



# CITY of BRISBANE

## Planning Commission Meeting Agenda

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Thursday, April 14, 2022 at 7:30 PM • Virtual Meeting

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**This virtual meeting is compliant with the Ralph M. Brown act as amended by California Assembly Bill No. 361 effective September 16, 2021 providing for a public health emergency exception to the standard teleconference rules required by the Brown Act. The purpose of this is to provide 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 webinar listed below or on Comcast Channel 27 and the City's YouTube channel at [www.youtube.com/Brisbaneca](http://www.youtube.com/Brisbaneca). The agenda materials may be viewed online at [www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings).

**Join Zoom Webinar:** [www.brisbaneca.org/webinar-pc](http://www.brisbaneca.org/webinar-pc)

**Meeting ID:** 970 0458 3387

**Passcode:** 215153

### **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 [www.brisbaneca.org/cd/page/public-notice](http://www.brisbaneca.org/cd/page/public-notice) 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 webinar may address the Commission in the 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](mailto: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:** 970 0458 3387.

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: Funke, Gooding, Lau, 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 meeting minutes of February 24, 2022](#)
- B. [Approval of draft meeting minutes of March 10, 2022](#)
- C. [Approval of General Plan Conformity 2022-GPC-1, related to the City and County of San Francisco's potential acquisition of Pacific Gas & Electric's Martin Substation and potential improvements on the property.](#)

**ORAL COMMUNICATIONS** (Limited to a total of 15 minutes)

### **WRITTEN COMMUNICATIONS**

### **OLD BUSINESS**

None

### **NEW BUSINESS**

- D. [PUBLIC HEARING: 800 to 1800 Sierra Point Parkway; Sign Program Modification 2022-SR-3 \(Amendment to SR-7-19\); SP-CRO Sierra Point Commercial District; Amend the "The Shore at Sierra Point Sign Program" to enlarge the approved entry monument sign; Chris Mateo, applicant; HCP LS Brisbane, LLC, owner.](#)
- E. [PUBLIC HEARING: 2000 Sierra Point Parkway; Sign Program Modification 2022-SR-2; SP-CRO Sierra Point Commercial District; Amend the Sierra Point Sign Program](#)



Standards to enlarge the approved entry monument sign; Chris Mateo, applicant; HCP LS Brisbane, LLC, owner.

- F. **PUBLIC HEARING: 1000 and 3000-3500 Marina Blvd; Sign Program 2021-SR-9; SP-CRO Sierra Point Commercial District; Sign Program for campus and tenant identification signage; Kacey Bills, applicant; BP3 SF4 1000 Marina LLC and BP3 SF5 3000 3500 Marina LLC, owners.**
- G. **Item Removed from the Agenda. See the memorandum to the Planning Commission regarding removal of this item:**  
  
**PUBLIC HEARING: 1000 Sierra Point Parkway; Use Permit 2022-UP-2; SP-CRO Sierra Point Commercial District; Use Permit application to allow the use of minipigs in medical research and development (R&D) by Bristol-Myers Squibb in the existing, approximately 9,000 square foot vivarium; Ricardo Garcia, applicant; HCP LS Brisbane LLC, owner.**
- H. **PUBLIC HEARING: 600 Tunnel Avenue; Modification of Interim Use Permit 2022-UP-3; C-1 Commercial District (Baylands); allowing for continued staging of up to 90 Google Commuter buses on an approximately 3-acre vacant site on the Baylands, with a modified schedule; Eric Aronsohn, applicant; Oyster Point Properties Inc, applicant/owner. Alternatively, consider revocation of Interim Use Permit 2021-UP-3.**

#### **ITEMS INITIATED BY STAFF**

#### **ITEMS INITIATED BY THE COMMISSION**

#### **ADJOURNMENT**

- I. Adjournment to the regular meeting of April 28, 2022

#### **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**

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#### **WRITINGS THAT ARE RECEIVED AFTER THE AGENDA HAS BEEN POSTED**

