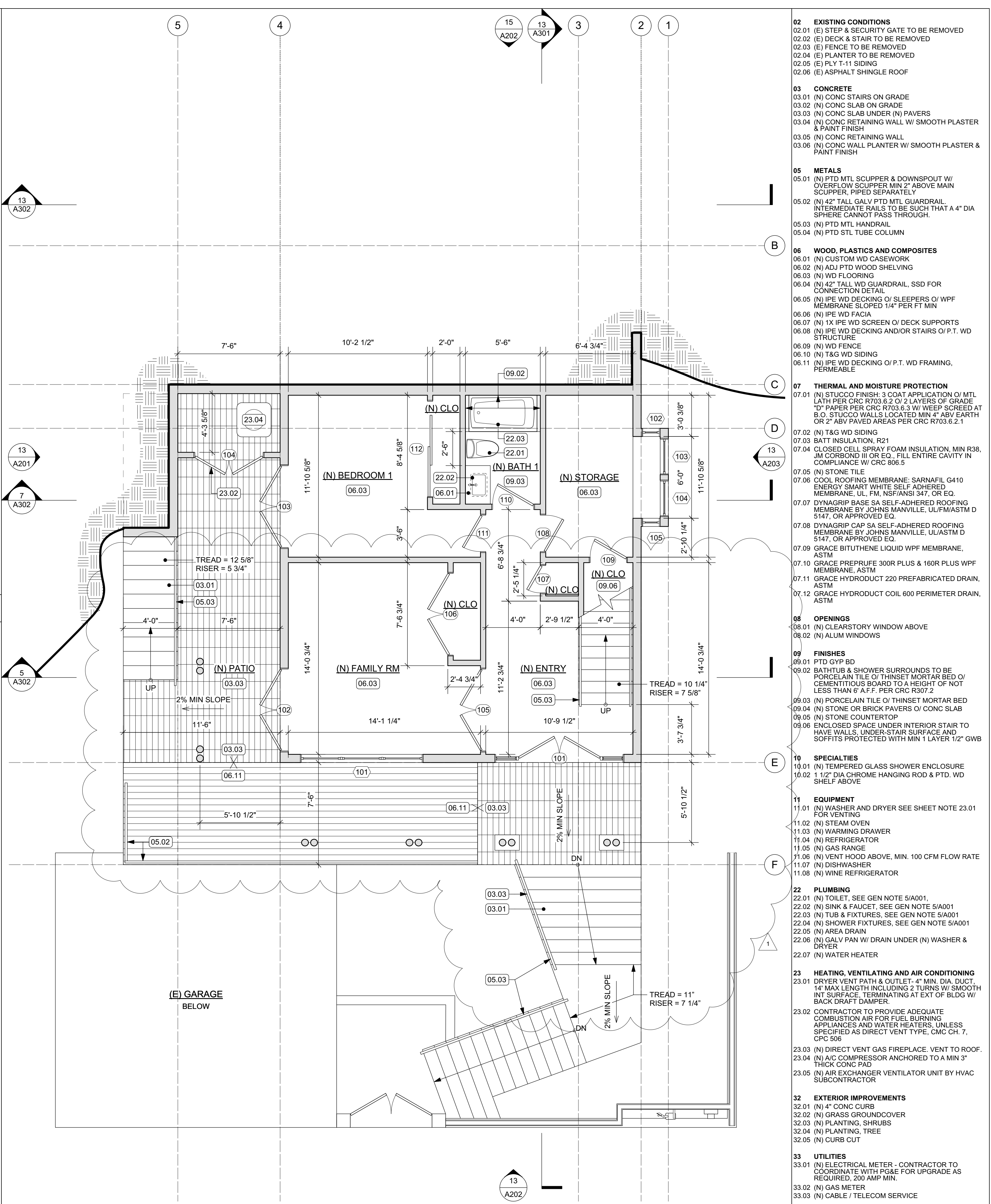
A101



5 EXISTING STREET LEVEL PLAN WITH DEMOLITION



13 STREET LEVEL PLAN WITH NEW PARKING



15 FIRST FLOOR PLAN

- 02 EXISTING CONDITIONS**
 02.01 (E) STEP & SECURITY GATE TO BE REMOVED
 02.02 (E) DECK & STAIR TO BE REMOVED
 02.03 (E) FENCE TO BE REMOVED
 02.04 (E) PLANTER TO BE REMOVED
 02.05 (E) PLY T-11 SIDING
 02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**
 03.01 (N) CONC STAIRS ON GRADE
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 03.03 (N) CONC SLAB UNDER (N) PAVERS
 03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH
 03.05 (N) CONC RETAINING WALL
 03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**
 05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY
 05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL, INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.
 05.03 (N) PTD MTL HANDRAIL
 05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES**
 06.01 (N) CUSTOM WD CASEWORK
 06.02 (N) ADJ PTD WOOD SHELVING
 06.03 (N) WD FLOORING
 06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL
 06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE, SLOPED 1/4" PER FT MIN
 06.06 (N) IPE WD FACIA
 06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS
 06.08 (N) IPE WD DECKING AND/OR STAIRS O/ P.T. WD STRUCTURE
 06.09 (N) WD FENCE
 06.10 (N) T&G WD SIDING
 06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**
 07.01 (N) STUCCO FINISH, 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1
 07.02 (N) T&G WD SIDING
 07.03 BATT INSULATION, R21
 07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND III OR EQ, FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5
 07.05 (N) STONE TILE
 07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 FIBREGLASS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2
 07.07 DYNAGRIP BASE SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/FM/ASTM D 5147, OR APPROVED EQ.
 07.08 DYNAGRIP CAP SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.
 07.09 GRACE BITUMENE LIQUID WPF MEMBRANE, ASTM
 07.10 GRACE PREPRUFE 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM
 07.11 GRACE HYDRODUCT 220 PREFABRICATED DRAIN, ASTM
 07.12 GRACE HYDRODUCT COIL 600 PERIMETER DRAIN, ASTM
- 08 OPENINGS**
 08.01 (N) CLEARSTORY WINDOW ABOVE
 08.02 (N) ALUM WINDOWS
- 09 FINISHES**
 09.01 PTD GYP BD
 09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2
 09.03 (N) PORCELAIN TILE O/ THINSET MORTAR BED
 09.04 (N) STONE OR BRICK PAVERS O/ CONIC SLAB
 09.05 (N) STONE COUNTERTOP
 09.06 ENCLOSED SPACE UNDER INTERIOR STAIR TO HAVE WALLS, UNDERSTAIR SURFACE AND SOFFITS PROTECTED WITH MIN 1/2" GWB
- 10 SPECIALTIES**
 10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE
 10.02 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT**
 11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING
 11.02 (N) STEAM OVEN
 11.03 (N) WARMING DRAWER
 11.04 (N) REFRIGERATOR
 11.05 (N) GAS RANGE
 11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE
 11.07 (N) DISHWASHER
 11.08 (N) WINE REFRIGERATOR
- 22 PLUMBING**
 22.01 (N) TOILET, SEE GEN NOTE 5/A001.
 22.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001
 22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001
 22.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001
 22.05 (N) AREA DRAIN
 22.06 (N) GALV PAN W/ DRAIN UNDER (N) WASHER & DRYER
 22.07 (N) WATER HEATER
- 23 HEATING, VENTILATING AND AIR CONDITIONING**
 23.01 DRYER VENT PATH & OUTLET: 4" MIN. DIA. DUCT, 14' MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.
 23.02 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 506
 23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.
 23.04 (N) A/C COMPRESSOR ANCHORED TO A MIN 3" THICK CONC PAD
 23.05 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR
- 32 EXTERIOR IMPROVEMENTS**
 32.01 (N) 4" CONC CURB
 32.02 (N) GRASS GROUND COVER
 32.03 (N) PLANTING, SHRUBS
 32.04 (N) PLANTING, TREE
 32.05 (N) CURB CUT
- 33 UTILITIES**
 33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.
 33.02 (N) GAS METER
 33.03 (N) CABLE / TELECOM SERVICE

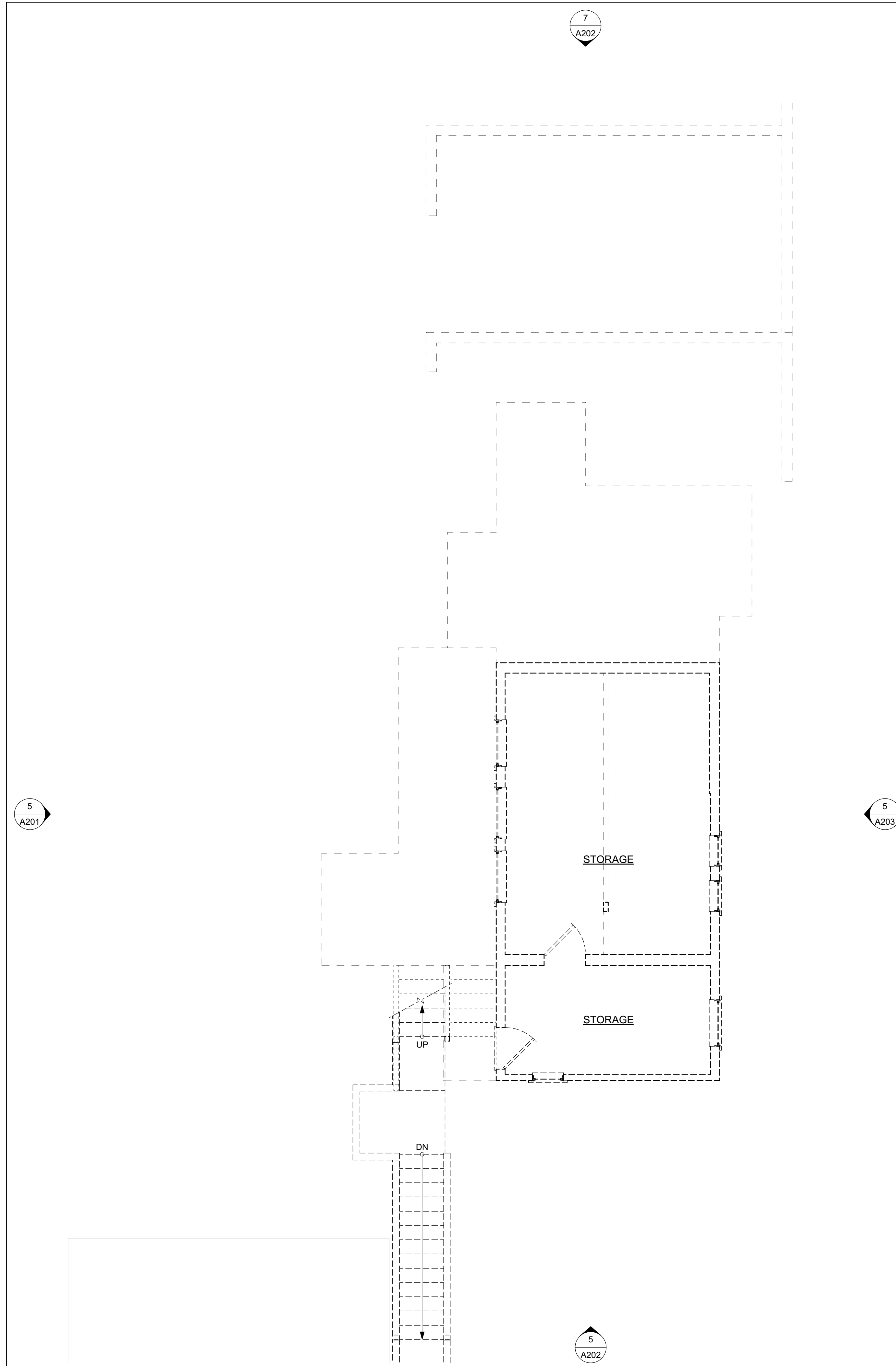
ADAMSON MOLINA DESIGN ASSOCIATES, INC.
 CUNNINGHAM
 RESIDENCE
 130 SIERRA POINT ROAD, BRISBANE, CA 94005
 AP/NF 007-193-050



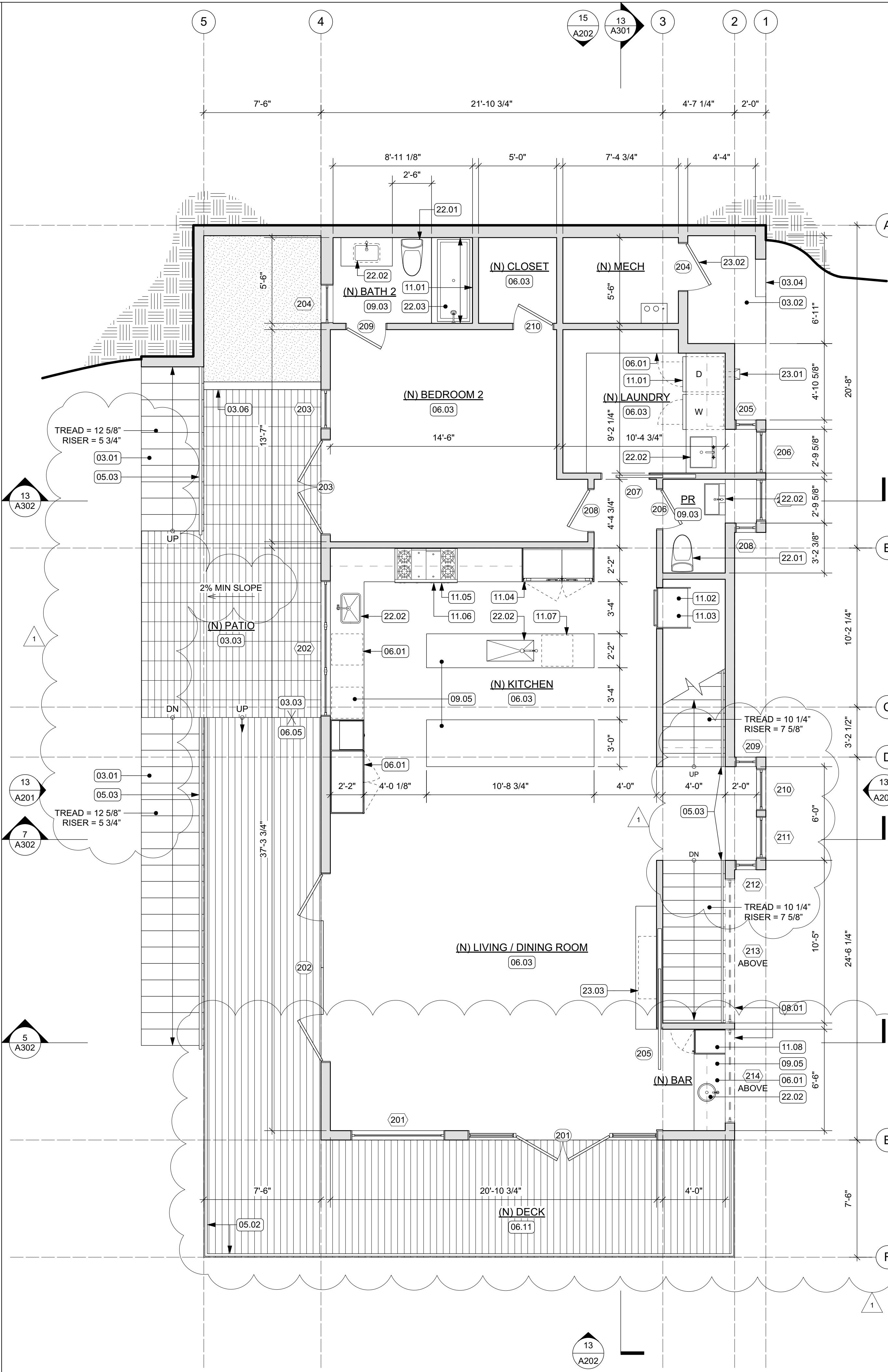
DATE	DESCRIPTION
09.10.19	Plan Check Response
01.10.19	Permit Set

TITLE: FLOOR PLANS
 SCALE: 1/4"=1'-0"
 DATE: 09.10.19

A102



13 EXISTING FIRST FLOOR PLAN WITH DEMOLITION



15 SECOND FLOOR PLAN

- 02 EXISTING CONDITIONS**
 - 02.01 (E) STEP & SECURITY GATE TO BE REMOVED
 - 02.02 (E) DECK & STAIR TO BE REMOVED
 - 02.03 (E) FENCE TO BE REMOVED
 - 02.04 (E) PLANTER TO BE REMOVED
 - 02.05 (E) PLY T-11 SIDING
 - 02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**
 - 03.01 (N) CONC STAIRS ON GRADE
 - 03.02 (N) CONC SLAB ON GRADE
 - 03.03 (N) CONC SLAB UNDER (N) PAVERS
 - 03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH
 - 03.05 (N) CONC RETAINING WALL
 - 03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**
 - 05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY
 - 05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.
 - 05.03 (N) PTD MTL HANDRAIL
 - 05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES**
 - 06.01 (N) CUSTOM WD CASEWORK
 - 06.02 (N) ADJ PTD WOOD SHELVING
 - 06.03 (N) WD FLOORING
 - 06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL
 - 06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN
 - 06.06 (N) IPE WD FACIA
 - 06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS
 - 06.08 (N) IPE WD DECKING AND/OR STAIRS O/ P.T. WD STRUCTURE
 - 06.09 (N) WD FENCE
 - 06.10 (N) T&G WD SIDING
 - 06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**
 - 07.01 (N) STUCCO FINISH: 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1
 - 07.02 (N) T&G WD SIDING
 - 07.03 BATT INSULATION, R21
 - 07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND II OR EQ. FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5
 - 07.05 (N) STONE TILE
 - 07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 ENERGY SMART WHITE SELF ADHERED MEMBRANE, UL, FM, NSF/ANSI 347, OR EQ.
 - 07.07 DYNAGRIP BASE SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.
 - 07.08 DYNAGRIP CAP SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.
 - 07.09 GRACE BITUMENE LIQUID WPF MEMBRANE, ASTM
 - 07.10 GRACE PREPRUFE 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM
 - 07.11 GRACE HYDRODUCT 220 PREFABRICATED DRAIN, ASTM
 - 07.12 GRACE HYDRODUCT COIL 600 PERIMETER DRAIN, ASTM
- 08 OPENINGS**
 - 08.01 (N) CLEARSTORY WINDOW ABOVE
 - 08.02 (N) ALUM WINDOWS
- 09 FINISHES**
 - 09.01 PTD GYP BD
 - 09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2
 - 09.03 (N) PORCELAIN TILE O/ THINSET MORTAR BED
 - 09.04 (N) STONE OR BRICK PAVERS O/ CONC SLAB
 - 09.05 (N) STONE COUNTERTOP
 - 09.06 ENCLOSED SPACE UNDER INTERIOR STAIR TO HAVE WALLS, UNDERSTAIR SURFACE AND SOFFITS PROTECTED WITH MIN 1" LAYER 1/2" GWB
- 10 SPECIALTIES**
 - 10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE
 - 10.02 1 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT**
 - 11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING
 - 11.02 (N) STEAM OVEN
 - 11.03 (N) WARMING DRAWER
 - 11.04 (N) REFRIGERATOR
 - 11.05 (N) GAS RANGE
 - 11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE
 - 11.07 (N) DISHWASHER
 - 11.08 (N) WINE REFRIGERATOR
- 22 PLUMBING**
 - 22.01 (N) TOILET, SEE GEN NOTE 5/A001.
 - 22.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001
 - 22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001
 - 22.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001
 - 22.05 (N) AREA DRAIN
 - 22.06 (N) GALV PAN W/ DRAIN UNDER (N) WASHER & DRYER
 - 22.07 (N) WATER HEATER
- 23 HEATING, VENTILATING AND AIR CONDITIONING**
 - 23.01 (N) DRYER VENT PATH & OUTLET: 4" MIN. DIA. DUCT, 14' MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.
 - 23.02 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 506
 - 23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.
 - 23.04 (N) A/C COMPRESSOR ANCHORED TO A MIN 3" THICK CONC PAD
 - 23.05 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR
- 32 EXTERIOR IMPROVEMENTS**
 - 32.01 (N) 4" CONC CURB
 - 32.02 (N) GRASS GROUND COVER
 - 32.03 (N) PLANTING, SHRUBS
 - 32.04 (N) PLANTING, TREE
 - 32.05 (N) CURB CUT
- 33 UTILITIES**
 - 33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.
 - 33.02 (N) GAS METER
 - 33.03 (N) CABLE / TELECOM SERVICE

KEYNOTES

ADAMSON MOLINA DESIGN ASSOCIATES, INC.
CUNNINGHAM RESIDENCE
 130 SIERRA POINT ROAD, BRISBANE, CA 94005
 AP# 007-193-050

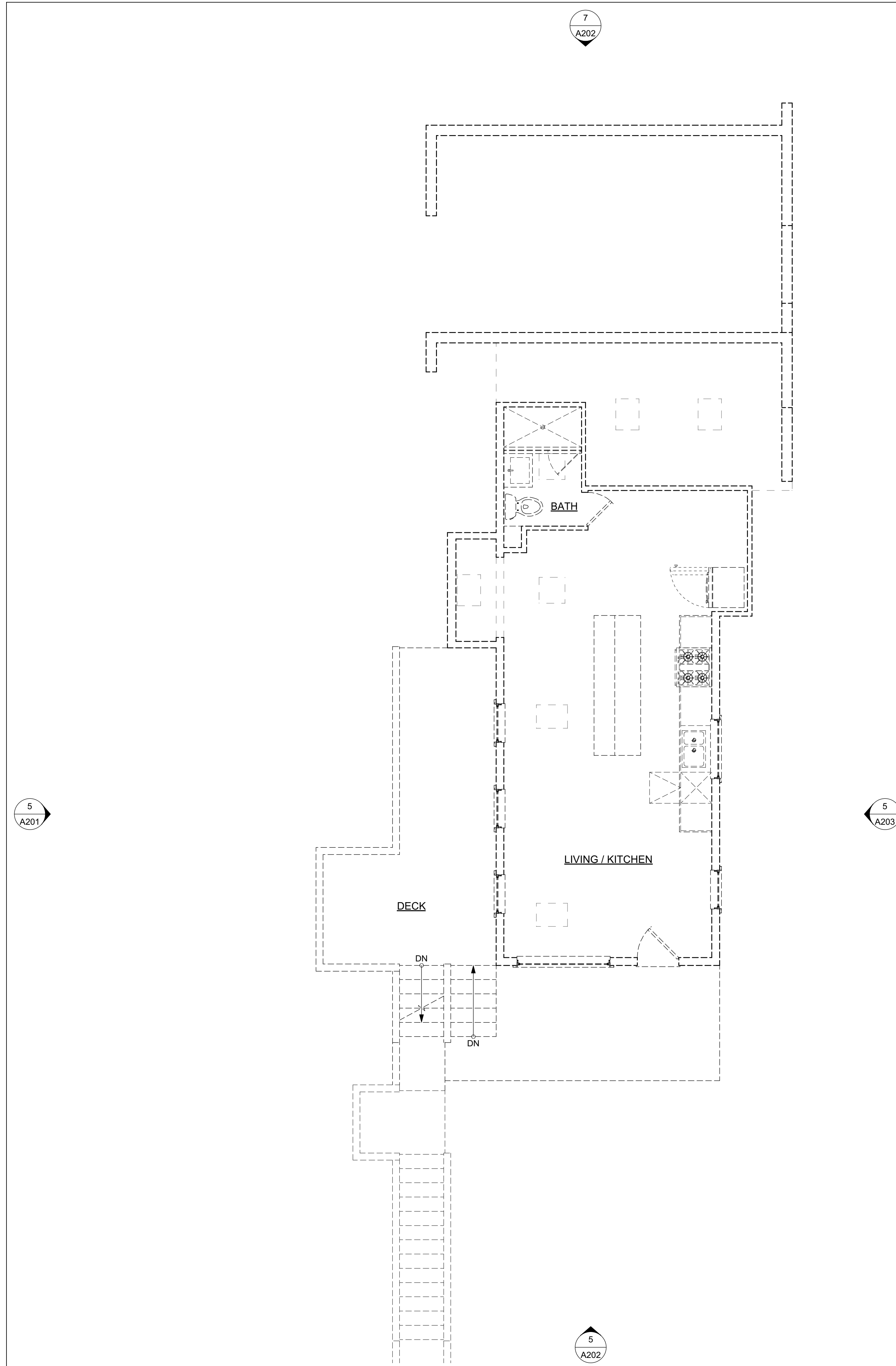
1 FERN ROAD
 KENTFIELD, CA 94904
 P 415.576.1010
 AMY@ADAMSON@CLOUD.COM

LICENSED ARCHITECT
 PROJ. A. MOLINA
 NO. C-30600
 8/2/23/24
 STATE OF CALIFORNIA

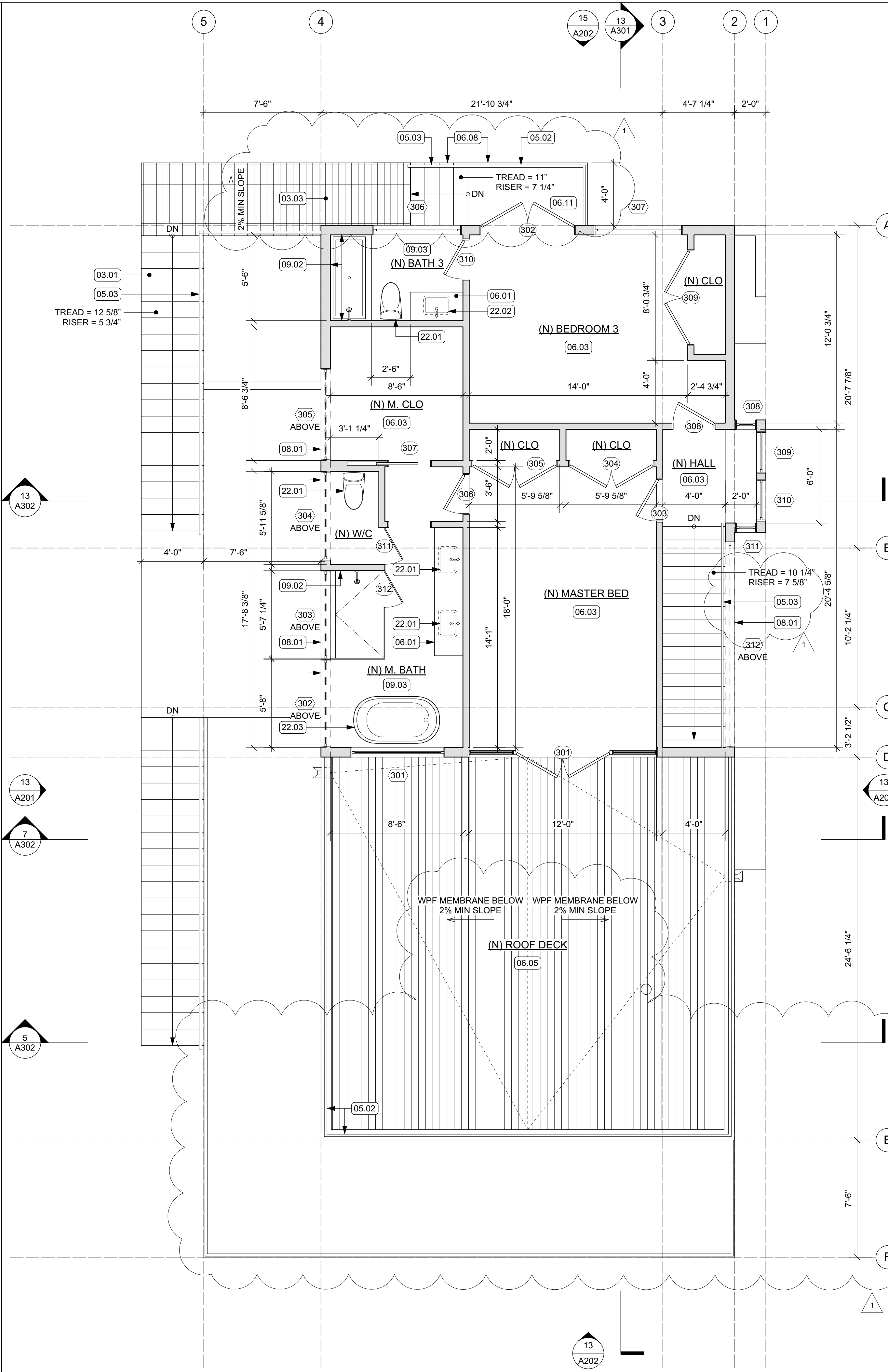
09.10.19 Plan Check Response
 01.10.19 Permit Set
 DATE DESCRIPTION

TITLE: FLOOR PLANS
 SCALE: 1/4"=1'-0"
 DATE: 09.10.19

A103



13 EXISTING SECOND FLOOR PLAN WITH DEMOLITION



15 THIRD FLOOR PLAN

- 02 EXISTING CONDITIONS**
 - 02.01 (E) STEP & SECURITY GATE TO BE REMOVED
 - 02.02 (E) DECK & STAIR TO BE REMOVED
 - 02.03 (E) FENCE TO BE REMOVED
 - 02.04 (E) PLANTER TO BE REMOVED
 - 02.05 (E) PLY T-11 SIDING
 - 02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**
 - 03.01 (N) CONC STAIRS ON GRADE
 - 03.02 (N) CONC SLAB ON GRADE
 - 03.03 (N) CONC SLAB UNDER (N) PAVERS
 - 03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH
 - 03.05 (N) CONC RETAINING WALL
 - 03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**
 - 05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY
 - 05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.
 - 05.03 (N) PTD MTL HANDRAIL
 - 05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES**
 - 06.01 (N) CUSTOM WD CASEWORK
 - 06.02 (N) ADJ PTD WOOD SHELVING
 - 06.03 (N) WD FLOORING
 - 06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL
 - 06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN
 - 06.06 (N) IPE WD FACIA
 - 06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS
 - 06.08 (N) IPE WD DECKING AND/OR STAIRS O/ P.T. WD STRUCTURE
 - 06.09 (N) WD FENCE
 - 06.10 (N) T&G WD SIDING
 - 06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**
 - 07.01 (N) STUCCO FINISH: 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS O/ MTL "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1
 - 07.02 (N) T&G WD SIDING
 - 07.03 BATT INSULATION, R21
 - 07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND III OR EQ. FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5
 - 07.05 (N) STONE TILE
 - 07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 ENERGY SMART WHITE SELF ADHERED MEMBRANE, UL, FM, NSF/ANSI 347, OR EQ.
 - 07.07 DYNAGRIP BASE SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/FM/ASTM D 5147, OR APPROVED EQ.
 - 07.08 DYNAGRIP CAP SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/FM/ASTM D 5147, OR APPROVED EQ.
 - 07.09 GRACE BITUMENE LIQUID WPF MEMBRANE, ASTM
 - 07.10 GRACE PREPRUFE 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM
 - 07.11 GRACE HYDRODUCT 220 PREFABRICATED DRAIN, ASTM
 - 07.12 GRACE HYDRODUCT COIL 600 PERIMETER DRAIN, ASTM
- 08 OPENINGS**
 - 08.01 (N) CLEARSTORY WINDOW ABOVE
 - 08.02 (N) ALUM WINDOWS
- 09 FINISHES**
 - 09.01 PTD GYP BD
 - 09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2
 - 09.03 (N) PORCELAIN TILE O/ THINSET MORTAR BED
 - 09.04 (N) STONE OR BRICK PAVERS O/ CONC SLAB
 - 09.05 (N) STONE COUNTERTOP
 - 09.06 ENCLOSED SPACE UNDER INTERIOR STAIR TO HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED WITH MIN 1" LAYER 1/2" GWB
- 10 SPECIALTIES**
 - 10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE
 - 10.02 1 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT**
 - 11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING
 - 11.02 (N) STEAM OVEN
 - 11.03 (N) WARMING DRAWER
 - 11.04 (N) REFRIGERATOR
 - 11.05 (N) GAS RANGE
 - 11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE
 - 11.07 (N) DISHWASHER
 - 11.08 (N) WINE REFRIGERATOR
- 22 PLUMBING**
 - 22.01 (N) TOILET, SEE GEN NOTE 5/A001.
 - 22.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001
 - 22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001
 - 22.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001
 - 22.05 (N) AREA DRAIN
 - 22.06 (N) GALV PAN W/ DRAIN UNDER (N) WASHER & DRYER
 - 22.07 (N) WATER HEATER
- 23 HEATING, VENTILATING AND AIR CONDITIONING**
 - 23.01 DRYER VENT PATH & OUTLET: 4" MIN. DIA. DUCT, 14' MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.
 - 23.02 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 506
 - 23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.
 - 23.04 (N) A/C COMPRESSOR ANCHORED TO A MIN 3" THICK CONC PAD
 - 23.05 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR
- 32 EXTERIOR IMPROVEMENTS**
 - 32.01 (N) 4" CONC CURB
 - 32.02 (N) GRASS GROUND COVER
 - 32.03 (N) PLANTING, SHRUBS
 - 32.04 (N) PLANTING, TREE
 - 32.05 (N) CURB CUT
- 33 UTILITIES**
 - 33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.
 - 33.02 (N) GAS METER
 - 33.03 (N) CABLE / TELECOM SERVICE

KEYNOTES

ADAMSON MOLINA DESIGN ASSOCIATES, INC.
CUNNINGHAM RESIDENCE
 130 SIERRA POINT ROAD, BRISBANE, CA 94005
 AP# 007-193-050

1 FERN ROAD
 KENTFIELD, CA 94904
 P 415.576.1010
 AMY@ADAMSON@CLOUD.COM

LICENSED ARCHITECT
 PROJ. A. MOLINA
 NO. C-30600
 STATE OF CALIFORNIA

09.10.19 Plan Check Response
 01.10.19 Permit Set

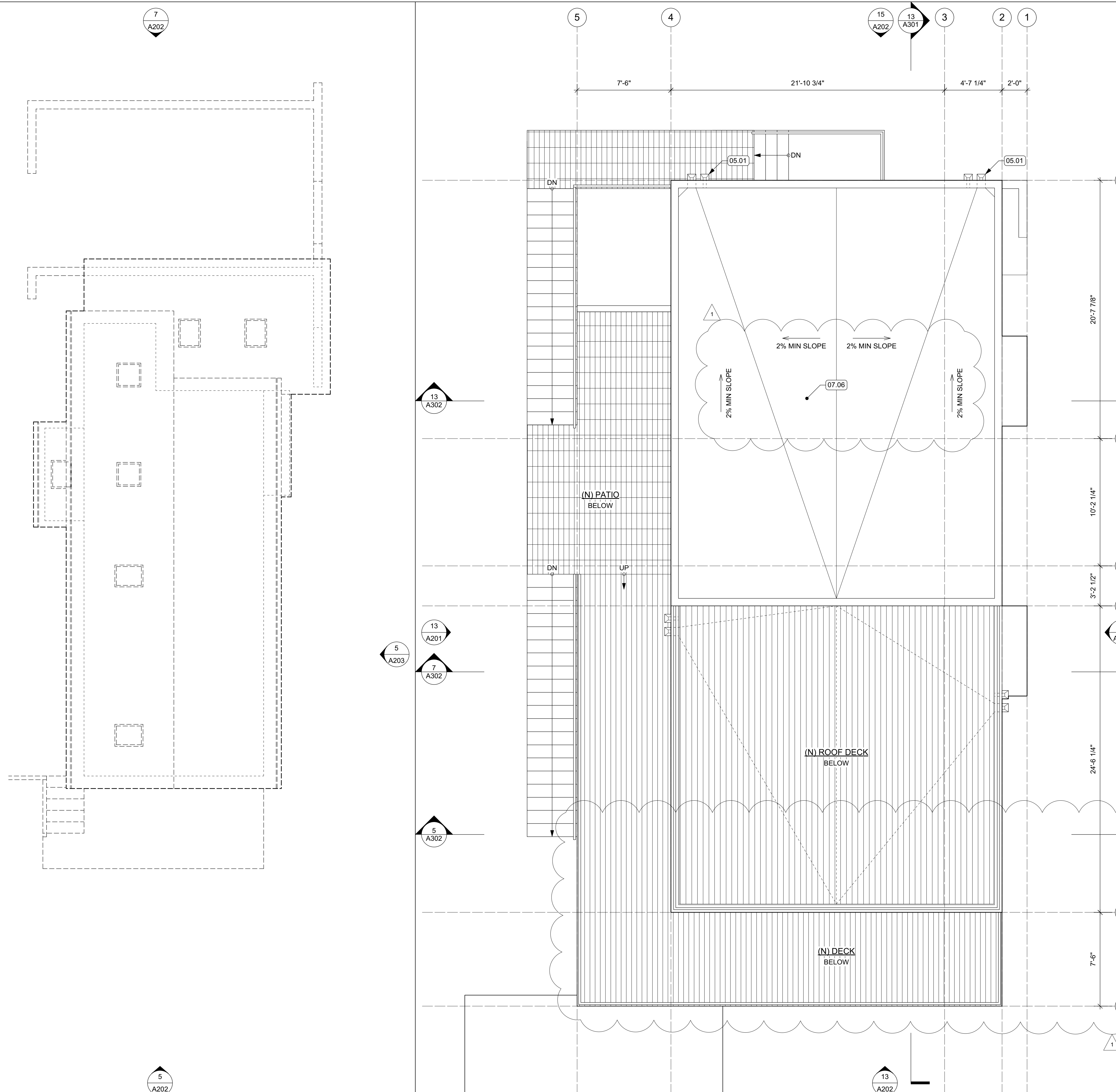
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SCALE: 1/4"=1'-0"

DATE: 09.10.19

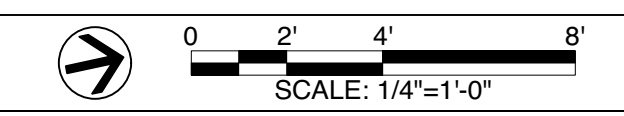
A104



- 02 EXISTING CONDITIONS**
 - 02.01 (E) STEP & SECURITY GATE TO BE REMOVED
 - 02.02 (E) DECK & STAIR TO BE REMOVED
 - 02.03 (E) FENCE TO BE REMOVED
 - 02.04 (E) PLANTER TO BE REMOVED
 - 02.05 (E) PLY T-11 SIDING
 - 02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**
 - 03.01 (N) CONC STAIRS ON GRADE
 - 03.02 (N) CONC SLAB ON GRADE
 - 03.03 (N) CONC SLAB UNDER (N) PAVERS
 - 03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH
 - 03.05 (N) CONC RETAINING WALL
 - 03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**
 - 05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY
 - 05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.
 - 05.03 (N) PTD MTL HANDRAIL
 - 05.04 (N) PTD STL TUBE COLUMN
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 - 06.01 (N) CUSTOM WD CASEWORK
 - 06.02 (N) ADJ PTD WOOD SHELVING
 - 06.03 (N) WD FLOORING
 - 06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL
 - 06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN
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 - 06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS
 - 06.08 (N) IPE WD DECKING AND/OR STAIRS O/ P.T. WD STRUCTURE
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 - 06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**
 - 07.01 (N) STUCCO FINISH: 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1
 - 07.02 (N) T&G WD SIDING
 - 07.03 BATT INSULATION, R21
 - 07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND III OR EQ., FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 808.5
 - 07.05 (N) STONE TILE
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 - 07.10 GRACE PREPRUFE 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM
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- 08 OPENINGS**
 - 08.01 (N) CLEARSTORY WINDOW ABOVE
 - 08.02 (N) ALUM WINDOWS
- 09 FINISHES**
 - 09.01 PTD GYP BD
 - 09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2
 - 09.03 (N) PORCELAIN TILE O/ THINSET MORTAR BED
 - 09.04 (N) STONE OR BRICK PAVERS O/ CONC SLAB
 - 09.05 (N) STONE COUNTERTOP
 - 09.06 ENCLOSED SPACE UNDER INTERIOR STAIR TO HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED WITH MIN 1 LAYER 1/2" GWB
- 10 SPECIALTIES**
 - 10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE
 - 10.02 1 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT**
 - 11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING
 - 11.02 (N) STEAM OVEN
 - 11.03 (N) WARMING DRAWER
 - 11.04 (N) REFRIGERATOR
 - 11.05 (N) GAS RANGE
 - 11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE
 - 11.07 (N) DISHWASHER
 - 11.08 (N) WINE REFRIGERATOR
- 22 PLUMBING**
 - 22.01 (N) TOILET, SEE GEN NOTE 5/A001.
 - 22.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001
 - 22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001
 - 22.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001
 - 22.05 (N) AREA DRAIN
 - 22.06 (N) GALV PAN W/ DRAIN UNDER (N) WASHER & DRYER
 - 22.07 (N) WATER HEATER
- 23 HEATING, VENTILATING AND AIR CONDITIONING**
 - 23.01 DRYER VENT PATH & OUTLET: 4" MIN. DIA. DUCT, 14' MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.
 - 23.02 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 506
 - 23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.
 - 23.04 (N) A/C COMPRESSOR ANCHORED TO A MIN 3" THICK CONC PAD
 - 23.05 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR
- 32 EXTERIOR IMPROVEMENTS**
 - 32.01 (N) 4" CONC CURB
 - 32.02 (N) GRASS GROUND COVER
 - 32.03 (N) PLANTING, SHRUBS
 - 32.04 (N) PLANTING, TREE
 - 32.05 (N) CURB CUT
- 33 UTILITIES**
 - 33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.
 - 33.02 (N) GAS METER
 - 33.03 (N) CABLE / TELECOM SERVICE

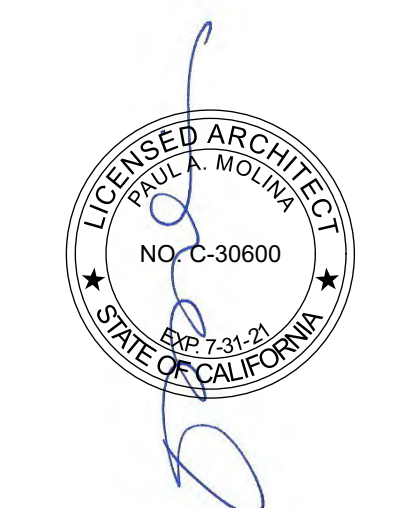
13 EXISTING ROOF PLAN WITH DEMOLITION

15 ROOF PLAN



KEYNOTES

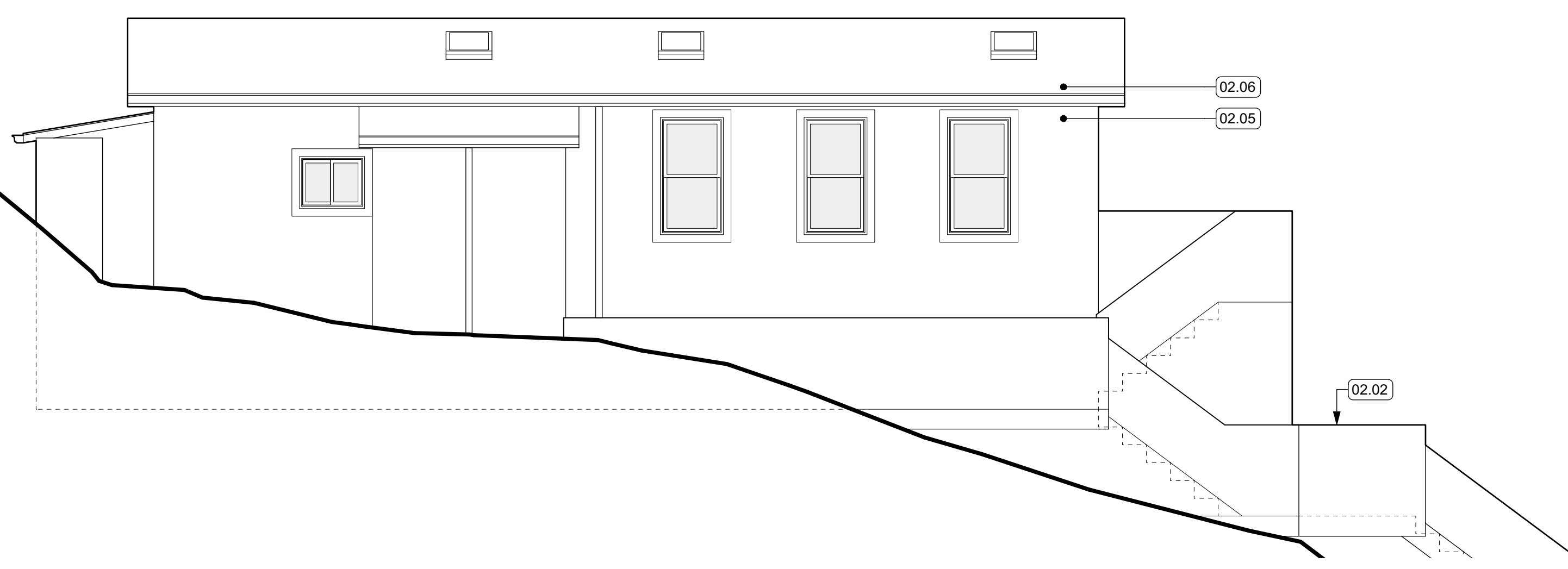
ADAMSON MOLINA DESIGN ASSOCIATES, INC.
 CUNNINGHAM
 RESIDENCE
 130 SIERRA POINT ROAD, BRISBANE, CA 94005
 AP# 007-193-050