*Any written communication that is received after the agenda has been posted but before 4 p.m. of the day of the meeting will be available for public inspection at the front lobby in City Hall and online at [www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings). Any writings that are received after the agenda has been posted but after 4 p.m. of the day of the meeting will be available on the internet at the start of the meeting ([www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings)), at which time the materials will be distributed to the Planning Commission.*

#### **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 meeting minutes of February 24, 2022

DRAFT  
BRISBANE PLANNING COMMISSION  
Action Minutes of February 24, 2022  
Virtual Regular Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners Funke, Gooding, Lau, Patel and Sayasane  
Absent: None  
Staff Present: Director Swiecki, Senior Planner Johnson, Senior Planner Ayres and Associate Planner Robbins

ADOPTION OF AGENDA

Motion by Commissioner Sayasane, seconded by Commissioner Funke to adopt the agenda.  
Motion approved 5-0.

CONSENT CALENDAR

Commissioner Sayasane removed agenda item B from the consent calendar for further discussion as a new item under New Business.

ORAL COMMUNICATIONS

There were no oral communications.

WRITTEN COMMUNICATIONS

Chairperson Gooding acknowledge one letter was received pertaining to agenda item B and one letter pertaining to agenda item C.

NEW BUSINESS

- B. Google Bus Yard: 600 Tunnel Avenue;** Report of bus movements following approval of Interim Use Permit 2021-UP-3 on November 16, 2021.

Senior Planner Johnson provided a brief history and background regarding the informational report.

Commissioner Sayasane highlighted violations of the operational standards of the interim use permit by Google, including schedule violations and improper bus movements, and believed the Commission should act to ensure public safety and rules are followed and enforced.

Chairperson Gooding invited public comment.

Ross Benson, Google's representative, explained the needs of Google's bus operations have changed due to the Covid-19 pandemic and apologized for not disclosing the change in their scheduling ahead of time to staff and without receiving authorization to modify their operations via an amended Interim Use Permit from the Commission.

Mary Rodgers, Brisbane resident, agreed with Commissioner Sayasane's summary of violations and requested revocation of the permit.

Barbara Ebel, Brisbane resident, spoke in favor of the use, but criticized the actions of the applicant.

Senior Planner Johnson explained the revocation procedures for an interim use permit prescribed within the Brisbane Municipal Code.

After deliberation, a motion by Commissioner Patel and seconded by Commissioner Lau was made to agendize a public hearing to consider revocation of Interim Use Permit 2021-UP-3, with an alternative of considering an application to modify the permit, if such an application was made. The motion was approved 5-0.

## WORKSHOP

### C. **2023-2031 Housing Element Update:** Selection of Housing Sites For Rezoning and "Balance Brisbane" final results.

Senior Planner Johnson, Senior Planner Ayres, and Associate Planner Robbins gave the staff presentation. Staff answered questions about constraints on sites with existing development, how to best promote housing on sites with constraints, the statutory deadline for rezoning and/or adopting a Specific Plan, and what would be a reasonable maximum density for low-income housing units.

Chairperson Gooding invited public comment.

Tera Freedman, president of San Bruno Mountain Watch, asked the Commission to preserve the native habitat on the Levinson and Peking sites and not select either for rezoning to accommodate the City's RHNA shortfall.

Del Schembari, volunteer at San Bruno Mountain Watch, echoed Tera's comment.

After discussion, the Commission directed staff to provide additional information on realistic maximum densities to accommodate affordable housing units on the sites included within the Balance Brisbane simulation tool, excluding the Baylands, Levinson, Peking, and Lower Thomas

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Hill, to better illustrate how Brisbane could meet its RHNA should the Baylands not be a viable option.

#### ITEMS INITIATED BY STAFF

Director Swiecki shared the [March 3 City Council meeting](#) will include a workshop on the City's Affordable Housing Strategic plan, a separate but related item to the Housing Element update.

#### ITEMS INITIATED BY THE COMMISSION

Commissioner Sayasane asked staff about the status of the grading ordinance update. Director Swiecki stated the City Council continued the item off calendar about a year ago and has not yet agendized it for further discussion.

#### ADJOURNMENT

Chairperson Gooding declared the meeting adjourned to the next regular meeting of March 10, 2022 at approximately 10:00 p.m.