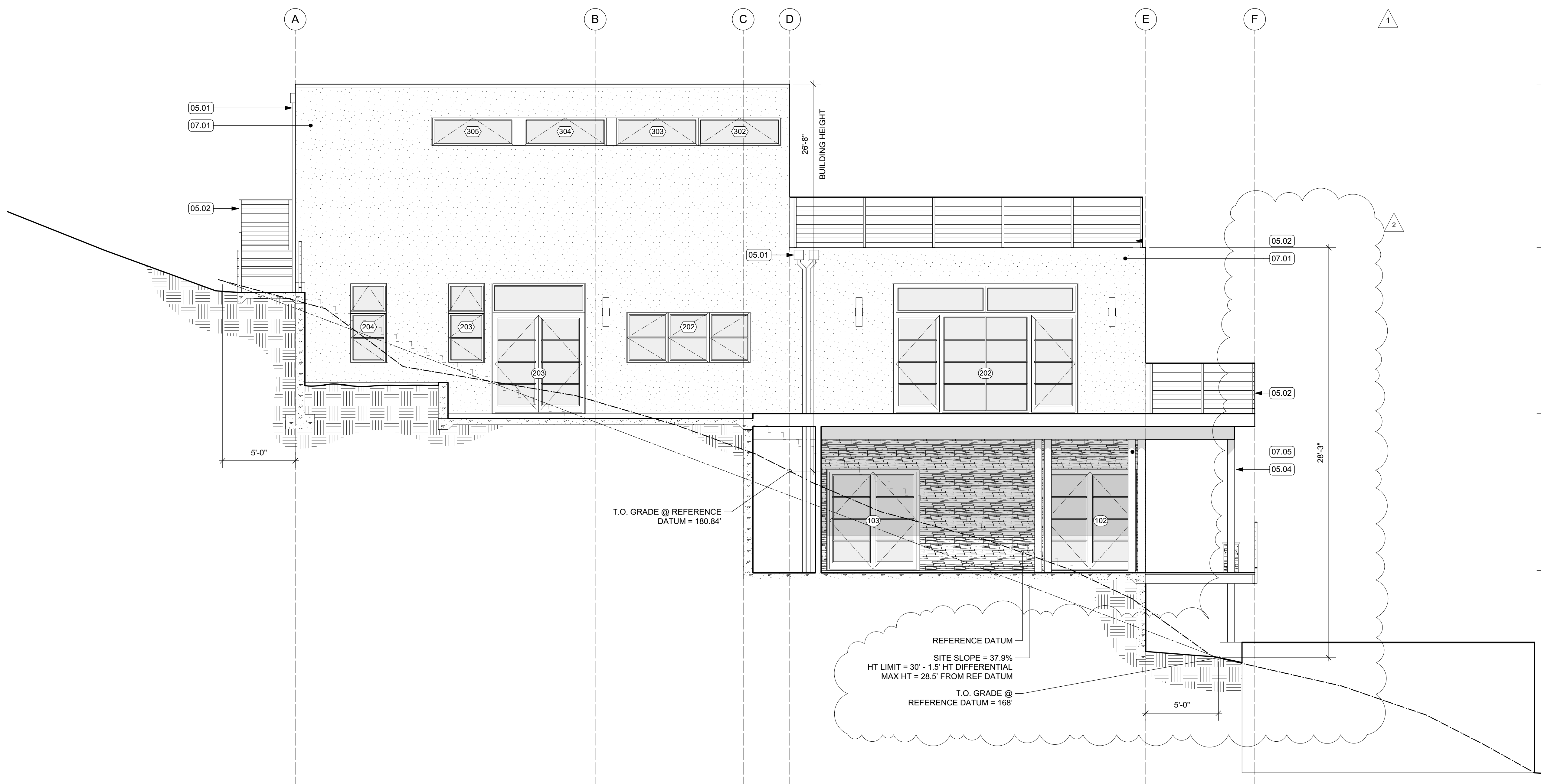
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09.10.19	1	Plan Check Response
01.10.19		Permit Set

TITLE	FLOOR PLANS
SCALE	1/4"=1'-0"
DATE	09.10.19

A105



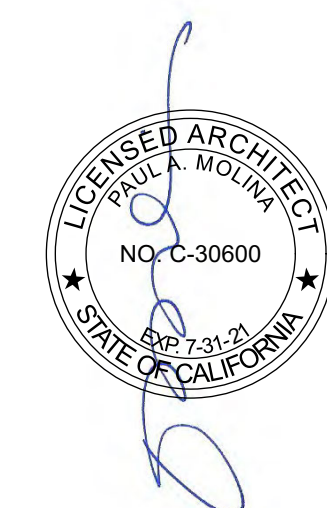
5 EXISTING EXTERIOR ELEVATION - SOUTH



13 EXTERIOR ELEVATION - SOUTH

- 02 EXISTING CONDITIONS**
 - 02.01 (E) STEP & SECURITY GATE TO BE REMOVED
 - 02.02 (E) DECK & STAIR TO BE REMOVED
 - 02.03 (E) FENCE TO BE REMOVED
 - 02.04 (E) PLANTER TO BE REMOVED
 - 02.05 (E) PLY T-11 SIDING
 - 02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**
 - 03.01 (N) CONC STAIRS ON GRADE
 - 03.02 (N) CONC SLAB ON GRADE
 - 03.03 (N) CONC SLAB UNDER (N) PAVERS
 - 03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH
 - 03.05 (N) CONC RETAINING WALL
 - 03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**
 - 05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY
 - 05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.
 - 05.03 (N) PTD MTL HANDRAIL
 - 05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES**
 - 06.01 (N) CUSTOM WD CASEWORK
 - 06.02 (N) ADJ PTD WOOD SHELVING
 - 06.03 (N) WD FLOORING
 - 06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL
 - 06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN
 - 06.06 (N) IPE WD FACIA
 - 06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS
 - 06.08 (N) IPE WD DECKING AND/OR STAIRS O/P.T. WD STRUCTURE
 - 06.09 (N) WD FENCE
 - 06.10 (N) T&G WD SIDING
 - 06.11 (N) IPE WD DECKING O/P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**
 - 07.01 (N) STUCCO FINISH: 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1
 - 07.02 (N) T&G WD SIDING
 - 07.03 BATT INSULATION, R21
 - 07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND III OR EQ. FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5
 - 07.05 (N) STONE TILE
 - 07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 ENERGY SMART WHITE SELF ADHERED MEMBRANE, UL, FM, NSF/ANSI 347, OR EQ.
 - 07.07 DYNAGRIP BASE SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/FM/ASTM D 5147, OR APPROVED EQ.
 - 07.08 DYNAGRIP CAP SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.
 - 07.09 GRACE BITUTHENE LIQUID WPF MEMBRANE, ASTM
 - 07.10 GRACE PREPRUFE 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM
 - 07.11 GRACE HYDRODUCT 220 PREFABRICATED DRAIN, ASTM
 - 07.12 GRACE HYDRODUCT COIL 600 PERIMETER DRAIN, ASTM
- 08 OPENINGS**
 - 08.01 (N) CLEARSTORY WINDOW ABOVE
 - 08.02 (N) ALUM WINDOWS
- 09 FINISHES**
 - 09.01 PTD GYP BD
 - 09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2
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 - 23.05 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR
- 32 EXTERIOR IMPROVEMENTS**
 - 32.01 (N) 4" CONC CURB
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 - 32.03 (N) PLANTING, SHRUBS
 - 32.04 (N) PLANTING, TREE
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- 33 UTILITIES**
 - 33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.
 - 33.02 (N) GAS METER
 - 33.03 (N) CABLE / TELECOM SERVICE

ADAMSON MOLINA DESIGN ASSOCIATES, INC.



MARK	DATE	DESCRIPTION
2	10.24.19	Plan Check Response 2
1	09.10.19	Plan Check Response
	01.10.19	Permit Set

TITLE: EXTERIOR ELEVATIONS

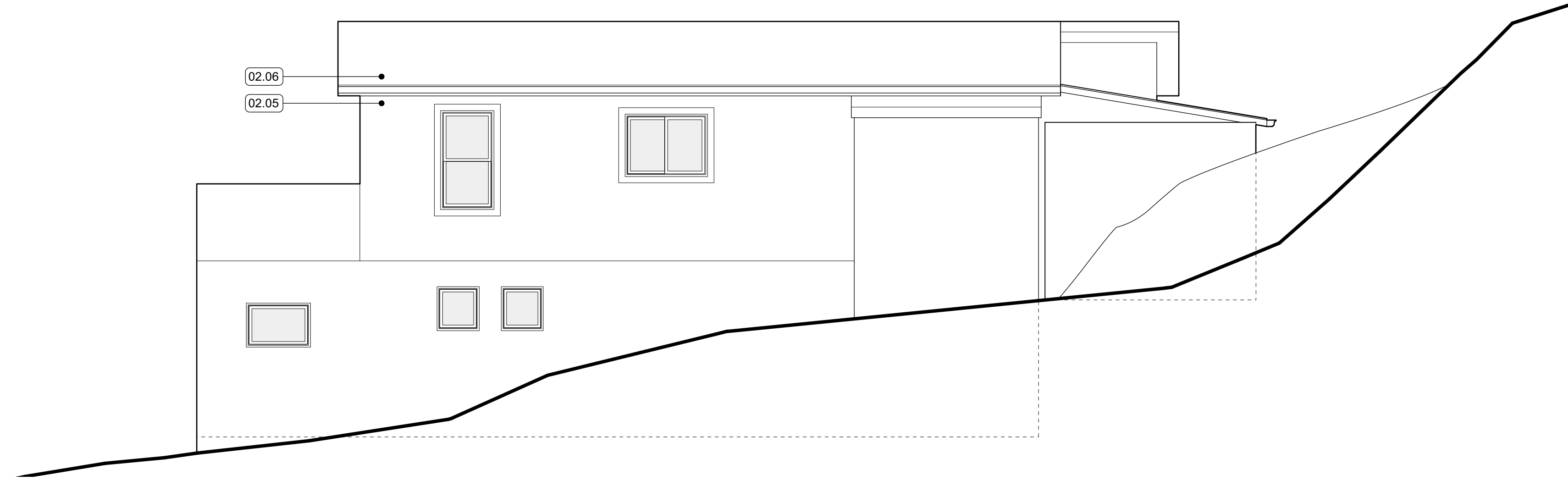
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DATE: 09.10.19

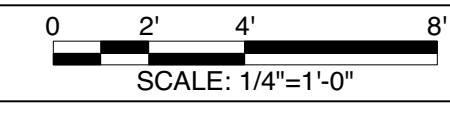
A201

KEYNOTES

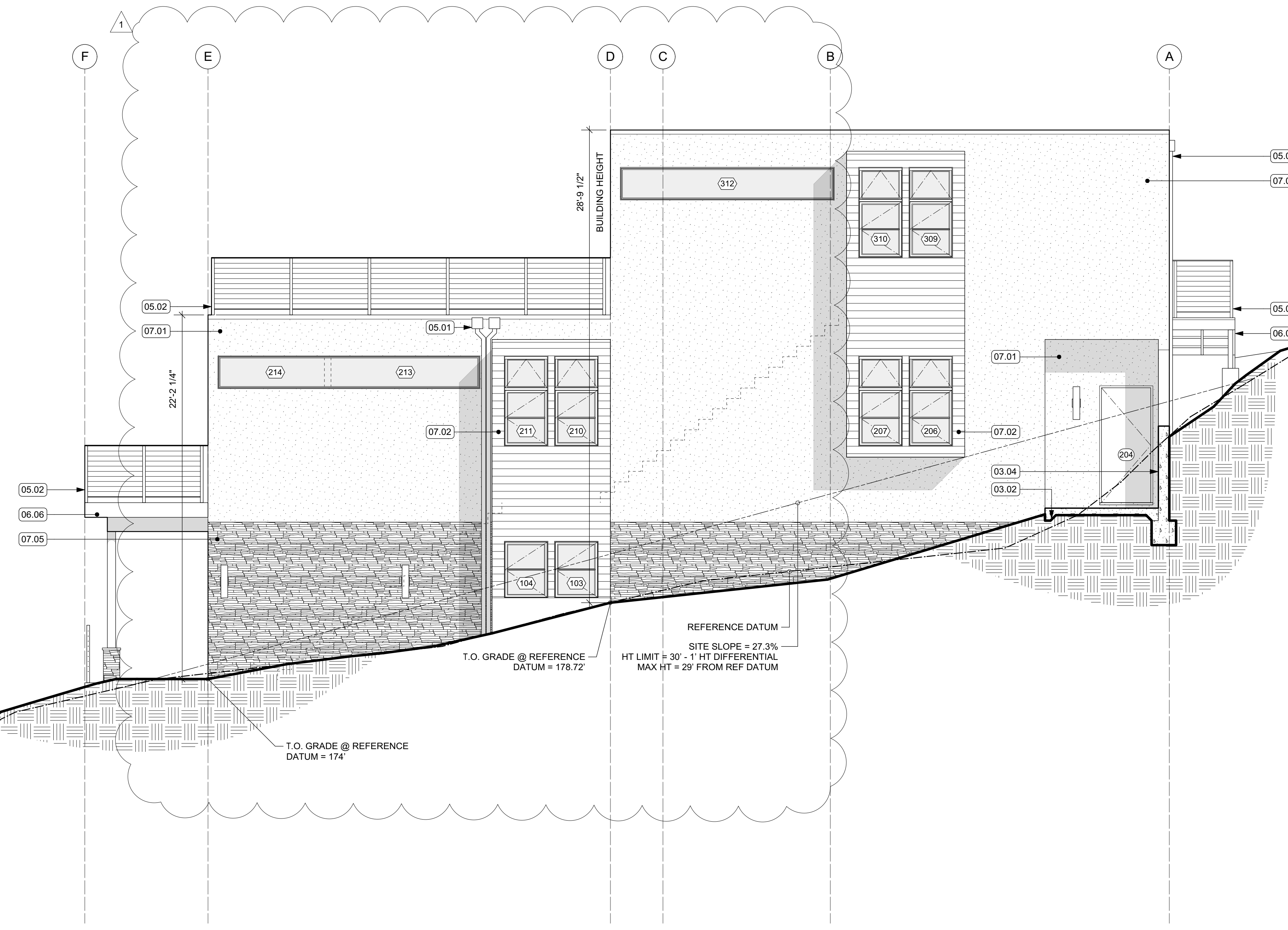
T.O. (E) ROOF +194'
T.O. 1ST FLOOR +183.2'
T.O. BSMT FLOOR +175.2'



5 EXISTING EXTERIOR ELEVATION - NORTH



T.O. PARAPET +207.511'
T.O. 3RD FLOOR +196.24'
T.O. 2ND FLOOR +184.802'
T.O. 1ST FLOOR +174'

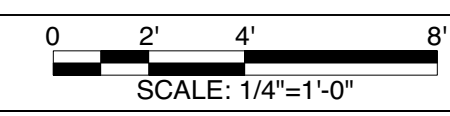


REFERENCE DATUM
SITE SLOPE = 27.3%
HT LIMIT = 30' - 1' HT DIFFERENTIAL
MAX HT = 29' FROM REF DATUM

T.O. GRADE @ REFERENCE DATUM = 174'

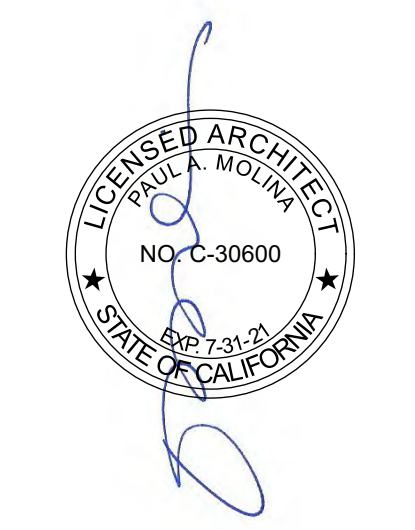
T.O. GRADE @ REFERENCE DATUM = 178.72'

13 EXTERIOR ELEVATION - NORTH



- 02 EXISTING CONDITIONS**
 - 02.01 (E) STEP & SECURITY GATE TO BE REMOVED
 - 02.02 (E) DECK & STAIR TO BE REMOVED
 - 02.03 (E) FENCE TO BE REMOVED
 - 02.04 (E) PLANTER TO BE REMOVED
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ADAMSON MOLINA DESIGN ASSOCIATES, INC.
 CUNNINGHAM RESIDENCE
 130 SIERRA POINT ROAD, BRISBANE, CA 94005
 AP# 007-193-050



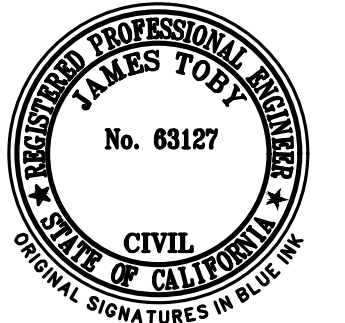
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01.10.19	Permit Set	
	1	

TITLE EXTERIOR ELEVATIONS
SCALE 1/4"=1'-0"
DATE 09.10.19

A203

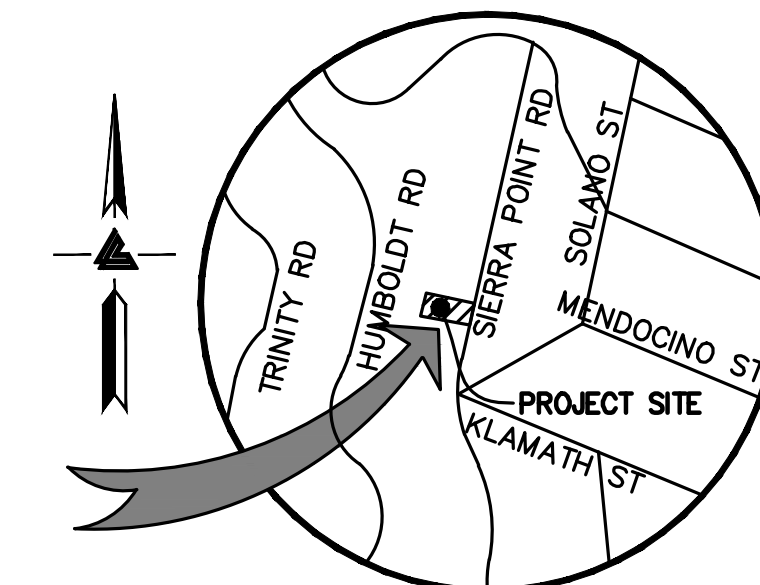
KEYNOTES

CUNNINGHAM RESIDENCE 130 SIERRA POINT RD BRISBANE, CALIFORNIA

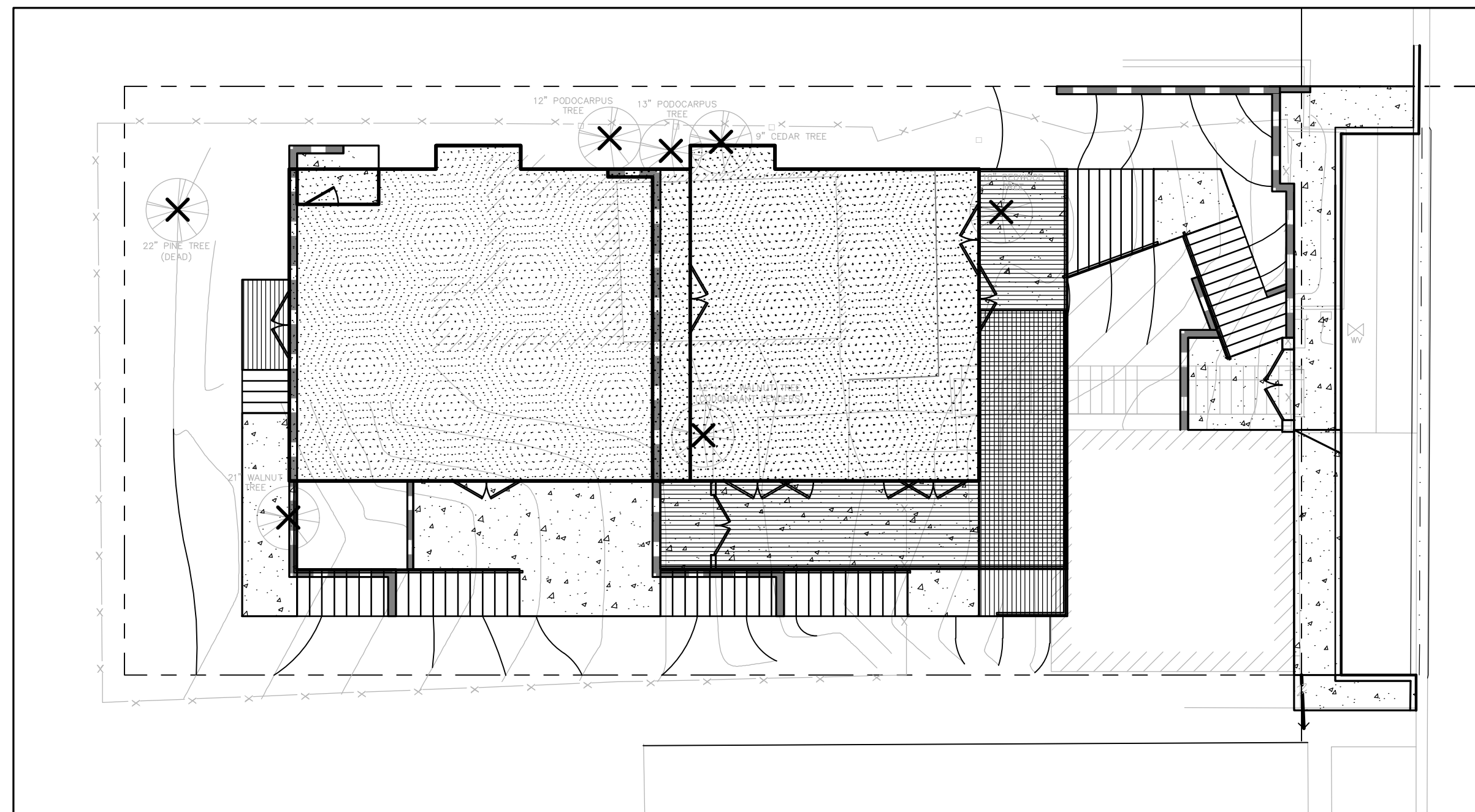


LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	--- RW --- RW	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED



VICINITY MAP
NTS



KEY MAP
1" = 10'

OWNER'S INFORMATION

OWNER: MICHAEL & TRYSTANNE CUNNINGHAM
130 SIERRA POINT RD
BRISBANE, CA

APN: 007-193-050

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY SUMMIT ENGINEERING, ENTITLED: "TOPOGRAPHIC SURVEY" 130 SIERRA POINT ROAD BRISBANE, CA
 - SITE PLAN BY ADAMSON MOLINA DESIGN ASSOCIATES, INC. ENTITLED: "CUNNINGHAM RESIDENCE" 130 SIERRA POINT ROAD BRISBANE, CA
 - SOIL REPORT BY SUMMIT ENGINEERING ENTITLED: "GEOTECHNICAL REPORT" 130 SIERRA POINT ROAD BRISBANE, CA DATE: 02-18-18

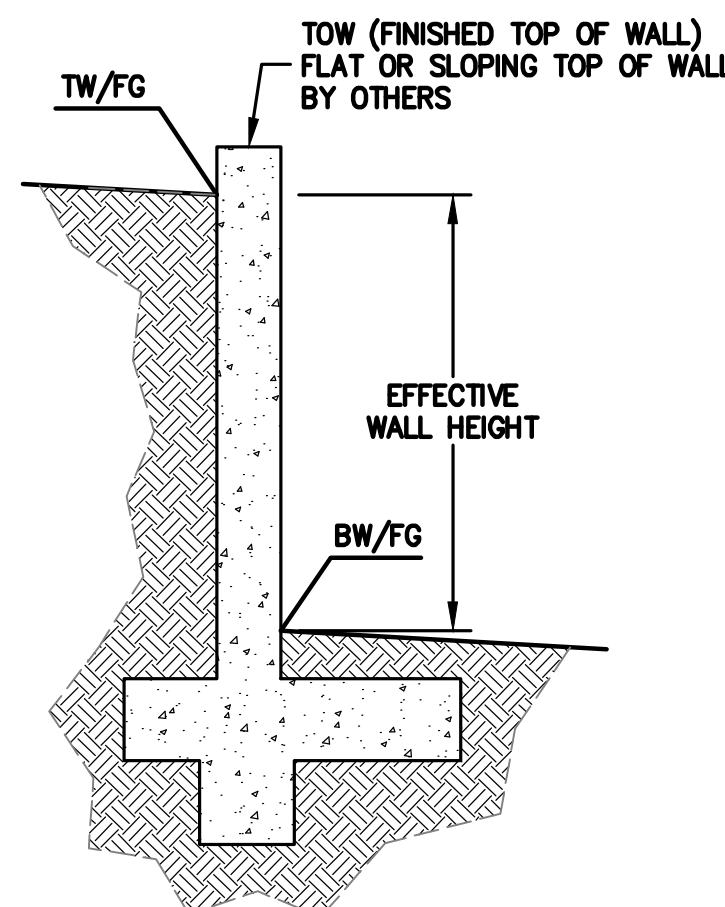
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LF	LINEAR FEET
ACC	ACCESSIBLE	MAX	MAXIMUM
AD	AREA DRAIN	MH	MANHOLE
BC	BEGINNING OF CURVE	MIN	MINIMUM
B & D	BEARING & DISTANCE	MON.	MONUMENT
BM	BENCHMARK	MRO	METERED RELEASE OUTLET
BUB	BUBBLER BOX	(N)	NEW
BW/FG	BOTTOM OF WALL/FINISH GRADE	NO.	NUMBER
CB	CATCH BASIN	NTS	NOT TO SCALE
C & G	CURB AND GUTTER	O.C.	ON CENTER
CL	CENTER LINE	O/	OVER
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	(PA)	PLANTING AREA
CO	CLEANOUT	PED	PEDESTRIAN
COTG	CLEANOUT TO GRADE	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PSS	PUBLIC SERVICES EASEMENT
CONST	CONSTRUCT or -TION	R	PROPERTY LINE
CONC COR	CONCRETE CORNER	PP	POWER POLE
CY	CUBIC YARD	PUE	PUBLIC UTILITY EASEMENT
D	DIAMETER	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R	RADIUS
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EA	EACH	RIM	RIM ELEVATION
EC	END OF CURVE	RW	RAINWATER
EG	EXISTING GRADE	R/W	RIGHT OF WAY
EL	ELEVATIONS	S	SLOPE
EP	EDGE OF PAVEMENT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EQ	EQUIPMENT	SAN	SANITARY
EW	EACH WAY	SD	STORM DRAIN
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SHT	SHEET
FF	FINISHED FLOOR	S.L.D.	SEE LANDSCAPE DRAWINGS
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER CLEANOUT
FS	FINISHED SURFACE	SSMH	SANITARY SEWER MANHOLE
G	GAGE OR GAUGE	ST.	STREET
GB	GRADE BREAK	STA	STATION
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STD	STANDARD
HORIZ	HORIZONTAL	STRUC	STRUCTURAL
HI PT	HIGH POINT	T	TELEPHONE
H&T	HUB & TACK	TC	TOP OF CURB
ID	INSIDE DIAMETER	TOW	TOP OF WALL
INV	INVERT ELEVATION	TEMP	TEMPORARY
JB	JUNCTION BOX	TP	TOP OF PAVEMENT
JT	JOINT TRENCH	TW/FG	TOP OF WALL/FINISH GRADE
JP	JOINT UTILITY POLE	TYP	TYPICAL
L	LENGTH	VC	VERTICAL CURVE
LNDG	LANDING	VCP	VITRIFIED CLAY PIPE
		VERT	VERTICAL
		W/	WITH
		W.WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	130	90	220
FILL	50	20	70
EXPORT / IMPORT			150

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
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SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	OVERALL SITE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-4.0	DETAILS
C-4.1	DETAILS
C-5.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
BMP	BEST MANAGEMENT PRACTICE

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CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
SACRAMENTO, CALIFORNIA 95834
ROSELLE, CALIFORNIA 95961
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
WWW.LEABRAZE.COM

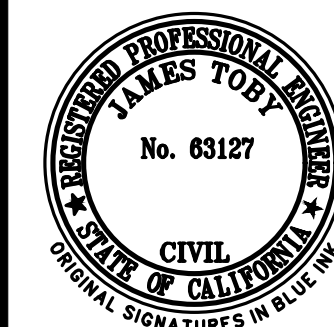
**CUNNINGHAM RESIDENCE
130 SIERRA POINT RD
BRISBANE, CALIFORNIA**
APN: 007-193-050
SAN MATEO COUNTY

TITLE SHEET

REVISIONS	BY
1	PLAN CHECK 8-05-20 MG

JOB NO: 2180451
DATE: 01-07-19
SCALE: AS NOTED
DESIGN BY: MG
DRAWN BY: MG
SHEET NO:

C-1.0
1 OF 9 SHEETS



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 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 3000 JACOBSON HWY, WEST
 SACRAMENTO, CA 95821
 HAYWARD, CALIFORNIA 94545
 (P) (510) 887-4086 (P) (916) 966-1338
 (F) (510) 887-3019 (F) (916) 797-7363
 WWW.LEABRAZE.COM

CUNNINGHAM RESIDENCE
130 SIERRA POINT RD
BRISBANE, CALIFORNIA

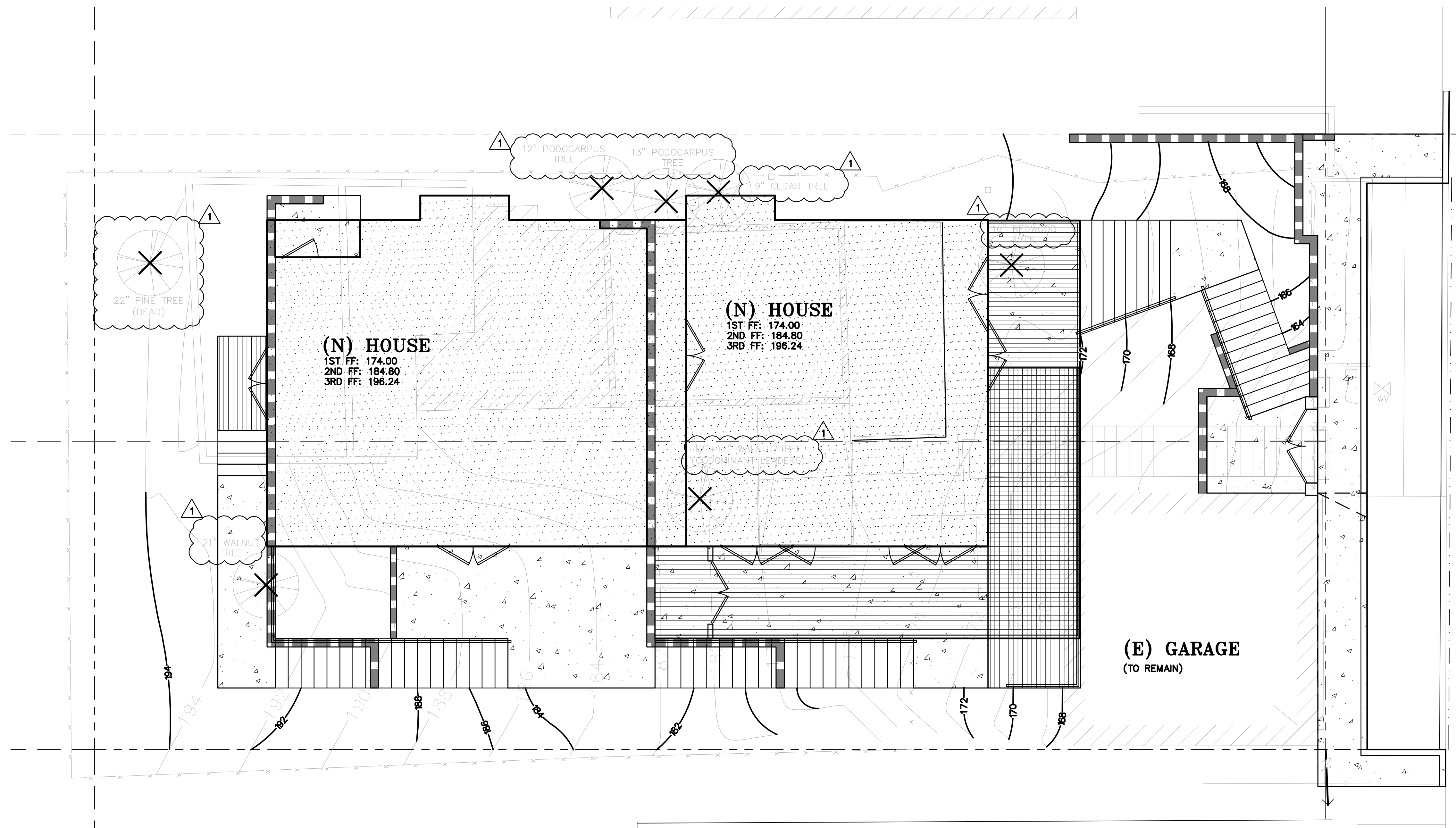
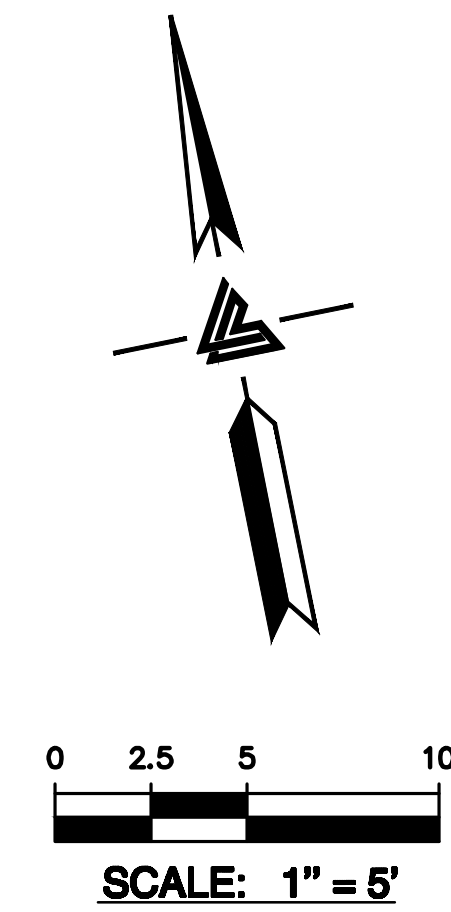
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SAN MATEO COUNTY

OVERALL SITE PLAN

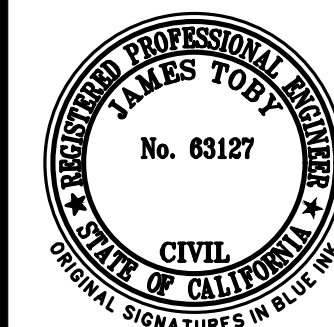
1	PLAN CHECK	MG
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 2 OF 9 SHEETS



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AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraze.com

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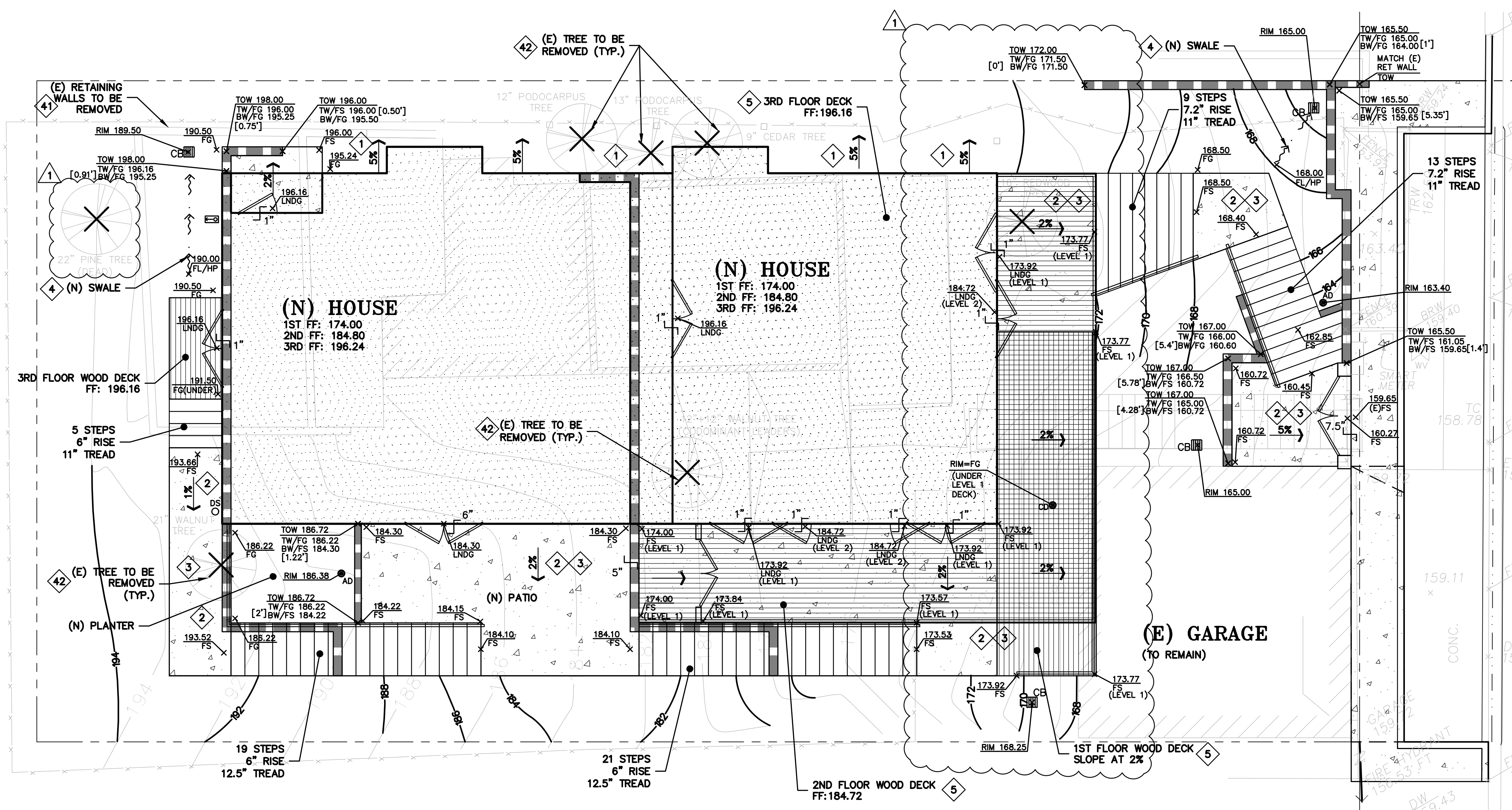
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 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 BAY AREA REGION
 1500 JUDSON WAY, WEST
 HAYWARD, CALIFORNIA 94545
 (P) (510) 887-4086 (F) (510) 887-3019
 WWW.LEABRAZE.COM

**CUNNINGHAM RESIDENCE
 130 SIERRA POINT RD
 BRISBANE, CALIFORNIA**

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**GRADING &
 DRAINAGE PLAN**

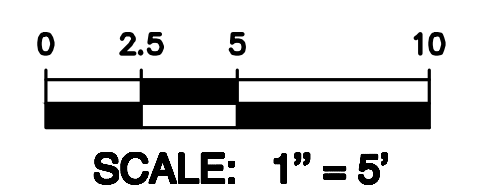
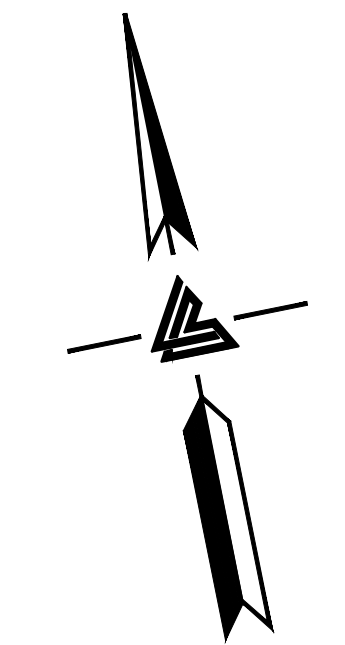


- FLATWORK KEYNOTES 1 TO 5**
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
 - 2 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 - 3 (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 ON SHEET C-4.0.
 - 4 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 2 ON SHEET C-4.0.
 - 5 (N) WOOD DECK BY OTHERS. SEE ARCHITECTURAL PLANS FOR MORE DETAIL.