Attest:

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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](http://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. Approval of draft meeting minutes of March 10, 2022

DRAFT  
BRISBANE PLANNING COMMISSION  
Action Minutes of March 10, 2022  
Virtual Regular Meeting

## ROLL CALL

Present: Commissioners Funke, Lau, and Sayasane  
Absent: Commissioners Gooding, and Patel  
Staff Present: Director Swiecki, Senior Planner Johnson, and Senior Planner Ayres

Director Swiecki noted the absence the Chairperson and Vice-chairperson and entertained a motion to appoint a temporary Chairperson for tonight's meeting.

Motion by Commissioner Funke, seconded by Commissioner Lau to appoint Commissioner Sayasane. Motion approved 3-0.

## CALL TO ORDER

Acting Chairperson Sayasane called the meeting to order at 7:33 p.m.

## ADOPTION OF AGENDA

Motion by Commissioner Funke, seconded by Commissioner Lau to adopt the agenda. Motion approved 3-0.

## CONSENT CALENDAR

Motion by Commissioner Funke, seconded by Commissioner Lau to adopt the consent calendar (agenda item A). Motion approved 3-0.

## ORAL COMMUNICATIONS

There were no oral communications.

## WRITTEN COMMUNICATIONS

There were no written communications.

## WORKSHOP

### **B. 2023-2031 Housing Element Update: Goals, Policies, and Programs.**

Senior Planner Johnson and Senior Planner Ayres gave the staff presentation. Staff answered questions about how the proposed Housing Element goals and policies address requirements imposed by the State, particularly in relation to development and infrastructure costs on vacant



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sites, and provided clarification on which current policies staff recommends amending and/or removing. The Commission did not add or modify any goal or policy language.

Acting Chairperson Sayasane invited public comment.

Barbara Ebel, Brisbane resident, asked staff to explain why they recommended to remove Policy H.I.3, pertaining to social equity issues. Staff responded the amended Housing Element goals and new and modified Housing Element policies recognize and address social equity specific to housing issues that the City has the authority to execute at the local level rather than a regional or societally systemic level, as currently written in Policy H.I.3.

#### ITEMS INITIATED BY STAFF

Director Swiecki recommended the Commission watch the [March 3 City Council meeting](#) workshop and discussion on the City's Affordable Housing Strategic plan, and highlighted the [March 15 Scoping Meeting](#) for the Sierra Point Towers Project.

#### ITEMS INITIATED BY THE COMMISSION

There were none.

#### ADJOURNMENT

Acting Chairperson Sayasane declared the meeting adjourned to the next regular meeting of March 24, 2022 at approximately 8:15 p.m.

Attest:

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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](http://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:**

C. Approval of General Plan Conformity 2022-GPC-1, related to the City and County of San Francisco's potential acquisition of Pacific Gas & Electric's Martin Substation and potential improvements on the property.



## MEMORANDUM

**DATE:** April 14, 2022  
**TO:** Planning Commission  
**FROM:** Julia Ayres, Senior Planner  
**SUBJECT:** **Government Code Section 65402 General Plan conformity review 2022-GPC-1, related to the City and County of San Francisco's potential acquisition of Pacific Gas & Electric's Martin Substation and potential improvements on the property**

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### REQUEST

As required by state law (Government Code, Section 65402 (b)), the applicant, the San Francisco Public Utilities Commission, has requested the City of Brisbane's Planning Commission to make a finding that the City and County of San Francisco's (CCSF) potential acquisition of property and/or power transmission assets within the City of Brisbane, owned by Pacific Gas and Electric (PG&E), and potential improvements or construction of new structures for public purposes within Brisbane at the Martin substation, located at 2850 Bayshore Boulevard, conforms to the City of Brisbane's General Plan..

CCSF has released a Preliminary Mitigated Negative Declaration (PMND) for the potential acquisition of PG&E owned facilities and transmission equipment which PMND may be accessed online at the link provided as Attachment D to this agenda report. Please note that the full scope of the project analyzed in the PMND exceeds the scope of activities under consideration through the Planning Commission's General Plan conformity review.

### RECOMMENDATION

Approve General Plan Conformity 2022-GPC-1 determining that CCSF's potential acquisition of the PG&E owned facilities and/or power transmission assets within the City of Brisbane, and thereby continuing the use of the property for public utility purposes, is consistent with the City's adopted 1994 General Plan land use designation of Commercial/Public Utilities.

### DISCUSSION:

The PG&E Martin substation is located in the Northwest Bayshore subarea of the City. In 2018, the Planning Commission amended the General Plan Land Use element via General Plan amendment case GPA-1-17 to apply the land use designation Commercial/Public Utilities (C/P-U) to the Martin substation and adjacent developed commercial properties (including the 7 Mile House and an auto repair and service station). The C/P-U designation represents a mix of commercial and public utility uses as described in the Land Use Element of the General Plan.

CCSF's potential acquisition of all or part of the Martin substation and any associated transmission assets, as well as the potential construction of new transmission facilities and other structures on

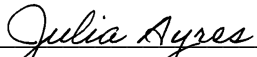
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the property to allow for the physical separation of power transmission facilities between San Francisco and San Mateo counties, would not change the present land use of the site for public utility purposes. CCSF's potential purchase therefore is consistent with the C/P-U designation in the General Plan.

It should be noted that CCSF's potential acquisition of PG&E property and assets at the Martin substation and throughout San Francisco and San Mateo counties is speculative at this point in time. PG&E has not accepted a purchase offer from CCSF..

**ATTACHMENTS:**

- A. Draft Resolution 2022-GPC-1
- B. Aerial vicinity map
- C. San Francisco Public Utilities Commission letter
- D. [General Plan Land Use Map](#) (hyperlink)
- E. [Preliminary Mitigated Negative Declaration for PG&E Asset Acquisition Project, City of San Francisco](#) (hyperlink)

  
\_\_\_\_\_  
Julia Ayres, Senior Planner

  
\_\_\_\_\_  
John Swiecki, Community Development Director

## ATTACHMENT A

Draft  
RESOLUTION 2022-GPC-1

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
DETERMINING GENERAL PLAN CONFORMITY  
FOR THE CITY AND COUNTY OF SAN FRANCISCO'S  
PACIFIC GAS & ELECTRIC ASSET ACQUISITION PROJECT

WHEREAS, David Myerson, of the San Francisco Public Utilities Commission, submitted a written request to the City of Brisbane for a general plan conformity determination concerning the City and County of San Francisco's proposed acquisition of a portion of the Pacific Gas and Electric Martin substation facilities, and a lease or other agreement for a portion of the Martin substation in which City and County of San Francisco equipment is located, and construction of new public structures, such facilities and structures being located at 2850 Bayshore Boulevard within the City of Brisbane, such application being identified as 2022-GPC-1, pursuant to Government Code Section 65402(b); and

WHEREAS, the Planning Commission considered the request at the meeting of April 14, 2022; and

WHEREAS, the Planning Commission finds that the property proposed to be acquired by the City and County of San Francisco is designated Commercial/Public Utilities in the City's adopted 1994 General Plan; and

WHEREAS, the City and County of San Francisco's acquisition of the property and continued use of the property as an electrical substation is consistent with the Commercial/Public Utilities land use designation.

NOW THEREFORE, the Planning Commission of the City of Brisbane, at its meeting of April 14, 2022, determines the City and County of San Francisco's proposed acquisition conforms with the City of Brisbane's adopted General Plan:

ADOPTED this 14<sup>th</sup> day of April, 2022, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
DOUGLAS GOODING  
Chairperson

ATTEST:

\_\_\_\_\_  
JOHN A. SWIECKI, Community Development Director

## ATTACHMENT B

**Aerial Vicinity Map**  
**2850 Bayshore Boulevard, Brisbane**





January 14, 2022

Mr. John Swiecki  
Brisbane Community Development Director  
50 Park Place  
Brisbane, CA 94005