- DEMOLITION KEYNOTES 41 TO 43**
- 41 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 - 42 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
 - 43 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

*** BUILDING PAD NOTE:**
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C-2.1
 3 OF 9 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

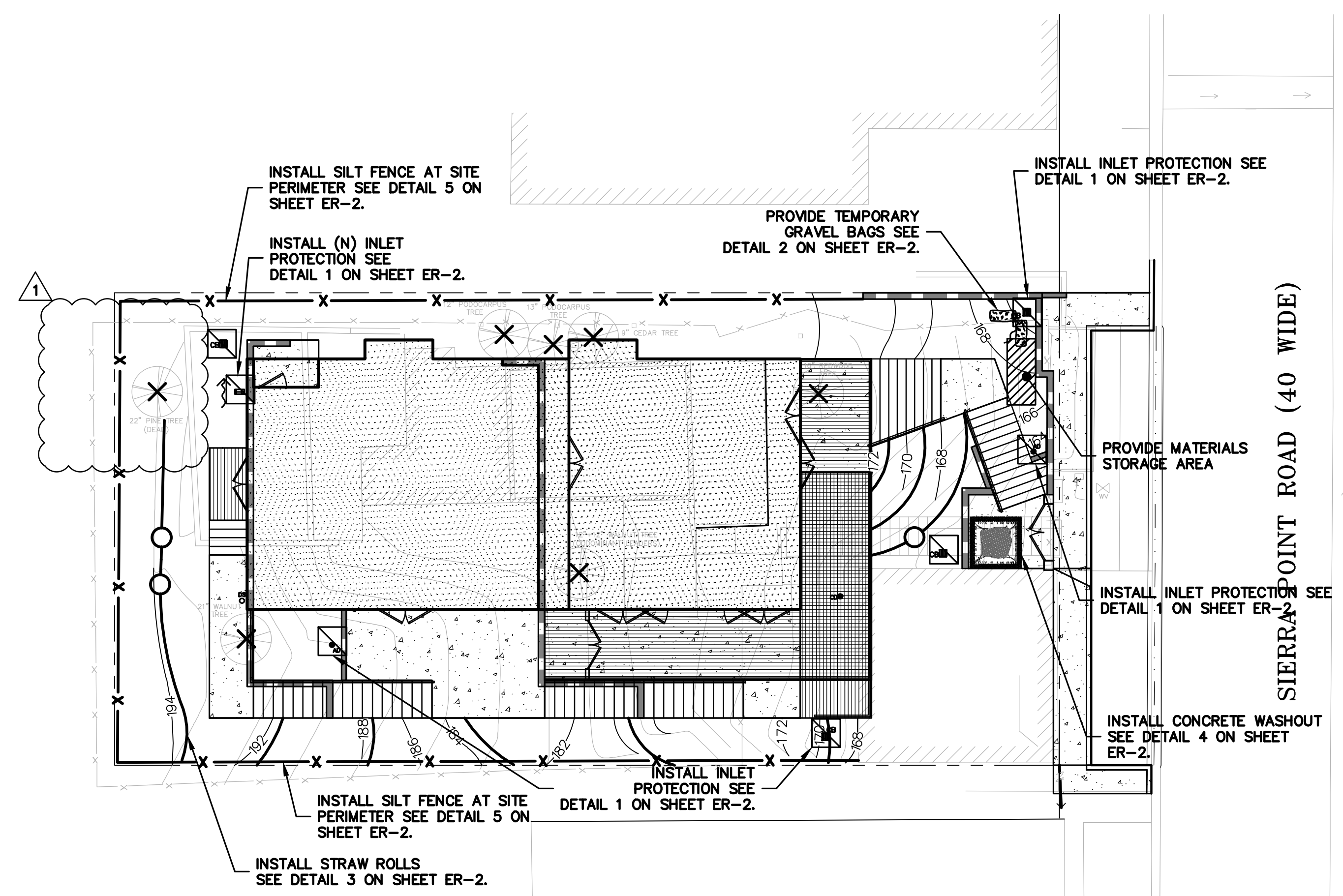
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND EDGES SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1" FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



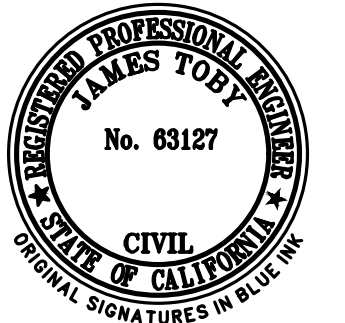
EROSION CONTROL LEGEND

	GRAVEL BAG
	SEDIMENTATION BASIN
	INLET PROTECTION
	STRAW ROLL
	SILT FENCE
	CONCRETE WASHOUT
	CONSTRUCTION ENTRANCE
	TREE PROTECTION
	EROSION CONTROL BLANKET / MATTING

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

BRISBANE NOTES:

- STABILIZE ALL DENUDE AREAS AND INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15 AND APRIL 15 OF EACH YEAR. UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, TO PREVENT THEIR CONTACT WITH STORM WATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 1000 J STREET, SUITE # 300
 ROSELAND, CA 95661
 HAYWARD REGION
 1000 CALIFORNIA 94545
 (P) (510) 887-4066 (F) (916) 966-1338
 (P) (510) 887-3019 (F) (916) 977-7363
 WWW.LEABRAZE.COM

CUNNINGHAM RESIDENCE
130 SIERRA POINT RD
BRISBANE, CALIFORNIA
 SAN MATEO COUNTY
 APN: 007-193-050

EROSION CONTROL PLAN

PLAN CHECK	MG
REVISIONS	BY
JOB NO:	2180451
DATE:	01-07-19
SCALE:	AS NOTED
DESIGN BY:	MG
DRAWN BY:	MG
SHEET NO:	

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH AS MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ADJACENT DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF FOREIGNS SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAR OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH FERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A PARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPE GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

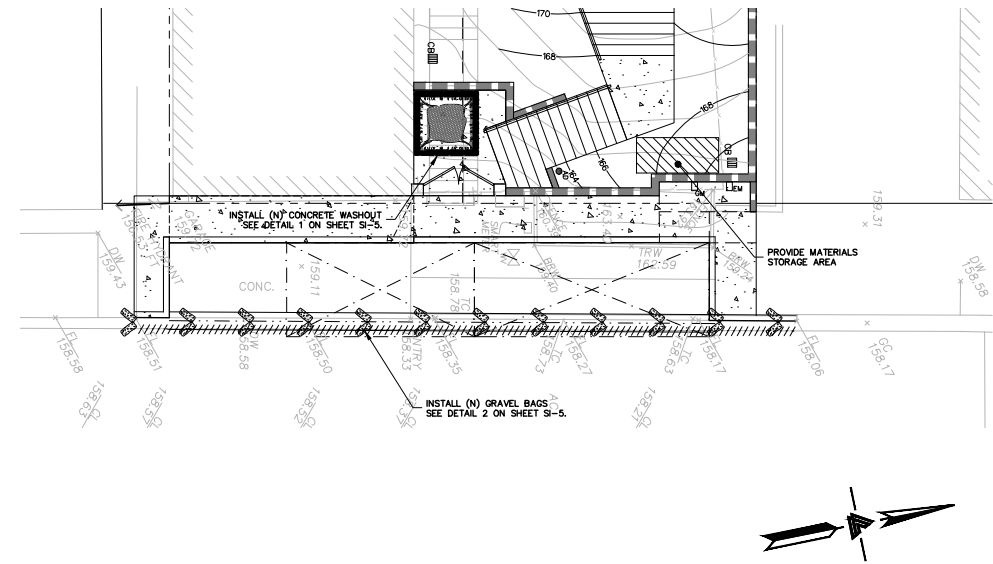
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER EXISTING METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 207 "EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

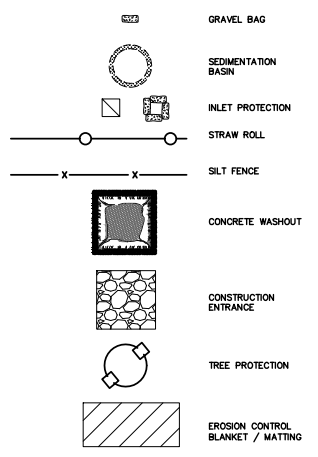
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL.
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



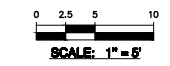
EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

BRISBANE NOTES:

- STABILIZE ALL DENUDE AREAS AND INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15 AND APRIL 15 OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, TO PREVENT THEIR CONTACT WITH STORM WATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DICES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 3000 W. SIERRA POINT RD. SUITE 300
 BRISBANE, CALIFORNIA 94445
 HAWAII: 808-737-7363
 CALIFORNIA: 916-897-7363
 WWW.LEABRAZE.COM

CUNNINGHAM RESIDENCE
 130 SIERRA POINT RD
 BRISBANE, CALIFORNIA
 SAN MATEO COUNTY
 APR. 07-193-050

EROSION CONTROL PLAN

PLAN CHECK	MG
REVISIONS	BY
JOB NO:	2180451
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SUPPORTING STATEMENTS

Findings Required for Approval of All Use Permits

Brisbane Municipal Code §17.40.060

In order to approve any use permit application, the Planning Commission must affirmatively make the findings of approval in BMC Chapter 17.40, which are reproduced below. Supplemental findings may also be required depending on your specific project and the applicable zoning district and are listed in this attachment.

Please respond to each required finding as it relates specifically to your proposal and include a reference to the applicable plan sheet in the development plans. Attach additional pages if necessary, or provide written responses on a separate document.

1. How has the project been designed and operated in order to be compatible with the nature and condition of all adjacent uses and structures, and with general and specific plans for the area in question?

<u>The residence in question has been designed to be in full compliance with</u>	Plan Sheet Page(s)
<u>all relevant local planning codes with regard to area, mass, and general site improvements. We are only applying for an acceptance of a modified parking arrangement that impacts only the street front directly in front of the applicant's property.</u>	A101 &A102

2. How will the propose use be designed and operated in order to not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood?

<u>The change in question will allow for new off street parking where none</u>	Plan Sheet Page(s)
<u>before existed. This will not impact existing street side parking in the neighborhood.</u>	A101 &A102

3. How will the proposed use be designed and operated in order to not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city?

<u>The additional parking for this site will add street side parking to the</u>	Plan Sheet Page(s)
<u>neighborhood and not interfere with street traffic.</u>	A101 &A102

Use Permits to Modify the Parking Regulations

Brisbane Municipal Code §17.34.050

In addition to the findings of approval for use permits, the Planning Commission must also affirmatively make the special findings of approval located in the Brisbane Municipal Code Chapter 17.34, which are reproduced below.

1. Describe why strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site.

	Plan Sheet Page(s)
<u>By allowing one of the required 4 parking spaces for this project to overlap with the existing garage door openings, we can comply with the 4 space parking requirement without burdening the street with street side parking beyond the space directly in front of this site’s property lines.</u>	A101 & A102

2. Describe how the granting of the use permit will not create or intensify a shortage of on-street parking spaces, given, for example, the availability of existing or improved on/off-street parking which may not fully meet the requirements of this chapter.

	Plan Sheet Page(s)
<u>No current off street parking exists along our side of the street. This project will add parking where none legally existed before.</u>	A101 & A102

3. Describe why full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints. This finding shall not be required for residential units dedicated to be affordable to households with very-low, low, or moderate incomes or designed and dedicated for use by households with one or more members who are 62 years of age or older, subject to restrictions approved by the City and recorded with the County of San Mateo.

	Plan Sheet Page(s)
<u>The steep slope of the site in question renders additional off street parking infeasible, due to the amount of soil cut and new retaining wall construction that would be required to add the parking within the existing property line boundaries.</u>	A101, A102, A201

On Apr 6, 2020, at 4:42 PM, Joshua Rumbley wrote:

Hi Amy & Wilson,

As an arborist it is the norm to measure at DBH (4.5 feet above ground). Due to his information given to me by Jeremiah I will have to revisit the site tomorrow and get these measurements to be accurate for the needs of the grading plan.

I hope you understand that I was trying to point out the pine because it is dead and it needed to be added to the removal plan. I will give you the measurements tomorrow or Wednesday.

Regards,

Joshua Rumbley

Arborist Representative

ISA Certified Arborist #11341A

Qualified Pesticide Applicator #147034 Bartlett Tree Experts, Division 10

1599 Custer Avenue, San Francisco

415-206-0790 : Office

415-206-0793 : Fax

www.bartlett.com

Sent from iPhone

ADDRESS	130 Sierra Point Road			
APN	007-193-050			
ZONING DISTRICT	R-1			
DESCRIPTION	Demo existing SFD and construct new SFD; retain existing detached garage			
Development Standard	Existing	Proposed	Min/Max	Status
Lot Area	5,000 SF	-	5,000 SF	Complies
Lot Slope	33%	-	n/a	n/a
Lot Coverage	10%	1,996 SF or 40%		Complies
Floor Area	0.26 FAR	1st FL: 695 SF; 2nd FL: 1,498 SF; 3rd FL: 917 SF; Gar: 415 SF; Total = 3,516 or .70 FAR	0.72 FAR or 3,600 SF	Complies
Setbacks				
N Side Lot Line		5'	5'	Complies
S Side Lot Line		16' 6"	5'	Complies
Rear Lot Line		13' 6.25"	10'	Complies
Front Lot Line		25' 11"	10'	Complies
Decks		Fr: 19' 11"; NS: 9'; SS: 5'	Front/side/rear: 5'	Complies
Stairs		Side: 3'; Rear: 10'	3' side/5' rear	Complies
Garage	0'	n/c	0'	Existing nonconforming
Other Standards				
Height		1st seg: 28' 3"; 2nd seg: 28' 9.5"	30'	Complies
Parking	2 car nonconforming garage	2 covered nonconforming, 2 uncovered in ROW	2 covered + 2 on/off-street	Use permit required for nonconforming covered parking; tandem/50% compact allowed per BMC 17.34.040
Articulation		n/a - no wall exceeds 20' x 20' due to terraced design		n/a
Landscaping		~90 SF	15% of FYSB or 75 SF	Complies
Grading		150 CY of cut & export	>50 CY requires PC review	PC Grading Review required
Fencing			BMC 17.32.050	Verify @ Building Permit
	Yes	No	Status	
Stormwater (C.3/Small project)?	X		Small projects checklist submitted	
Survey required?	X		provided with plan set	
Tree Removal?	X		7 trees to be removed; 1:1 replacement, species, and size at maturity per director; condition of approval	
Underground Utilities District Waiver	X		Condition of approval	
Landscape Maintenance Agreement	X		Condition of approval	
ADU		X		

ATTACHMENT B.3

SEPTEMBER 10, 2020 MEETING MINUTES

[Included in 10/22/2020 agenda packet](#)

ATTACHMENT B.4

APPLICANT'S OPEN LETTER TO NEIGHBORS

To: The Planning commissioners, Planning Department, Building Department and Public Works Department

From: Wilson Yu
130 Sierra Point Rd, Brisbane

I have carefully read all the letters from the neighbors that city has forwarded me. I completely understand the concern about the construction noises, parking, safety and health issues and environment and want to put in my sincerest efforts to accommodate for your family's needs.

After showing my family this property and its quiet neighborhood and nice view, we have been very excited to start packing for this new life here. I have been working in Brisbane couple years and love the city. This is why I have every reason to establish and maintain a good relationship with our future neighbors by listening to every accommodation I need to make to ensure a smooth move-in and finishing up construction work in the quickest and smoothest way possible.

Due to my demanding work schedule, my lack of close vicinity to the area, and consideration for the pandemic, I have not reached out as early as I intended to. However, please trust that I am a flexible and open-minded person who just wants to live in the beautiful neighborhood and is willing to communicate frequently and however necessary to ensure everyone's needs can be met. They could call me at [REDACTED] and we can meet at the neighbors' convenience to have clear and open communication about my plans for construction.

I hope this letter answers some of their questions and I am completely open to addressing any further concerns.

CONSTRUCTION NOISE

The city of Brisbane has guidelines for noise limitation: Monday to Saturday, 7pm to 7am, Sunday or public holiday, 7pm to 8am, no clearly audible noise allowed.

We will absolutely avoid any construction during those time. We will find any means to reduce the noise, starting with:

- . Avoiding the usage of high noise equipment in the early morning
- . Use the alternative tools to reduce the noise level
- . Install an acoustic enclosure for the equipment such as compressor
- . No generator used at the job site

We will try the best effort to reduce the construction noise. While it may never be perfect, hopefully maintaining good communication with neighbors will be a constant in this whole process that can alleviate concerns in our neighbors' minds. They could talk to me directly at any time to let me know about problems such as the noise sensitivity schedule of the day or leave a note at the door to schedule another talk. We will try our very best to limit the noise level during the times agreed to.

Dust and dirt handling

The city of Brisbane already have very detail guideline for the erosion control and site pollution prevention. We will follow all the guidelines with extra care.

Safety and Health

Comply with OSHA and the other construction safety guidelines.

Follow the Shelter in Place (revised Health) Order (No. c19-11), allows for a gradual and measured resumption of activity, with restrictions and safety measures in place. With all protect items on site such as masks, hand sanitizers, goggles or face cover, grooves, etc.

Parking and garage

I hear the concerns from the neighbors for the parking and the sub-optimal status of the garage right now. We bought this property from the previous owner with the approved design by the planning and building department. Although I did not take part in designing its initial layout, I kept it this way because any changes may have delayed the move given that I have been planning my life around this move for the past half year.

My plan is to repair all the framing and roofing, installing two new power operate garage doors and adding new molding and painting to give it a brand new look. Furthermore, I have full intention in using the garage to park our cars. I have been working couple years in Brisbane and I understand that parking situations are an important concern to my neighbors.

Please let me know if you have any further questions and thank you for your help.

Sincerely,

Wilson
9/10/2020

ATTACHMENT B.5
CORRESPONDENCE RECEIVED TO DATE

September 8, 2020

To: The Planning Commissioners and Planning Department, City of Brisbane
John A Swiecki, Community Development Director

Cc: Randy Breault P.E., Director of Public Works
Diane Cannon, Assistant to the Director of Public Works

From: Vivie (“YY”) Lee and Kate Goka
126 Sierra Point Road, Brisbane CA 94005

Comments for PUBLIC HEARING: 130 Sierra Point Road on September 10, 2020

To the Brisbane Planning Commissioners, Brisbane Planning Department, Project Owner, Project Planners and Construction team for 130 Sierra Point Road,

We are the owners and neighbors who live at the home next door, at 126 Sierra Point Road. We are submitting the following comments and requests about the proposed building project at 130 Sierra Point Road.

We’ve owned this home for over 20 years, and lived on this same block of Sierra Point Road for over 25 years. We are very supportive of improvements in our town and our community. And are well aware that it is in our own best interests if this project can be executed and completed smoothly and in a timely way.

Our comments are intended as a request for active collaboration with all parties involved, in order to keep this process mutually manageable, liveable for our family -- especially our children, and moving smoothly over what will be an inevitably long building process for this ambitious plan. Most of our comments are about the process of construction, given this time of COVID-19 constraints, health risks, and everyone having to live, attend school, work and function entirely from home.

As a preface to our comments, we’d also like to note that we would prefer to keep our family circumstances and our children’s medical and personal information private. But we know this information is important context for our requests. So we have no choice, because these requests are crucial to our family’s ability to function through this upcoming building process, and we need your support to avoid some critical risks and impacts especially for our child who has serious disabilities. Therefore, we are sharing this information without using identifying information such as names, ages or gender in our statements below.

Our most serious disability-related concerns

Our greatest concerns about this upcoming project are related to the potential serious and harmful impacts on our school-aged child who has significant disabilities. On behalf of our disabled child who is entirely dependent on our home environment, we genuinely appeal to the Planning Commissioners, Planning Department, Owner, Project Planners and Construction teams to work with us to find a way to approach this project that minimizes the negative impact to our child.

- Our child has a complex combination of sensory sensitivity, sensory processing, cognitive, motor function and additional disabilities which have been documented through neuropsychological diagnoses since early life.
- These disabilities cause our child to be highly vulnerable to disruptions in routine, disruptions in the home and immediate living environment -- including our outdoor space, and especially to disruptive, jarring or persistent sensory stimulus including noise, light and vibration.
- These kinds of disruptions have been shown to cause real and lasting harm -- including breakdowns in function, as well as reversal in stability and progress. These can take long periods of time with significant therapeutic and medical interventions to address.
- This child has been a special education student within the Brisbane School District since toddler years -- starting with the Special Day Pre-school at BES, and most recently in the Special Day program at Lipman Middle School.
- This child is currently home-schooled. Even outside of the current pandemic restriction, out of necessity, this child spends all of their time with very little exception in and around our home.
- Because of our child's condition and our family's needs, we are deeply concerned that this project proceed in a workable manner as this heavy excavation and major construction occurs only several feet away for an extended period of time.

Enabling basic family, schooling and work-from-home activities to function

In addition to our concerns for our child with disabilities, we would like to work with all parties involved to ensure this building project does not prevent our basic, necessary functioning and health of our family. Particularly during this time of COVID-19 constraints and health risks -- where our offices, schools, parks, libraries, community spaces, and other alternative locations and resources are largely unavailable.

We want to work together, because we will have no alternatives if noise, dust and other conditions impact our home, property and ability to function.

- Our family of five includes three school-aged children. All three now have no option than to stay home every day, and are in online learning of various forms from about 8am-5pm every school day.
- In addition to doing all of their schooling online at home, our three children's additional activities are also all online -- music lessons, exercise classes, social interactions, and community gatherings.
- Our family is financially dependent on one income earning parent -- whose job requires holding professional video and telephone meetings from home, often starting as early as 6am and running through the day into the evening. There is no available office environment for doing this work in the foreseeable future. So there are no alternative locations for doing these required work interactions.
- In all of the cases above, we are entirely dependent on having a home environment where the noise level allows each family member to simply function as-needed over the required phone and online video interactions.
- Our family has members with respiratory conditions. These conditions are triggered and exacerbated by dust, and are particularly important to manage considering the elevated health risks during the current COVID-19 pandemic.
- We will manage the quality of our indoor air by running air filters. However, we rely on access to the outdoor areas of our property and yard, and the ability to open windows for fresh air, as part of our daily life and functioning. We are counting on collaborating with the project's builders to manage the level of dust from this significant project, in order to minimize respiratory health impacts to our family.
- We have pets, and rely on the integrity of our fenced yard for their safety and containment. We are counting on no disruptions to our fencing for containment.

Noise Considerations

Given the proximity, scope and likely duration of the project. And given the guidelines, research, regulations and data points including the examples below, we are genuinely concerned about the potential noise, health and safety impacts both inside and around our home, during our daily lives.

- **Noise Health Safety regulations** provide some outside boundaries and guidelines on noise safety and health. We would hope that we would not even come close to these levels in our home environment -- especially with children, and even more so with a child with severe sensory disabilities and sensitivities.
- **The National Institute for Occupational Safety and Health (NIOSH)** guideline for safe worker exposure limit is 85 dB. And at 100 dB NIOSH recommends only 15 minutes per day to maintain safety and health. OSHA has similar guidelines -- including hard legal limits (for example, 100 dB is only permitted for a maximum of 2 hours). And these guidelines and limits are intended for adult workers managing jobsite and injury hazards.
- **City of Brisbane** -- We are not experts on city governance, but our understanding is that our city's general philosophy has been "To minimize the intrusion of unwarranted and intrusive noise on community life" with an overall guideline for "the Community Noise Equivalent Level (CNEL) of 65 dB". Furthermore, that Brisbane ordinances aim to contain rises and spikes in ambient noise in our residential areas to +10 dB, and not on a sustained basis.

We would like to know that this project will prioritize minimizing noise hazards to our family, as we will need to live and function in our home a only several feet away, likely without ways to take any real breaks from it, for the entire project.

We want to work with all parties proactively and in good faith on this. There are some specific requests and suggestions about the construction process in the next section, which we believe can help to mitigate these impacts and risks.

Specific Construction Process Requests

As part of this collaboration, in preparation and through the building process, we would like to make the following requests.

The requests for visibility and collaboration are intended to help keep the process mutually manageable, running smoothly, liveable for our family -- and hopefully able to be completed in a smooth and timely way.

We believe the noise-related requests, including the Sound Wall and equipment-specific requests, can help the process more likely stay within various noise health and safety guidelines.

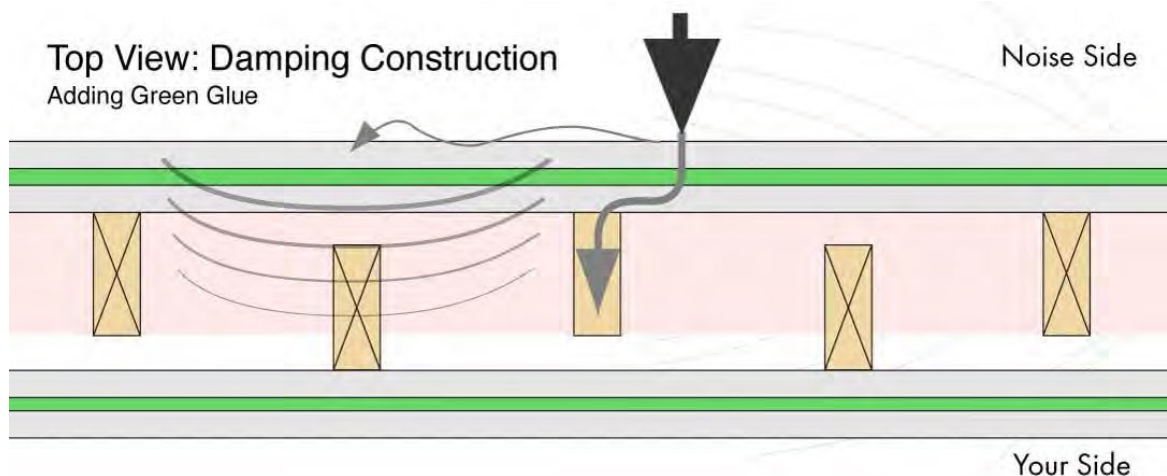
- **Project Calendar Visibility** -- We would like to be kept updated with a calendar of planned construction phases, with visibility and best estimates to the week-level where possible, including the type of work that will be done. We understand that there will be changes and unexpected developments. This is to help our own preparation and communication among our family and with our children, so that we can look for ways to manage through this process as needed.
- **Monthly Meetings** -- We would like to hold monthly meetings with whomever is managing the construction process, in order to share visibility, collaborate on expectations or changes.
- **Work Hours** -- We would like to establish and maintain mutual understanding and agreement on work hours, taking into account the phase of work, duration/levels of noise.
- **Sound Wall Barrier** -- We are requesting that the project includes initially constructing a de-coupled, staggered-stud sound barrier wall with Mass Loaded Vinyl and Green Glue sound dampening, that runs the length of our shared property line with a height of 12-16 feet. We believe this can significantly improve the noise and dust disruption during the duration of the project, which could otherwise become very problematic for the reasons outlined above. *More comments on the Sound Wall Barrier concept and request are below.*
- **No use of wood chippers** -- We understand trees will need to be removed. We strongly request that there be no use of wood chippers, wood shredding or wood mulching machinery at the building site.

- **Use of Municipal or Battery Power, not Generators** -- We strongly request that the project not use generators for power. But instead use Municipal or Battery power. We are extremely concerned about neurological and functional impacts of extended periods of industrial generator noise on our disabled child, and also have concerns about respiratory impacts on other family members.
- **Minimize or avoid gas-powered tools** -- In addition, we ask that wherever possible, the construction team avoids using gas-powered tools. And instead to use pneumatic or electrically powered tools.
- **Wetting and covering to reduce dust from digging, drilling, excavation and earth moving procedures** -- We request that the construction team wets the ground and dirt materials, in order to reduce airborne particles and dust. And that freshly dug areas, open piles of dirt, particulate raw materials are tarped and covered to reduce wind-carried dust, which can be very significant in Brisbane and especially our block.
- **Integrity of our fenced yard** -- We are counting on no disruption or changes to the integrity of our fences and boundaries, especially for the safety and containment of pets.

Sound Wall Barrier

We are requesting that the project initially includes constructing an exterior sound barrier wall, including the following characteristics and considerations.

- A sound barrier wall construction that is a de-coupled, staggered-stud wall. See example figure below.
- Uses Mass Loaded Vinyl and Green Glue for sound dampening, covering one entire side of the wall
- Runs the length of the shared property line between 130 Sierra Point Road and 126 Sierra Point
- Wall height is 12-16 feet
- This wall is created before any tree removal, demolition, earth moving, drilling or construction starts and remains in place, and is maintained if needed, during the period of the construction.



We believe this kind of barrier can help improve both noise and dust disruption during the duration of the project, which could otherwise become very problematic for our family for the reasons outlined.

Additional Plan Comments

We have one additional comment on the plans shared up to this point. We have questions about the trees that run along the property line, perhaps some falling on each side, between 126 Sierra Point Road and 130 Sierra Point Road. Our question is about the line of sight and privacy into our front door and living room side windows, especially considering that there are sets of windows the proposed plans that directly face our house. We'd like to understand more details about how the plans can protect the privacy and comfort of both homes and properties.

We do want to collaborate and support this work. We value and are committed to the cooperative, considerate, small-town atmosphere of Brisbane. And we genuinely appreciate the work and expertise of our City Departments, Public Works and Planning teams.

Thank you for your expertise and consideration.

Sincerely,



Vivie "YY" Lee and Kate Goka
126 Sierra Point Road, Brisbane CA

Robbins, Jeremiah

From: Swiecki, John
Sent: Wednesday, September 9, 2020 6:10 PM
To: Robbins, Jeremiah
Cc: Ayres, Julia
Subject: FW: 130 Sierra Point Road

FYI. Lets discuss tomorrow



JOHN SWIECKI, AICP
Director, Community Development Department
City of Brisbane | 50 Park Place, Brisbane, CA, 94005
Phone: (415) 508-2120 | cel (415) 713-9266
Email: jswiecki@brisbaneca.org

From: David Rutty [mailto:d.rutty@gmail.com]
Sent: Wednesday, September 9, 2020 6:05 PM
To: Swiecki, John <johnswiecki@ci.brisbane.ca.us>
Subject: 130 Sierra Point Road

Hi John,

I'm sorry I didn't have time to talk when you called me this morning. Today has been an unusual and busy day -- for many different reasons.

I wanted to bring something to your attention regarding the staff report for the Planning Commission scheduled for Thursday, September 10.

There is a statement in the staff report that I believe is incorrect. The statement is a bulleted item located near the bottom of page 3 of 6. The statement says:

"Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints."

I believe it is both reasonable and feasible for the owner and applicant to fully comply with the normal parking requirements for this project.

For the question of feasibility, I would offer as an example the property located at 150 Sierra Point Road. This lot is quite similar to the one at 130 Sierra Point Road and is located a mere 25 feet away. It is the same size lot and it has a very similar slope. The house was built in approximately 1980 and has a fully compliant 3-car garage plus an additional 4 fully off-street parking spaces for a total of 7 parking spaces.

For the question of reasonableness, I would suggest that for a new home of this size and scale it is perfectly reasonable and appropriate for the City to ask the owner and applicant to fully comply with the City's parking requirements.

I understand why the owner and applicant might want the City to allow him to not be fully compliant. I think there are two reasons. The first is cost. Keeping the existing substandard garage will save the owner some money. The second is maximizing the use of the lot by not complying with the normally required side and front setbacks.

I think it's important to keep in mind the existing substandard garage is approximately 90 years old and I think it is substandard in several respects. The staff report clearly identifies the fact the interior dimensions do not meet the normal requirements. I think the age of the structure also calls into question its basic structural integrity. It might be fair (or even generous) to say the substandard garage is in a state of serious disrepair. I think there is extensive dry rot which may require the roof to be completely removed and rebuilt. During the rainy season, I believe water actually drains through the garage and out under the doors. (I think this can be seen in Photos 1 and 2 in Attachment C.) In the past 35 years, I do not believe the garage has ever been used for parking of a car. The garage doors do not have automatic openers. Nevertheless, the current plans as submitted say the garage will be left as is.

If the City grants the Use Permit as requested and the new house is built as shown in the plans -- and the substandard garage is left as is -- I think the garage will probably not really be used for parking. If this happens, it will most likely have an adverse impact on parking availability in the neighborhood.

But who really wants a nice brand new house with an unuseable 90-year old substandard garage in need of major repairs?

I think the much more likely scenario is this: The new house is built. Then the owner returns to the City and asks for permits to significantly renovate or even completely rebuild the garage in its current location. If the City allows that to happen then the owner reaps the reward of not having to comply with the normal setbacks from the street or the adjacent property. And the owner reaps the reward of not having to fully comply with the City's parking requirements.

Let me say this in simple terms. For a new home project of this size and scale, everything can be and should be done "right." Otherwise, there will be an adverse impact on the already limited availability of parking in this neighborhood.

Let me return to the statement I referenced earlier in the staff report: "Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints."

My hope is you will agree with me that this statement is not correct. At the Planning Commission meeting on Thursday, I would like you to specifically highlight this statement and indicate the accuracy of this statement is certainly questionable. If I may, I would like to even go so far as to ask you to withdraw the staff recommendation for approval of the Use Permit.

I think the appropriate outcome from the hearing tomorrow is that the applicant and owner be encouraged to return to the City with a proposal that fully complies with the parking requirements and the setback requirements for new construction.

PC20200910.ItemA-Skeer-John

From: C. John Skeer dlbcjs@aol.com
Sent: Wednesday, September 9, 2020 2:29 PM
To: Robbins, Jeremiah
Subject: Planning Commission Public Hearing, 9-10-2020.....

September 9, 2020

Jeremiah Robbins
Associate Planner
City of Brisbane
50 Park Place Brisbane, CA 94005

Dear Mr. Robbins:

The property @ 130 Sierra Point Road is directly behind/down-slope from us. Am not going to get involved with the parking regulations, as I would imagine neighbors on that street will do that. Also relish the unkempt, over grown trees, (one of which has been dead for over 5 years), becoming a memory. And, certainly request that height/footprint limits are appropriately enforced re: the proposed dwelling. My concern is that our property line goes beyond the old fence at our rear, (281 Humboldt Rd.), and have had problems with 2 former neighbors before Wilson Yu, (the new current applicant and owner), feeling it was theirs. Hopefully, the City has proper survey information, and will ensure setback/excavation regulations without allowing encroachment and/or damage to our property.

Your courtesy in this matter is appreciated.

Sincerely,

C. John Skeer
281 Humboldt Rd.
Brisbane, CA 94005

The Planning Commission Meeting for 130 Sierra Point Road, Brisbane, CA 94005

Helen Chan <tkhc_sf@yahoo.com>

Wed 9/9/2020 11:21 PM

To: Robbins, Jeremiah <jrobbins@ci.brisbane.ca.us>; Swiecki, John <johnswiecki@ci.brisbane.ca.us>

Cc: tkhc2003@msn.com <tkhc2003@msn.com>; tkhc_sf@yahoo.com <tkhc_sf@yahoo.com>

My husband and I live at 140 Sierra Point Road, immediately next door to the proposed project.

We object to the plans for this project. The very old existing garage is in terrible condition and needs to be torn down and completely rebuilt. During the rainy season, water runoff from this property pours directly onto our property from the roof of the garage and through, over and around the decrepit retaining wall behind the garage. The fact that the garage does not have the normally required setback from our house makes this problem even worse.

We spoke many times with the previous owners of this property but they never did anything to try to fix these problems. We have not met or spoken to the new owner and have no idea if he cares at all about the problems his property brings to our property.

Parking is constantly a problem on this part of Sierra Point Road. Construction of a very large new house is likely to make this problem even worse. The owner wants to keep the existing garage with no changes. But, as it is, this garage has not been used for parking that any of our neighbors can recall. And certainly, it is in no condition to be used now.

Please do not approve a large new house that really will only have two on-street parking spaces.

The multi-level design of this big house looks to be ideal for a large multi-generational family -- perhaps kids, parents, and grandparents. Or, very slight changes to the house might make it work well for two completely separate families. Either way, it seems like there is the real possibility of several cars or other vehicles.

I think it is reasonable to expect the owner to provide at least 4 off-street parking spaces for a big project like this.

In addition, we have all the same concerns any neighbor would have about a large new demolition, excavation, and construction project. These concerns include such things as noise, working hours, dust, dirt, soil erosion, parking for workers and equipment, and many other things. We are a bit disappointed the new owner has apparently made no effort to reach out to the immediate neighbors and discuss people's concerns and what mitigations might be possible.

For these reasons, we respectfully ask the Planning Commission to deny the Use Permit.

Best regards,
Helen & Timothy

Public hearing 9/10/2020 UP-1-20

terry oConnell <toconnell11@sbcglobal.net>

Wed 9/9/2020 10:44 PM

To: Robbins, Jeremiah <jrobbins@ci.brisbane.ca.us>

Please distribute to the commissioners prior to their meeting so that they have a chance to look at it.

And as a special consideration, please, I would appreciate that this letter be read aloud into the record during the public meeting.

Thank you,
Terry O'Connell

Dear planner Robbins, Planning Commission Chair and Members,

As a noticed property owner in the same block of Sierra Point Road as the project at 130 Sierra Point Road, I respectfully request that the variance for parking be denied.

The existing garage, is in poor condition, and the replacement of said garage should be part of the plan and permit process so that it benefits our neighborhood with both esthetic and usability for the new home and the neighbors.

If the variance for the sub-standard garage space and sub-standard on street parking is granted, the home that will be built will establish the existing garage forever. It will not be long before a new permit is pulled to rebuild the garage that is in a very sorry and unusable state. The old garage does not meet existing set backs on the front or sides. Historical knowledge show that it has leakage of water during the rainy season, and has decayed over its long history. In the many years I have been living on the street, it has never been used for it's intended purpose, and I suspect it never shall, until it is rehabilitated / rebuilt fully.

If the variance is allowed, only the property owner will be able to use the space that blocks the driveway, and most neighbors will be hesitant to use the cut out space.

Please look at this project from the prospective of the entire lot and property, not just a house with an existing garage. They do not fit together, who would plan this piecemeal? Why not do this together and correctly?

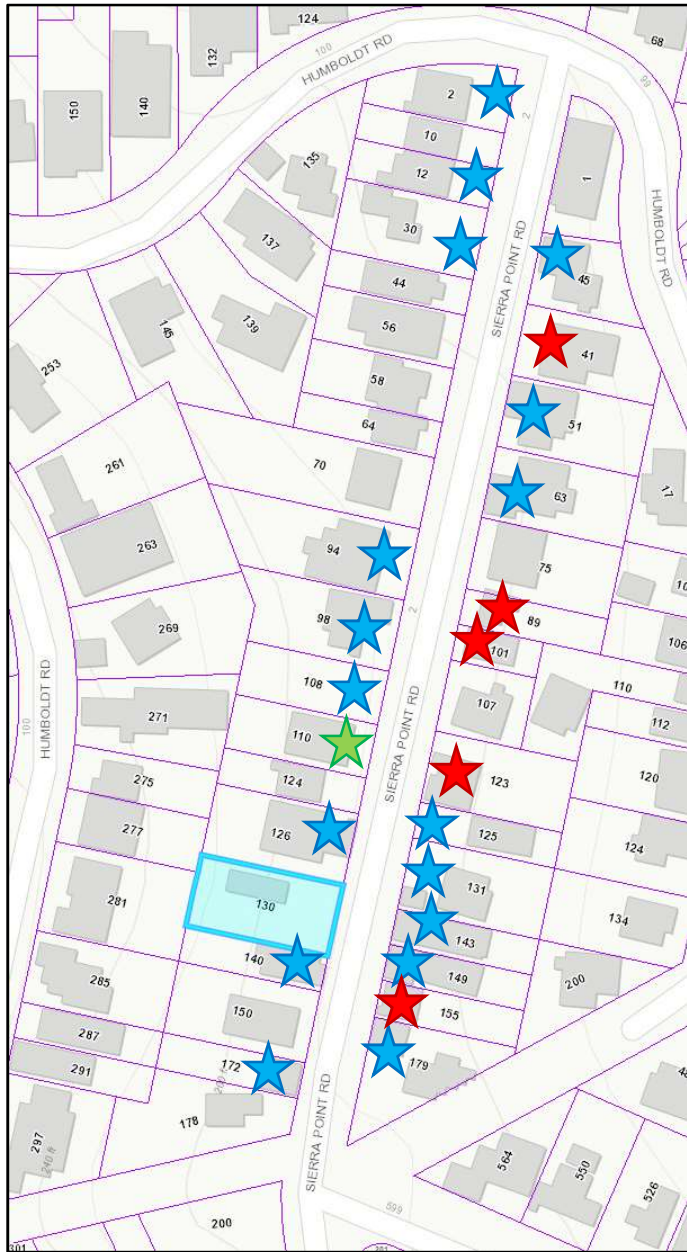
If the plans for the home would include a new garage, the property could easily meet all of building codes and be able to provide the needed parking for the size and scope of the proposed home.

The lot is not small, the slope not too steep, and the costs not prohibitive to allow for this project to conform.

Please make it do so.

Respectfully
Terry O'Connell

ATTACHMENT B.6
100-BLOCK OF SIERRA POINT ROAD
GARAGE AND PARKING ASSESSMENT TABLE



FIRST BLOCK OF SIERRA POINT

Number of Parcels With:	★ Zero-foot setback garage	18
	★ On-street parking	1
	★ No off-street parking	5
Total number of parcels on the block:		36

Examples of garages on Sierra Point Road with zero-foot setbacks:



ATTACHMENT B.7
PHOTOS OF DETACHED GARAGE



1.



2.



3.



4.

ATTACHMENT C

October 22, 2020 Meeting Draft Minutes

ATTACHMENT D

Letter of Confirmation from Project Engineer



LETTER OF CONFIRMATION

11/23/2020

Jeremiah J Robbins
Associate Planner, Community Development Department
City of Brisbane, 50 Park Place, CA 94005

Re: Project Address: 130 Sierra Point Road, Brisbane

Permit Application No: B201900326

Enertia Designs Job No: 18016

This letter will serve as official notification that the construction to build the house structure (approved set 09/10/2019) will not have an adverse impact to the existing garage structure or hillside.

The reason is because each structure has an independent foundation.

Signed: _____

(Engineer of Record)

Print Full Name: Jefferson Chen, P.E

ATTACHMENT E
Applicant's Letter of Intent

A D A M S O N M O L I N A D E S I G N
A S S O C I A T E S , I N C .

1 Fern Road, Kentfield, California, 94904, PH: 415.576.1010, cell: 415.317.0513,
amycadamson@icloud.com
231 Greenwich Street, Suite B, San Francisco, California 94133, PH: 415.576.1010

11.23.2020

To:
Brisbane Planning Commission

Re: 130 Sierra Point

Back in 2019, during the Schematic Design phase for the new residence, we consulted and were advised by Staff of the Planning Department.

We were advised that it was reasonable to apply for a Conditional Use permit to keep the footprint of the existing non compliant Garage because of it's history and it was very close to compliance. The floor plan of the existing garage is not in compliance with the current Brisbane Planning code yet 2 cars continue to fit well.

Our goal has always been to minimize excavation and soil displacement where possible, and through discussions with our project engineers, we have determined a considerable amount of bedrock and top soil would need to be excavated to accommodate a new garage.

In conjunction with the assurances from Mr. Chen P.E (see SE letter 11.23.2020) that the existing garage and hillside will hold up under construction of the proposed home, we propose that the existing garage remain and be improved as required in the recommended conditional of approval.

Regards,

Amy Adamson and Wilson Yu


Adamson Molina Design Inc.

1 Fern Road

Kentfield CA 94904

O: 415.576.1010. C: 415.317.0513

<http://www.adamson-molina.com>

File Attachments for Item:

C. PUBLIC HEARING: 213 Visitacion Avenue; Use Permit UP-4-20 and Design Permit DP-2-20; NCRO-2 Neighborhood Commercial District- Downtown Brisbane; Design Permit DP-2-20 and Use Permit UP-4-20 for a new 6,516 sq ft, three-story mixed-use building with four residential dwelling units, four on-site parking spaces in mechanical, and a 283 sq ft commercial storefront; Mark Topetcher, applicant; Arcus Housing LLC, owner.

Note: This item was continued from the August 27, 2020 Planning Commission meeting.

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of December 3, 2020

SUBJECT: **213 Visitacion Avenue; Use Permit UP-4-20 and Design Permit DP-2-20;** NCRO-2 Neighborhood Commercial District- Downtown Brisbane; Design Permit and Use Permit for a new 6,516 sq ft, three-story mixed-use building with four dwelling units, a four-car parking garage, and a 283 sq ft ground floor commercial storefront; Mark Topetcher, applicant; Arcus Housing LLC, owner.

REQUEST: The applicant proposes to build a new mixed-use building within the NCRO-2 Neighborhood Commercial- Downtown Brisbane zoning district. The proposed 35-ft tall, three-story building would contain a four-car private parking garage, utilizing stacked mechanical parking lifts, and a 283 sq ft storefront on the ground floor, and two 1-bedroom dwelling units and two 2-bedroom dwelling units on the second and third floors. The site is currently developed with a single-family dwelling, a nonconforming use in the NCRO-2 District.

NCRO-2 District regulations require a use permit for mixed-use development and a design permit for any new principal structure in the District. A use permit is also requested to allow the development to provide four off-street compact parking spaces in mechanical lifts, where five spaces are required (four standard sized). As part of the design permit, the applicant has requested Commission approval of a reduction in the minimum ground floor store front area from 600 sq ft required to 283 sq ft as proposed, and to allow a reduction in the area of outdoor recreation areas from 400 sq ft per unit to 184 sq ft per unit as proposed.

Though the applicant intends to develop the project as a condominium development, the applicant has deferred submittal of the required condominium plan and tentative parcel map/map waiver applications required for condominium projects pending the Commission's action on the use permit and design permit.

RECOMMENDATION: Conditional approval of Use Permit UP-4-20 and Design Permit DP-2-20, per the staff memorandum with attachments, via adoption of Resolution UP-4-20/DP-2-20 with Exhibit A containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: Categorical Exemption per State CEQA Guidelines Section 15301(l), Section 15303(b), and Section 15303(c) - this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code (BMC) [Section 17.14.040](#) allows residential dwelling units in the NCRO-2 zoning district subject to the granting of a use permit, when the units are located above or behind a commercial use. The findings for granting a use permit are contained in BMC [Section 17.40.060](#).

[BMC Section 17.14.110](#) requires a design permit for construction of any principal structure in the NCRO-2 District. The findings required for the approval of design permits within the NCRO-2 District are contained in BMC Section 17.14.110 and the general design permit findings are contained in [BMC Section 17.42.040](#).

The development regulations for the NCRO-2 District are contained in [BMC Section 17.14.060](#). The development regulations allow for Planning Commission discretion on building height, up to 35 feet. Additionally, while the NCRO-2 District regulations require a minimum storefront size of 600 square feet, the Commission may approve a storefront smaller than 600 square feet, if it can make the findings contained in BMC Section 17.14.060.H.1.