**Via Certified Mail – Return Receipt Requested**

Dear Mr. Swiecki,

The City and County of San Francisco, through the San Francisco Public Utilities Commission (SFPUC), submits this letter seeking a general plan consistency determination under California Government Code Section 65402(b) from the City of Brisbane Community Development Department for the SFPUC's Pacific Gas & Electric Power Asset Acquisition Project (Project). The purpose of the Project is to allow SFPUC to provide bundled electric service to all San Francisco customers. Subject to required approvals, the City and County of San Francisco intends to purchase all of PG&E's distribution assets and substantially all of PG&E's transmission assets that are needed to provide reliable electricity service to customers in San Francisco. The assets generally include substations, transformers, transmission and distribution lines, supporting equipment, operational facilities, relevant records, and other facilities (e.g., streetlights). The project would also include the transfer, assignment, or assumption of PG&E-owned fee property, easements, rights-of-way, lease agreements, permits, and other land-related agreements, as well as new lease or other agreements between the city and PG&E as necessary for safe and reliable operation and maintenance of the transferred assets. In addition, the SFPUC would acquire property rights as needed for the construction, installation, operation, and maintenance of proposed infrastructure on public land or private lands. Some of the physical changes associated with the project would occur in the city of Brisbane, and as such we are requesting the City of Brisbane's review of the Project's conformity with its general plan.

Government Code Section 65402(b) requires that, prior to acquiring real property or constructing a public building or structure in another city or county, the SFPUC must request your review of the Project's conformity with the

**London N. Breed**  
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**Anson Moran**  
President

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Vice President

**Sophie Maxwell**  
Commissioner

**Tim Paulson**  
Commissioner

**Ed Harrington**  
Commissioner

**Dennis J. Herrera**  
General Manager

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City's adopted general plan. If a planning agency does not report back regarding conformity with its general plan within 40 days of this request, the project is deemed to be in conformity with the general plan.

You should be aware that although Section 65402(b) provides for the above review, under the doctrine of intergovernmental immunity, cities and counties are exempt from a requirement to conform to zoning ordinances, building codes, and the general plans of other cities and counties when they lease or acquire property for public purposes or authorize or construct public buildings in other cities and counties. See *Lawler v. City of Redding* (1992) 7 Cal. App. 4th 778, 782-783 (Government Code Sections 53090 and 53091 prevail over the provision of Section 65402(b)), and an early case involving Sonoma County and the City of Santa Rosa, *Akins v. County of Sonoma* (1967), 67 Cal. 2d 185, 194.

Pursuant to the California Environmental Quality Act (CEQA), a preliminary Mitigated Negative Declaration (MND) for the Project has been prepared by the San Francisco Planning Department, Environmental Planning Division for which you have been / will be sent a notice of availability; the environmental document is also available to view or download from the Planning Department's website at <https://sfplanning.org/sfceqadocs>. Upon adoption of the Final MND, receipt of requisite approvals, and subject to negotiations with PG&E, construction would occur.

As part of the transfer, certain PG&E facilities outside of the city limits must be physically separated from electric grid within San Francisco. To do so, the SFPUC would modify some existing substations, construct new distribution feeders, and install distribution infrastructure to connect and disconnect existing electric lines. These project components would be located in the cities of San Francisco, Daly City, and Brisbane, as well as unincorporated San Mateo County.

Within the City of Brisbane, the project would involve reconfiguring the existing Martin Substation to separate the transmission and distribution systems to provide for safe, reliable and independent operation of the city and PG&E electric systems. This would entail construction of above-ground components at the substation. In addition, work within the City of Brisbane would include separating the distribution system (such that San Francisco customers are serviced by SFPUC distribution lines and PG&E's Brisbane customers are served by PG&E-owned distribution lines south of the county border); existing electric lines at certain locations would need to be disconnected, and reconnected to other existing distribution lines. In some locations, short segments of new distribution lines would be installed to facilitate such connections.



Installation of equipment at the substation would involve breaking up the concrete pavement, excavating the ground to the desired depth for foundations, pouring the concrete foundation pad, and installing above-ground equipment. The installation of the underground cable, duct banks, and vaults for the distribution separation work would primarily be completed using a cut-and-cover method (open trenching) along most of the alignment.