Parking requirements for multi-family dwellings are provided in [BMC Section 17.34.020](#). The Planning Commission may modify the parking requirements to allow fewer off-street parking spaces than required through granting of a use permit per [BMC Subsection 17.34.050.I](#), subject to the findings outlined in that subsection in addition to the standard use permit findings of approval.

Development standards for new condominium developments are contained in [BMC Chapter 17.30](#).

Regulations for nonconforming uses and structures are located in [BMC Chapter 17.38](#).

BACKGROUND:

Existing Conditions and Site Description

The subject 2,708 sq ft property is located on the east side of Visitacion Avenue south of Monterey Street, and is developed with an approximately 900 sq ft single-family dwelling and one uncovered off-street parking space, accessed by an existing curb cut,. The single-family dwelling is in significant disrepair and would require extensive remodeling to make it habitable. Single-family dwellings, while not uncommon on Visitacion Avenue, are nonconforming uses in the NCRO-2 District. While nonconforming single-family dwellings in the NCRO-2 District may remain, they may not be expanded and may only be repaired. ([BMC Section 17.38.030](#)) This is not the case for nonconforming residential uses in the R-1, R-2, R-3, and R-BA residential districts, where such uses may be expanded by granting of a use permit by the Planning Commission, and is a unique constraint to owners of nonconforming residential uses in the NCRO-2 District.

The 200-block of Visitacion Avenue in the NCRO-2 District features a range of commercial, residential, and mixed-use development, typical of the street’s historic development pattern, and includes Midtown Market at 249 Visitacion and the old library and community center at 250 Visitacion Avenue. The property’s rear/east boundary abuts the R-2 Residential District, which allows single-family and multi-family residential development. Properties directly abutting the project site are described in Table 1 below.

Table 1: Adjacent Property Development

Address	Abutting	Use	Zoning District
201-203 Visitacion Ave.	North Side lot line	One-story commercial	NCRO-2
245 Visitacion Ave.	South Side lot line	One-story commercial	NCRO-2
349 Monterey St.	Rear lot line (east)	Two-story single-family residential	R-2

Project Description

As noted above, the applicant proposes to demolish the existing nonconforming single-family home and construct a new three-story mixed-use building, with a four-car parking garage and a 283 sq ft storefront commercial space at the ground floor, and two floors of housing above. The ground floor storefront would be conveyed with Unit B as a live/work unit (note: no internal connection between the storefront and residential unit is provided or required to be a live/work unit).

A summary of each building floor is provided below:

- Ground Floor
 - 263 sq ft commercial storefront
 - Four-car parking garage
 - Ground floor portion of Unit A (248 sq ft)
- Second Floor
 - Unit A: Two-bedroom, 2.5 bath residential unit (1,036 sq ft)
 - Unit B: One-bedroom, two bath residential unit (899 sq ft)
- Third Floor
 - Unit C: Two-bedroom, two bath residential unit (970 sq ft)
 - Unit D: One-bedroom, two bath residential unit (899 sq ft)

Architectural Style and Design: The building is of a contemporary architectural design and features pedestrian-level detail and articulation at the north side and west (street) facades. The neutral color palette includes natural gray-toned stone veneer and white stucco at the ground floor, white stucco at the second floor, and charcoal stucco at the third floor. Windows and entry doors would feature distinctive black aluminum frames. The ground floor storefront space would feature wraparound windows on the north and west facades with transom windows above, and both the storefront and residential entry doors are to be glass.

Density and Building Form: Four dwelling units on a 2,708 sq ft site translates to a density of 64 dwelling units per acre (du/ac), within a 35 ft tall building. The building's front (west) and rear (east) façades would be articulated with second and third-story setbacks from the lot line, and a second and third-story light well on the north side wall would break up the building massing as seen from the downslope (north) side. The south and north segments of the building would also be offset from each other by two feet. Units B, C, and D would have private outdoor balconies ranging from 87-196 sq ft, while all four units would share access to the rear yard (271 sq ft), including two uncovered bike parking spaces, patio, and landscaping.

Parking and Access/Site Circulation: The proposed parking garage would provide four parking spaces in stacked mechanical lifts. The lifts would allow independent access to each car by lowering cars on the lowest level into an excavated pit in order for cars on the upper level to be accessible from grade (see building sections, Sheet A3.0, Attachment H). Per turning radius diagrams submitted by the applicant (see Sheets A1.2 and A1.3, Attachment H), all cars would be able to exit head-first from the garage after completing a three-point turn, as required per BMC Chapter 17.34. The applicant has indicated a pedestrian warning system will be provided, subject to City Engineer approval, activated when cars exit the garage. Four secure long-term bicycle spaces are provided in the south side yard, and two uncovered bicycle racks are provided in the rear patio.

The residential entry would be located along the south side lot line, providing on-grade access to Unit A and stairway access to the units on the second and third floors. A dedicated entry for the storefront space would be located to the right of the proposed garage door.

The requested use permit would modify the parking requirements to allow four off-street parking spaces rather than the required five, and to allow the spaces to be 8.5 ft in width where 9 ft in width is required for a standard-sized space. The parking requirement for the two one-bedroom units, which are less than 900 sq ft in area, is two covered parking spaces. The parking requirement for the two two-bedroom units is three parking spaces, two of which must be covered.

Right-of-Way Modifications: Proposed work in the right-of-way includes a relocated 10 ft curb cut and permeable entry pavers extending from the sidewalk to the front building entry. An existing street tree is identified for protection. The City Engineer has accepted a 10 ft curb cut in lieu of the typical 12 ft required in order to preserve legal access to the site, as well as the existing street parking located within the property frontage. The existing street parking was installed in relation to the existing curb cut for the property, which is not aligned within the property lines and partially encroaches into the frontage of 201 Visitacion Avenue.

Conformance to Development Standards: The project generally conforms to the NCRO-2 District and condominium development standards, as summarized in the Project Description in Attachment B, with the following exceptions requested for Commission approval via the Design Permit:

- Commercial Storefront: The applicant has requested a reduction of the required 600 sq ft of ground floor commercial storefront, proposing a 283 sq ft commercial storefront to be conveyed with Unit B above as a live/work unit.
- Passive Outdoor Space: The applicant has requested a reduction to the required 400 sq ft of passive open space per unit for condominium developments, proposing an average of 184 sq ft per unit through a combination of private and shared outdoor spaces.

Also included in the design permit request is the proposed 35 ft building height, which is subject to Commission authorization per the NCRO-2 District development standards. Other than the standard design review findings, no special findings apply to approval of a 35 ft tall building height.

ANALYSIS AND FINDINGS:

Use Permit Findings: As noted previously, a use permit is required for mixed-use development within the NCRO-2 zoning district per BMC Section 17.14.040. The required use permit findings relate to:

1. Consideration to the nature and condition of all adjacent uses and structures and consistency with the General Plan;
2. Whether the proposed use would have injurious or detrimental effects on persons residing or working in the neighborhood, or the subject property, the neighborhood, or to the welfare of the City;

Additionally, the applicant has requested a use permit to modify the parking requirements to allow four off-street parking spaces where five are required, with that are 8.5 ft wide where a 9 ft width is required. The findings to allow such a modification are:

- 3. Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site;
- 4. The granting of the use permit will not create or intensify a shortage of on-street parking spaces, given, for example, the availability of existing or improved on/off-street parking which may not fully meet the requirements of this chapter.
- 5. Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints.

Analysis of the project’s conformance to these findings is presented below in separate sections related to the land-use related findings (findings 1&2), and the parking-related findings (findings 3-5).

Land Use-Related Use Permit Findings (1&2)

1. Adjacent Uses and General Plan Consistency: **The project meets this finding.** The Neighborhood Commercial/Retail/Office (NCRO) land use designation allows for mixed-use development. Residential and mixed-use multi-family (two or more units) developments in the downtown core feature a range of residential densities and building scales, from one to four stories. In the NCRO-2 District, multi-family densities range from 21 to 87 du/ac. The proposed project, with a density of 64 du/ac, falls roughly in the middle of this range. A summary of multi-family densities in the District is provided in Attachment E.

The General Plan Housing Element contains several policies and programs expressing the City’s desire to encourage mixed-use, infill, transit-oriented development that can reduce vehicle miles traveled. The construction of three (net) new dwelling units would increase housing opportunities in Brisbane’s downtown core, providing new residences near existing shops and restaurants and in proximity to transit, including the free Bayshore Caltrain and Balboa Park BART station shuttles (San Francisco Avenue-Old County Road stop) and Samtrans Route 292 (Bayshore-Old County Road stop) less than one-half mile away by foot. The project would establish a new storefront on Visitacion Avenue, creating opportunity for small businesses and contributing to the pedestrian-oriented environment envisioned for Visitacion Avenue in the Subareas Element and NCRO-2 District development standards.

The proposed project would be compatible with the range of commercial, residential, and mixed-use development in the NCRO-2 and R-2 Districts. At 35 ft and three stories, the proposed structure would be the tallest on the 200-block of Visitacion Avenue, adjacent to a one-story commercial structure to the north (201-203 Visitacion Avenue), a two-story single-family home adjacent to the east (349 Monterey Street), and a one-story commercial property to the south (249 Visitacion Avenue). However, the three-story scale is permitted within the zoning district and is consistent with the scale of three other multi-family residential projects in the NCRO-2 District at 34 and 395 Visitacion Avenue and 1 San Bruno Avenue, and with the recently approved mixed-use developments at 36-50 San Bruno Avenue, 23 San Bruno Avenue, and 18 Visitacion Avenue.

2. Injurious or Detrimental Effects: **The project meets this finding.** Overall, the project would provide for infill development and improvement of a currently nonconforming property to fit the mixed-use character of the NCRO-2 District. It would replace the existing nonconforming home and

add three new residential units to the City's downtown core whose residents would patronize local shops, restaurants and transportation services.

Besides the use itself, the primary impacts of concern are the impacts to adjacent properties' access to light and air. The proposed structure would theoretically impact adjacent properties to some extent. The proposed zero side setback is permitted by the NCRO-2 District development standards, and there are no quantified thresholds for shadowing impacts to adjacent properties anywhere in the Municipal Code. Two one-story commercial structures abut the subject property to the north and south, both built to their respective shared property lines with 213 Visitacion Avenue. This would impact 201 Visitacion Avenue to the extent that two ground-level windows in the south side of the building wall would need to be eliminated. As 213 Visitacion Avenue is located to the south of 201 Visitacion, it is likely that the rear yard of 201 Visitacion would be shaded in the early evening during autumn and winter, and in the afternoon during summer months. Should the property at 201 Visitacion Avenue be redeveloped in the future, light wells have been incorporated into the north wall of the proposed structure at the second and third stories to allow ambient light and air to be maintained. The access stairway to the residential dwelling units on the south side of the building would act similarly in the case of redevelopment of 245 Visitacion Ave. There are no windows in the north wall of the existing structure at 245 Visitacion Avenue and shading is not anticipated to its rear yard, which is located to the south of the subject property.

The proposed structure would be set back 10 ft from the rear lot line abutting the single-family dwelling at 349 Monterey to the east, which building is in turn set back approximately 9 ft from the shared property line, resulting in 19 ft of distance between the two structures. As such, the proposed structure would not interfere the adjoining property's access to ambient light and air, though shading will occur during afternoon hours due 349 Monterey Street's location due west of the subject property. It should be noted that any structure over one story in height built on the subject property would increase shading to 349 Visitacion Avenue; the impact is not a direct result of the 35 ft building height.

Finally, the City Engineer has required that the building permit application include a pedestrian warning system at the garage to provide both visual and audio cues to pedestrians when cars are entering or exiting the garage to ensure pedestrian safety.

Parking-Related Use Permit Findings (Findings 3-5)

The use permit request includes a modification to the parking regulations to provide four off-street parking spaces where five are required, and for the spaces to be 8.5 ft wide instead of the required width of 9 ft. The analysis below pertains specifically to these requested modifications.

3. *Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site:* **The project meets this finding.** While the City historically has not enforced the use of garages for parking of vehicles in Central Brisbane, the proposed design of the garage and reliance on mechanical lifts inherently restricts its use for most other purposes. Additionally, 125 cubic ft storage closets are provided for each unit in compliance with the condominium development regulations in BMC Chapter 17.30, limiting the need to use designated parking areas for storage of anything other than vehicles (a typical use for garages in many single-family homes in Brisbane). Finally, the proposed developed is as dense as reasonably feasible for the site, given the physical development standards limiting the building's footprint. The proposed

units may not be enlarged or expanded such that parking demand would be increased and thus unable to be accommodated within the garage. Therefore, there is no anticipated increase in traffic volume on the site.

4. *The granting of the use permit will not create or intensify a shortage of on-street parking spaces:* **The project meets this finding.** Businesses and residents alike in Central Brisbane have long relied on street parking for their parking needs. As the City grew in the early 20th century, lots were small and car ownership uncommon, resulting in many lots developed without adequate or any off-street parking. As a result, today many Brisbane residents and customers of Visitacion Avenue businesses park their cars on the City's narrow streets, where on-street parking is fragmented and inconsistent due to requirements for maintaining clear emergency vehicle access (for example, many streets allow parking on only one side of the street; some blocks do not allow on-street parking at all).

The General Plan Circulation Element contains policies to encourage alternative vehicle modes to single-occupancy vehicles through the provision of bicycle and pedestrian infrastructure, in addition to encouraging public transit use (see Policies C.24, C.29, C.30, and C.36). However, in balance with that goal, it also recognizes the need to maintain adequate on-street parking in Brisbane's residential and commercial neighborhoods considering the existing lack of off-street parking (see Policies C.39 and C.40) and the continued reliance of many Brisbane households on cars despite growing alternative options. The proposed project would maintain existing street parking along its frontage on Visitacion by providing a 10 ft curb cut (approved by the City Engineer).

Consistent with the Housing Element's policies encouraging new residential development to be infill and transit-oriented, the zoning ordinance has been amended to reduce off-street parking requirements for affordable, disabled, or senior housing developments and accessory dwelling units. Market-rate multi-family developments in Brisbane are expected to provide at least one parking space per unit on the property, depending on the size of the units. The proposal allocates one parking space to each unit, and further provides secured and covered long-term bicycle parking spaces on the ground floor to encourage use of alternative transportation. Additionally, while the Municipal Code does not currently reduce or eliminate on-site parking requirements due to proximity to transit alone, the subject property is less than one half mile from nearby regional bus routes on Bayshore Boulevard and blocks away from the Caltrain and BART shuttle stop, accessible both by foot or by bicycle. The Bayshore Caltrain Station is about a 15 minute bike ride away,

In this case, granting the use permit to allow four parking spaces on-site, where five on-site parking spaces are required, on a site in close proximity to available public transit and with secured on-site bicycle storage would not demonstrably contribute to the existing shortage of on-street parking in the vicinity of the project.

5. *Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints:* **The project meets this finding.** The subject property is only 25 ft wide and approximately 110 ft deep, which conforms to the minimum lot width and depth requirements for lots in the NCRO-2 District. However, the narrow lot width in conjunction with the required ground floor storefront space significantly constrains the ability to provide the required off-street parking. Additionally, residential projects of four or more units are required by the Americans with Disabilities Act to provide ground floor access to at least one unit, which the applicant has provided but which further limits the footprint of parking on the site. The applicant's proposal for four off-

street parking spaces is thus the maximum number of parking spaces that can be accommodated on the property as a result of these structural and site constraints.

Regarding the requested modification of the width of the parking spaces, given the structural constraints of the mechanical lifts, the 8.5 ft width is the widest feasible width for the respective parking spaces. The City defines a parking space as “compact” with a width of 8 ft; the proposed width is thus wider than a traditional compact space, although it is 6 inches narrower than a standard 9 ft parking space. Given the expected compact nature of cars to be parked in the garage, an 8.5 ft wide by 18 ft deep parking space will be sufficient to meet the project’s parking needs.

Design Permit Findings: The construction of any principal structure in the NCRO-2 zoning district requires design permit approval in accordance with the findings contained in BMC Section 17.14.111 and BMC Chapter 17.42. For new storefronts of less than 600 sq ft in area, an additional finding is contained in BMC Section 17.14.060.H. There are no special findings for allowing a 35 ft building height in the NCRO-2 District. The Planning Commission adopted design guidelines for the NCRO-2 District in 2002 which provide general guidance to implementing the Design Permit findings in BMC Chapter 17.42 and to the development standards in the NCRO-2 District.

The key findings fall into five topic areas as follows and are briefly discussed below. A detailed discussion of each of the design permit findings is attached in the Resolution as Exhibit B. The applicant’s statement of findings are in Attachment G.

Neighborhood Compatibility: The findings regarding neighborhood compatibility, as it relates to the design permit findings, include “...mitigating potential impacts on adjacent land uses...” and “...maintain a compatible relationship to adjacent development”. These findings are addressed in use permit findings 1 and 2, discussed in detail above.

Streetscape Vernacular and Pedestrian Scale: The proposed design respects the pedestrian scale and streetscape vernacular of Visitacion Avenue through the utilization of voids in the ground floor walls fronting Visitacion Avenue at the driveway and residential entry, and second and third story setbacks. The NCRO-2 district Design Guidelines specifically suggest that portions of a building over 28 ft in height should be stepped back from the front of the building “so as not to overwhelm the view of pedestrians along both sides of the street below, and to emphasize the one-to two-story nature of the streetscape.” The ground floor storefront commercial unit features a glass door and large windows at the north side and front walls with transom accent windows to provide unobstructed views into the space from the street and ample natural light within the space. The ground floor façade features stone veneer, small planters, and permeable pavers at the residential entry to provide additional visual interest at eye level. The existing street tree would be retained.

Building Form and Details: The building is of a contemporary architectural design and features pedestrian-level detail and articulation at the north side and west (street) facades consistent with other buildings on the 200-block of Visitacion Avenue. The incorporation of transom windows and decorative elements at the ground floor provides continuity with ground floor architectural details found elsewhere along the block, particularly 245 and 249 Visitacion Avenue (Midtown Market), without being derivative of their style. Second and third level decks at the front and rear walls, and the two ft offset of the rear façade provide both visual interest and articulation to reduce the building’s bulk and mass as seen from both Visitacion Avenue and Monterey Street to the east. The proposed color palette of neutral white and gray stucco with gray stone veneer at street level set off by

contrasting black window frames contribute to the structure's understated, modern aesthetic, which is appropriate to the building's three-story scale and complementary to the brightly colored structures at 245 and 249 Visitacion Avenue to the south.

Landscaping and Outdoor Spaces: Considering the small size of the lot, the proposed landscaping is limited to the rear yard, which includes planted areas surrounding a shared patio, with accent planter boxes affixed to the building entry facing Visitacion Avenue. The landscape plan provides the most landscape area feasible considering the lot size and width, the requirements for on-site parking, the requirements for ground floor commercial space, and the access corridor for the residential unit, all of which reduce feasible planting areas. The final planting plan would be subject to Community Development Director approval, including specific plant species. Generally species must be low-water use and non-invasive, with native plants preferred.

The design includes private decks for three of the four units, and a shared common yard directly accessible from Unit A at the ground floor. This results in an average of 184 sq ft of open space per unit, which exceeds the 60 sq ft per unit requirement for the NCRO-2 District but is less than the required 400 sq ft per unit for new condominium developments. Given the constraints of the site, the provided outdoor space is the maximum feasible and provides outdoor area for each unit. Additionally, the subject property is in walking distance to the Community Park, Crocker Park Recreational Trail, Community Garden, and San Bruno Mountain hiking trails, which would complement the dedicated outdoor spaces for each individual unit proposed by the project. As such, the project provides a reasonable amount of individually accessible space considering the lot size and width and availability of outdoor recreational spaces in walking distance.

Size of Commercial Space: The NCRO-2 District development standards call for a minimum of 600 sq ft of storefront space, but also allows for less, if the Commission finds, "that such lesser area is as large as possible for the intended storefront use, given the size, configuration, and physical constraints of the structure and the site." The project proposes a 283 sq ft storefront space, to be deeded as a live/work space with the residential unit above. The space appears to be the largest that can reasonably be dedicated to the storefront, given that half of the frontage must be occupied by the driveway and residential entryway, and given the need to provide on-site parking, permanent storage facilities, and interior garbage and recycling areas on the ground floor. Increasing the commercial space to achieve the 600 sq ft size would result in the loss of the required storage units and interior garage and recycling area and/or two of the parking spaces, depending on how the space was reallocated. In this case, given the intended use of the space for an office and/or small retail space (depending on the future owner's needs), a 283 sq ft storefront is adequate for the proposed use and the largest possible area given the physical constraints of the structure and site.

The Commission's approval of reduced storefront area is directly related to the constraints particular to the specific site and does not take into account the size of storefronts on other sites. However, it is noted that in September of this year, the Commission approved a storefront less than 600 sq ft in size at 18 Visitacion Avenue, another 25 ft wide lot. Also, in 2017 the Commission approved reduced storefront areas at 36-50 San Bruno for two spaces of similar size to accommodate a small coffee shop, flower shop, or similar use (later amended in 2020 to comply with the minimum 600 sq ft requirement).

Correspondence

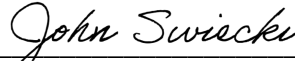
Correspondence received as of the writing of this staff report are attached for the Commission's reference (Attachment F). Any additional correspondence will be provided to the Commission separately as it is received prior to or at the time of the public hearing.

ATTACHMENTS:

- A. Draft resolution with detailed findings (Exhibit B) and conditions of approval (Exhibit A)
- B. Project description
- C. Aerial vicinity map
- D. Site photos
- E. NCRO-2 District multi-family residential density analysis
- F. Correspondence received as of 11/24/2020
- G. Applicant's statement of findings for design permit and use permit
- H. Applicant's plan's and renderings



Julia Ayres, Senior Planner



John Swiecki, Community Development Director

Draft
RESOLUTION UP-4-20/DP-2-20

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
DENYING USE PERMIT UP-4-20 AND DESIGN PERMIT DP-2-20 FOR
A MIXED-USE DEVELOPMENT
(4 RESIDENCES AND 1- 283 SQ FT COMMERCIAL SPACE)
AT 213 VISITACION AVENUE

WHEREAS, Mark Topetcher, the applicant, applied to the City of Brisbane for Use Permit and Design Permit approval of a mixed use development at 213 Visitacion Avenue, which would accommodate two 1-bedroom units and two 2-bedroom units above and behind a four-car parking garage and a 283 sq ft commercial storefront; and

WHEREAS, on August 27, 2020, the Planning Commission continued the public hearing at the applicant's request after the application was duly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, and the applicant subsequently requested a 60-day extension of the Commission's review window under the Permit Streamlining Act, which expires December 10, 2020; and

WHEREAS, on December 3, 2020, the Planning Commission conducted a public hearing on the applications, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said applications, the applicant's plans and supporting materials, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the minutes of the Planning Commission meeting of August 27, 2020 and December 3, 2020 are attached and incorporated by reference as part of this resolution; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit B in connection with the Design Permit and Use Permit applications.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of December 3rd, 2020, did resolve as follows:

Use Permit UP-4-20 and Design Permit DP-2-20 are conditionally approved per the conditions attached herein as Exhibit A.

ADOPTED this third day of December, 2020, by the following vote:

AYES:

NOES:

ABSENT:

PAMALA SAYASANE
Chairperson

ATTEST:

JOHN A SWIECKI, Community Development Director

Draft
EXHIBIT A

Action Taken: Conditionally approve Use Permit UP-4-20 and Design Permit DP-2-20 per the staff memorandum with attachments, via adoption of Resolution UP-4-20/DP-2-20

Findings:

Use Permit UP-4-20

- A. As detailed in Exhibit B, the proposal is consistent with the nature and condition of all adjacent uses and structures, and is consistent with the applicable Neighborhood Commercial/Retail/Office land use designation in the General Plan. There is no specific plan for the area in question.
- B. As detailed in Exhibit B, the establishment, maintenance or operation of the mixed-use structure will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.
- C. As detailed in Exhibit B, strict enforcement of the specified regulation would not be required by either present or anticipated future traffic volume or traffic circulation on the site.
- D. As detailed in Exhibit B, the granting of the use permit will not create or intensify a shortage of on-street parking spaces.
- E. As detailed in Exhibit B, full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints, specifically the narrow lot width and requirements to provide ground floor storefront space and residential dwelling unit access.

Design Permit DP-2-20

- F. As detailed in Exhibit B, the proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.
- G. As detailed in Exhibit B, the orientation and location of the structure and open spaces integrate well and maintain a compatible relationship to adjacent development.
- H. As detailed in Exhibit B, the proposed structure is designed to mitigate potential impacts to adjacent land uses.
- I. As detailed in Exhibit B, the project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability.
- J. This finding is not applicable as the property is not located on a hillside.

- K. As detailed in Exhibit B, the site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking.
- L. As detailed in Exhibit B, the property's location and direct sidewalk access provides alternatives for pedestrians to access public transit and shuttle stops within a half-mile radius on Bayshore Boulevard, Old County Road, and San Bruno Avenue, connecting to BART and Caltrain as well as regional bus routes.
- M. As detailed in Exhibit B, the proposed open areas and landscaping complement the structure and the project provides a reasonable amount of individually accessible space considering the lot size and width and availability of outdoor recreational spaces in walking distance. The property is not located near protected habitat or wildland areas.
- N. As detailed in Exhibit B, the proposal takes reasonable measures to protect against external and internal noise.
- O. As detailed in Exhibit B, consideration has been given to avoiding off-site glare from lighting and reflective building materials.
- P. Trash and recycling receptacles utilities and mechanical equipment are located within the structure and will not be visible from the exterior of the building.
- Q. No signage is included in the application.
- R. As detailed in Exhibit B, the ground floor shared patio will be accessible to the commercial unit. If the unit is rented by the owner, access to the secured bicycle storage and rear patio will be maintained for employees of the commercial unit.
- S. As detailed in Exhibit B, the design respects the intimate scale and vernacular character of the street.
- T. As detailed in Exhibit B, design details are incorporated to articulate the building.
- U. As detailed in Exhibit B, the design incorporates creative use of elements that are characteristic of both residential and commercial structures on Visitacion Avenue.
- V. As detailed in Exhibit B, color and texture are provided at the street through the use of planter boxes and stone veneer.
- W. As detailed in Exhibit B, landscaping has been incorporated to enhance the design and enliven the streetscape.
- X. As detailed in Exhibit B, the requested 283 sq ft commercial storefront area is as large as possible for the intended storefront use, given the size, configuration, and physical constraints of the structure and the site.

Conditions of Approval:Prior to issuance of a Building Permit:

1. The owner shall obtain a building permit and encroachment permit prior to proceeding with construction. A complete application including detailed building plans, application forms and fees shall be submitted to the City for issuance of a Building Permit. The building permit application shall comply with all applicable State codes and applicable City of Brisbane Municipal Code provisions for new construction. Building plans shall comply with the following conditions:
 - a. The plans shall be in substantial conformance to the plans approved with this Design Permit DP-2-20, including finish materials and colors (see related condition 1.h below), with the following modifications:
 - i. A final landscaping plan shall be submitted demonstrating compliance with the requirements of Brisbane Municipal Code §17.06.040.I and §12.12.050.4, to the satisfaction of the Community Development Director. The plan shall incorporate water-conserving, non-invasive landscaping.
 - b. The plans shall address North County Fire Authority requirements for new construction, including but not limited to installation of fire sprinklers, obtaining water flow, smoke detectors, key box, portable extinguishers, clearly visible address, illuminated utility identification, illuminated exit signs, and others applicable as determined through building permit review.
 - c. The plans shall include undergrounding of utilities to service the building.
 - d. Mechanical equipment, other than the required rooftop solar panels, shall not be visible from off-site. Should mechanical equipment be located outdoors, it shall be properly screened with fencing or landscaping consistent with the final landscaping plan submitted with the building permit and shall be located outside of required setbacks.
 - e. The building permit application shall not include materials which would present an off-site glare due to reflective materials or lighting.
 - f. The plans shall specify that lighting will be directed away from and not cause glare onto adjacent properties.
 - g. Each unit shall be provided with remote-controlled garage door openers, and an electronic keypad shall be installed to ensure efficient ingress and egress from the garage.
 - h. Final color and material samples and/or cut sheets shall be provided for Community Development Director approval to confirm they are in substantial conformance with the approved Design Permit. Materials samples shall also be provided for windows.
 - i. All windows shall match each other and shall not be dark or reflective.

- j. The driveway curb cut width and location shall be subject to City Engineer review and approval, and shall not displace existing on-street parking or require the removal of any street tree(s).
 - k. Any mechanical equipment required to operate the stacked parking lifts in the garage shall not obstruct the on-site turnaround for standard-sized vehicles per Brisbane Municipal Code §17.34.040.
 - l. Final cut sheets indicating the specifications of stacked parking lifts shall be included with building permit application and plans shall demonstrate that Four standard-sized vehicles can reasonably be stacked inside the garage, including dimensions of applicable clearances for vehicles and operational equipment
 - m. The pedestrian warning system shall be installed to the satisfaction of the City Engineer and Planning Director and provide both visual and audio alerts of approaching vehicles exiting the driveway.
 - n. A permanently anchored short-term bicycle parking rack for two (2) bicycles shall be provided in the public right-of-way, the specific location and design of which shall be subject to approval by the City Engineer.
 - o. Direct access shall be provided from the commercial storefront to the garbage receptacles and long-term bicycle racks in the garage and to the shared rear yard to the satisfaction of the Community Development Director.
 - p. Necessary vents and chases shall be incorporated into the building design so as to allow future changes in occupancy of the storefront area to the satisfaction of the Community Development Director.
2. The property owner shall enter into a standard landscape maintenance agreement with the City for landscaping, to the satisfaction of the City Attorney.
 3. An agreement shall be recorded between the owner and the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.

During Construction:

4. Prior to foundation construction, a surveyed staking plan prepared by a licensed land surveyor or engineer authorized to conduct land surveying under California law shall be submitted to the Community Development Department confirming the building location and pad elevations conform to the approved site plan.
5. The project shall comply with the San Mateo County Stormwater Pollution Prevention Program's Best Management Practices, as provided in the applicable state regulations and included in the applicant's storm water checklist for Small Projects.

6. Any prehistoric Native American cultural resources found during the course of construction shall be conserved in accordance with State and Federal requirements (Appendix K of the State CEQA Guidelines).

Prior to Occupancy:

7. All landscaping shall be installed and inspected by Planning staff to confirm conformity with the approved landscape plan.
8. Address numbers for the residential and commercial units shall be affixed to the building at a location visible from the street and a size, color and style subject to approval by the Community Development Director and North County Fire Authority.
9. The applicant shall demonstrate conformance with all of the above Design Permit conditions of approval.

Other Conditions:

10. The required garage parking spaces shall not be used or converted to any other use that would impair their basic use as parking for motor vehicles per Brisbane Municipal Code Section 17.34.020.A.
11. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
12. This Design Permit and Use Permit shall expire two years from the effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the approved project.

Exhibit B: Outline of Required Findings**Use Permit UP-4-20**

- A. The proposal is consistent with the nature and condition of all adjacent uses and structures, and is consistent with the applicable Neighborhood Commercial/Retail/Office land use designation in the General Plan. There is no specific plan for the area in question. Specifically, the proposal is a mixed-use development of 64 dwelling units per acre, falling within the range of residential densities found in the NCRO-2 District, and would be consistent with General Plan policies to increase housing opportunities in Brisbane's downtown core and in proximity to transit, including the free Bayshore Caltrain and Balboa Park BART station shuttles (San Francisco Avenue-Old County Road stop) and Samtrans Route 292 (Bayshore-Old County Road stop) less than one-half mile away by foot. The project would establish a new storefront on Visitacion Avenue, creating opportunity for small businesses and contributing to the pedestrian-oriented environment envisioned for Visitacion Avenue in the Subareas Element and NCRO-2 District development standards. The three-story scale is consistent with the scale of three other multi-family residential projects in the NCRO-2 District at 34 and 395 Visitacion Avenue and 1 San Bruno Avenue, and with the approved mixed-use developments at 36-50 San Bruno Avenue, 23 San Bruno Avenue, and 18 Visitacion Avenue.
- B. The establishment, maintenance or operation of the mixed-use structure will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city. Specifically, the project will be built to current health and safety standards contained in the California Building and Fire codes. Further, the design of the structure will not impact access to light and air of surrounding properties as they are developed currently and as they may be redeveloped in the future, via incorporation of lightwells and other openings in the north and south side walls. Finally, a pedestrian warning system shall be installed to alert pedestrians when a car is exiting the garage to ensure safety of pedestrians on Visitacion Avenue.
- C. Strict enforcement of the specified regulation would not be required by either present or anticipated future traffic volume or traffic circulation on the site. Specifically, the design of the garage and incorporation of mechanical lifts inherently restricts its use for purposes other than vehicle parking. The proposed development is as dense as reasonably feasible for the site, given the physical development standards limiting the building's footprint. The proposed units may not be enlarged or expanded such that parking demand would be increased and thus unable to be accommodated within the garage. Therefore, there is no anticipated increase in traffic volume on the site.
- D. The granting of the use permit will not create or intensify a shortage of on-street parking spaces. The proposal allocates one parking space to each unit, and further provides secured and covered long-term bicycle parking spaces on the ground floor to encourage use of alternative transportation. Additionally, while the Municipal Code does not currently reduce or eliminate on-site parking requirements due to proximity to transit alone, the subject property is less than one half mile from nearby regional bus routes on Bayshore Boulevard and blocks away from the Caltrain and BART shuttle stop, accessible both by foot or by bicycle. The Bayshore Caltrain Station is about a 15 minute bike ride away. This is consistent with policies in the General Plan

Circulation Element (Policies C.24, C.29, C.30, and C.36). Further, the project incorporates a 10 ft curb cut in order to preserve existing on-street parking in the property's frontage.

In this case, granting the use permit to allow four parking spaces on-site, where five on-site parking spaces are required, on a site in close proximity to available public transit and with secured on-site bicycle storage would not demonstrably contribute to the existing shortage of on-street parking in the vicinity of the project.

- E. Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints, specifically the narrow lot width and requirements to provide ground floor storefront space and residential dwelling unit access. The subject property is only 25 ft wide and approximately 110 ft deep, which conforms to the minimum lot width and depth requirements for lots in the NCRO-2 District. However, the narrow lot width in conjunction with the required ground floor storefront space significantly constrains the ability to provide the required off-street parking. Additionally, residential projects of four or more units are required by the Americans with Disabilities Act to provide ground floor access to at least one unit, which the applicant has provided but which further limits the footprint of parking on the site. The applicant's proposal for four off-street parking spaces is thus the maximum number of parking spaces that can be accommodated on the property as a result of these structural and site constraints.

Given the structural constraints of the mechanical lifts, the 8.5 ft width is the widest feasible width for the respective parking spaces. The City defines a parking space as "compact" with a width of 8 ft; the proposed width is thus wider than a traditional compact space, although it is 6 inches narrower than a standard 9 ft parking space. Given the expected compact nature of cars to be parked in the garage, an 8.5 ft wide by 18 ft deep parking space will be sufficient to meet the project's parking needs.

Design Permit DP-2-20

- F. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project. Specifically, the building is of a contemporary architectural design that features pedestrian-level detail and articulation at the north side and west (street) facades and a harmonious mix of exterior materials and colors. The building form is highly articulated at the most visible west (street-facing), north, and east building facades though a mix of second and third story setbacks, inset decks, and other voids in the building walls, including the recessed residential entry and garage opening in the west façade and a second and third story lightwell at the north façade. Though the structure would be the tallest building on the 200-block of Visitacion Avenue, it would be similar in scale to other three-story buildings in the NCRO-2 District, including 34 and 395 Visitacion Avenue and 1 San Bruno Avenue, and with the recently approved mixed-use developments at 36-50 San Bruno Avenue, 23 San Bruno Avenue, and 18 Visitacion Avenue.

The proposed neutral color palette, includes natural gray-toned stone veneer and white stucco at the ground floor, white stucco at the second floor, and charcoal stucco at the third floor. The transition from white to charcoal stucco at the third floor aids in articulating the upper floor from the first and second stories. Black-framed windows provides complementary and distinctive detailing that ties together all three stories of the building. The incorporation of transom windows

and decorative elements at the ground floor provides continuity with ground floor architectural details found elsewhere along the block, particularly 245 and 249 Visitacion Avenue (Midtown Market), without being derivative of their style.

- G. The orientation and location of the structure and open spaces integrate well and maintain a compatible relationship to adjacent development. The footprint of the building, with zero foot front and side setbacks and 10 ft rear setback, is consistent with the NCRO-2 District standards and appropriate to the subject property's small size and narrow width. Use of the 10 ft setback for a common patio and landscaped area is an appropriate use of the setback area, and would be compatible with the nearby rear yards abutting the space at 201 and 245 Visitacion Avenue. The third story rear deck is located on the southern face of the structure's rear wall, avoiding direct sight lines to the adjacent second-story window and outdoor living areas at 349 Monterey Street.
- H. The proposed structure is designed to mitigate potential impacts to adjacent land uses. Two one-story commercial structures abut the subject property to the north and south, both built to their respective shared property lines with 213 Visitacion Avenue. The proposed structure would also have zero setbacks to the side property lines, consistent with the NCRO-2 District development standards. This would impact 201 Visitacion Avenue to the extent that two ground-level windows in the south side of the building wall would need to be eliminated, and as 213 Visitacion Avenue is located to the south of 201 Visitacion, it is likely that the rear yard of 201 Visitacion would be shaded in the early evening during autumn and winter, and in the afternoon during summer months. Should the property at 201 Visitacion Avenue be redeveloped in the future, the light wells incorporated into the north wall of the proposed structure at the second and third stories would ensure ambient light and air are maintained. The access stairway to the residential dwelling units on the south side of the building would act similarly in the case of redevelopment of 245 Visitacion Ave. There are no windows in the north wall of the existing structure at 245 Visitacion Avenue and shading is not anticipated to its rear yard, which is located to the south of the subject property.

The proposed structure would be set back 10 feet from the rear lot line abutting the single-family dwelling at 349 Monterey to the east, which building is in turn set back approximately 9 ft from the shared property line, resulting in 19 ft of distance between the two structures. As such, the proposed structure would not interfere the adjoining property's access to ambient light and air, though shading will occur during afternoon hours due 349 Monterey Street's location due west of the subject property.

- I. The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability. The site's small size and narrow width greatly constrain the siting and orientation of the building, making it difficult to avoid long building walls on the north side of the site. However, the northern wall plane is broken up by the second and third story light wells, and there are no windows proposed along the northern wall in order to reduce the passive heating gain.
- J. The property is not located on a hillside.

- K. The site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking. Specifically, the proposed 10 ft curb cut, authorized by the City Engineer, will preserve existing on-street parking spaces while allowing for safe egress and ingress to the site. Pedestrian safety will be ensured by the required pedestrian warning system to provide both audio and visual warning to pedestrians when cars exit the garage. As demonstrated in the applicant's turning radius diagrams, garage design will allow for all four cars to turn around and exit the garage head first, consistent with the requirements of BMC Chapter 17.34 and further ensuring the safety of vehicular ingress and egress.
- L. The property's location and direct sidewalk access provides alternatives for pedestrians to access public transit and shuttle stops within a half-mile radius on Bayshore Boulevard, Old County Road, and San Bruno Avenue, connecting to BART and Caltrain as well as regional bus routes. Additionally, the project includes four long-term bicycle parking spaces and two short-term bicycle parking spaces at the ground floor, incentivizing bicycle ownership and use as an alternative to single-occupancy vehicles.
- M. The proposed open areas and landscaping complement the structure. The design includes private decks for three of the four units, and a shared common yard directly accessible from Unit A at the ground floor. This results in an average of 184 sq ft of open space per unit, which exceeds the 60 sq ft per unit requirement for the NCRO-2 District but is less than the required 400 sq ft per unit for new condominium developments. Given the constraints of the site, the provided outdoor space is the maximum feasible and provides outdoor area for each unit. Additionally, the subject property is in walking distance to the Community Park, Crocker Park Recreational Trail, Community Garden, and San Bruno Mountain hiking trails, which would complement the dedicated outdoor spaces for each individual unit proposed by the project. As such, the project provides a reasonable amount of individually accessible space considering the lot size and width and availability of outdoor recreational spaces in walking distance.

While the small size of the lot and narrow width constrain location and amount of landscaping, the proposed landscape plan maximizes the available space in the rear yard and will be planted with drought-resistant, non-invasive species (California natives preferred), subject to final approval by the Community Development Director via the building permit application. The proposed landscaped planters on the front building façade provide visual interest at the pedestrian level and are reasonable given the constraints of the site. The property is not located near protected habitat or wildland areas.

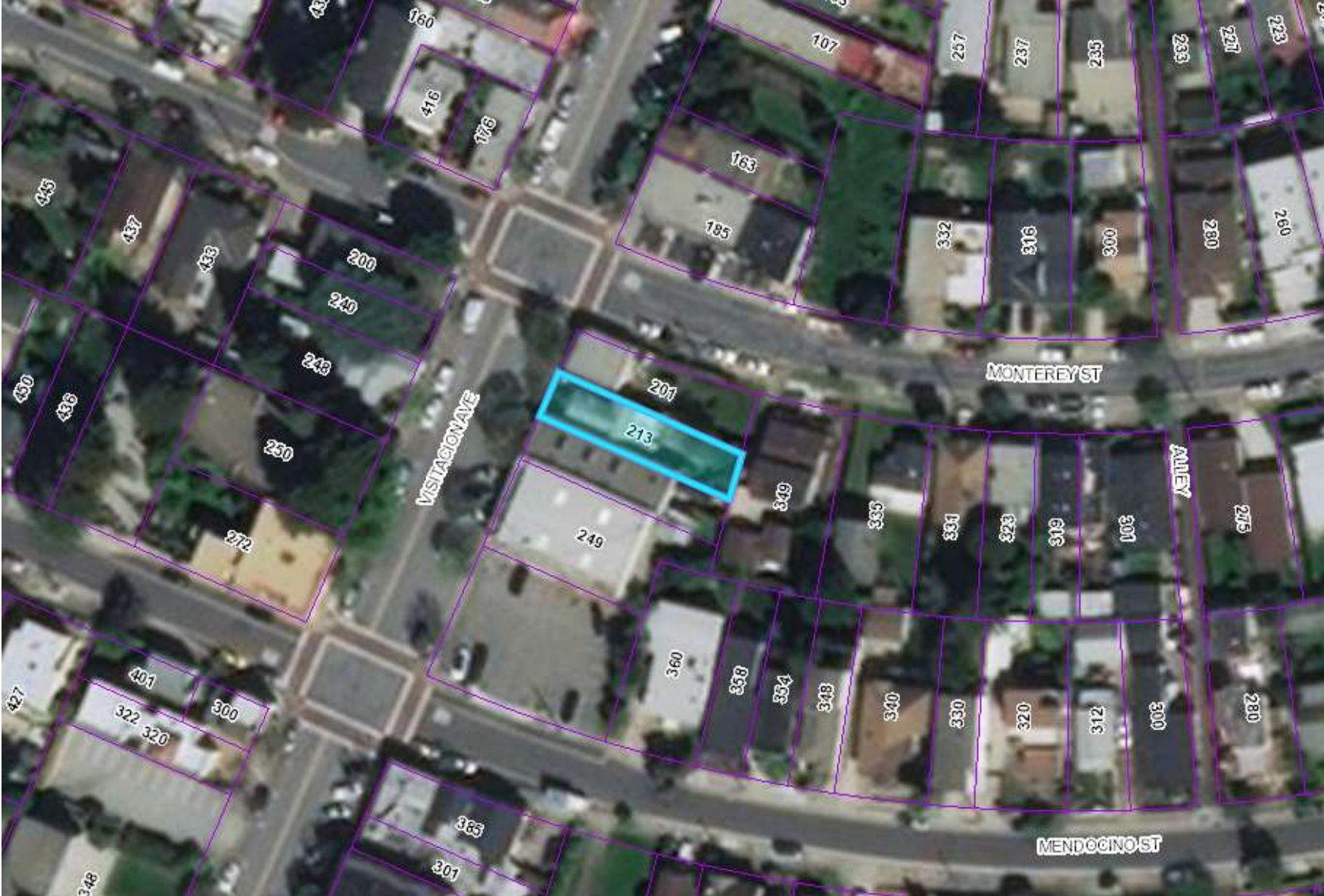
- N. The proposal takes reasonable measures to protect against external and internal noise. Specifically, the structures must comply with California Building Code applicable to condominium structures to protect residents from unhealthy noise levels from the exterior of the building as well as unwanted noise from adjacent units.
- O. Consideration has been given to avoiding off-site glare from lighting and reflective building materials. The stucco exterior finish will not be reflective, and the conditions of approval require the building permit plans to provide a lighting plan demonstrating that all exterior lighting will be shielded and downlit to minimize off-site light and glare, and that all windows will be treated to minimize glare.

- P. Trash and recycling receptacles utilities and mechanical equipment are located within the structure and will not be visible from the exterior of the building.
- Q. No signage is included in the application.
- R. As the proposed storefront commercial unit will be conveyed as a live/work space, the second floor deck and ground floor shared patio will be accessible to the commercial unit. If the unit is rented by the owner, access to the secured bicycle storage and rear patio will be maintained for employees of the commercial unit.
- S. The design respects the intimate scale and vernacular character of the street. Specifically, the proposed design respects the pedestrian scale and streetscape vernacular of Visitacion Avenue through the utilization of voids in the ground floor walls fronting Visitacion Avenue at the driveway and residential entry, and second and third story setbacks. The NCRO-2 district Design Guidelines specifically suggest that portions of a building over 28 ft in height should be stepped back from the front of the building “so as not to overwhelm the view of pedestrians along both sides of the street below, and to emphasize the one-to two-story nature of the streetscape.”
- T. Design details are incorporated to articulate the building, as described in detail in Findings F, G, H, and S, which emphasize the relationship to the pedestrian environment. The ground floor storefront commercial unit features a glass door and large windows at the north and west building façade with transom accent windows providing unobstructed views into the space from the street. The ground floor façade features stone veneer, small planters, and permeable pavers at the residential entry to provide additional visual interest at eye level. The existing street tree would be retained.
- U. The design incorporates creative use of elements that are characteristic of both residential and commercial structures on Visitacion Avenue. These elements include recessed entries to the residential access pathway and garage, transom windows above doors and windows at the ground floor, stone veneer at street level to add texture to the façade, and planter boxes at street level to provide urban greenery at the pedestrian level.
- V. Color and texture are provided at the street through the use of planter boxes and stone veneer, as described in detail in Findings G and U.
- W. Landscaping has been incorporated to enhance the design and enliven the streetscape, as described in Findings M, T, and U.
- X. The requested 283 sq ft commercial storefront area is as large as possible for the intended storefront use, given the size, configuration, and physical constraints of the structure and the site. The space is the largest that can reasonably be dedicated to the storefront, given that half of the frontage must be occupied by the driveway and residential entryway, and given the need to provide on-site parking, permanent storage facilities, and interior garbage and recycling areas on the ground floor. Increasing the commercial space to achieve the 600 sq ft size would result in the loss of the required storage units and interior garage and recycling area and/or two of the parking spaces, depending on how the space was reallocated. In this case, given the intended use of the space for an office and/or small retail space (depending on the future owner’s needs), a 283 sq ft storefront is adequate for the proposed use and the largest possible area given the physical constraints of the structure and site.

Project Description

Development Standard	Existing	Proposed	Min/Max	Status
Lot Area	2,708 SF	-	2,500 SF	Complies/lot of record.
Lot Slope	0%	n/a	n/a	n/a
Lot Width	25'	n/a	25'	Complies
Lot Coverage		2437 or 90%	90%	Complies
Floor Area		6,516 SF or 2.4 FAR	n/a	No FAR limits in NCRO-2
Setbacks				
N/W Side Lot Line		0'	0'	Complies
S/E Side Lot Line		0'	0'	Complies
Rear Lot Line		10'	10'	Complies
Front Lot Line		0'	0'	Complies
Height		35'	35' with Design Permit	Complies
Parking		4 vehicle spaces (compact 8.5' x 17'); 6 bike parking spaces	5 car spaces (4 covered); 3 bike parking spaces (1 long term, 2 short term)	Use Permit requested.
Storefront		283 SF	600 SF unless PC approves less	Requests less than 600 SF storefront space (Design Permit)
Fencing		8' fence @ rear lot line	8' fence @ rear lot line	Complies
Enclosed Recycling Area		Recycling area in garage (ground fl)	Recycling enclosure	Complies
Passive Open Space		736.5 SF or 184 SF per unit	60 SF per unit/240 SF	Complies
Condo Requirements				
Washer drier hookups		Washer/drier hookups provided	Required	Complies
Storage		125 CF per unit (ground fl)	125 CF per unit (not shared)	Complies
Outdoor areas		736.5 sq ft total/ 184 SF/unit	400 SF per unit (shared OK)= 1600 SF	Exception required from PC (Design Permit)

Aerial Vicinity Map



Site Photos



View of subject property from Visitacion Ave.



View of 201-203 Visitacion Ave. (north of subject property)



View of 245 Visitation (south of subject property)



View of 201-203 and 213 Visitation Ave. from Monterey St.



View of 349 Monterey St. and rear of 213 Visitation Ave.



View of 201-203 Visitation Ave. from Monterey Street



View of 200-block of Visitacion Ave. from northwest



View of 200-block of Visitacion Ave. from southeast

NCRO-2 District Multi-Family Residential Density Analysis

Address	Street	District	Units	Land Area (SF)	Land Area per Unit	Du/ac
418-420	Monterey St.	NCRO-2	2	4,150	2,075	21
325	Visitacion Ave.	NCRO-2	6	7,736	1,289	34
23	San Bruno Ave.	NCRO-2	4	5,000	1,250	35
2	Visitacion Ave.	NCRO-2	14	15,766	1,126	39
107	Visitacion Ave.	NCRO-2	3	3,007	1,002	43
1	San Bruno Ave.	NCRO-2	15	14,900	993	44
176-184	Visitacion Ave.	NCRO-2	2	1,650	825	53
272-284	Visitacion Ave.	NCRO-2	6	5,000	833	52
213	Visitacion Ave.	NCRO-2	4	2,708	677	64
202	Visitacion Ave.	NCRO-2	4	2,500	625	70
36-50	San Bruno Ave.	NCRO-2	16	9,595	594	73
395	VisitacionAve.	NCRO-2	14	7,117	508	86
35	San Bruno Ave.	NCRO-2	20	10,000	500	87
34	Visitacion Ave.	NCRO-2	20	10,000	500	87
Total			130	99,129		
Avg.					914	56
Median					829	53

**Attachment F:
Correspondence Received as of 11/24/2020**

Brisbane Planning Commission

Brisbane, California

Dear Planning Commission,

I'm writing this letter in support of the project at 213 Visitacion Ave.

This letter is in support for the proposed mixed-use project as proposed on 213 Visitacion Ave, Brisbane. We have reviewed the project drawings and all the information provided by Ritu Vohra, Arcus Housing. The current state of the property is in bad shape for the last decade and impacts the real estate value of my property at 14 Visitacion Ave, Brisbane. Additionally, the current property is abandoned and poses safety issues to the neighborhood and adjacent structures. We request the planning commission and city staff to process the proposed project at the earliest so we can see some fresh buildings in our neighbourhood.

Regards,

Sisi Huana 

Date:

11/18/2020 03:16 PM
PST

Ayres, Julia

From: Joel Diaz <jdgeneral@yahoo.com>
Sent: Wednesday, November 18, 2020 7:18 PM
To: Ayres, Julia
Subject: Re: 213 Visitacion public hearing

Hi Julia!

Please forward this to the planning commission.

Honorable Planning Commissioners,

Please approve the proposed project at 213 Visitacion. I think it will really improve the aesthetics of the block. The proposed building is beautiful and will make downtown seem so much nicer and revitalized, as well as build new community.

I feel the applicant has done a very thoughtful and balanced job trying to deliver much needed housing while also supplying parking and a beautiful design.

Please approve this project. Thank you for your time.

Sincerely,

Joel Diaz

Better Homes & Gardens Real Estate- JF Finnegan Realtors

Top Producer BHG

CalBRE #01336882
650.520.7483 cell
650.757.1338 fax
650.757.0888 office

Thank you. Have a great day!

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. CONFIDENTIALITY NOTICE: The foregoing email message is intended only for the intended recipients listed above. This email communication may contain CONFIDENTIAL INFORMATION WHICH ALSO MAY BE LEGALLY PRIVILEGED. If you are not the intended recipient of this communication, you are hereby notified that any unauthorized review, use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by reply email, delete the email

Brisbane Planning Commission

Brisbane, California

Dear Planning Commission,

I'm writing this letter in support of the project at 213 Visitacion Ave.

As a local realtor for last six of years, I'm personally excited to see the project proposed by Arcus Housing on 213 Visitacion Ave , Brisbane.

The project will add 4 new housing units on a neglected site and increase the downtown customer footprint by 4 times. Young families, professionals and seniors make a big proportion of our customer base. The current structure is not attractive to our customers and negatively impacts our business. I appreciate the proposed project is keeping the existing driveway and not reducing street parking. I request the planning commission and city staff to process the proposed project at the earliest so we can see some fresh buildings in our neighborhood.

Regards,
Bistra V. Bejanski
Compass



Date: 11/11/2020

SUPPORTING STATEMENTS**Findings Required for Approval of All Design Permits****Brisbane Municipal Code §17.42.060**

In order to approve any design permit application, the Planning Commission must affirmatively make the findings of approval in BMC Chapter 17.42, which are reproduced below. Supplemental findings may also be required depending on your specific project and the applicable zoning district and are listed in this attachment.

Please respond to each required finding as it relates specifically to your proposal and include a reference to the applicable plan sheet in the development plans. Attach additional pages if necessary, or provide written responses on a separate document.

A. How do the proposal's scale, form and proportion relate to each other in a harmonious manner? How do the materials and colors used complement the project?

The project fits within the commercial district in scale and materials.	Plan Sheet Page(s)
There will be a small commercial storefront at the street level. In light of the recent changes in the economy due to COVID, we have designated the -store front a live-work space and part of the unit above it. The live-work space though not internally connected will be deeded to the unit right above it.	Sheets A2.0 & A2.1; A4.0 & A4.1

B. How does the orientation and location of buildings, structures, open spaces and other features integrate with each other? How does the project maintain a compatible relationship to adjacent development?

The project is oriented to have residential units above ground the floor commercial area, with a private parking garage for 4 cars behind. There will be a portion of one of the residential units at the rear of the ground floor & will have direct access to the yard area. The project also has windows in the front and back and lightwells on the side so as to not impede the current structures on the adjacent sites or any future development thereon.	Plan Sheet Page(s) Sheets A2.0 & A2.1; A3.0, A4.0 & A4.1
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C. How do the design and location of proposed buildings and structures mitigate potential impacts to adjacent land uses?

The project is an urban in-fill site and respects the street front building line. The 3rd floor is set back 8' from the front wall plane to reduce the mass apparent from the street. The building though built to lot line has windows in the front and back and light wells on the side to mitigate impact to the adjacent properties.	Plan Sheet Page(s) Sheets A2.0 & A2.1; A3.0, A4.0 & A4.1
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Attachment A
Design Permit Supporting Statements

D. How does the project design utilize natural heating and cooling opportunities through building placement, landscaping and building design to promote sustainable development and to address long-term affordability? What site constraints exist, if any, that limit the use of natural heating and cooling opportunities?	
The project proposes operable windows for natural ventilation and the construction will use energy efficient materials and construction techniques to realize maximum natural air and light and energy efficiencies. There will be solar panels installed per code requirements.	Plan Sheet Page(s) TBD

E. For hillside development, how does the proposal respond to the topography of the site? How does the design minimize the project’s visual impact? How does the design preserve significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park?	
N/A	Plan Sheet Page(s)

F. How does the location and dimensions of vehicular and pedestrian entrances and exits minimize traffic impacts on abutting streets? Is the proposed off-street parking and interior site circulation adequate to meet the needs of the project? Are parking facilities adequately surfaced, landscaped and lit?	
There are 4 parking spaces proposed within the property. The interior site circulation is adequate for the needs of this project. The parking will be in a well lit garage with appropriate and adequate lighting. The parking garage will also use the existing curb cut thereby not costing the city any street parking to accommodate this project.	Plan Sheet Page(s) SEE SHT. A2.0

G. How does the proposal encourage the use of alternative transportation, e.g., through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation?

Attachment A
Design Permit Supporting Statements

<p>The project is an urban in-fill site and respects the street front building line. The 3rd flr is set back 8' from the front wall plane to reduce the mass apparent from the street. The urban infill sit is close to the transit shuttle and the major amenities of the city making walkability an important criteria in the design of the project. The project also has provided bicycle parking in lieu of additional car parking thereby contributing to lesser vehicular traffic in the city.</p>	<p>Plan Sheet Page(s)</p>
	<p>SEE SHT. A2.0</p>

H. How do the provided open areas and landscaping complement the buildings and structures? How is landscaping used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy? Is landscaping water conserving and appropriate to the location? If applicable, how does the project address habitat protection and wildland fire hazard mitigation?

<p>Most units have a private open area. All storage areas and utility areas are adequately located within the building for better usability and privacy.</p>	<p>Plan Sheet Page(s)</p> <p>See Plans</p>
<p>There is minimal area for landscaping to have any impact on habitat protection and wildland fires.</p>	

I. How does the project design protect against external and internal noise? The project will comply with all building code requirements for sound proofing and separation.

	<p>Plan Sheet Page(s)</p> <p>TBD</p>
--	--

J. How do the proposed building materials and exterior lighting mitigate off-site glare?

<p>The building materials of stucco, stone and wood are light absorbant and anti-glare in nature. External lighting will be downward focussed to avoid neighborhood infiltration.</p>	<p>Plan Sheet Page(s)</p> <p>TBD</p>

K. Are utility structures, mechanical equipment, trash containers and rooftop equipment screened?

Attachment A
Design Permit Supporting Statements

There are no roof top mechanical units proposed. Trash will be contained within the structure, along with utility meters.	Plan Sheet Page(s)
	SEE A2.0 & A4.0

L. If applicable, how does the location, scale, type and color of project signage enhance the design concept of the site?

N/A	Plan Sheet Page(s)

M. If applicable, how does the project meet the needs of employees for outdoor space?

N/A	Plan Sheet Page(s)

Additional Findings for Design Permits in the NCRO-2 District:

In addition to the findings required under BMC §17.42.060, the Planning Commission must also affirmatively make the below special findings for structures in the NCRO-2 District, per BMC §17.14.110:

A. How does the design respect the intimate scale and vernacular character of the street?

The project is sensitive in scale w/ a storefront at street level that is the prominent feature at the sidewalk level & the residential & car entries are subservient to and set back from the commercial area. The top 3rd floor is also set back 8' from the front facade.	Plan Sheet Page(s)
	SEE SHT. A2.0, A2.1, A3.0, A4.0 & A4.1

Attachment A
Design Permit Supporting Statements

<p>B. How do the design details articulate the building and emphasize the relationship to the pedestrian environment?</p>	
<p>The materials add a level of scale and articulation to the front facade.</p>	<p>Plan Sheet Page(s)</p>
<p>Stone is proposed at the building base. The store front will be comprised of aluminium clad windows & detailing. Special paving will emphasize the residential entry area.</p>	<p>SEE SHT. A4.0 & A4.1</p>
<p>C. How does the design incorporate creative use of elements that are characteristic of the area, such as awnings, overhangs, inset doors, tile decoration, and corner angles for entry?</p>	
<p>The storefront will act as a bay that sits proud of the adjacent residential & garage entries that flank it. This will afford the opportunity for the narrow storefront to have windows that will wrap around & afford more exposure to the passerby.</p>	<p>Plan Sheet Page(s)</p> <p>SEE SHT. A2.0, A4.0 & A4.1</p>
<p>D. How are color and texture provided at the street level through the use of signage, lighting, planter boxes, or other urban landscape treatments?</p>	
<p>The storefront will be painted stucco and will contrast w/ the stone veneer at the base. Smaller landscaping plants will enhance the curb appeal of the project without interfering with the pedestrian path of travel.</p>	<p>Plan Sheet Page(s)</p> <p>SEE SHT. A2.0 & A4.0</p>
<p>E. How has landscaping been incorporated to enhance the design and enliven the streetscape?</p>	
<p>Landscaping is proposed at the tree pit area. Small planters along the commercial space and by the building entry will enliven the building and enhance the curb appeal.</p>	<p>Plan Sheet Page(s)</p> <p>SEE SHT. A2.0 & A4.0</p>

Additional Findings for Design Permits for Ridgeline Development in the R-BA District:

In addition to the findings required under BMC §17.42.060, the Planning Commission must also affirmatively make the below special finding for structures in the R-BA District located on a ridgeline, per BMC §17.12.040.L.2:

A. How does the building's placement, height, bulk and landscaping preserve public views of the San Bruno Mountain State and County Park as seen from the Community Park and from the Bay Trail along the Brisbane Lagoon and Sierra Point shorelines?

Methods to accomplish this may include varying the building's roofline to reflect the ridgeline's topography, orienting the building to minimize the impact of its profile upon public views, locating the building on the lower elevations of the site, and reducing the building's height below the maximum permitted in the district.

	Plan Sheet Page(s)
N/A	

SUPPORTING STATEMENTS

Findings Required for Approval of All Use Permits

Brisbane Municipal Code [§17.40.060](#)

In order to approve any use permit application, the Planning Commission must affirmatively make the findings of approval in BMC Chapter 17.40, which are reproduced below. Supplemental findings may also be required depending on your specific project and the applicable zoning district and are listed in this attachment.

Please respond to each required finding as it relates specifically to your proposal and include a reference to the applicable plan sheet in the development plans. Attach additional pages if necessary, or provide written responses on a separate document.

1. How has the project been designed and operated in order to be compatible with the nature and condition of all adjacent uses and structures, and with general and specific plans for the area in question?

213 Visitation Ave parcel is a 2,700 sqft lot with 900 sqft derelict single-family home which has been unoccupied and in disrepair for a decade. The General Plan for the City of Brisbane the lot is currently zoned as mixed-use neighborhood commercial, retail and office (NRCO-2) per with goals to promote high density walkable vibrant main street environment. Aligned with the City's long range goals stated in general plan to revitalize Visitation Ave and the regional agenda to increase housing, the proposed project is mixed use building with 4 condo units and ground floor live work commercial space is conceived to bring these goals to fruition. The project creates two fold positive impact on the neighborhood in following ways:

- Adding multi family housing units to meet regional goals and climate goals with creating smart and sensitive density in existing designated urban areas. These units are specifically designed for middle income group nuclear working families, who can benefit from living in walkable vibrant neighborhoods in proximity to school, library and groceries.
- Adding a retail store front to continue a vibrant main street environment and create jobs. The 4 units will create more customers for existing businesses in Central Brisbane, adding to the local economy.

The proposed project is a 3 story building, with active ground floor lined with storefront and building entrances, including garage entrance. The upper floor has 2 units on each floor, with large windows and balconies looking over Visitation Ave. The property is designed to have a transitional yet contemporary look designed to fit in with the various styles properties on the street. The commercial unit is deeded as a live-work unit which would meet the needs of an ever changing landscape of retail, which seems in a state of confusion due to COVID-19. The live-work option allows for the project to remain lively and future-proof even if Visitation Ave was later rezoned as residential thereby reducing the risk of an unused store-front.

We are committed to make this project truly meet the vision of the community that are established in the long range planning documents. We see ourselves as community builders and would like to work with the community to make this

Plan Sheet
Page(s)

A1.2 , A2.0
& A2.1

project a positive contributor to the district. We have worked with several members of the community over the last year to hone in on our plans as proposed. With every small project like this one, we aim to bring housing and jobs balance to the communities in the Bay Area.

2. How will the propose use be designed and operated in order to not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood?

The proposed residential and small-scale retail/commercial uses will not damage or create a nuisance from noise, smoke, odor, dust, or vibration. There is no hazard from explosion, contamination or fire as a result of the proposed project. The new building will fully comply with all building and fire code requirements. It will be fully sprinklered throughout. It will create no hazard occasioned by an unusual volume or character of traffic or the congregating of a large number of people or vehicles due to the presence of four residential units and the limited 263 sq. ft. of commercial storefront. The project will not create any known danger to public safety as a result of its presence.

The small size of the storefront will likely be used for a private practitioner for an office space like a chiropractor, aesthetician or architect etc. It's likely to not gather the kind of traffic one would expect to see even from mid-size retail operations like pharmacies and banks. As such, the presence of the commercial space will likely not impact the businesses that are currently on Visitacion or add traffic or other safety issues for others on the street or block.

Plan Sheet
Page(s)

A1.2 , A2.0
& A2.1

3. How will the proposed use be designed and operated in order to not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city?

The proposed project replaces a derelict property of 9 year into a small multi family building which aspires to become part of the community with ground floor commercial. We all know old and abandoned properties are a health and safety risk to the neighborhood and negatively impact the real estate value. The proposed project is a drastic improvement from existing conditions and a positive contributor to the city and neighborhood. It will pay approximately \$10K amount towards the park and rec fee, annual property taxes of approximately \$1 million over the next 30 years. Please note these numbers are based on current estimates from our submitted drawings and are not exact. The project also adds new residents to support local business and an active store front to contribute to the vibrant downtown vision of the Brisbane community.

Additionally the proposed project follows all the healthy and safety guidelines per the municipal code throughout construction and at completion.

Plan Sheet
Page(s)

A1.2 , A2.0
& A2.1

SUPPORTING STATEMENTS

Use Permits to Modify the Parking Regulations

Brisbane Municipal Code §17.34.050

In addition to the findings of approval for use permits, the Planning Commission must also affirmatively make the special findings of approval located in the Brisbane Municipal Code Chapter 17.34, which are reproduced below.

1. Describe why strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site.

	Plan Sheet Page(s)
<p>Parking patterns are significantly changing in our region. With use of technology, rideshare, remote working and a climate sensitive population, the demand for dedicated parking is reducing. Additionally the project site is conveniently located close to community amenities and transit option in comfortable biking distance. The Regional trends and state laws support this reduction.</p> <p>Please find detailed study and findings in attached Exhibit A</p>	

2. Describe how the granting of the use permit will not create or intensify a shortage of on-street parking spaces, given, for example, the availability of existing or improved on/off-street parking which may not fully meet the requirements of this chapter.

	Plan Sheet Page(s)
<p>As the background research for the proposed project our team have undertaken market analysis, affordability analysis and demographics analysis. Our project is suitable for young middle income group families or seniors. Young families are very open to sustainable alternatives for mobility, which are also cost effective. TNC's (Lyft+Uber) have proved to be a very safe and affordable option for seniors.</p> <p>We believe our target demographics will be 1 car per household. Additionally we are providing dedicated and secure bike parking on the ground floor for residents.</p> <p>The Project is using the existing curb cut maintaining the street parking in the front. Hence, there is no loss of street parking to accommodate our new off-street parking needs. Please also see Exhibit A for a more-in depth analysis of the benefits of our proposed parking. The units will be sold to new residents with a pre-existing condition of 1 dedicated parking spot per unit and clear understanding that the city controls on street parking.</p>	



3. Describe why full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints. This finding shall not be required for residential units dedicated to be affordable to households with very-low, low, or moderate incomes or designed and dedicated for use by households with one or more members who are 62 years of age or older, subject to restrictions approved by the City and recorded with the County of San Mateo.

	Plan Sheet Page(s)
<p>In our attempt to make this project meet all the urban planning goals, there are many architectural challenges we are facing on the site. The site is deep narrow, 25'X100', with the narrow frontage and access from Visitacion Avenue. The narrow width of the site is the most limiting constraint for our design team. The overall width of the parcel is 25', after providing an egress path as required by fire code, we are left with 20' clear garage width.</p> <p>Working with our urban planner and architect we have confirmed that the densities and land uses the City of Brisbane would like to achieve on this parcel as stated in the General Plan along with prescribed parking requirements are incompatible and at conflict, when tested on 213 Visitacion Parcel. This is a unique case due to parcel width, hence we request a use permit to reduce parking requirement to 1 per unit and total of 4 parking stalls for 213 Visitacion Ave, Brisbane CA.</p> <p>In lieu we are offering bike parking for the additional space and open to exploring other TDM measures like additional support to the City to achieve its VTM measure as required by the State or other City aspirations. Our request for a use permit is based on many studies and options we have tested with our architects and the planning department. In efforts to understand the option and constraints we have we have tested following option with our architects:</p> <ul style="list-style-type: none"> ● Parking Stackers Attached Exhibit B ● Negotiate long term use agreements with grocery stores (Midtown market) for additional stalls if needed ● TDM option to offset need for parking stalls. ● Actively outreach to community members to understand their concerns with parking and other sustainable alternates. See support letters. 	

Exhibit A: Research to support requests for parking reduction.**Date****1. Site and Context**

The Project site is located in the Central Brisbane district/downtown which offers walking access to all daily needs of a young family, like the library (1 Min walk), the swimming pool (6 minute walk), the Silverspot nursery (5 minutes), Post office (3 minutes), Grocery store (<1 minute) , Brisbane Park (3 minutes) and within minutes various coffee shops and restaurants on Visitacion Ave. In order to promote more walkability and less congestion, we need to make driving inconvenient and actively promote walking. Walking also promotes the local economy and supports small business by keeping people within the community. Parking reduction is one such strategy to promote walkable environments

2. Access to Transit by walking and biking:

Project site is located on a relatively flat part of Brisbane and has a relatively high walk-score and suitable condition for biking. The Project site has a close proximity to Bayshore Boulevard and its transit stops for Sam Trans bus routes are less than a 10-minute walk. The project site is also conveniently located very close to the free commuter shuttle services offered for Brisbane residents with the closest shuttle stop being a 2-minute walk at Old Country and San Francisco. Caltrain station at Brisbane has shown an increase in Bike storage spots and on-train bike riders. The Bayland Caltrain station is 2mile away, just 13 minutes on a bike. Reduction in parking will help to increase translation in the region. It is also the sustainable and healthier way forward. An increasing trend to note about bike parking even for Brisbane is the CA storage options for its upcoming developments plans that can be viewed at https://www.caltrain.com/projects/plans/Plans/Bike_Parking_Management_Plan.html Our requisition of parking reduction is in line with the city's mission of promoting public transportation as noted with the various transportation options at <https://www.brisbaneca.org/community/page/public-transportation>

3. Leveraging shared mobility options:

Shared mobility has definitely given people a diverse and convenient alternative option than owning a car. They have prompted behavioral changes, they have made the last mile connectivity possible. Many young families prefer using rideshare when required, rather than owning two cars. Rideshare options like Lyft and Uber are viable options for the members of our community, it is safer and provides door to door convenience.

4. Market trend in multi family housing and parking:

As noted in Brisbane's economic departments study, the city is a more family-oriented city unlike SF which is more transient. 50%¹ of the city's population is composed of families with kids and 50% households with 2 adults. In conversations with local real estate agents, many of the new families that have moved into Brisbane are younger families that have relocated from San Francisco to Brisbane, primarily due to affordability, and chose to have 1 car. While we do not have statistical data to validate

1

such claims of this micro pattern within Brisbane, we have conducted an extensive study on Market trends report published by Urban Land Institute and SPUR. 52% of American are millennials and of which 63% chooses to live a place they will no need a own a car, per the, per ULI report Aperia 2015. This number has only increased in the last 5 years. More and more Bay Area cities are taking an aggressive approach towards Climate sensitive planning and promoting reduction of cars at all levels, reduced parking ratio, investing in ATP and other shared mobility options.

Not overlooking the impacts of COVID-19 and the post pandemic projections on evolution of workplaces, where work-from-home seems to be a sustainable reality and cost-effective trend for most companies, the need for a second dedicated car for commuting seems to be further reduced. Many current households with two cars are converting one garage space in their home office.

5. **Affordability of market rate housing** – The increase in parking requirements, if met, would have an adverse impact on the price of the housing. In the Bay area each car parking cost about \$50k to \$70k, this includes construction cost, directly increasing the cost of a housing unit 10% to 15%- which gets passed to the homeowner. Additionally it takes about 350sqft to park and circulate one(1) car. With the current parking code, we need to provide an equivalent of 60% of the livable area for car parking, adding significant cost of construction and therefore adding to the affordability crisis. Higher parking ratio makes the development of small sites highly unfeasible in the current Bay Area markets.

6. **California Climate action goals and VMT**

Our State is leading the conversation in Climate action planning, not only within the USA but also globally. Per the SB32 goals, State of California aim to reduce the greenhouse emission by 40% below 1990 levels by 2030 of which 50% is attributed to automobiles. As part of many implementation strategies to achieve this goal, the State has directed all cities and towns to adopt VMT measures instead of LOS by end of 2020. These details were shared in the staff report dated April 25, 2019, supporting a sustainable living, released by city Staff after SB743 study session.

http://www.brisbaneca.org/sites/default/files/PCAR_SB734_js.pdf). The report suggests all future commercial and residential projects achieve 15% reduction from regional levels. Even though VMT and LOS measure traffic volumes, the traffic created by cars and cars need a parking spot. If we are moving towards fewer cars on roads, why require parking per vernacular standards. we request similar reduction be applicable to the parking requirements as well.

Exhibit B



KLAUS Multiparking GmbH
 Hermann-Krum-Straße 2
 D-88319 Aitrach
 Fon +49 (0) 75 65 508-0
 Fax +49 (0) 75 65 508-88
 info@multiparking.com
 www.multiparking.com

PRODUCT DATA

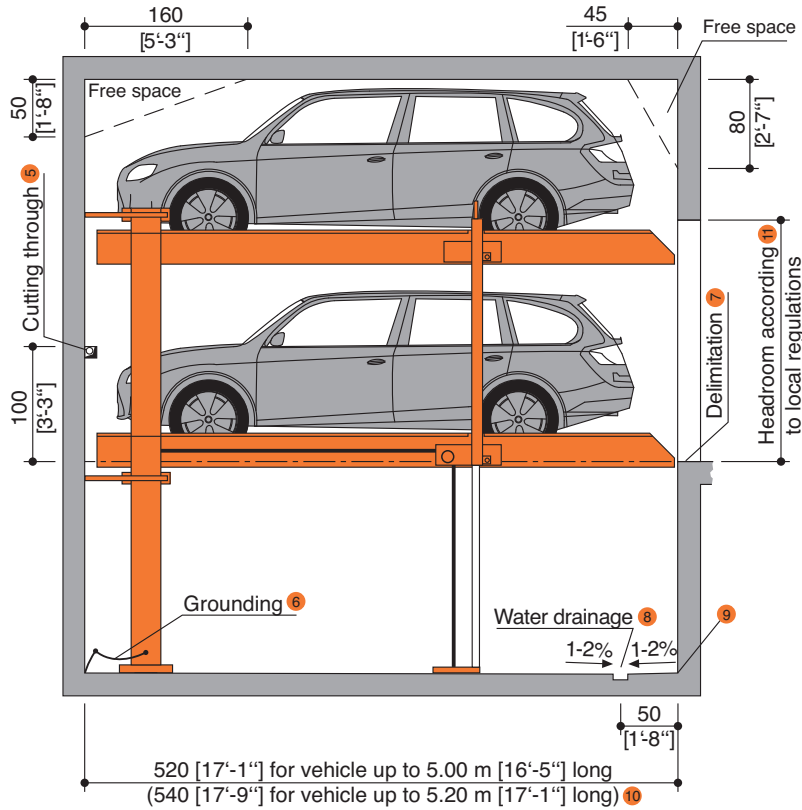
Item C.

multiBase 2072i

2000 kg [4400 lbs] ¹
 2600 kg [5730 lbs] ²

- Page 1 Section Car data
- Page 2 Height dimensions
- Page 3 Function Width dimensions without door
- Page 4 Width dimensions without door
- Page 5 Width dimensions without door
- Page 6 Width dimensions with door
- Page 7 Load plan
- Page 8 Approach Installation
- Page 9 Electrical installation
- Page 10 Technical data
- Page 11 To be performed by the customer
- Page 12 Description

Garage without door (basement garage)



Dimensions

All space requirements are minimum finished dimensions.

Tolerances for space requirements $+3 \begin{matrix} +1 \\ 0 \end{matrix}$ ³

EB (single platform) = 2 vehicles
 DB (double platform) = 4 vehicles

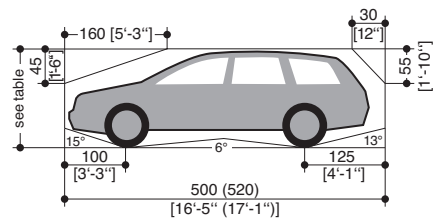
Dimensions: cm [ft] (1 cm = 0,393 in)
 Weights: kg [lbs] (1 kg = 2.2 lbs)
 Forces: kN [lbf] (1 kN = 224.8 lbf)
 Temperature: °C [°F] (0° C = 32° F)

Suitable for

Standard passenger cars:
 Limousine, Station Wagon, SUV, Van
 according to clearance and maximum surface load.

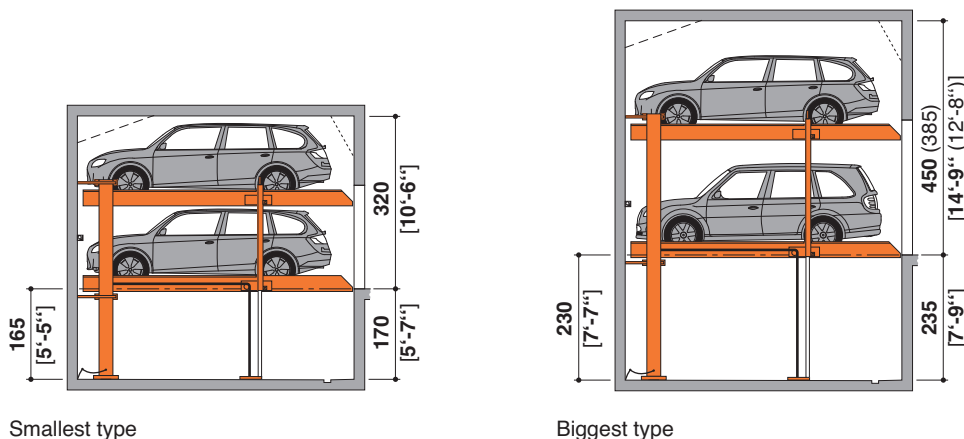
	Standard	Special ²
Width	190 cm [6'-3"] ⁴	190 cm [6'-3"] ⁴
Weight	max. 2000 kg [max. 4400 lbs]	max. 2600 kg [max. 5730 lbs]
Wheel load	max. 500 kg [max. 1100 lbs]	max. 650 kg [max. 1430 lbs]

Clearance profile



Height dimensions

See page 2 for all pit and height dimensions.



- 1 Standard type
- 2 Special system: maximum load for extra charge (maximum load for EB up to 3000 kg [6610 lbs] per place for extra charge).
- 3 To follow the minimum finished dimensions, make sure to consider the tolerances according to VOB, part C (DIN 18330 and 18331) and the DIN 18202.
- 4 Car width for platform width 230 cm [7'-7"]. If wider platforms are used it is also possible to park wider cars.
- 5 For dividing walls: cutting through 10 x 10 cm [4" x 4"].
- 6 Potential equalization from foundation grounding connection to system (provided by the customer).
- 7 In compliance with DIN EN 14010, 10 cm [4"] wide yellow-black markings compliant to ISO 3864 must be applied by the customer to the edge of the pit in the entry area to mark the danger zone (see „load plan“ page 7).
- 8 Slope with drainage channel and sump.
- 9 At the transition section between pit floor and walls no hollow mouldings/coves are possible. If hollow mouldings/coves are required, the systems must be designed smaller or the pits accordingly wider.
- 10 For convenient use of your parking space and due to the fact that the cars keep becoming longer we recommend a pit length of 540 cm [17'-9"].
- 11 Must be at least as high as the greatest car height + 5 cm [+ 2"].

213 Visitation

ATTACHMENT G Item C.
Ave, Brisbane, CA

Aligned with the City's long range planning policy, this project aspires to become part of Brisbane Downtown and promote the long term economic goals stated in the General plan. 213 Visitation is multifamily mixed use project with 4 condo units and storefront.



Project Proposal

Zoning: NCRO-2 (neighborhood commercial, residential and office)
Lot area: 2708 sqft
Gross sqft: 4,161 sqft

Proposed landuse:

- Residential unit: 4 condo units
- Commercial storefront: 280 sqft
- Backyard: 270 sqft
- Car parking : 4 stalls (EV ready)
- Bike Parking: 6 racks



Site Context

The Project site is located in the Central Brisbane district/downtown which offers walking access to all daily needs of a young family, like the library (1 Min walk), the swimming pool (6 minute walk), the Silverspot nursery (5 minutes), Post office (3 minutes), Grocery store (<1 minute) , Brisbane Park (3 minutes) and within minutes various coffee shops and restaurants on Visitation Ave.

Project site is located on a relatively flat part of Brisbane and has a relatively high walk-score and suitable condition for biking. The Project site has a close proximity to Bayshore Boulevard and its transit stops for Sam Trans bus routes are less than a 10-minute walk.



Existing Condition

213 Visitation Ave parcel is a 2,700 sqft lot with 900 sqft derelict single family home which has been unoccupied and in disrepair for a decade. The current structure is a life and safety hazard. It also negatively impacts the property value of Downtown District.

The General Plan for the City of Brisbane the lot is currently zoned as mixed-use neighborhood commercial, retail and office (NRCO-2) per with goals to promote high density walkable vibrant main street environment.

Target Demography

These units are specifically designed for middle income families including:

- Nuclear working families
- Young couples
- Single professionals
- Seniors

who can benefit from living in:

- a walkable vibrant downtown district
- Non-auto oriented proximity to school, library and groceries.
- access to local and regional transit

We aspire to attract people who:

- believe in climate change
- want to reduce their carbon-footprint
- are progressive to give up auto-oriented lifestyle
- will positively contribute to the community

A Positive add to the neighborhood

The project is in complete alignment with City's long range planning goals the project is positive add to the community in following ways:

- Redeveloping a derelict property and improving property value of the neighborhood
- Infill project which matches the neighborhood in scale and aesthetics
- The new housing units will bring new customer to the existing local businesses
- Promoting the downtown experience by adding a storefront
- Reducing dependence on car, reducing traffic and promoting biking.
- \$10,000(Approx) amount in Park and rec fee to the City.
- Net increase of \$1million of property tax over 30 years. (approx calculation)

Project Team

Developer:

Arcus Housing
 Ritu Vohra & Arjun Dutt
 ritu@arcushousing.com
 arjun@arcushousing.com

Architect:

TOPETCHER Architecture Inc.
 Mark Topetcher
 mt@toparchitecture.com

Urban Planner:

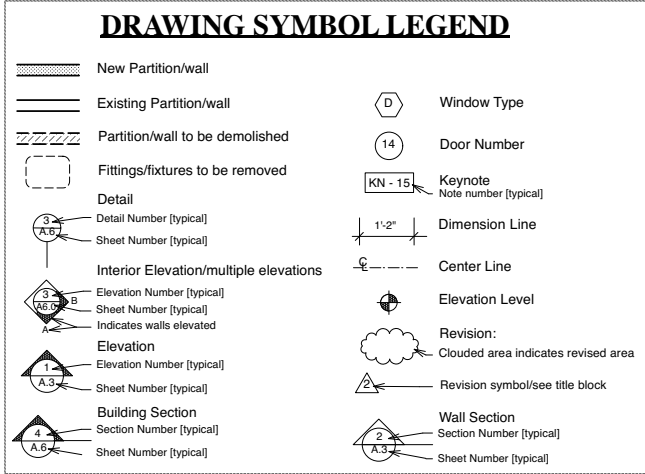
Forward City Labs
 Atisha Varshney, AICP
 atisha@forwardcitylabs.com



FINISH SCHEDULE		
ID	MATERIAL	COLOR
1	Cornice Trim	Similar to Benjamin Moore - Kendall Charcoal - HC-166 / 25% strength
2	STUCCO 'A'	Similar to Benjamin Moore - Kendall Charcoal - HC-166
3	CLAD WOOD WINDOWS	Obsidian - charcoal grey
4	POWDER COATED METAL	Similar to Obsidian - charcoal grey
5	WESTERN RED CEDAR	CEDAR
6	STUCCO 'B'	Similar to Benjamin Moore - Simply White - OC 117
7	STONE VENEER	Rock RidgeNiagra Splitface Quartzite Panel Ledger
8	CLAD STOREFRONT	Obsidian - charcoal grey
9	FLUSH GARAGE DOOR	GREY
10	STOREFRONT SIGNAGE	TBD
11	PERVIOUS PAVING	Stepstone Modular Pavers - French Grey #1404

GENERAL NOTES:

- 1. CODE COMPLIANCE:** All work is to be performed in accordance with all governing Codes, Ordinances and Regulations. The designs herein are based on the 2019 C.B.C., 2019 C.M.C., 2019 C.E.C., 2019 C.F.P.C., 2019 C.F.F.C., 2019 C. Energy C.
- 2. JOB COORDINATION & SAFETY:** Contractor shall be responsible for the development, coordination and execution of construction methods and procedures. The Contractor shall also be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with his work.
- 3. JOB CLEANLINESS:** Contractor shall on a daily basis leave the construction site "broom clean" at the end of the work day. At substantial completion, the Contractor shall turn to the Owner a spotlessly clean house, including clean mirrors, glass, light bulbs, walls, floors, cabinetry inside and out, bathroom fixtures, tiles and appliances.
- 4. CONSTRUCTION QUALITY:** No guarantee for quality of construction is implied or intended by the architectural documents, and the Contractor shall assume full responsibility for any or all construction deficiencies.
- 5. CONTRACT DOCUMENT REVIEW:** Contractor shall review all Contract Documents. If fifteen days elapse from the time the Contractor receives the plans and signs to perform the work, and the Owners have not been notified of any errors, omissions or objections, the Owners will consider the documents approved by the Contractor for the performance of his/her work.
- 6. DISCREPANCIES:** In case of any discrepancy notify the Owners before proceeding. Contractor shall be responsible for correction of work at his/her own expense for work installed in conflict with the Contract Documents.
- 7. DIMENSIONS:** All dimensions shown on plans are to face of stud, unless otherwise noted. All dimensions shown on interior elevations are finish dimensions. No dimensions shall be taken by measuring from the drawings. Details take precedence over general sections or plans. Written dimensions take precedence over scale. All dimensions shall be verified in the field for coordination with existing and new conditions.
- 8. SUBSTITUTIONS:** The Contractor will be held to furnish under his Proposal all work described herein. All materials and articles of any kind necessary for this work are subject to the approval of the Owners.
- 9. MANUFACTURED ITEMS:** Transport, handle, store, protect and install manufactured items in strict accordance with manufacturer's recommendations. Should conflict exist between construction documents and manufacturer's instructions, consult with Designer.
- 10. ASBESTOS:** Asbestos removal is not intended to be covered by this contract. If Asbestos is suspected, a testing agency must be hired to verify, and special procedures must be used for removal and disposal. Friable asbestos is the dangerous type and was used extensively for pipe insulation, fireproofing and certain building materials up to 1970.
- 11. CUTTING AND PATCHING:** Cut and fit components as required; patch disturbed areas to match adjacent materials and finishes.
- 12. ATTIC VENTILATION:** Ventilating area shall not be less than 1/150th of the net area of the space ventilated. If at least 50% of required ventilation is provided in the upper portion of the space, then ventilating area may be 1/300th of the attic space per section 2016 CBC 1203.2.
- 13. BLOCKING:** Provide solid blocking as necessary for all wall mounted shelves, fixtures and fittings. See interior elevations, where applicable.
- 14. WATER TIGHTNESS:** Contractor shall verify that all work on the exterior of the project is watertight. All joints and surfaces exposed to the elements shall be tested for water tightness prior to substantial completion.
- 15. WATERPROOF MEMBRANE:** Install a waterproof membrane under the Master Shower floor @ the Master Bath. Wrap the membrane up a minimum of 8" on all surrounding surfaces.
- 16. GLAZING:** Tempered glazing is required as per 2016CBC. Glazing to be tempered includes but is not limited to: glazing that is less than 18" above finish floor; within 24" radius of doors; Glass door and panels of shower and bathtub enclosures and adjacent glazed openings within 60" above a standing surface and drain inlet shall be fully tempered, laminated safety glass as per UBC 2406.3 & 4; skylights; etc...
- 17. DRYWALL:** All drywall to be 5/8" thick. Install metal corner beads at all outside corners. Fasten drywall to framing with drywall screws. All drywall is to be sanded three times to produce a smooth finish for all walls and ceilings. All drywall shall be finished so that it is smooth, with no bumps or craters. All joints to be taped and sanded so that there is no distinguishable transition. Contractor shall deliver all new or repaired walls perfectly even. The owners' and designer's criteria will be the sole measure for approval of the finished work.
- 18. HANDRAILS AND GUARDRAILS:** All handrails at stairs are 34" above tread nosing. All guardrails are 42" minimum to finish floor, U.O.N. See interior elevations or details, as applicable, for guardrail design.
- 19. SHOWER AND TUB W/ SHOWER:** Provide ceramic tile or stone finish at all shower and tub w/ shower areas to a minimum height of 72" above the drain inlet AS PER 2016 CBC 1210.2.2; over a moisture resistant underlayment (typical). Verify with interior elevations, if applicable. All showers & shower/tub combinations to have pressure balance mixing valves as per UPC section 410.7
- 20. PLUMBING:** All work is design/build by the Plumbing contractor and is to meet required codes and Title 24 requirements. Low flow plumbing fixtures & fittings will be used in all bathrooms, etc... Toilets to have a max. allowable flush of 1.28 gal. When there are fixtures @ three levels, cast iron or other approved non-plastic materials for drain, waste, & vents is to be used.
- 21. TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS**
 - All residential lighting to be high efficacy as per Table 150.0-A
 - At least one fixture in bathrooms, garages laundry room and utility rooms must be controlled by a vacancy sensor.
 - Lighting in kitchens, bathrooms, garages, laundry room and utility rooms shall be high efficacy or either controlled by a dimmer switch or vacancy sensor.
 - Recessed lights in insulated ceilings must be ic and at(air tight) rated, recessed lights within 5'-0" of a common prop. line to have 1hr rated enclosure.
 - Exterior building mounted lighting must be high efficacy and must include manual on/off switch and one of the following: photocontrol & motion sensor - photocontrol & automatic time switch control - astronomical time switch control or energy management control system.
 - Common areas of low-rise residential buildings with four or more units must be high efficacy or controlled by a title 24 compliant occupant sensor.
 - Under cabinet lighting (including kitchen) must be switched separately from other lighting systems.
 - All nonlocking-type 125 volt, 15- and 20-ampere receptacle outlets shall be listed tamper-resistant receptacles, as per Electrical Code 406.12 (A)
 - All 120-volt, single phase, 15- and 20-ampere outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, bedrooms, closets, hallways, laundry or similar rooms or areas shall be arc-fault circuit-interrupter protected as per Electrical Code 210.12 (A).
- 21. TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS**
 - All residential lighting to be high efficacy as per Table 150.0-A
 - At least one fixture in bathrooms, garages laundry room and utility rooms must be controlled by a vacancy sensor.
 - Lighting in kitchens, bathrooms, garages, laundry room and utility rooms shall be high efficacy or either controlled by a dimmer switch or vacancy sensor.
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- ARCHITECTURAL SHEETS:**
- A1.0 PROJECT INFO., DRAWING INDEX & LEGENDS
 - A1.1 PROP. & EXIST. SITE PLAN
 - A2.0 PROPOSED FIRST & SECOND FLOOR PLANS
 - A2.1 PROPOSED THIRD FLOOR & ROOF PLAN
 - A3.0 BUILDING SECTIONS
 - A4.0 PROPOSED NORTH & WEST ELEVATIONS
 - A4.1 PROPOSED SOUTH & EAST ELEVATIONS

- G 1.0 SITE SURVEY
- L 1.0 CONCEPTUAL LANDSCAPE PLAN & STORM WATER CHECKLIST

STRUCTURAL SHEETS [TBD]



PROJECT DESCRIPTION ATTACHMENT H

THE SCOPE OF WORK INCLUDES THE CONSTRUCTION OF A NEW THREE STORY MIXED USE STRUCTURE WITH FOUR RESIDENTIAL UNITS, GROUND FLOOR COMMERCIAL SPACE AND PRIVATE PARKING GARAGE FOR FOUR CARS. THE RESIDENTIAL UNITS WILL CONSIST OF LIVING/DINING/KITCHEN AREAS, ONE OR TWO BEDROOM, STUDY AND ONE OR TWO BATHS.