This letter is provided to satisfy the notice of requirements of Government Code Section 65402(b), and does not necessarily require any action or reply on the part of the City. However, if you do wish to respond, please send any reply to this submission to my attention at the address on this letterhead. If you have any questions concerning this letter, please do not hesitate to contact me at (415) 934-5710 or DMyerson@sfgwater.org. Thank you in advance for your attention to this matter.

Sincerely,

*David Myerson, P.E.*

David Myerson  
Project Manager, SFPUC Project Management Bureau

cc:

Barbara Hale, Assistant General Manager, SFPUC Power Enterprise  
Pam Husing, Director of Federal Agreements and Acquisition Analysis, SFPUC Power Enterprise  
Sue Chau, Environmental Project Manager, SFPUC Bureau of Environmental Management

**File Attachments for Item:**

**D. PUBLIC HEARING: 800 to 1800 Sierra Point Parkway; Sign Program Modification 2022-SR-3 (Amendment to SR-7-19);** SP-CRO Sierra Point Commercial District; Amend the “The Shore at Sierra Point Sign Program” to enlarge the approved entry monument sign; Chris Mateo, applicant; HCP LS Brisbane, LLC, owner.

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission

For the Meeting of 4/14/2022

**SUBJECT:** 800 to 1800 Sierra Point Parkway; Sign Program Modification 2022-SR-3 (Amendment to SR-7-19); SP-CRO Sierra Point Commercial District; Amend the “The Shore at Sierra Point Sign Program” to enlarge the approved entry monument sign; Chris Mateo, applicant; HCP LS Brisbane, LLC, owner.

**REQUEST:** The applicant requests a modification to The Shore at Sierra Point Sign Program to enlarge the currently approved entry monument sign.

**RECOMMENDATION:** Approve sign modification application 2022-SR-3, via adoption of Resolution 2022-SR-3, with Exhibit A containing the findings and conditions of approval and Exhibit B containing the related amendment to the Shore at Sierra Point Sign Program.

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from the provisions of the California Environmental Quality Act per Section 15311(a) of the State CEQA Guidelines. The exceptions to this categorical exemption referenced in Section 15300.2 do not apply.

**APPLICABLE CODE SECTIONS:** Advertising sign program provisions are provided in Brisbane Municipal Code (BMC) [§17.36.050](#) and [§17.36.060](#).

### **Background**

In June 2019, the Planning Commission approved The Shore at Sierra Point Sign Program for the biotechnology research and development campus at 800 to 1800 Sierra Point Parkway, via adoption of SR-7-19; all other signage at Sierra Point is regulated by the Sierra Point Sign Program. In July 2021, the Commission approved a sign program modification to The Shore at Sierra Point Sign Program via adoption of SR-1-20, which added a new section to the sign program to regulate signage on the retail/garage building at 800 Sierra Point Parkway, amended building sign locations at 1400 & 1600 Sierra Point Parkway (R&D buildings, with the connector), and updated the café monument sign and entry monument sign with the new name of the café operator and property owner.

In January 2022, the entry monument sign at the southeast corner of Sierra Point Parkway and Marina Boulevard was installed but the property owner concluded the freestanding, illuminated letters were not legible without a contrasting backdrop. As a result, the owners are separately requesting Planning Commission approval to add a backdrop and enlarge The Shore entry monument sign (2022-SR-3), and at the same time, enlarge The Towers entry monument sign at the opposite corner (2022-SR-2; addressed in a separate agenda report) so both entry monument signs are identical in size and appearance (see attachment D).

## Sign Program Modification Description

The applicant's request, as shown in Attachment C, would revise the entry monument signage standards in the Shore at Sierra Point Sign Program to incorporate a dark blue backdrop and increase the sign size. The proposed modification would allow The Shore monument sign to be 8' - 5" tall and 24' long (202 sq ft), whereas the currently approved size is 7' - 8" tall, 22' long (169 sq ft), and be identical in size to the proposed entry monument sign at The Towers. The color palette and location remain unchanged, and aside from the new dark blue backdrop and enlarged overall size, the only other change to the entry monument sign is the relocation of the Healthpeak logo from the sign's base to the top left corner of the new backdrop. See attachment D for a comparison of the current and proposed "The Shore" entry monument signs. No other changes are proposed to any other signage regulated under The Shore at Sierra Point Sign Program.