PROJECT DATA

	EXISTING:	PROPOSED:
ZONING:	NCRO-2	NCRO-2
HEIGHT LIMIT:	35'-0"	35'-0"
BUILDING OCCUPANCY:	R-3	R-2
CONSTRUCTION:	TYPE V-B	TYPE V-A w/ SPRINKLERS
STORIES:	1	3
HEIGHT:	14'-0" @ FRONT	34'-10" @ FRONT
UNITS:	1	4
SPRINKLERS:	NON SPRINKLERED	SPRINKLERS THROUGHOUT

EXISTING AREA:

LOT SIZE:	
GROSS AREA:	2,708 sq.ft.
LOT COVERAGE:	2,437 sq.ft. [90% OF LOT]
OPEN YARD:	271 sq.ft. [10% OF LOT]

EXISTING HOUSE [TO BE DEMOLISHED]:

FIRST FLOOR:	
CONDITIONED:	890 sq.ft.
UNCONDITIONED:	sq.ft.
GROSS FLOOR AREA:	sq.ft.
TOTAL EXIST GROSS SQ.FT.:	890 sq.ft.

PROPOSED BUILDING AREA:

FIRST FLOOR:	
COMMERCIAL AREA:	283 sq.ft.
PRIVATE GARAGE:	762 sq.ft.
RESIDENTIAL/UNIT A:	248 sq.ft.
COMMON SPACE:	974 sq.ft.
GROSS FLOOR AREA:	2,267 sq.ft.
SECOND FLOOR:	
UNIT A [TWO BEDROOM]	1,036 sq.ft.
UNIT B [ONE BEDROOM]	899 sq.ft.
UNCONDITIONED:	249 sq.ft.
GROSS FLOOR AREA:	2,174 sq.ft.

THIRD FLOOR:	
UNIT C [TWO BEDROOM]	970 sq.ft.
UNIT D [ONE BEDROOM]	899 sq.ft.
UNCONDITIONED:	206 sq.ft.
GROSS FLOOR AREA:	2,075 sq.ft.

TOTAL PROP. GROSS SQ.FT.:	6,516 sq.ft.
----------------------------------	---------------------

TOTAL PROP. CONDITIONED AREA:	4,463 sq.ft.
--------------------------------------	---------------------

TOTAL PROP. UNCONDITIONED AREA:	2,134 sq.ft.
--	---------------------

OPEN SPACE AREA

COMMON AREA		271 sq.ft.
YARD	271 sq.ft.	
PRIVATE ROOFDECKS	413 sq.ft.	

TOTAL OPEN SPACE AREA:	684 sq.ft.
-------------------------------	-------------------

RESIDENTIAL UNIT AREAS (CONDITIONED & EXTERIOR)

UNIT A	1,393 sq.ft.
YARD AREA [COMMON]	271 sq.ft.

UNIT B	899 sq.ft.
PRIVATE ROOFDECK	135 sq.ft.

UNIT C	970 sq.ft.
PRIVATE ROOFDECK	87 sq.ft.

UNIT D	899 sq.ft.
PRIVATE ROOFDECK	191 sq.ft.

TOTAL UNIT AREA:	4,161 sq.ft.
-------------------------	---------------------

DESIGN PERMIT

TOPETCHER ARCHITECTURE INC
828 DIVISADERO SAN FRANCISCO CALIFORNIA 94117
TEL 415 359 9997 FAX 415 359 9986 toparchitcture.com

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DATE	ACTION
JUNE 3, 2020	PERMIT SUBMITTAL
JULY 24, 2020	0702_NOI_DP-2-20 REVISION
OCT 15, 2020	DESIGN REVISION
NOV 10, 2020	DESIGN REVISION2 FNL CMNTS

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V-213 RESIDENCES
213 VISITACION AVENUE
BRISBANE, CA. 94005
APN # 007-283-080

PERMIT APP. NO.

SHEET TITLE
PROJECT INFO.

SCALE: AS NOTED
JOB NO. 19.20

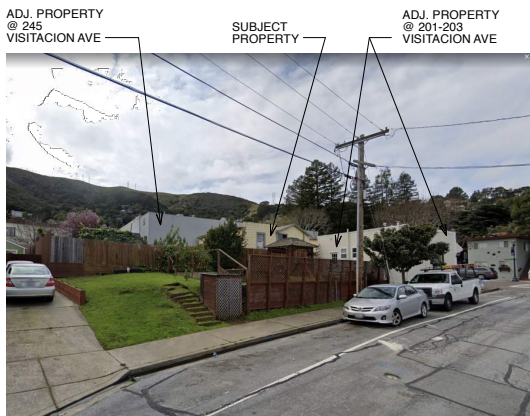
TOPETCHER ARCHITECTURE INC
MARK J. TOPETCHER, ARCHITECT
1544 CALIFORNIA STREET, SAN FRANCISCO, CA 94115
STATE OF CALIFORNIA

A 1.0

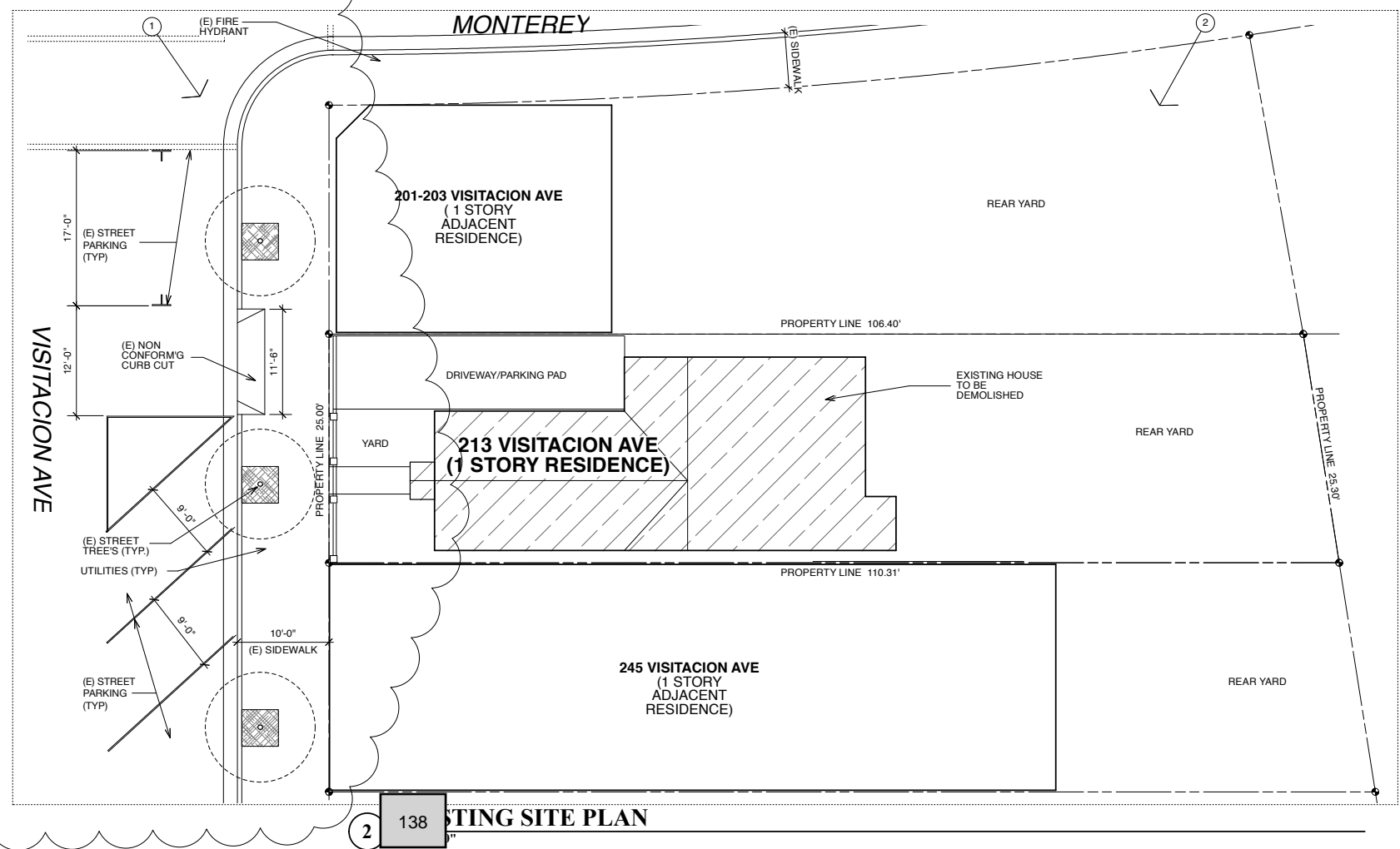
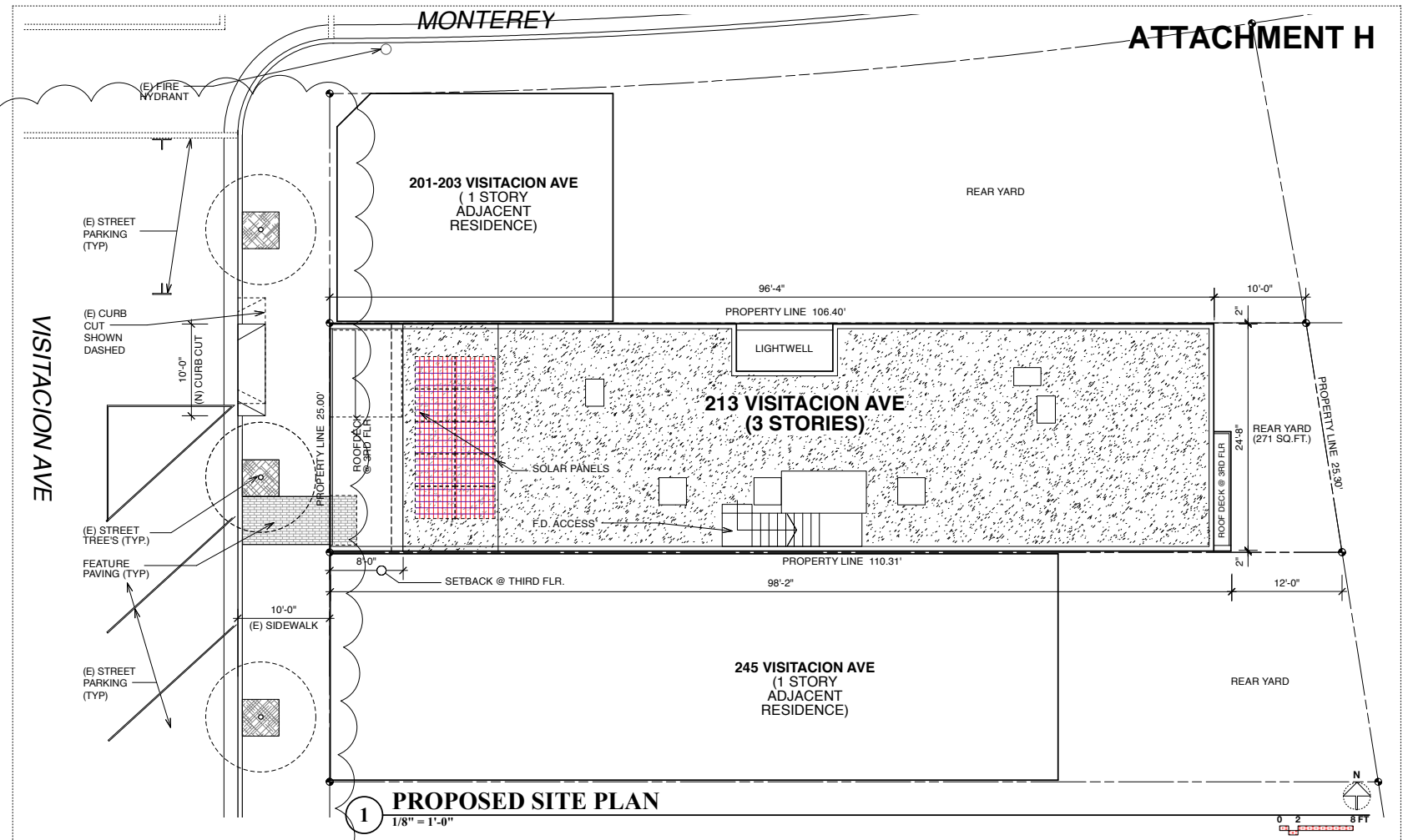
SITE VICINITY AERIAL MAP



1 LOOKING SOUTH WEST



2 LOOKING EAST



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V-213 RESIDENCES
213 VISITACION AVENUE
BRISBANE, CA. 94005
APN # 007-283-080

SHEET TITLE

(E) SITE PLAN
(P) SITE PLAN
SITE PHOTOS

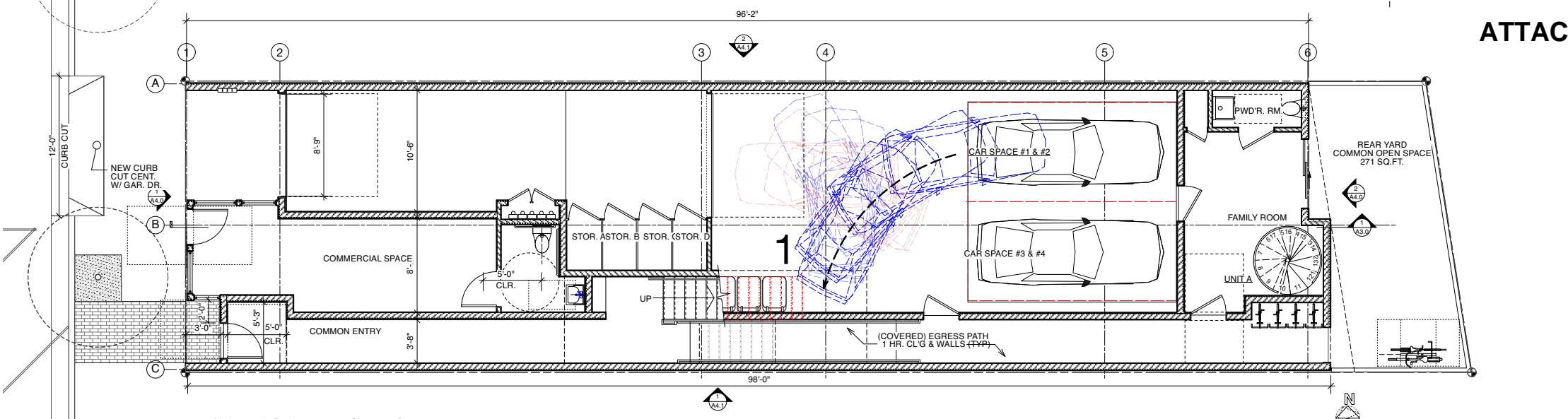
SCALE: AS NOTED	JOB NO. 19.20
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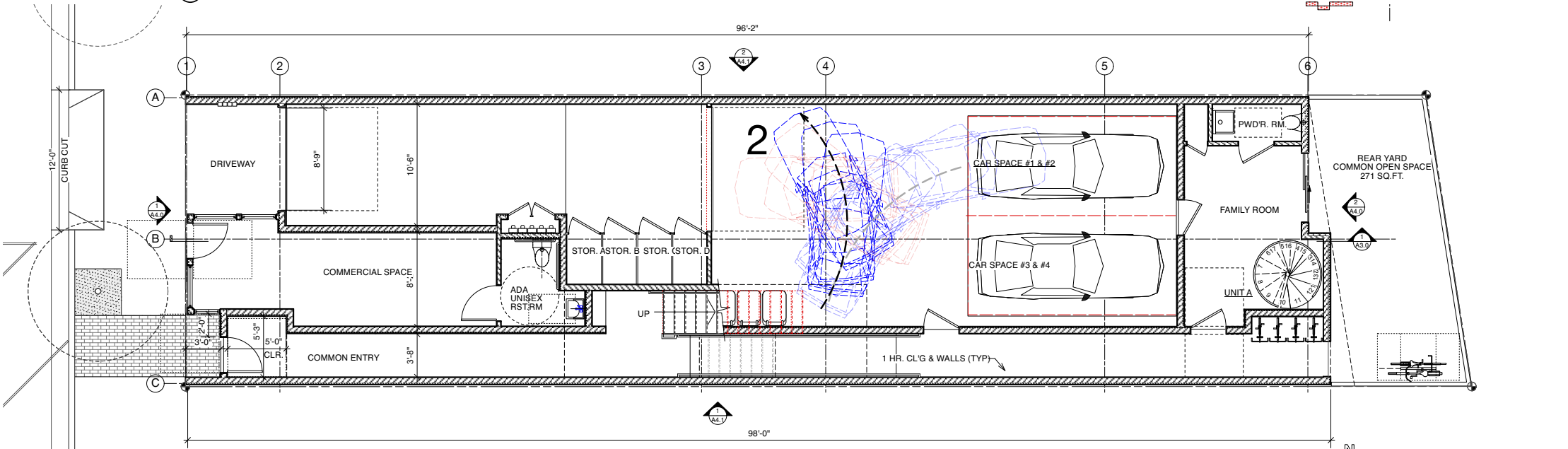
Architect's seal and project information:

MARK A. TOPETCHER ARCHITECT CALIF. C-21678 EXP. MAY 2023

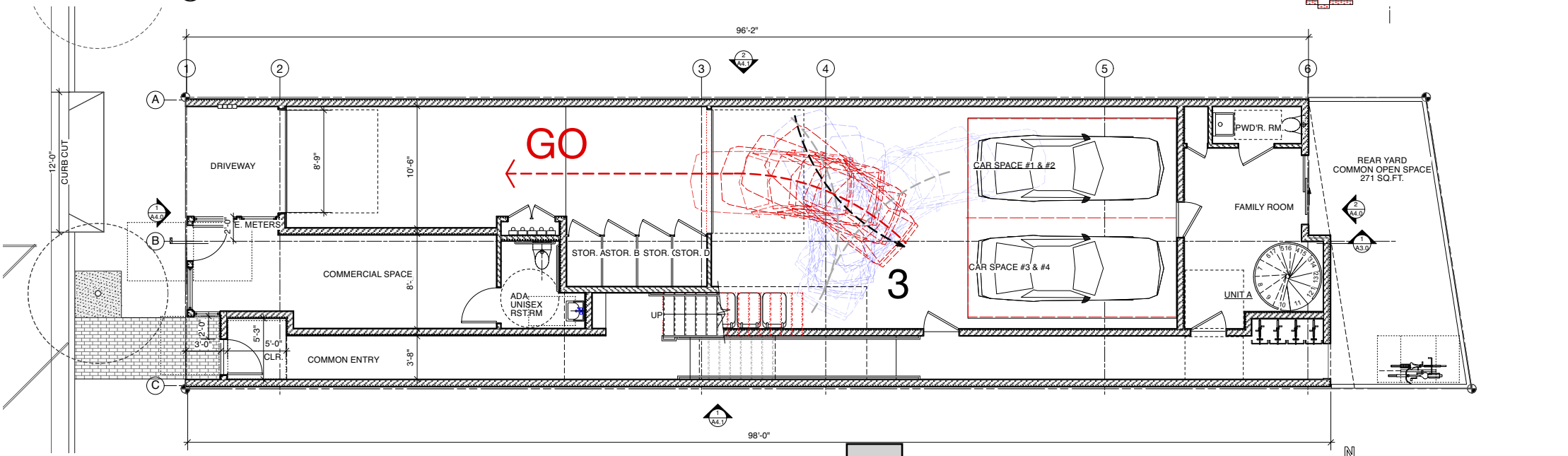
A 1.1



CAR 1&2 : FIRST POINT



CAR 1&2 : SECOND POINT



CAR 1&2 : THIRD POINT

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 828 DIVISADERO
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 CALIFORNIA 94117
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OCT. 15, 2020	DESIGN REVISION
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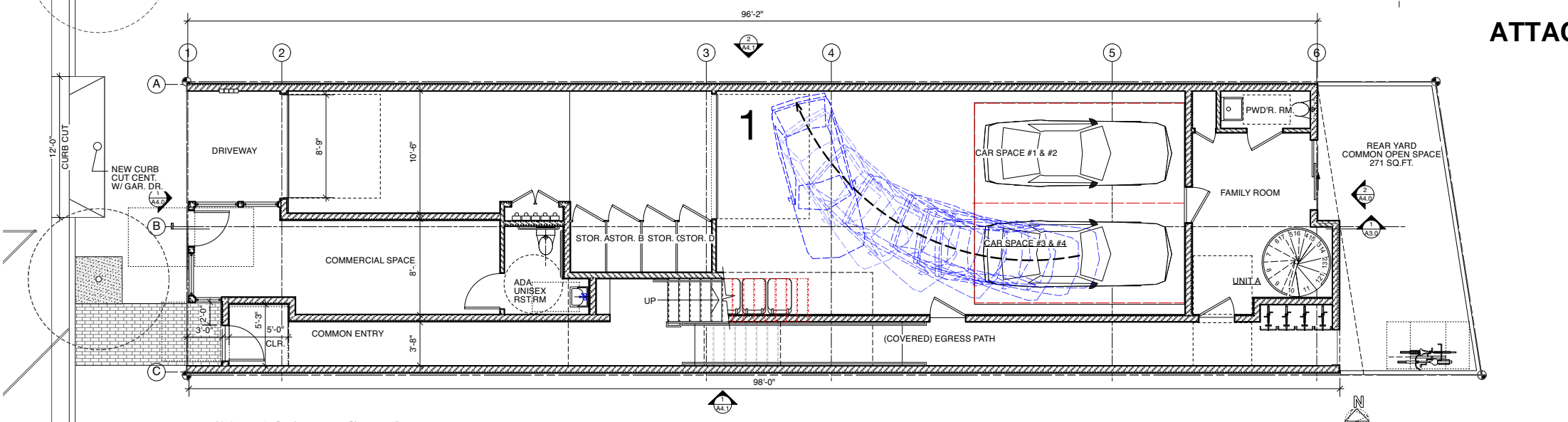
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V-213 RESIDENCES
 213 VISITACION AVENUE
 BRISBANE, CA. 94005
 APN # 007-283-080

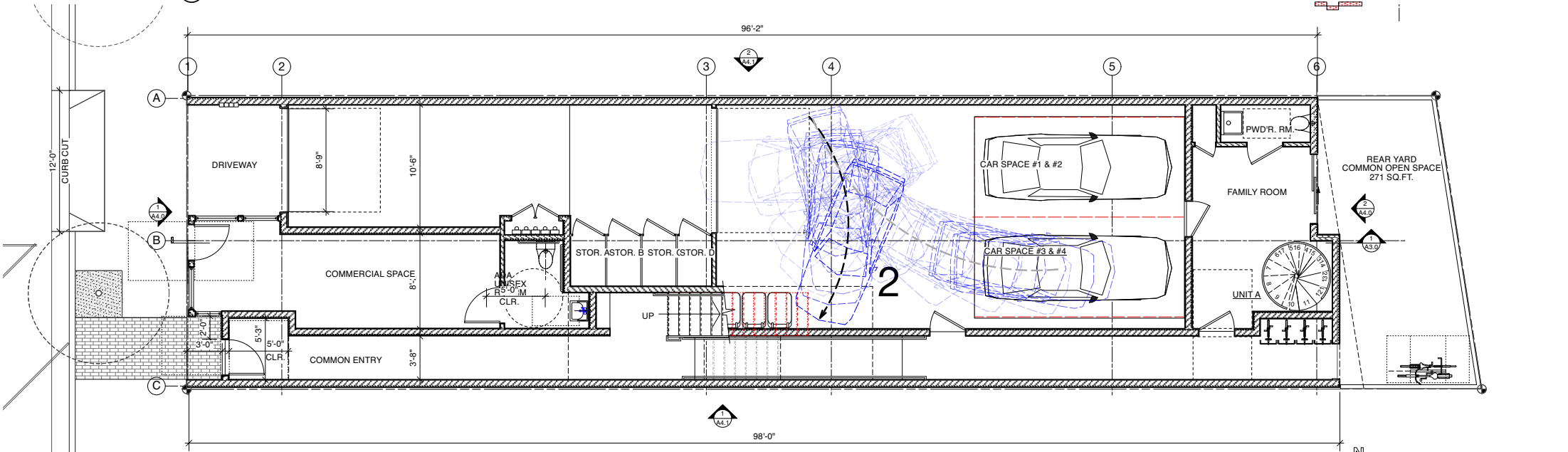
SHEET TITLE
 3 POINT TURN
 DIAGRAMS /
 CARS 1 & 2

SCALE: 3/16"= 1'-0" JOB NO. 19.20

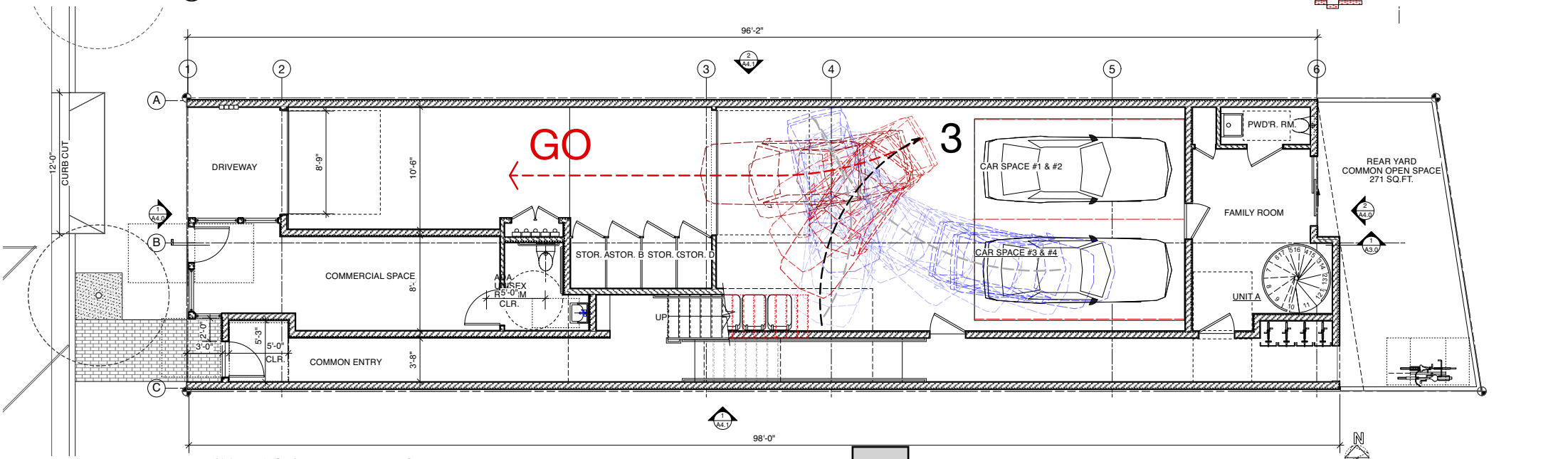
A 1.2



CAR 3&4: FIRST POINT



CAR 3&4: SECOND POINT



CAR 3&4: THIRD POINT

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V-213 RESIDENCES
 213 VISITACION AVENUE
 BRISBANE, CA. 94005
 APN # 007-283-080

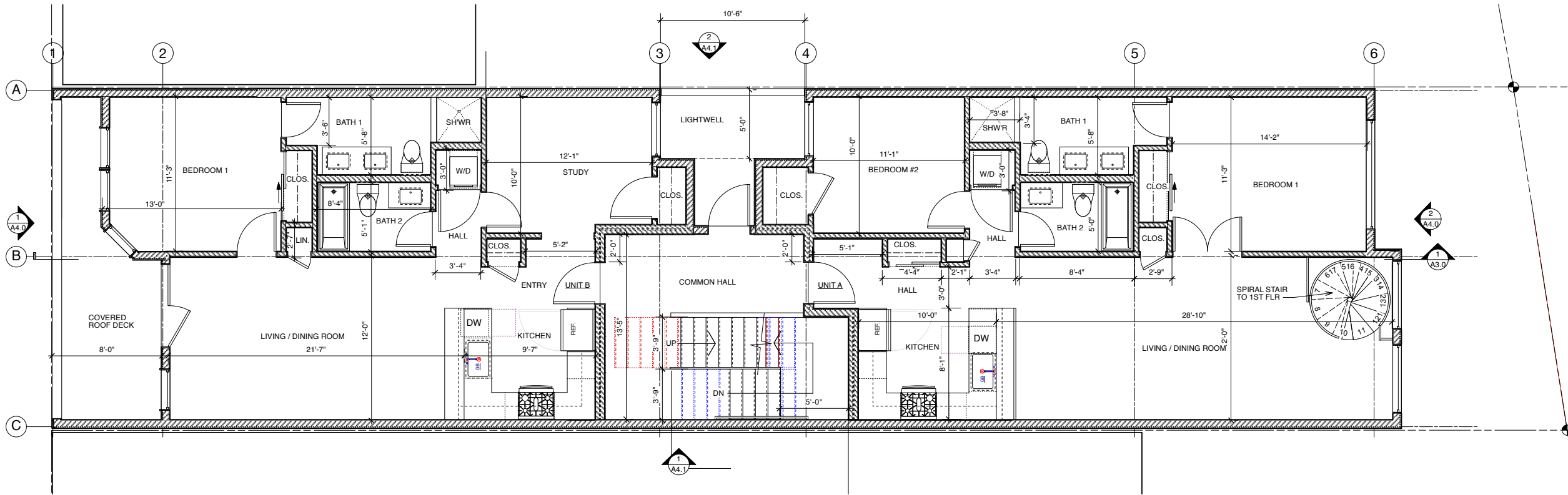
SHEET TITLE
 3 POINT TURN
 DIAGRAMS /
 CARS 3 & 4

SCALE: 3/16"= 1'-0"
 JOB NO. 19.20

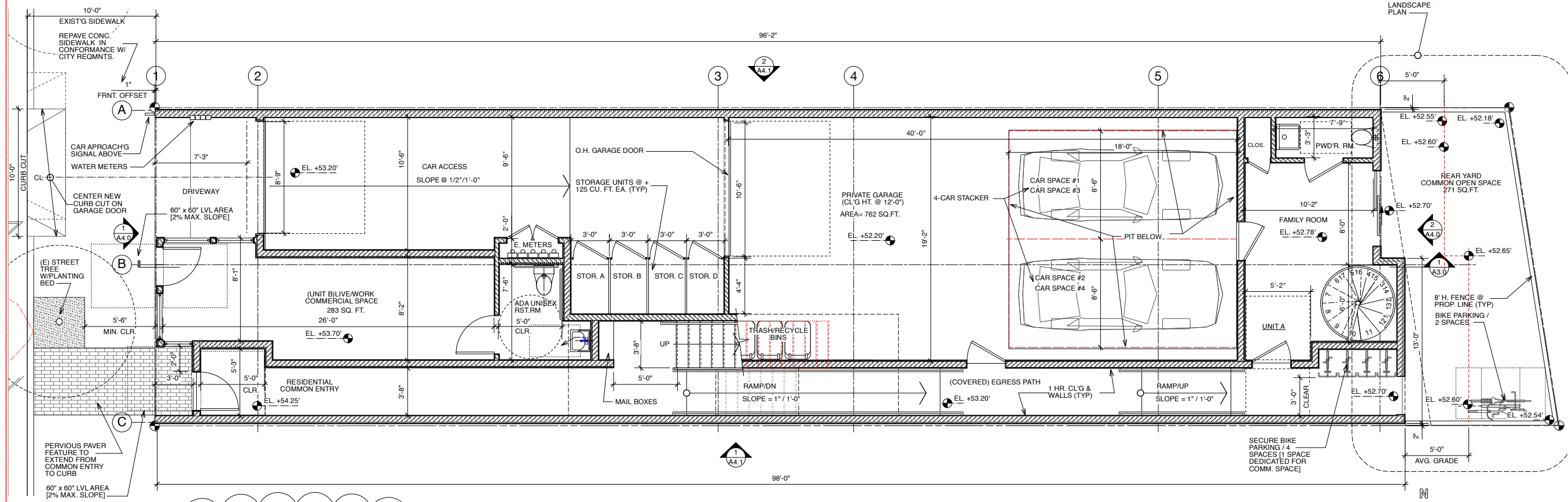
Mark J. Topetcher
 MARK J. TOPETCHER, ARCHITECT, CA. LIC. # C 21678, EXP. MAY 2021

ARCHITECT
 MARK J. TOPETCHER
 C-21678
 STATE OF CALIFORNIA

A 1.3



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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V-213 RESIDENCES
 213 VISITACION AVENUE
 BRISBANE, CA. 94005
 APN # 007-283-080

SHEET TITLE
 PROP. PLANS

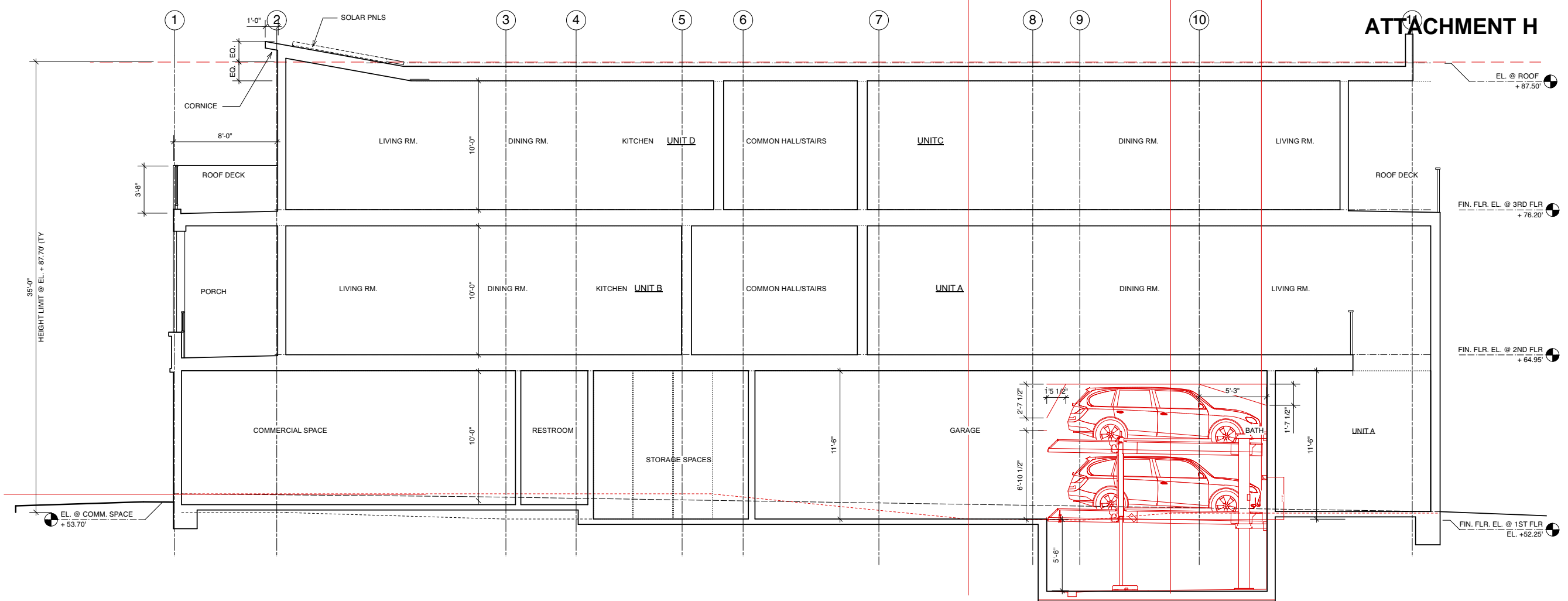
SCALE: 1/4" = 1'-0"
 JOB NO. 19.20

PERVIOUS PAVER FEATURE TO EXTEND FROM COMMON ENTRY TO CURB
 60" x 60" LVL AREA [2% MAX. SLOPE]

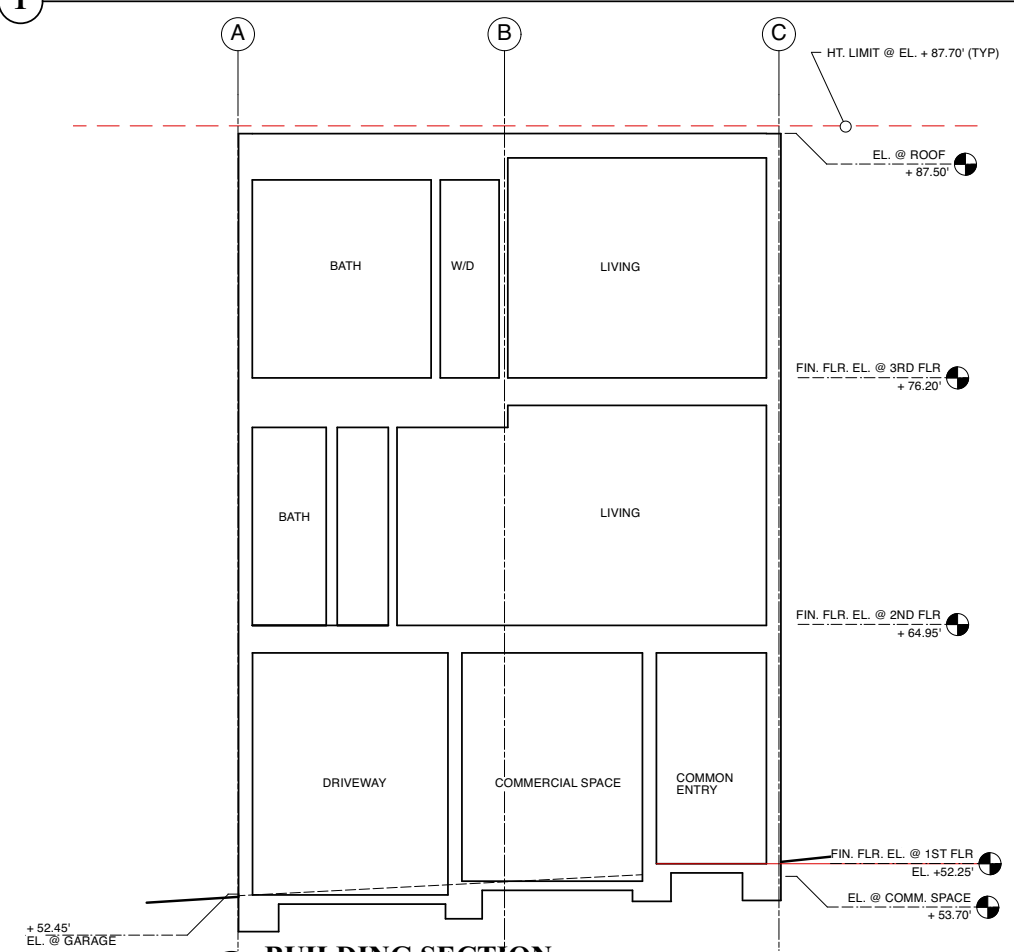
MARK J. TOPETCHER ARCHITECT C.A. # C 21678 EXP. MAY 2021

LICENSED ARCHITECT
 MARK J. TOPETCHER
 C-21678
 STATE OF CALIFORNIA

A 2.0



1 BUILDING SECTION



2 BUILDING SECTION
1/4" = 1'-0"

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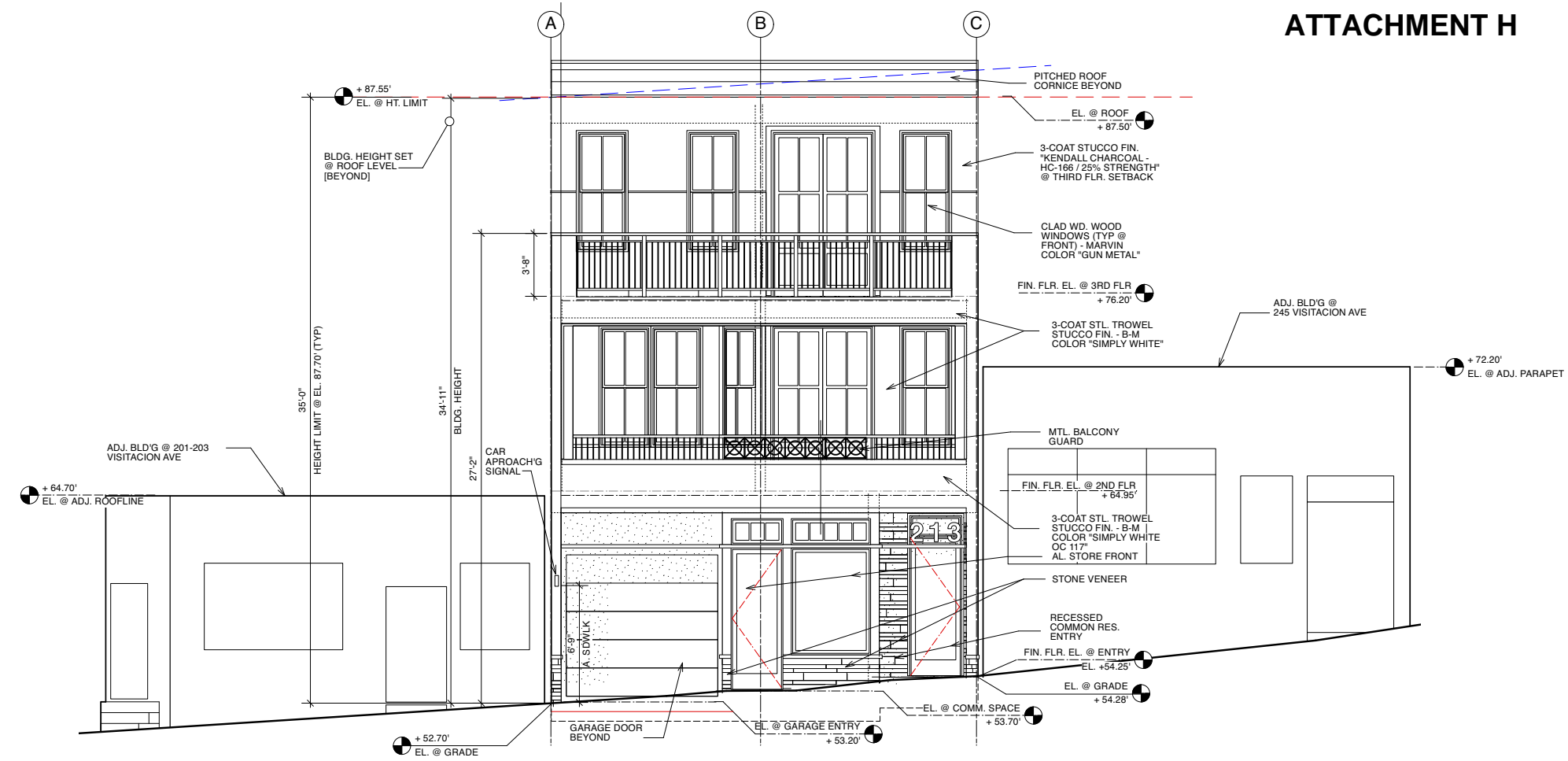
V-213 RESIDENCES
 213 VISITACION AVENUE
 BRISBANE, CA. 94005
 APN # 007-283-080

SHEET TITLE

SCALE: JOB NO. 19.20

Blank area for notes or additional information.