The entry monument sign (as previously approved under SR-7-19 and constructed) is composed of sculptural fabricated, freestanding, and internally illuminated letterforms mounted atop an aluminum base that reads "The Shore." Dimensional, non-illuminated letters read "at sierra point" in lower case type and a matching rectangular recess are located on the sign's aluminum base; both are painted light blue. See attachment D for a comparison of the entry monuments for The Shore and The Towers.

The proposed modification to the sign program text and graphics are included as exhibits within the Commission's draft Resolution 2022-SR-3, attachment A; attachment B provides a redline copy of the proposed modifications to The Shore at Sierra Point Sign Program.

## Analysis & Findings

In order to approve a sign program modification, the Planning Commission must make certain findings prescribed in BMC Chapter 17.36.060.D. A detailed discussion of each required finding is attached in Exhibit A of draft Resolution 2022-SR-3. The required findings are briefly discussed below:

*"For all advertising signs subject to permit approval by the planning commission, it must also be found that the sign complies with all applicable city ordinances and the sign does not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the city in which the sign is proposed to be located."*

The proposal meets this finding. The revised design of the entry monument sign included in the sign program modification will comply with all applicable City ordinances. A building permit will be required to install the new backdrop behind the existing entry monument sign in compliance with the California Building Code, and as such work pertains to construction on a closed landfill site, the building permit application will be subject to County Health Department review prior to issuance. This application has been routed to the following departments and agencies: North County Fire Authority, Department of Public Works, Building Department, Regional Water

Quality Control Board, and San Mateo County Health Department. No concerns were raised by any agency. Furthermore, the Department of Public Works also reviewed sightline distance information submitted by the applicant and has verified that the entry monument will not create a sightline obstruction for drivers.

The proposed modification would allow for a dark blue background to be constructed behind the existing sign and the replacement of the existing black vinyl Healthpeak logo with an identical white vinyl logo as mentioned above. The enlarged sign design would provide a cohesive and formal entrance to the Sierra Point subarea that would complement and be consistent with the entry monument sign modification proposed for The Towers at the center of Sierra Point (see attachment E). The blue and white colors of The Shore entry monument complement the color palette and style of the entry monument at The Towers, with both signs utilizing identical typefaces, frosted white lexan faces, and matching aluminum bases and dark blue backdrops. Furthermore, the modern design and color scheme remains the same as approved in 2019 (SR-7-19), which was found to fit well with the buildings and grounds in terms of style, scale, colors, and materials located within the Sierra Point Commercial District, including existing signage approved in recent years at 5000 and 7000 Marina Boulevard.

*“For illuminated or kinetic signs, it must also be found that the sign does not produce glare, the sign does not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties, and the sign does not otherwise cause a public nuisance.”*

The proposal meets this finding. The modification to the design of the entry monument sign does not alter the existing internally illuminated letters. The addition of the dark blue background is not anticipated to affect glare or present a distraction or hazard as the returns and back of the letters are already painted dark blue. Additionally, performance standards within the sign program and general regulations required under BMC §17.36.030(F) require that the illuminated entry monument sign be properly maintained in a state of good repair, ensuring the signage will not otherwise cause a public nuisance.

#### **ATTACHMENTS:**

- A. Draft Resolution 2022-SR-3 with recommended Findings and Conditions of Approval
- B. Redline excerpt of The Shore at Sierra Point Sign Program
- C. Applicant plans
- D. Side by side comparison of existing and proposed entry monument sign and The Towers at Sierra Point entry monument signage
- E. [Staff report for Sign Program Modification 2022-SR-2 at The Towers](#) (hyperlink)

  
 \_\_\_\_\_  
 Jeremiah Robbins, Associate Planner

  
 \_\_\_\_\_  
 John Swiecki, Community Development Director

**ATTACHMENT A**

Draft  
RESOLUTION 2022-SR-3

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING SIGN PROGRAM MODIFICATION 2022-SR-3  
TO AMEND THE SHORE AT SIERRA POINT SIGN PROGRAM FOR 800 TO 1800 SIERRA  
POINT PARKWAY TO ALLOW A LARGER ENTRY MONUMENT SIGN