Professional seal and signature area for the architect.



1 PROPOSED WEST (FRONT) ELEVATION



2 PROPOSED EAST (REAR) ELEVATION

TOPETCHER
ARCHITECTURE INC

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CALIFORNIA 94117
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OCT. 15, 2020	DESIGN REVISION
NOV. 10, 2020	DESIGN REVISION2 FNL. CMNTS

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V-213 RESIDENCES
213 VISITACION AVENUE
BRISBANE, CA. 94005

APN # 007-283-080

SHEET TITLE

SCALE: JOB NO. 19.20

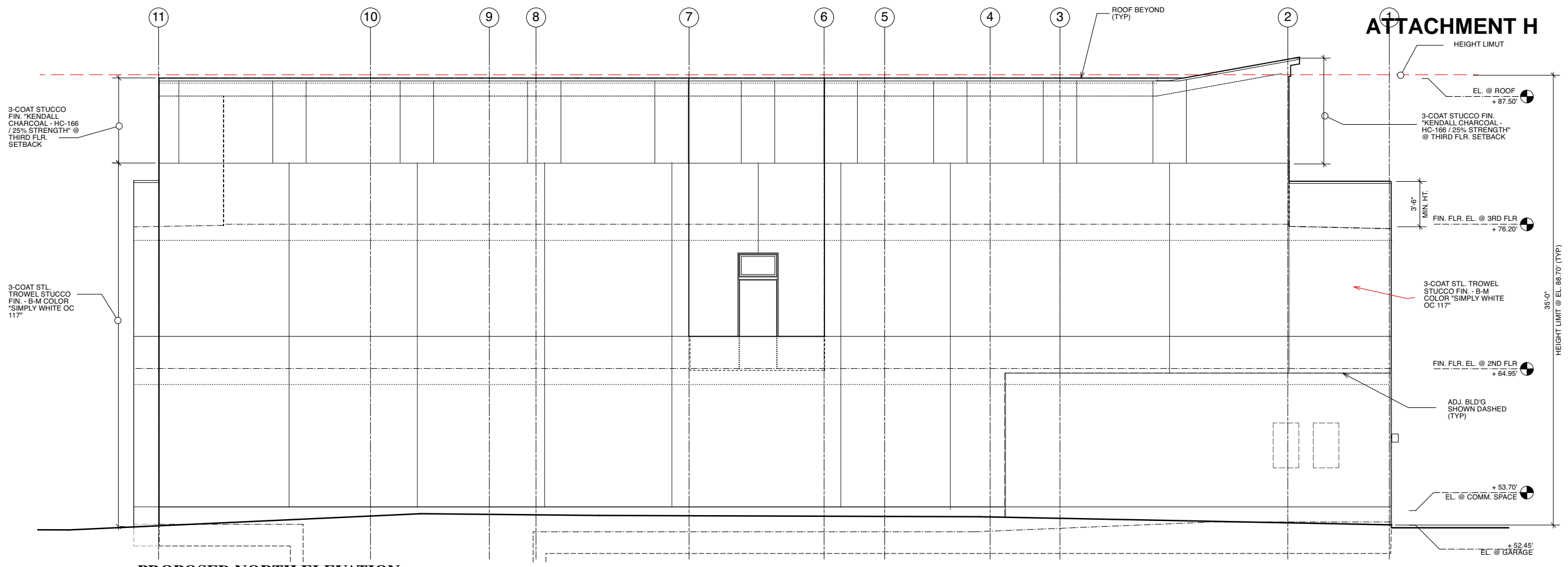
DATE: 10/15/2020

MARK J. ... ARCHITECT, CALIF. C-21678, EXP. 10/15/2021

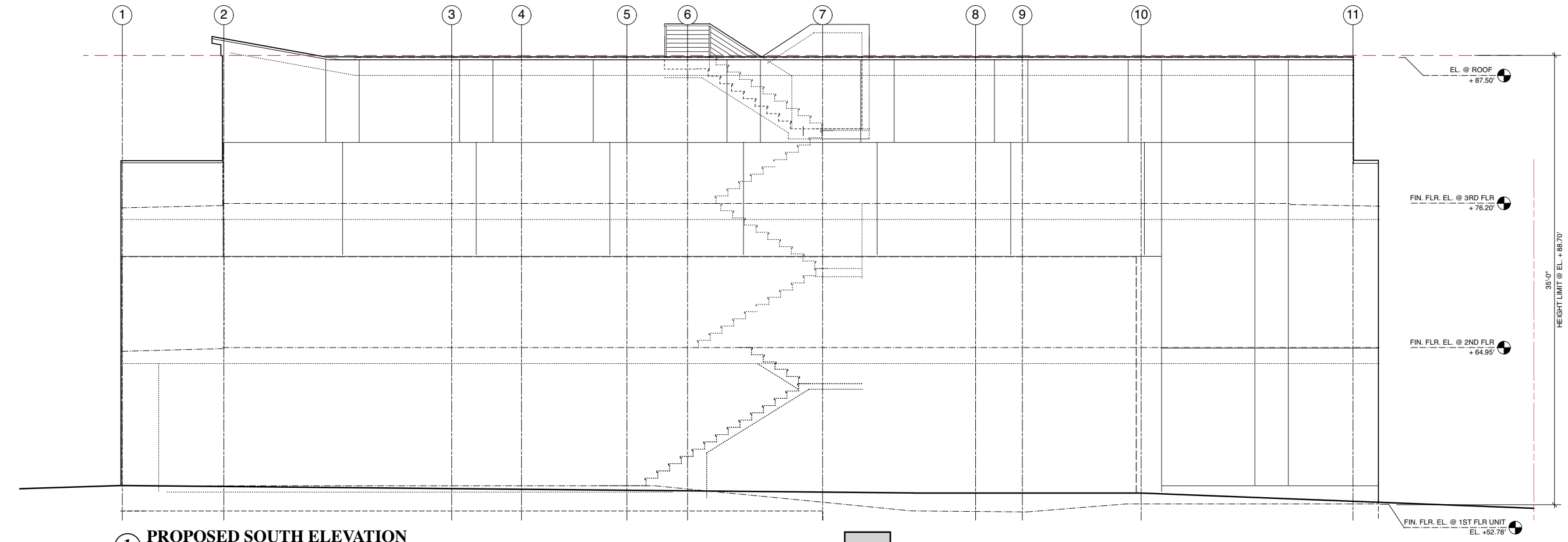
REGISTERED ARCHITECT
MARK J. ... ARCHITECT
C-21678
STATE OF CALIFORNIA

SHEET
A
4.0

ATTACHMENT H



2 PROPOSED NORTH ELEVATION



1 PROPOSED SOUTH ELEVATION

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NOV. 10, 2020	DESIGN REVISION2 FNL. CMNTS

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V-213 RESIDENCES
 213 VISITACION AVENUE
 BRISBANE, CA. 94005
 APN # 007-283-080

SHEET TITLE	
SCALE:	JOB NO.
	19.20

PERMIT APP. NO.

Walter Topetcher
 WALTER TOPETCHER, ARCHITECT, C.A.C. # C-21678, EXP. MAY 2021

REGISTERED ARCHITECT
 WALTER TOPETCHER
 C-21678
 STATE OF CALIFORNIA

A 4.1



Complete this form for stand-alone single family home projects of any size that are not part of a larger project, or for projects in the following categories that create and/or replace less than 5,000 square feet of impervious surface: restaurants, retail gasoline outlets, auto service facilities¹ and parking lots (stand-alone or part of another use); or for any other type of project that creates and/or replaces less than 10,000 square feet of impervious surface.

A. Project Information

A.1 Project Name: 213 V RESIDENCES
A.2 Project Address: 213 VISITACION AVE.
A.3 Project APN: 007 283 080
A.4 Project Description: Scope includes the construction of a new three story mixed use structure w/ four residential units, ground floor commercial space and private parking garage for two cars. The residential will consist of (3) One-bedroom units & (1) Two-bedroom unit.
A.5 Slope on Site: 2 %
A.6 Total Area of land disturbed during construction (include clearing, grading, excavation and stockpile area): .05 Acres

B. Select Appropriate Site Design Measures

B.1 Does the project create and/or replace 2,500 square feet or more of impervious surface? Yes No
If yes, and the project received final discretionary approval on or after December 1, 2012, the project must include at least one of the Site Design Measures listed below in section a through i. Fact sheets regarding site design measures a through i may be downloaded at www.flowstobay.org/newdevelopment/flyers
If no, or the project received final discretionary approval before December 1, 2012, the project applicant shall be encouraged to implement appropriate site design measures from the list below, which may be required at municipal discretion. Consult with municipal staff about requirements for your project.

B.2 On the list below, indicate whether each site design measure is included in the project plans and the plan sheet number:

Yes	No	Plan Sheet No.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		b. Direct roof runoff onto vegetated areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A1.1 & A2.0	e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		g. Minimize land disturbance and impervious surface (especially parking lots).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A1.1	h. Maximize permeability by clustering development and preserving open space.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		i. Use micro-detention, including distributed landscape-based detention.

¹ See Standard Industrial Classification (SIC) codes <http://www.fips.gov>
² Complete the C.3/C.6 Development Review Checklist if the project is not an individual single family home, and it creates and/or replaces 10,000 square feet or more of impervious surface; or if it is a restaurant, retail gasoline outlet, auto service facility, or parking lot project that creates and/or replaces 5,000 square feet or more of impervious surface.
³ See MRP Provision C.3.1.
⁴ See MRP Provision C.3.a.i.(6).

1 1/1/16 v.2

<input type="checkbox"/>	<input checked="" type="checkbox"/>		j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		k. Self-treating area (see Section 4.2 of the C.3 Technical Guidance)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		l. Self-retaining area (see Section 4.3 of the C.3 Technical Guidance)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		m. Plant or preserve interceptor trees (Section 4.1, C.3 Technical Guidance)

C. Select appropriate source controls (Encouraged for all projects; may be required at municipal discretion. Consult municipal staff.⁵)

Are these features in project?	Features that require source control measures	Source control measures (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans?	Plan Sheet No.
Yes	No		Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Drain	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor Drains	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking garage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool/Spa/Fountain	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Food Service Equipment (non-residential)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refuse Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Process Activities ⁷	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Equipment/Materials Storage	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vehicle/Equipment Cleaning	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fuel Dispensing Areas	<input type="checkbox"/>	<input type="checkbox"/>

⁵ See MRP Provision C.3.a.i.(7).
⁶ Any connection to the sanitary sewer system is subject to sanitary district approval.
⁷ Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

2 1/1/16 v.2

Stormwater Checklist for Small Projects

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Loading Docks	Cover and/or grade to minimize run-on to and runoff from the loading area. Position downspouts to direct stormwater away from the loading area. Drain water from loading dock areas to the sanitary sewer. ⁸ Install door skirts between the trailers and the building.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer ⁸ .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Miscellaneous Drain or Wash Water	Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer. ⁸ Roof drains shall drain to unpaved area where practicable. Drain boiler drain lines, roof top equipment, all wastewater to sanitary sewer ⁸ .	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Copper	Drain rinse water to landscaping, discharge to sanitary sewer ⁸ , or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	<input type="checkbox"/>	<input type="checkbox"/>

D. Implement construction Best Management Practices (BMPs) (Required for all projects.)

D.1 Is the site a "High Priority Site"? (Municipal staff will make this determination; if the answer is yes, the project will be referred to construction site inspection staff for monthly stormwater inspections during the wet season - October 1 through April 30.) ("High Priority Sites" require a grading permit, are "hillside projects" [defined starting 7/1/16 as disturbing >= 5,000 sq.ft. of land area and a slope based on municipal criteria or map or >=15%] are adjacent to a creek, or are otherwise high priority for stormwater protection during construction per MRP Provision C.6.e.ii(2).) Yes No

D.2 All projects require appropriate stormwater BMPs during construction - indicate which BMPs are included in the project, below.

Yes	No	Best Management Practice (BMP)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Delineate with field markers the following areas: clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees to be protected and retained, and drainage courses.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide notes, specifications, or attachments describing the following: Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material. Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; Provisions for temporary and/or permanent irrigation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Perform clearing and earth moving activities only during dry weather.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Protect all storm drain inlets in vicinity of site using sediment controls (e.g., berms, socks, fiber rolls, or filters.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, compost blankets or jute mats, covers for soil stock piles, etc.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Limit construction access routes and stabilize designated access points.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

Name of applicant completing the form: _____
3 1/1/16 v.2

Stormwater Checklist for Small Projects

Signature: *[Signature]* Date: 7/21/2020

E. Comments (for municipal staff use only):

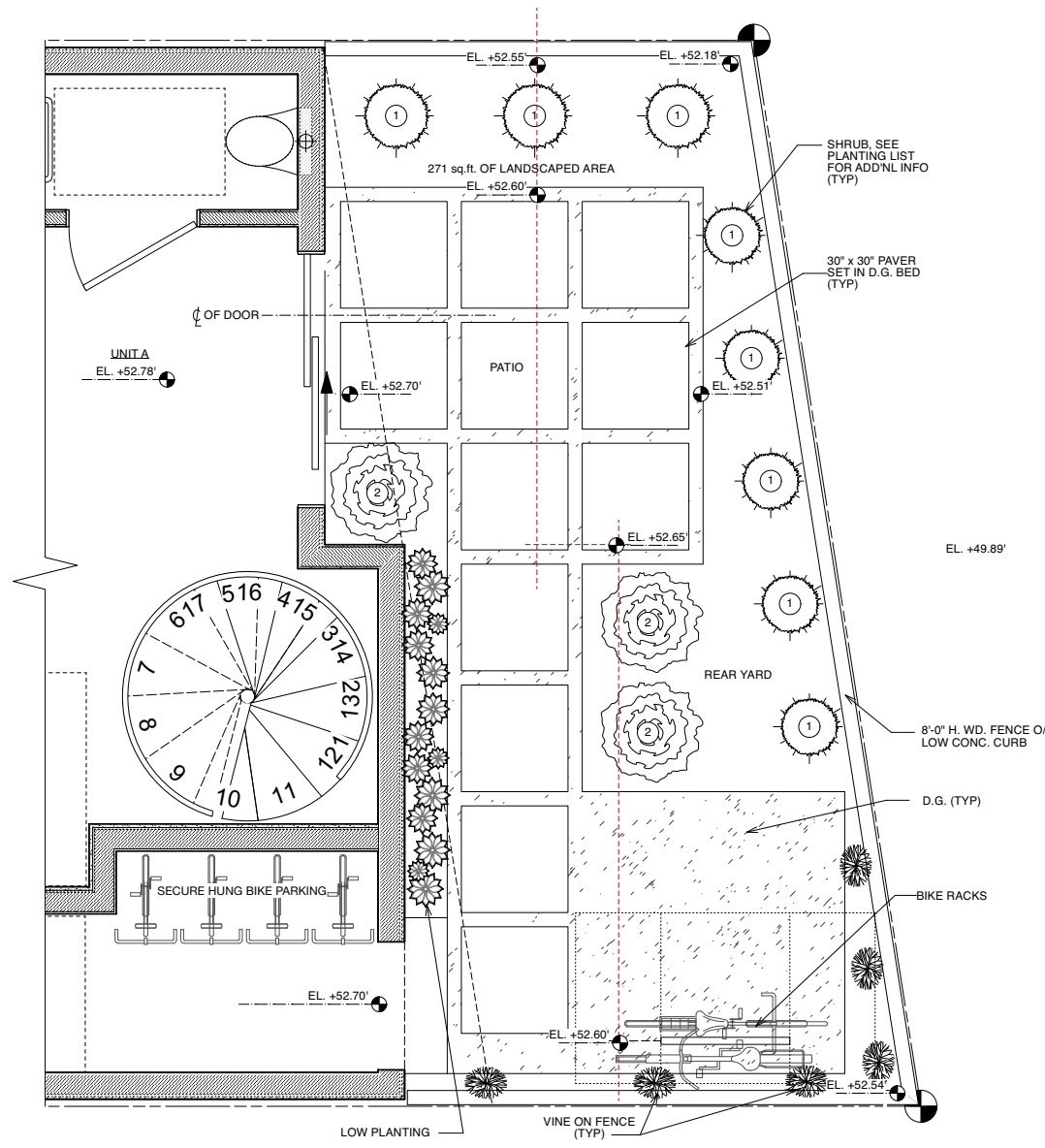
F. NOTES (for municipal staff use only):

Section A Notes: _____
Section B Notes: _____
Section C Notes: _____
Section D Notes: _____

PLANTING LIST

LATIN NAME	COMMON NAME	WATER USE	CLASSIFICATION
BANKSIA VICTORIAE	WOOLLY ORANGE BANKSIA	LOW	FLOWERING SHRUB
GREVELLIA SUNSET BRONZE	SUNSET BRONZE GREVILLEA	LOW	FLOWERING SHRUB
LEUCOSPERMUM CORDIFOLIUM	PIN CUSHION PROTEA	LOW	FLOWERING SHRUB
LEONTIUS LEONURUS	LION'S TAIL	LOW	PERENNIAL HERB
MELIANTHUS MAJOR 'ANTONOW'S BLUE'	ANTONOW'S BLUE HONEYBUSH	LOW	PERENNIAL HERB

NOTE: LOW WATER USE CALIFORNIA NATIVE SPECIES PREFERRED FOR LANDSCAPING



CONCEPTUAL LANDSCAPE PLAN

0 2 4 FT



1/1/16 v.2

4

146

ATTACHMENT H

Item

TOPETCHER ARCHITECTURE INC
828 DIVISADERO
SAN FRANCISCO
CALIFORNIA 94117
TEL 415 359 9997
FAX 415 359 9986
toparchitecture.com

PRINTING RECORD

DATE	ACTION
JUNE 3, 2020	PERMIT SUBMITTAL
JULY 24, 2020	0702_NOI_DP-2-20 REVISION
OCT. 15, 2020	DESIGN REVISION
NOV. 10, 2020	DESIGN REVISION2 FNL CMNTS

All drawings and written material appearing herein constitute the original and unpublished work of TOPETCHER ARCHITECTURE INC. and the same may not be duplicated, used or disclosed without written consent.

V-213 RESIDENCES
213 VISITACION AVENUE
BRISBANE, CA. 94005
APN # 007-283-080

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN & STORMWATER CHECKLIST

SCALE: 1/2" = 1'-0"
JOB NO. 19.20

[Signature]
MADE IN CALIFORNIA
REGISTERED ARCHITECT
C-21678
STATE OF CALIFORNIA

SHEET
L 1.0



2 VISTACION AVENUE LOOKING SOUTH

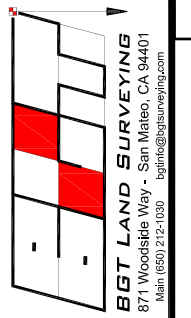


1 VISTACION AVENUE VIEW



FINISH SCHEDULE		
ID	MATERIAL	COLOR
1	Cornice Trim	Similar to Benjamin Moore - Kendall Charcoal - HC-166 / 25% strength
2	STUCCO 'A'	Similar to Benjamin Moore - Kendall Charcoal - HC-166
3	CLAD WOOD WINDOWS	Obsidian - charcoal grey
4	POWDER COATED METAL	Similar to Obsidian - charcoal grey
5	WEST CEDAR	CEDAR
6	STUCCO 147	Similar to Benjamin Moore - Simply White - OC 117
7	STONE VENEER	





BOUNDARY AND TOPOGRAPHIC SURVEY
"AMENDED MAP OF SUBDIVISIONS 1, 2, AND 3 OF THE CITY OF VISITACION" (BOOK 6 MAPS 45)
213 VISITACION AVENUE
BRISBANE, COUNTY OF SAN MATEO, CALIFORNIA

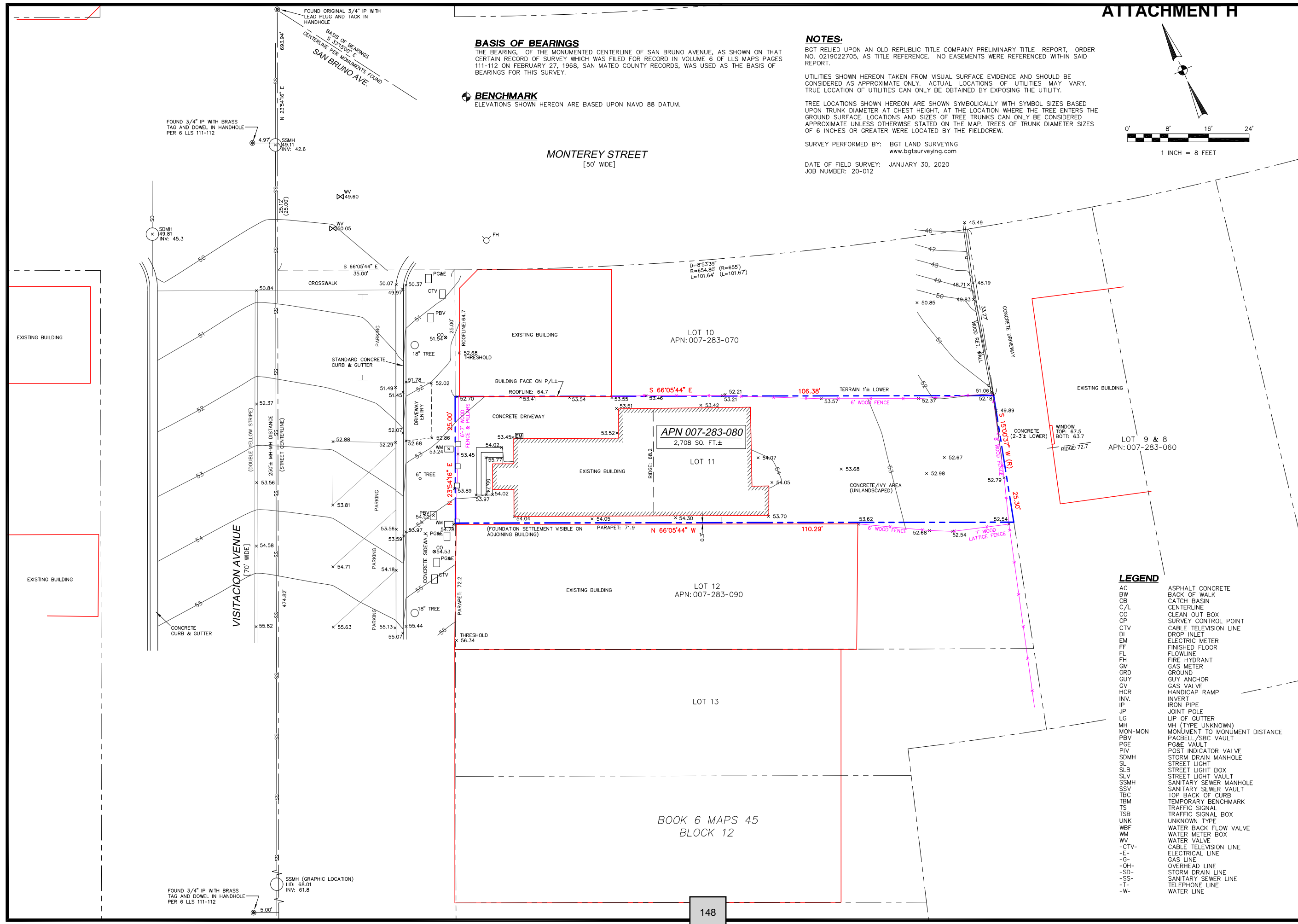
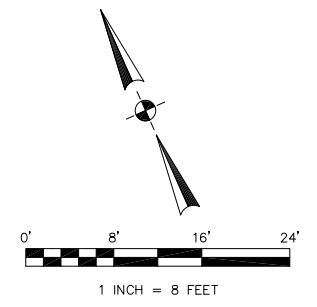
Assessor Parcel Number:
007-283-080
Prepared For:
ARCUS HOUSING LLC
1157 CHURCH STREET
SAN FRANCISCO, CA 94114
Date: FEB. 2020
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: LHL
Revisions:
SU-1
Job No. 20-012

BASIS OF BEARINGS
THE BEARING, OF THE MONUMENTED CENTERLINE OF SAN BRUNO AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN VOLUME 6 OF LLS MAPS PAGES 111-112 ON FEBRUARY 27, 1968, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM.

NOTES:
BGT RELIED UPON AN OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0219022705, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.
UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com
DATE OF FIELD SURVEY: JANUARY 30, 2020
JOB NUMBER: 20-012



LEGEND

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
FI	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SLV	STREET LIGHT VAULT
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

File Attachments for Item:

D. PUBLIC HEARING: 515 Tunnel Avenue; Use Permit UP-7-20; HC Heavy Commercial District; Use Permit to allow temporary storage of Christmas trees for recycling from December 13, 2020 through January 31, 2021; Brad Drda, applicant; Recology Properties, Inc., Sanitary Fill Company, owner.

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 12/03/2020

SUBJECT: Use Permit UP-7-20, 515 Tunnel Avenue, HC Beatty Heavy Commercial District; Temporary Christmas Tree Storage for Recycling; Brad Drda, Recology Properties, Inc., applicant; Sanitary Fill Company, owner.

Request: Recology San Francisco requests approval to temporarily store Christmas trees for recycling within an approximately 90 ft. by 100 ft. area of a paved storage yard at 515 Tunnel Avenue. Discarded trees would be collected in San Francisco from December 18th through January 31st, temporarily stored at the site, and then reloaded for chipping at Recology San Francisco's Integrated Materials Recovery Facility just over the border in San Francisco (see attached plans). The chipped materials are used to produce mulch for sale to landscape companies. A temporary storage area is needed, because the surge of trees collected (approximately 25 truck-loads a day at the peak during the first week of January, amounting to a maximum of about 72 tons in any single day and totaling less than 550 tons overall) exceeds the rate that they can be processed at the Materials Recovery Facility. Similar use permits were approved by the Planning Commission at this site dating back to 2008.

Recommendation: Conditionally approve Use Permit UP-7-20, via adoption of Resolution UP-7-20 with Exhibit A, containing the findings and conditions of approval.

Environmental Determination: Minor alterations to land, including temporary use of land having negligible or no permanent effects on the environment, are categorically exempt from the provisions of the California Environmental Quality Act per Section 15304(e) of the State CEQA Guidelines. The exceptions to the categorical exemptions referenced in Section 15300.2 do not apply.

Applicable Code Sections: Per Brisbane Municipal Code Section 17.32.020.B.4, a Use Permit is required for "temporary uses of not more than forty-five days duration" in all zoning districts. The findings required for Use Permit approval are contained in BMC Sections 17.40.060.A & B.

Analysis and Findings: In order to approve the Use Permit, the Planning Commission must determine the following per BMC Section 17.40.060:

- A. *"In considering an application, the planning commission shall consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question."*

- B. *“The planning commission shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city. If the planning commission finds that the aforementioned conditions will not result from the particular use applied for, it may grant the use permit.”*

Also, in determining whether the characteristics of the temporary use will not be unreasonably incompatible with the uses in surrounding areas, BMC Section 17.32.020.A specifies that the following additional factors be considered: damage or nuisance from noise, smoke, odor, dust or vibration; hazard from explosion, contamination or fire; hazard occasioned by unusual volume or character of traffic or the congregating of a large number of people or vehicles; or danger to public safety. These factors are to be considered under the required finding regarding the use not being injurious or detrimental, discussed below.

Consideration of Adjacent Uses and Structures—In regards to the first finding, the property is designated for Heavy Commercial land uses in the 1994 General Plan and is surrounded by similar commercial uses, including Recology’s own recycling facilities to the north, the soil and rock recycling areas on the Baylands to the east, Tunnel Avenue and CalTrain to the west, and Avis vehicle staging yard to the south. There is no adopted specific plan for this area and the use is consistent with the General Plan. While no materials storage, other than that associated with bulk sales, is permitted, the temporary use would operate on a short-term cycle so as not to be construed as “materials storage.” Per General Plan Policy 388, the rapid turnover of the Christmas trees would avoid decomposition and the generation of any unpleasant odors, and litter would be controlled in compliance with National Pollution Discharge Elimination System Program best management practices. The proposal is also consistent with Policy 143 to “maximize opportunities to recycle solid waste.”

Not Detrimental or Injurious to Neighborhood or City— In regards to the second finding, the proposed use would be located within an existing fenced storage area. The approximately 12 ft. tall pile would be set back approximately 300 ft. from the Tunnel Avenue and Beatty Avenue frontages of the site, so as to minimize its visibility to the public. The proposed hours of operation from 9 a.m. to 7 p.m. should not cause a significant disturbance to surrounding uses, the closest of which is the Avis vehicle staging yard to the south.

To assure that the Christmas trees do not become a nuisance if stored too long, a 48-hour turnover would be required. In addition, conditions of approval are once again recommended to specify compliance with applicable State regulations, as administered by the County Environmental Health Division, and to require that a 20 ft. wide fire lane be maintained clear to provide the Fire Department access to the storage pile in the event of a fire. There are existing fire hydrants on both sides of the proposed storage pile location, and oscillating water sprinklers will be positioned around the pile to maintain water content in the trees, preventing accidental ignition.

UP-7-20
12/03/2020 Meeting
Page 3

Vehicles transferring the Christmas trees will use the Beatty Avenue entrance to the site, avoiding traffic impacts on Tunnel Avenue. No more than 25 trucks are expected to enter and exit the site per day to deliver the Christmas trees. The trees will then be transported back across Beatty Avenue in 40-cubic-yard roll-off boxes for chipping at the Integrated Materials Recovery Facility in San Francisco.

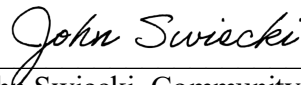
In closing, staff has distributed the application to the Public Works Department, North County Fire Authority, as well as the Regional Water Quality Control Board and San Mateo County Environmental Health since the proposal is on the former landfill site. No exceptions were taken by any of these agencies or departments, nor have any concerns been raised by the public by the time of this agenda report and the City has not received complaints from the previous years' Christmas tree temporary storage operations. Assuming Planning Commission approval, this would be the thirteenth year of this use.

Attachments:

- A. Vicinity map
- B. Incoming/Outgoing Christmas Tree Traffic Route Plans
- C. 2020 Christmas Tree Recycling Plan
- D. Draft Resolution with Findings and Conditions of Approval



Ken Johnson, Senior Planner



John Swiecki, Community Development Director

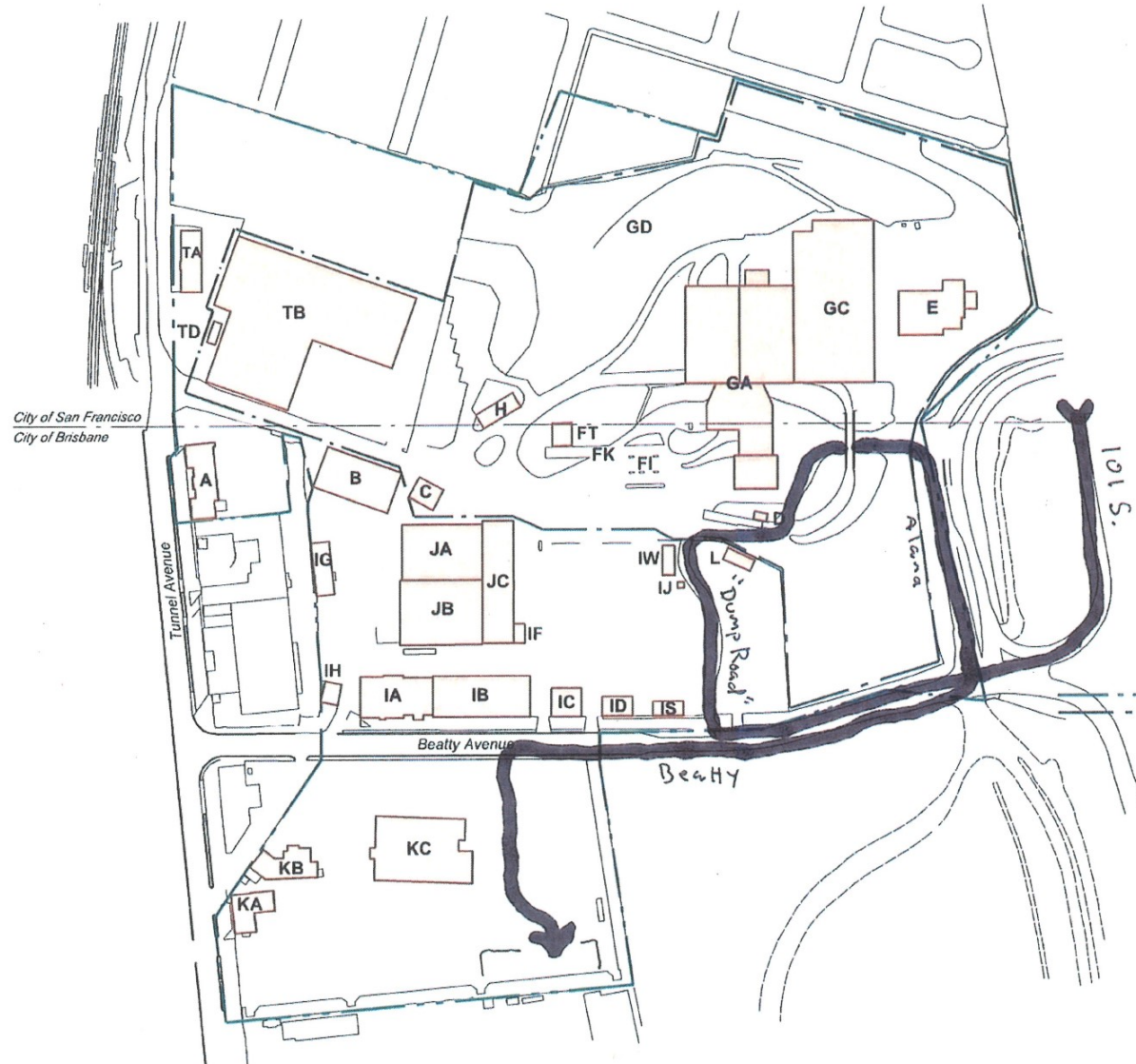
515 Tunnel Ave Site Vicinity Aerial Map



ATTACHMENT B

Recology San Francisco Tunnel/Beatty Site Map

- A Recology San Francisco (RSF) Admin (501 Tunnel Ave.)
- B Buyback and Sunset Scavenger Container Repair
- C Public Inbound Scale
- D Main Scale
- E RSF Shop
- FK Fuel Control Kiosk
- FI Central Fuel Island
- FT Central Fuel Tanks
- GA RSF Transfer Station Pit
- GC Integrated Materials Recovery Facility
- GD Sculpture Garden
- GB Bypro Building, Long Haul Dispatch Office (ground floor)
- H Household Hazardous Waste Collection Facility (HHWCF)
- IA Sunset Scavenger Co. Admin
- IB Sunset Scavenger Co. Main Shop
- IC Sunset Scavenger Co. Transmission Shop
- ID Sunset Scavenger Co. Tire Shop
- IF Sunset Scavenger Co. Dispatch Office
- IG Sunset Scavenger Co. Paint Shop
- IH Sunset Scavenger Co. Storage
- IJ Sunset Scavenger Co. Wash Shed
- IS Sunset Scavenger Co. Steam Rack
- IW Sunset Scavenger Co. Truck Wash
- JA Sunset Scavenger Co. Bayshore Bldg, Safety Dpt, Storage
- JB Sunset Scavenger Co. Bayshore Bldg., Vehicle Lube Bay
- JC Sunset Scavenger Co. Bayshore Bldg., Storage
- KA Roll-Off Department Offices
- KB RSF Storage (leased to others)
- KC RSF Welding Shop
- L RSF LNG Fuel Station
- P Ptarmigan C&D Sort Line
- TA Environmental Learning Center, HHWCF Office
- TB TURF Building, Public Disposal & Recycling Area
- TC DPW Disposal & Recycling Area
- TD Public Outbound Scale



City of San Francisco
City of Brisbane

Site Plan
Scale 1" = 200'

0 200 400 Base drawing source: SCS Engineers 5/98



Incoming Christmas Tree Traffic

1. Candlestick Park Exit
2. West on Beatty Road
3. Right on "Dump Road"
4. Weigh at RSF scale
5. Right onto Alana Way
6. Right on Beatty Road
7. Left into RSF yard

**Recology San Francisco
Tunnel/Beatty Site Map**

- A Recology San Francisco (RSF) Admin (501 Tunnel Ave.)
- B Buyback and Sunset Scavenger Container Repair
- C Public Inbound Scale
- D Main Scale
- E RSF Shop
- FK Fuel Control Kiosk
- FI Central Fuel Island
- FT Central Fuel Tanks
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- JB Sunset Scavenger Co. Bayshore Bldg., Vehicle Lube Bay
- JC Sunset Scavenger Co. Bayshore Bldg., Storage
- KA Roll-Off Department Offices
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- TA Environmental Learning Center, HHWCF Office
- TB TURF Building, Public Disposal & Recycling Area
- TC DPW Disposal & Recycling Area
- TD Public Outbound Scale



City of San Francisco
City of Brisbane

*Tunnel & Beatty Complex
Buildings and Boundary Locations*

Site Plan
Scale 1" = 200'



Base drawing source: SCS Engineers 5/98



Date: July 27, 2005 One Inch @ Full Size
Scale: 1" = 200'

LP-1

Outgoing Christmas Tree Traffic



2020 CHRISTMAS TREE RECYCLING PLAN

October 2020

A. INTRODUCTION

This Plan describes the receipt, storage, loading, and processing of Christmas trees from Recology San Francisco’s (RSF) yard located in Brisbane. The goal of this operation is to divert a large volume of San Francisco Christmas trees away from landfill toward productive reuse. As the Christmas tree selling season winds down, starting as early as December 18th, rear-loader compactor trucks from Recology Sunset Scavenger Company and Recology Golden Gate Disposal & Recycling will pick up Christmas trees throughout San Francisco. Filled trucks will unload used trees on to a smooth concrete pad located toward the east side of the southern boundary of RSF’s yard at 515 Tunnel Avenue. A tractor will load stored trees into 40 yd³ roll-off boxes which will be driven to the RSF Materials Recovery Facility where they will be chipped to produce mulch for sale to landscaping companies.

The Christmas tree recycling operation is controlled by Recology San Francisco. The mailing address and administrative offices are located at 501 Tunnel Avenue. RSF is a wholly owned subsidiary of Recology.

B. OPERATIONS

(1) Storage Site Access

Access to the Christmas tree storage area is provided from Beatty Avenue. Vehicles arriving with trees weigh in at the main scale at the end of Dump Road north of Beatty, exit onto Alana Way to the east, and then enter the southern RSF yard from Beatty Avenue and where they unload onto a designated paved tipping area. As tree processing capacity at the iMRF allows, trees from the pile are loaded into containers and driven by roll-off trucks from the storage area turning right on Beatty and then left onto Dump Road to the iMRF for grinding.

C. HOURS

(1) Hours of Operation

Christmas trees will be received and transferred daily between the hours of 9AM – 7 PM, from December 18th 2020 through January 31, 2021.

D. CHRISTMAS TREE AREA SIZE

The Christmas trees will be received, stored, and reloaded for transfer on a concrete pad area that measures 100 feet by 90 feet for a total area of 9000 square feet.

E. TYPES AND QUANTITIES OF WASTE TO BE ACCEPTED

(1) Waste Types

Only source-separated Christmas trees will be accepted.

(2) Waste Quantities

Based on past experience the total quantity of trees should be less than 550 tons. The largest quantity of trees received in any single day will be about 72 tons.

F. DRAINAGE CONTROL

The paved yard at 515 Tunnel Avenue drains to a combined sewer system which is treated at San Francisco’s Southeast Waste Water Treatment Plant.

G. DUST CONTROL

Christmas tree handling is not a dusty operation but water is available at the site for dust control if needed.

H. SUPERVISION AND PERSONNEL

Name	Title	Phone	Cell
Maurice Quillen	General Manager	415-657-4050	415-740-6451
Ken Stewart	Operations Manager	415-657-4031	415- 740-6436
Rob Hanke	Operations Supervisor		415-559-9039
Brad Drda	Environmental Manager	415-657-4003	415-740-9792

I. COMPLAINT RESPONSE

Public complaints would be documented and addressed accordingly. Recorded information regarding such complaints include the following information:

- Date of complaint
- Nature of complaint
- If available, the name, telephone number, and address of complainant; and
- Description of the actions taken to respond/address the situation

J. FIRE PREVENTION

A driving lane will be maintained around the entire perimeter of the pile to allow access for fire fighters. Oscillating water sprinklers will be positioned around the pile to lightly wet the trees and keep water content high enough to prevent accidental ignition. The sprinklers will be controlled to prevent excessive water use or run off. “No Smoking” signs will be posted on both sides of the pile.

K. FIRE FIGHTING EQUIPMENT

Fire hydrants and hoses are located on both sides of the Christmas tree storage area. All RSF vehicles are equipped with hand held fire extinguishers.

L. LIGHTING

The yard at 515 Tunnel Avenue is lit as a parking lot with light poles.

M. SITE SECURITY

Unauthorized access to the yard at 515 Tunnel Avenue is prevented by perimeter fencing, locked gates (including security gates at all property entrances), and a security guard service. Guards are posed at various locations during day and night hours. The guards not only prevent unauthorized access, but also help direct traffic during busy times.

N. VISUAL SCREENING

The Christmas tree area is located toward the east end of a large yard filled with trucks and metal debris boxes that screen the view from Tunnel Avenue.

ATTACHMENT D

draft
RESOLUTION UP-7-20

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING USE PERMIT UP-7-20
TO TEMPORARILY PERMIT CHRISTMAS TREE STORAGE FOR RECYCLING
AT 515 TUNNEL AVENUE

WHEREAS, Brad Drda, the applicant, applied to the City of Brisbane for Use Permit approval for temporary storage of Christmas trees for recycling at 515 Tunnel Avenue, such application being identified as Use Permit UP-7-20; and

WHEREAS, on December 3rd, 2020, the Planning Commission conducted a hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the agenda report relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Use Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of December 3rd, 2020, did resolve as follows:

Use Permit UP-7-20 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this third day of December, 2020, by the following vote:

AYES:
NOES:
ABSENT:

Pamala Sayasane
Chairperson

ATTEST:

JOHN SWIECKI, Community Development Director

EXHIBIT A

Action Taken: Conditionally approve Use Permit UP-7-20 per the agenda report with attachments, via adoption of Resolution UP-7-20, as amended.

Findings:

1. The planning commission has given due regard to the nature and condition of all adjacent uses and structures, and to general plan and found the use to be consistent and there is no specific plan adopted or required for this temporary use.
2. The establishment, maintenance and operation of the use applied for, under the circumstances, will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the neighborhood, nor will it be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City, in terms of damage or nuisance from noise, smoke, odor, dust or vibration; hazard from explosion, contamination or fire; hazard occasioned by unusual volume or character of traffic or the congregating of a large number of people or vehicles; or danger to public safety; as detailed in the staff memorandum.

Conditions of Approval:

- A. The Christmas trees shall be stored within the fenced enclosure in compliance with applicable State regulations as enforced by the San Mateo County Health Department's Environmental Health Division.
- B. The Christmas trees shall be stored on the site for no longer 48 hours, and shall be removed sooner if necessary to prevent the creation of any public or environmental nuisances as determined by the San Mateo County Health Department's Environmental Health Division.
- C. The operation shall be in compliance with CalRecycle Regulations: Title 14, Natural Resources-Division 7, CIWMB Chapter 3.1. Composting Operations Regulatory Requirements:
 - Article 6. Composting Operating Standards, Section 17867. General Operating Standards. subsection (a); and applicable sections of
 - Article 8. Composting Operation and Facility Records Section 17869. General Record Keeping Requirements; and
 - Article 9. Composting Facility Site Restoration 17870. Site Restoration requirements.
- D. Storage of the Christmas trees on the site shall be managed to reduce adverse impacts on stormwater quality in compliance with National Pollution Discharge Elimination System Program best management practices for storm water discharge (per BMC Chapter 13.06). City rights-of-way shall be maintained clean of any debris that might drop during transit to the satisfaction of the Public Works Department.
- E. A 20 ft. wide fire lane (with no parking) shall be maintained to the satisfaction of the Fire Department at all times to provide access to the stored Christmas trees. No ignition source (i.e., generators, fuel, etc.) shall be stored/used within 20 ft. of the pile.
- F. The use shall be for no more than 45 days in duration, from December 18th, 2020 through January 31st, 2021.
- G. Minor modifications may be approved by the Planning Director in conformance will all requirements of the Municipal Code.

File Attachments for Item:

E. PUBLIC HEARING: 470 Valley Drive; Use Permit UP-8-20; TC-1 Trade Commercial District - Crocker Industrial Park; Use Permit to allow Night Operations within 300 feet of residential uses, permitting food production in a new bakery from 10 pm until 3 am; Luke Vernon, applicant; CSHV Crocker LLC, owner.

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Special Meeting of December 3, 2020

FROM: Jeremiah Robbins, Associate Planner, via John Swiecki, Community Development Director

SUBJECT: **470 Valley Drive; Use Permit UP-8-20;** Use Permit to allow Night Operations (from 10:00 pm to 3:00 am) in the TC-1 Crocker Park Trade Commercial District within 300 feet of residential dwellings, for food production; Luke Vernon, applicant; CSHV Crocker, LLC, owner; APN: 005-241-140

REQUEST: The applicant requests approval of a use permit to conduct night operations (between 10:00 pm and 3:00 am) for food production, which would include collecting ingredients, baking, and product cooling and packaging, as well as cleaning and sanitation of the equipment and food production areas within an existing 35,915 sq ft building. A use permit is required for night operations since the property is located within 300 feet of residences, including condominiums on Swallowtail Court and Crescent Court.

RECOMMENDATION: Conditionally approve Use Permit UP-8-20 per the staff memorandum with attachments, via adoption of Resolution UP-8-20 with Exhibit A containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: Operations within an existing structure are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 of the State CEQA Guidelines. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code (BMC) [§17.19.030.J](#) and [§17.19.060](#) require a Use Permit for night operations within the TC-1 Crocker Park Trade Commercial District, regardless of the type of use, if said use is between the hours of 10 pm and 5 am and located within 300 feet of any residential zone. The required findings for granting a use permit are contained in BMC [§17.40.060](#) and BMC §17.19.060.E contains two additional findings that are required for night operations regarding noise, glare, and other potential impacts on neighboring properties. BMC [Chapter 8.28](#) regulates noise impacts in Brisbane.

ANALYSIS AND FINDINGS:

Property Description

The subject 71,675 sq ft property is developed with a 35,915 sq ft one-story concrete masonry building. The building is composed of a 32,570 sq ft open warehouse area with an attached 3,345 sq ft office and entry area. The property abuts 480 Valley Drive to the west (Gander & White Shipping)

and 460 Valley Drive to the east (G. Pucci and Sons Inc., and Bay Medical Company Inc., wholesalers). The rear property line abuts the Crocker Park Recreational Trail (CPRT) to the north with County-owned open space immediately north of the trail. The property is within 300 ft of the nearest residential properties in the Northeast Ridge.

There is no on-street parking permitted along the property's frontage or anywhere else along Valley Drive. Vehicular access is provided by two 25-foot wide driveways off of Valley Drive west of the building and the parking lot contains 36 compliant on-site parking spaces per Chapter 17.34 of the BMC. Loading bays are located on the norther side of the property and generally shielded from view by the office and entry area of the building. Aerial vicinity and site photos are provided in Attachments B and D.

Project Description

Raison D'etre Bakery plans to relocate from South San Francisco to the subject property following a fire at their previous premises. Per the TC-1 District regulations, food production is a permitted use. Various tenant improvements (TI), primarily inside the building, are proposed by the applicant; the 32,570 sq ft warehouse will be optimized for food production and the smaller office-entryway will be renovated to also serve as the employee break room, locker room, and gown-up area. A recommended condition of approval would require the installation of a ventilation system capable of odor mitigation be included in the TI as well. While the underlying food production use is permitted under the TC-1 District regulations, the applicant requests a use permit to conduct night operations (between 10:00 pm and 3:00 am) for food production which would include cleaning and sanitation of the equipment and food production areas.

The applicant has provided a detailed operations plan, Attachment E, that indicates the first baking and cleaning shifts are between the hours of 5:30 am and 4:00 pm; this would not require a use permit. The second baking shift, consisting of 30 employees, would begin thirty minutes later at 4:30 pm and continue until 12:30 am with the second cleaning shift of five employees working between the hours of 1:00 am and 3:00 am to prepare the bakery for the first shift. All work operations during this time period will take place entirely within the building. Pickup and delivery of supplies and food products will occur during daytime hours. The applicant has specified office and warehouse staff will work between 7:30 am and 6:00 pm.

Use Permit Findings

To approve the Use Permit, the Planning Commission shall, per BMC §17.40.060:

1. Consider the nature and condition of all adjacent uses and structures and consistency with the General Plan; and
2. Examine whether the proposed use would have injurious or detrimental effects on persons residing or working in the neighborhood, or the subject property, the neighborhood, or to the welfare of the City.

The application would meet these findings, as discussed below.

Adjacent Uses and Structures - The subject property is located in the City’s largest trade commercial zone, Crocker Industrial Park (TC-1, Crocker Park Trade Commercial District). Uses along the 400 block of Valley Drive include retail, wholesale, warehouse, distribution, and freight forwarding. The proposed food production use is consistent with the adjacent uses and structures within Crocker Park as a whole and is a permitted use in the zoning district.

The site is adjacent to the CPRT; the trail is located along the subject property’s northern property line. It’s also located within 300 ft of the nearest residential dwellings in the Northeast Ridge. Condominiums on Swallowtail and Crescent Courts are as close as 175 feet to the subject building, with County-owned open space located between the condominiums and the subject property. The proposed night operations will be contained within the subject building and no trucks will be making deliveries during the hours of 10:00 pm and 3:00 am. Chapter 8.28 of the BMC regulates adverse effects from sources of noise and §8.28.040 specifically regulates noise in commercial and industrial districts. Recommended condition of approval 1.B would require the applicant to demonstrate compliance with noise levels established in BMC §8.28.040 at time of building permit, and recommended condition of approval 5 would ensure night operations maintain compliance with noise levels contained in the BMC or risk revocation of the requested use permit.

General Plan Consistency - The proposed food production use is consistent with the property’s Trade Commercial land use designation in the 1994 General Plan. There is no specific plan for this area. General Plan policies applicable to the proposed uses include the following:

Policy 8: Maintain and diversify the City's tax base, consistent with community character, in order to generate adequate revenues for City Government and sustain a healthy local economy. (*Local Economic Development, Ch. 4*)

Policy CP.3: Encourage uses that benefit the community, providing jobs, revenues and services. (*Subarea Policies, Crocker Park, Ch. 12*)

Should Raison D'etre Bakery relocate to Brisbane, it would help maintain the City’s diverse tax base and generate revenues.

Policy 184: In conjunction with development applications and other land use decisions, consider the potential for noise impacts on the project or area. (*Community Health and Safety, Ch. 10*)

As indicated previously, Chapter 8.28 of the BMC regulates adverse effects from sources of noise in commercial and industrial districts. Recommended conditions of approval would require the applicant to demonstrate compliance with noise levels established BMC §8.28.040 at time of building permit as well as ensure the use will not produce noise impacts on neighboring properties in the Crocker Industrial Park or residential uses in Northeast Ridge.

Policy CP.11: Review development plans to assure adequate parking/loading on site. (*Subarea Policies, Crocker Park*)

Per BMC Chapter 17.34, on-site parking is calculated based on the square footage of warehouse space (1 space per 1,000 sq ft). Based on the applicant’s proposed floor plan, a total of 36 parking spaces would be required. The applicant’s site plan (see Attachment F) shows 36 existing on-site parking spaces (34 standard and 2 ADA). As indicated in the applicant’s operations plan, the applicant would have a shift-based schedule for employees that would not exceed the available on-site parking. On-site parking demand would be further mitigated by the Crocker Park shuttles serving the Balboa Park BART station and Bayshore Caltrain station.

Policy CP.24: Contain major business activities inside buildings.

As required by the TC-1 Crocker Park Trade Commercial district regulations, described in the applicant’s business operations plan, and reaffirmed in condition of approval 4 included in Resolution UP-8-20, all major business activities during the hours of 10:00 pm and 3:00 am shall take place inside the building.

Not Detrimental or Injurious to the Property, Neighborhood or City – Given the conditions of approval contained in the attached Resolution, particularly related to noise and fire and building safety requirements, the proposed night operations of Raison D’etre Bakery would not be detrimental or injurious to the property, neighborhood, or city at large. The use is permitted in the Crocker Industrial Park, and would comply with all required performance standards for all businesses. This application has been reviewed by the Public Works Department, Building Department, and North County Fire Authority. Conditions of approval for the project that are included in the attached Resolution have incorporated language to address comments from these departments, particularly as it relates to fire safety and noise abatement.

Night Operations Findings

The required use permit findings specific to night operations are:

1. The night operations conducted by the applicant will not create noise, glare or other effects that are likely to create a sleep disturbance for the occupants of neighboring residential properties; and
2. To the extent that any noise, glare or other impacts related to the night operations are caused by persons other than the applicant, the applicant has the ability to effectively control and mitigate such impacts.

The application would meet these findings. As indicated in the applicant’s operations plan and given the recommended conditions of approval, all activities would be conducted indoors, no deliveries will be made between the hours of 10:00 pm and 3:00 am, and potential noise and odor impacts will be mitigated. Recommended conditions of approval would require the applicant to demonstrate compliance with noise levels established BMC §8.28.040 at time of building permit, ensure continued night operation will not produce noise impacts than would cause sleep disturbances of neighboring residential properties, and install a ventilation system to mitigate odor impacts. Additionally, no alterations are proposed to the site’s exterior lighting, thus there are no anticipated impacts from glare or lighting.

Should any modifications be proposed in the future, including new exterior lighting, mechanical equipment, etc., a building permit would be required and plans would have to demonstrate new lighting, sources of noise, etc., will not create glare, noise, or other impacts with the potential to effect the neighboring residential uses in order to remain in compliance with the use permit.

Furthermore, there are no anticipated impacts associated with this proposed use that would be caused by others given that the applicant’s application materials indicate all night operations and activities will be performed by employees of the applicant and owner. As owner of the subject business, the applicant maintains the ability to effectively control and mitigate potential impacts. Failure to do so

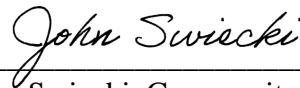
would likely result in the revocation of the use permit and cause significant financial repercussions for Raison D'etre Bakery.

ATTACHMENTS:

- A. Draft Resolution UP-8-20 with Findings and Conditions of Approval
- B. Aerial vicinity map
- C. Assessor parcel map
- D. Site photos
- E. Applicant's written statement of findings for night operations and business operations plan
- F. Applicant's plans



Jeremiah Robbins, Associate Planner
jrobbins@brisbaneca.org
415-519-1437



John Swiecki, Community Development Director

ATTACHMENT A
Draft Resolution UP-8-20

DRAFT
RESOLUTION UP-8-20

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING USE PERMIT UP-8-20
TO ALLOW NIGHT OPERATIONS FOR FOOD PRODUCTION AT 470 VALLEY DRIVE

WHEREAS, Luke Vernon, the applicant, applied to the City of Brisbane for Use Permit approval to establish night operations (between 10:00 pm and 3:00 am) at 470 Valley Drive for food production, such application being identified as Use Permit UP-8-20; and

WHEREAS, on December 3, 2020, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the agenda report relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15301(a) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission finds that the proposed project is consistent with the General Plan, specifically General Plan Policy 8, 184, CP.3, CP.11, and CP.24; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Use Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of December 3, 2020 did resolve as follows:

Use Permit UP-8-20 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this 3rd day of December, 2020, by the following vote:

AYES:
NOES:
ABSENT:

PAMALA SAYASANE
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

EXHIBIT A

Action Taken: Conditionally approve Use Permit UP-8-20 per the staff memorandum with attachments, via adoption of Resolution UP-8-20.

Findings:

- A. The planning commission has considered and finds that, given the conditions of approval, the proposed bakery/food production use is consistent with and complementary to the nature and condition of all adjacent uses and structures in the Crocker Industrial Park and with the all applicable General Plan policies pertaining to permitted land uses and business operations within Crocker Park. Specifically, the use is consistent with the Trade Commercial land use designation in the 1994 General Plan, and per the applicant's business operations plan, the use will be consistent with General Plan Local Economic Development Element Policy 8, Community Health and Safety Policy 184, and Crocker Park subarea policies CP.3, CP.11, and CP.24. There is no specific plan for the area in question.
- B. The planning commission has determined that the establishment, maintenance, or operation of the use applied for, under the circumstances of the particular case given the conditions of approval and the applicant's application materials, will not be detrimental to the health, safety, comfort, and general welfare of the persons residing or working in the Northeast Ridge and Crocker Industrial Park, nor will it be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the city.
- C. The night operations conducted by the applicant will not create noise, glare, or other effects that are likely to create a sleep disturbance for the occupants of neighboring residential properties in that all work operations during the hours of 10:00pm and 3:00 am of the following day will take place entirely within the building and no changes are proposed to exterior lighting. There will not be any delivery trucks entering or exiting the premises during that time period and conditions of approval 1.A and 1.B would require the installation of a ventilation system with odor mitigation capabilities and compliance with the City's noise ordinance, respectively. Should any modifications be proposed in the future, a building permit would be required and plans would have to demonstrate new lighting, sources of noise, etc., will not create glare, noise, or other impacts with the potential to effect the neighboring residential uses.
- D. There are no noise, glare or other impacts related to the night operations that are anticipated to be caused by persons other than the applicant given that the applicant's application materials indicate all night operations and activities will be performed by employees of the applicant and owner. As owner of the subject business, the applicant maintains the ability to effectively control and mitigate potential impacts.

Conditions of Approval:

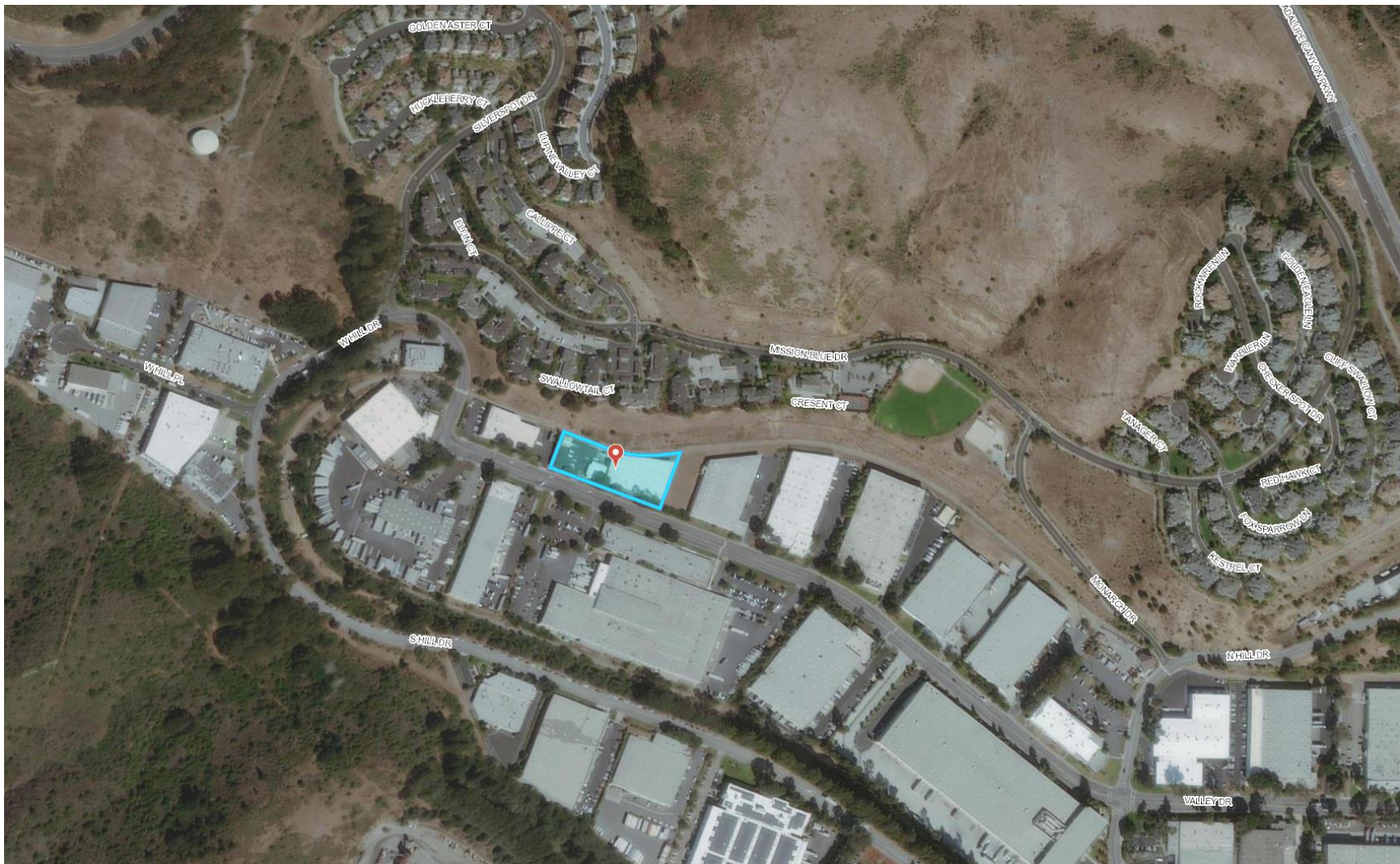
1. The applicant shall obtain a building permit prior to construction of tenant improvements and the plans shall demonstrate compliance with all physical improvements to the tenant space and site consistent with this Use Permit application and as required by the Building Division, Public Works Department, and North County Fire Authority. Building plans shall comply with the following conditions listed below:

- a. A ventilation system with odor mitigation capabilities shall be installed and shall not be visible from off-site. Should mechanical equipment be located outdoors, it shall be properly screened with fencing or landscaping and be located outside required setbacks areas.
 - b. Specification sheet(s) indicating the sound rating and/or acoustic attenuation of proposed mechanical equipment and/or measures shall be included with building plans and the final decibel (dB) rating(s) shall be indicated on the approved plans to demonstrate compliance with Chapter 8.28 of the Brisbane Municipal Code.
 - c. The facility and building permit plans shall conform to the 2019 California Building Code and the 2019 California Fire Code.
 - d. Drawings depicting all work completed and proposed shall be provided to the satisfaction of the City. Exposure of covered work may also be required to demonstrate compliance with building code requirements.
2. The applicant shall apply for a business license from the City of Brisbane.
 3. The night operations use is for indoor food production, which would include collecting ingredients, baking, and product cooling and packaging as well as cleaning and sanitation of the equipment and food production areas. Exterior activity, including truck loading and offloading, is not permitted in this use permit.
 4. All work tasks during the hours of night operations (between the hours of 10:00 pm and 3:00 am) shall take place entirely within the building. Pickup and delivery of supplies and food products by truck or delivery van shall not occur between the hours of 10:00 pm and 3:00 am and warehouse doors shall remain closed between the hours of 10:00 pm and 3:00 am.
 5. The use shall not produce noise, glare, or other impacts on neighboring properties.
 6. Exterior advertising signage associated with the approved use shall be subject to separate planning applications in accordance with Brisbane Municipal Code Chapter 17.36.
 7. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.
 8. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Brisbane Municipal Code.
 9. This Use Permit is subject to the revocation procedures established in Brisbane Municipal Code Chapter 17.48 should the use not comply with its conditions of approval or in any way prove to be a nuisance, injurious or detrimental to property or improvements in the neighborhood, or to the general welfare of the City.
 - a. Failure to comply with any of the aforementioned conditions of approval shall constitute grounds for revocation of the use permit.
 - b. The Community Development Director shall have discretion regarding referral of the application to the Planning Commission for revocation proceedings.
 10. This Use Permit shall expire two years from the effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the tenant improvements.

ATTACHMENT B

Aerial Map

470 Valley Drive



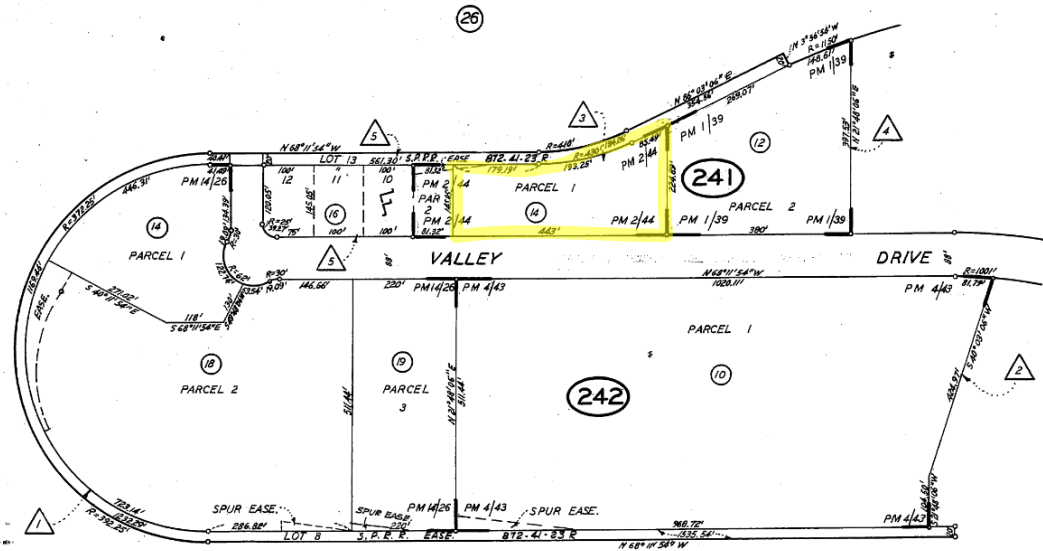
ATTACHMENT C

Parcel Map

5-24



LANDS OF CROCKER LAND COMPANY



LANDS OF CROCKER LAND COMPANY

- △ PARCEL MAP VOL 14/26
- △ PARCEL MAP VOL 4/43
- △ PARCEL MAP VOL 2/44
- △ PARCEL MAP VOL 1/39
- △ CROCKER INDUSTRIAL PARK UNIT NO. 2 PTN OF - RSM 64/9-11

ATTACHMENT D

Site Photos

**All pictures taken 11/3



Photo 1



Photo 2



Photo 3



Photo 4



Picture taken partway up the hill behind the building

Photo 5



Picture taken partway up the hill behind the building

Photo 6



Picture taken partway up the hill behind the building

Photo 7

ATTACHMENT E

Applicant's written statement of findings and
business operations plan

Information for Night Operations Application

Company: Raison D’etre Bakery, LLC
Address of Proposed Permit: 470 Valley Drive
Contact: Luke Vernon
Cell: (720) 771-7271
Email: luke@ridgelinevc.com

About Raison D’etre Bakery:

The company was founded in 1994 and produces a line of parmesan cheese crisps (crackers). It has built a tremendous reputation in the food industry as producer of high quality, artisanal baked goods produced with a few simple ingredients, no preservatives, while delivering a strong nutritional profile. The company produces products under its own brand as well as under store-labeled brands. Raison D’etre Bakery’s products have become the #1 selling product nationally in its category in Whole Foods Market, the entire Natural Channel, and has strong relationships in other major retailers like Safeway and others. The company currently has approximately 45 employees.

In September 2020, Ridgeline Ventures, LLC, an experienced investment firm in the food industry, acquired Raison D’etre Bakery. Ridgeline Ventures was founded by a group of former entrepreneurs and business operators who have successfully grown numerous industry-leading companies. They don’t have any outside investors in their firm, which gives them full control over the decisions they make for their portfolio companies. For this reason, Ridgeline Ventures is taking a long-term view with Raison D’etre Bakery to build a very healthy and successful business.

In October 2020, Raison D’etre Bakery’s factory in South San Francisco suffered a fire due to an electrical malfunction. The building was built in the 1960s and was grandfathered into the city’s building codes without requiring a sprinkler system. According to the Fire Marshall, had the building been equipped with a sprinkler system, the fire would have been extinguished immediately and Raison would still be operating out of the building. Unfortunately, that wasn’t the case, so the company is now quickly trying to identify a new building to call home.

The company has contemplated numerous available properties in several municipalities throughout the Bay Area. The building at 470 Valley Drive in Brisbane fits the profile of what the company is looking for as a place to call home for the next many years. It is highly contingent upon the company’s ability to operate continuously throughout the day and night; hence, the company’s desire to obtain a night permit. Without the night permit, it makes it extremely difficult for the company to justify the economic feasibility of the property.

Timing Constraints:

The company is currently in the process of negotiating a long-term lease with the owner of 470 Valley Drive. While that is being negotiated, and while we are simultaneously developing building plans with a construction team to submit to the City of Brisbane for approval, we are seeking approval of the Night Operations permit since it is a gating item in the company’s decision. If we are able to secure approval in the City’s December 3rd meeting, Raison will most likely move forward with leasing 470 Valley Drive. If the decision is delayed until the January

meeting, Raison will likely need to move forward with another building in another municipality due to the urgent nature of needing to restart the company's production immediately. The company is on a very tight timeline to ensure business continuity.

For those reasons, it is with tremendous appreciation and gratitude for anything the City is willing to do to expedite the company's Night Operations permit as well as the company's Building Permit when that is subsequently submitted to the City in the coming weeks.

Proposed Hours of Operation:

2-shift schedule

1 st Shift	5:30am – 1:30pm	40 employees
Cleaning & Sanitation Shift 1	2:00pm – 4:00pm	5 employees
2 nd Shift	4:30pm – 12:30am	30 employees
Cleaning & Sanitation Shift 2	1:00am – 3:00am	5 employees
Office Staff	8:00am – 6:00pm	10 employees

Warehouse Schedule (for inbound truck deliveries from suppliers and outbound truck shipments to customers)

Warehouse Staff	7:30am – 6:00pm	5 employees
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➔ Note, there will not be any trucks entering or exiting the premises between the hours of 10pm and 5am

The company currently operates all shifts Monday-Friday. The company does not currently operate on Saturday and Sunday.

Description of operations between the hours of 10pm and 5am:

- Based on the current/planned shift schedule outlined above, baking operations and oven use will start winding down at around 11 or 11:30pm to allow time for product cooling and packing of the products before the shift ends at 12:30am.
 - Production of the company's products involve depositing the shredded parmesan cheese onto baking pans, baking the pans for 12-17 minutes, cooling the product, then packaging it into containers and eventually into corrugate boxes.
- From 1am to 3am, the cleaning and sanitation crew does a thorough cleaning of all equipment, flooring, and the production space.

Truck activity:	Hours	# of Trucks
Mon-Fri	5am – 5pm	3-8
Mon-Fri	5pm – 10pm	1
Mon-Fri	10pm – 5am	0
Sat-Sun	All hours	0

Other Vehicle Activity:

- Many, not all, employees drive to work. Some carpool. Some take the bus. The night shift usually consists of people who drive their own cars.
- During the hours of 10pm and 5am, we estimate approximately 25-30 employee cars parked in the parking lot and departing when their shift ends during those hours.

Odor mitigation:

The company acknowledges that a likely question or concern from the City is if the company's operations during nighttime hours will cause any unpleasant odors to be emitted that could be disruptive to the comfort and general welfare of the residential units located nearby. The company can address this concern in two potential ways.

- 1) First, albeit anecdotal and not something that the City can physically verify at this point since the company's prior factory is not operable, the odors emitted at the prior factory were minimal. Yes, a slight odor could be smelled outside the building during the hours of baking. However, a person needed to be located well within 100 yards of the building and even within 50 yards to really notice the odor. In addition, the prior factory did not have any ventilation systems designed for mitigating external odor control. Similarly, since the company bakes cheese to make their product (parmesan cheese crisps) the odor emitted is not like the strong odor produced when someone bakes bread, which requires much longer baking times, yeast, and other factors. Cheese bakes very differently and doesn't emit the level of odors as baking bread or other items.
- 2) The company will commit to installing a ventilation system with odor mitigation capabilities. Such systems are widely used by restaurants and other food production companies and could be installed at 470 Valley Drive. That would further mitigate potential odors and provide an adequate solution if necessary.

SUPPORTING STATEMENTS**Findings Required for Approval of All Use Permits****Brisbane Municipal Code §17.40.060**

In order to approve any use permit application, the Planning Commission must affirmatively make the findings of approval in BMC Chapter 17.40, which are reproduced below. Supplemental findings may also be required depending on your specific project and the applicable zoning district and are listed in this attachment.

Please respond to each required finding as it relates specifically to your proposal and include a reference to the applicable plan sheet in the development plans. Attach additional pages if necessary, or provide written responses on a separate document.

1. How has the project been designed and operated in order to be compatible with the nature and condition of all adjacent uses and structures, and with general and specific plans for the area in question?

	Plan	Sheet
	Page(s)	
The project is a food production facility that would operate in accordance		
with the current zoning requirements of the Crocker Industrial Park.		
See enclosed information sheet for further description and details.		

2. How will the propose use be designed and operated in order to not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood?

	Plan	Sheet
	Page(s)	
We are requesting a night operations permit to conduct food production		
during the hours of 10pm-5am. We will not accept any truck deliveries or		
conduct outbound shipments during those hours. Please see enclosed		
information sheet for details on odor mitigation.		

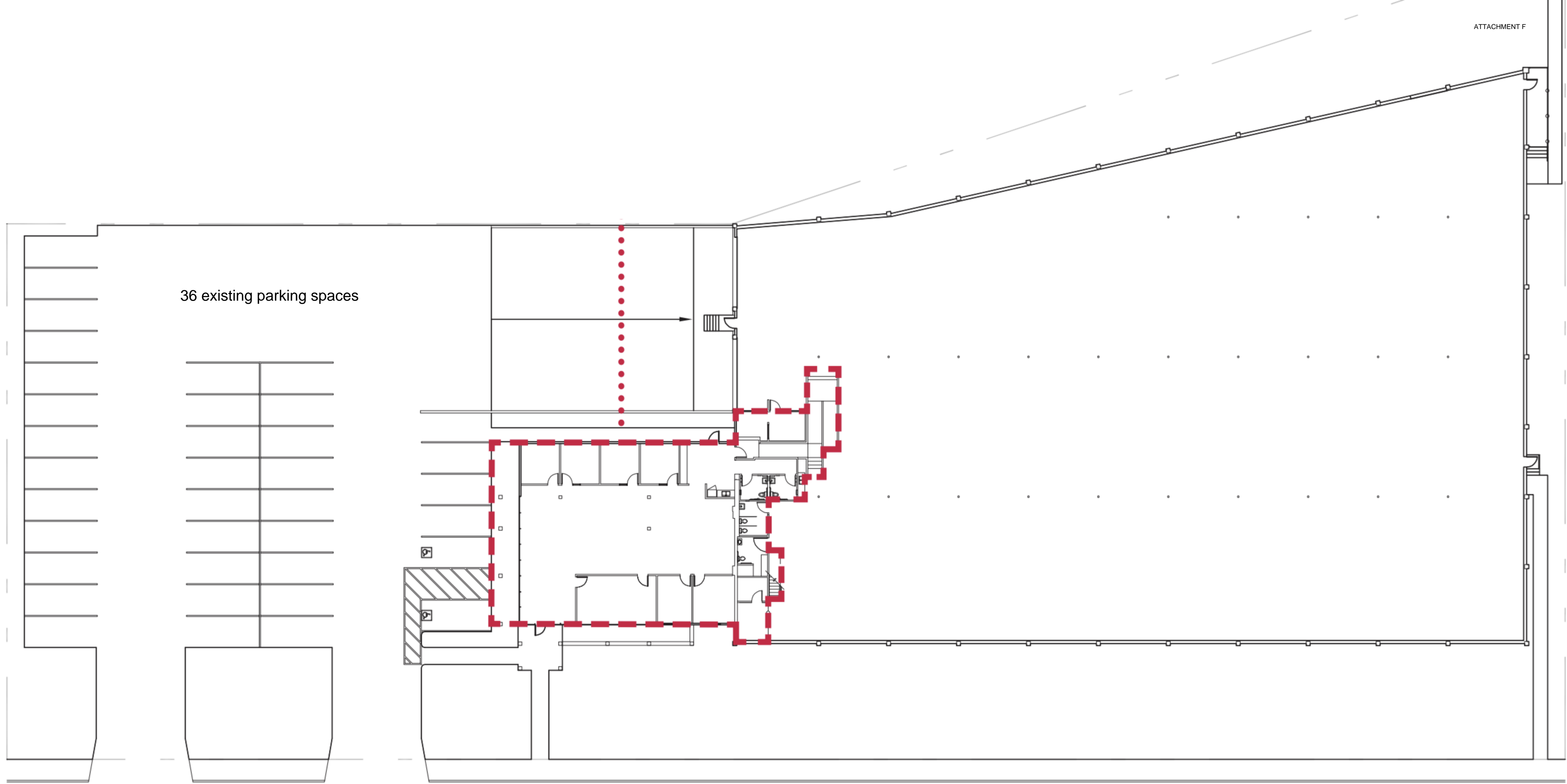
3. How will the proposed use be designed and operated in order to not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city?

	Plan	Sheet
	Page(s)	
We will not create any noise from truck activity during nighttime hours.		
We are confident any odors will only be noticeable when standing in close		
proximity to the building and we will consider an odor mitigating ventilation		
system depending on cost feasibility. See enclosed information sheet.		

July 2020

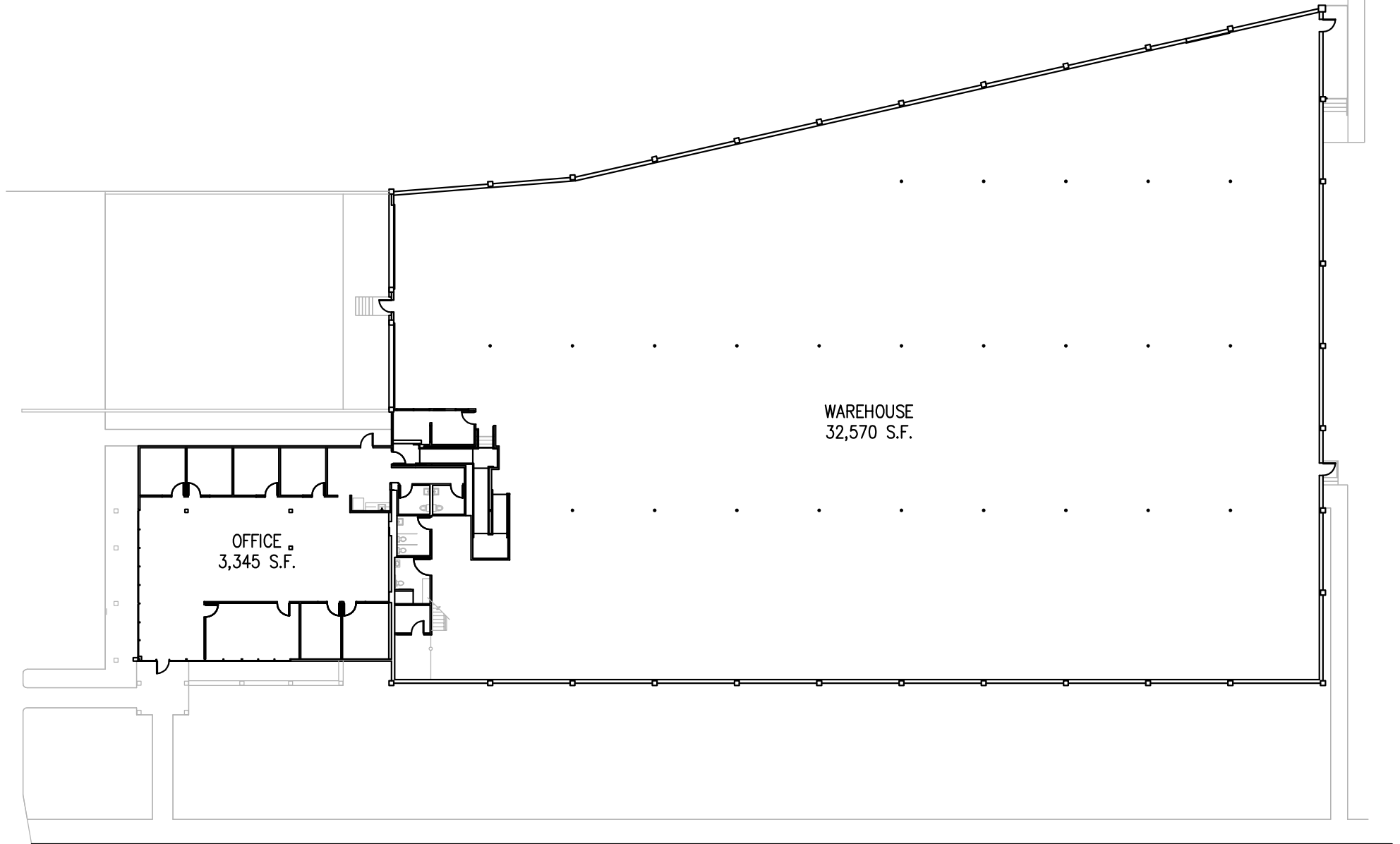
ATTACHMENT F

Applicant's plans



36 existing parking spaces

VALLEY DRIVE



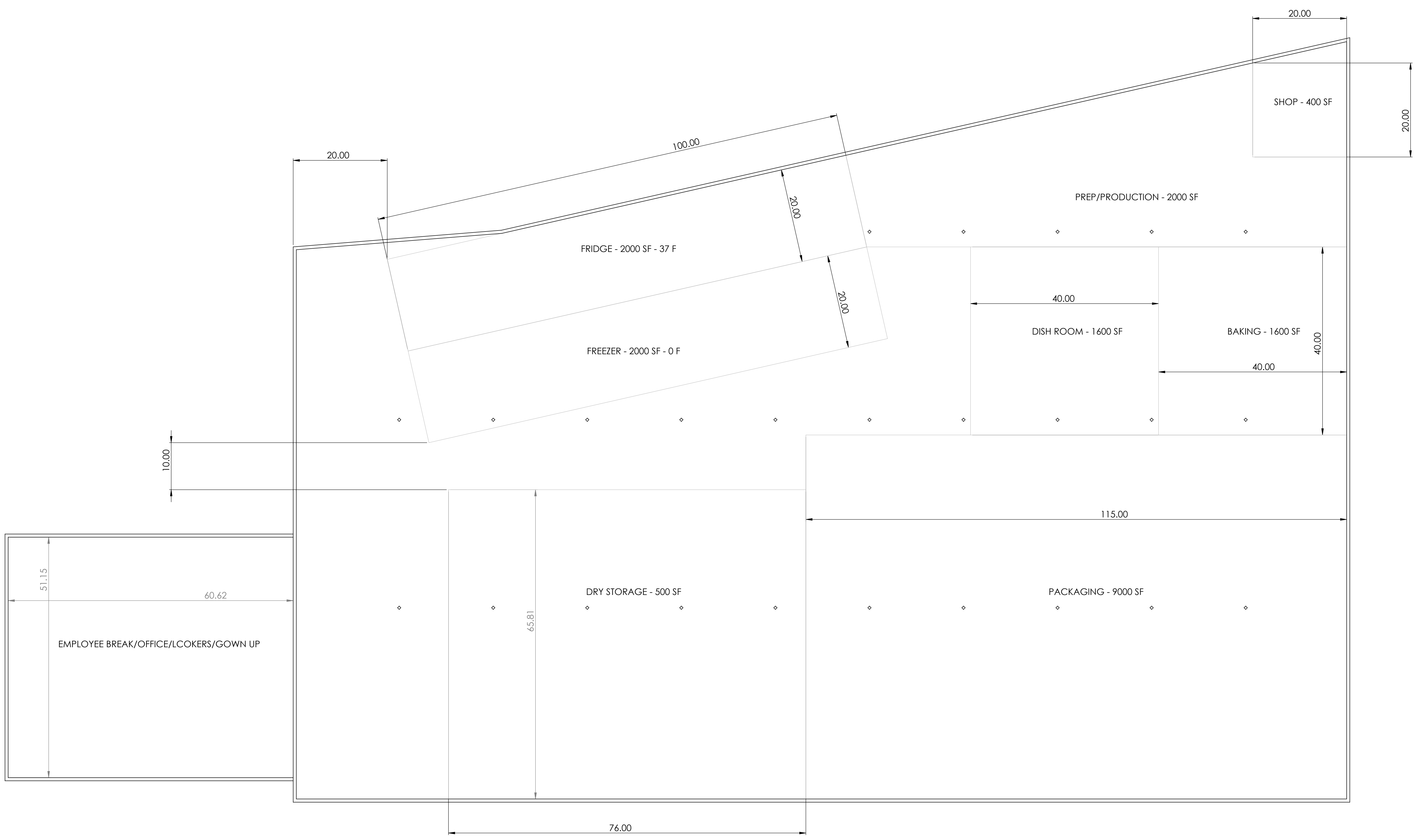
GROUND FLOOR | 470 VALLEY DR. - 35,915 TOTAL S.F.

H HUNTSMAN

04.02.09
08.012.00
N.T.S.

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C
B
A



UNLESS OTHERWISE SPECIFIED:		NAME	DATE	TITLE:
DIMENSIONS ARE IN INCHES		DRAWN		470 VALLEY DRIVE - PRELIM LAYOUT
TOLERANCES:		CHECKED		
FRACTIONAL ±		ENG APPR.		
ANGULAR: MATCH ± BEND ±		MFG APPR.		
TWO PLACE DECIMAL ±		Q.A.		SIZE DWG. NO.
THREE PLACE DECIMAL ±				D 0
INTERPRET GEOMETRIC TOLERANCING PER:				SCALE: 1:500 WEIGHT:
MATERIAL				SHEET 1 OF 1
FINISH				
DO NOT SCALE DRAWING				



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