WHEREAS, on June 27, 2019, the Planning Commission conducted a public hearing and following the hearing, approved sign program application SR-7-19 for the research and development campus at 800 to 1800 Sierra Point Parkway, “The Shore at Sierra Point Sign Program” (Sign Program); and

WHEREAS, on July 22, 2021, the Planning Commission conducted a public hearing and following the hearing, approved sign program modification application SR-1-20 to amend the Sign Program; and

WHEREAS, Chris Mateo, on behalf of the property owner Healthpeak, applied to the City of Brisbane for a sign program modification to the Sign Program to allow a revised entry monument sign design for the research and development campus at 800 to 1800 Sierra Point Park, such application being identified as 2022-SR-3; and

WHEREAS, on April 14, 2022, 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 15311(a) of the State CEQA Guidelines and the exceptions to the categorical exemption referenced in Section 15300.2 do not apply; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested sign program modification;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of April 14, 2022 did resolve as follows:

Sign Program Modification 2022-SR-3, amending the Shore at Sierra Point Sign Program approved under SR-7-19, is approved per the conditions of approval attached herein as Exhibit A, such amendments being described in Exhibit B, including the graphics package by Clearstory Wayfinding and Placemaking, dated February 10, 2022.

**ATTACHMENT A**

ADOPTED this 14<sup>th</sup> day of April, 2022, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_

\_\_\_\_\_  
DOUGLAS GOODING  
Chairperson

ATTEST:

\_\_\_\_\_  
JOHN A. SWIECKI, Community Development Director

**ATTACHMENT A****DRAFT  
EXHIBIT A**

**Action Taken:** Conditional approval of sign program modification 2022-SR-3, per the staff memorandum with attachments, via adoption of Resolution 2022-SR-3.

**Findings:**

- A. The sign program modification is exempt from the requirements of Table 17.36.020 and Figure 17.36.020A as provided per Brisbane Municipal Code (BMC) §17.36.050.B.
- B. The signage included in the sign program modification will comply with all applicable City ordinances in that per BMC §17.36.030.F.1, a building permit will be required to install the monument sign in compliance with the California Building Code. Additionally, the sign program modification requires compliance with Title 27, as such work pertains to construction on a closed landfill site; the proposed signage will be subject to County Health Department review and verified through the building permit application process.
- C. The signage included in the sign program modification will not conflict with the building scale, colors, materials, architectural details and styles found within the Sierra Point Commercial District in that the signage is well considered to provide a cohesive and formal entrance in unison with The Towers entry monument sign permitted under at the Sierra Point Sign Program. The modern palette, with an aluminum base and a blue and white color scheme fits well with the buildings and grounds in terms of style, scale, colors, and materials. The signage would similarly fit well with the existing signage in the area since approvals in recent years at 5000 and 7000 Marina Boulevard used similar, brushed stainless materials.
- D. The entry monument sign, as already constructed, contains internally face-lit letters with LED components that allows for even lighting that will not produce glare. The returns and back of the letters are already painted dark blue and the modification only allows the addition of the dark blue background which is not anticipated to affect glare or present a distraction or hazard as. Furthermore, the entry monument sign is equipped with a dimmer to allow the illumination levels to be adjusted as appropriate, and performance standards within The Shore at Sierra Point Sign Program require that the illuminated entry monument sign will not produce a glare.
- E. The modification to the existing illuminated entry monument sign will:
  - i. not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties considering existing performance standards within The Shore at Sierra Point Sign Program require that the entry monument sign shall not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties; and



**ATTACHMENT A**

- ii. not otherwise cause a public nuisance considering the sign program modification complies with all applicable city ordinances, does not conflict with the building scale, colors, materials, architectural details, and styles found in the Sierra Point subarea, and does not produce glare or present a distraction. Additionally, BMC §17.36.030(F) requires the entry monument sign to be properly maintained in a state of good repair.
- F. There are no kinetic signs included in the modification to the sign program.
- G. The proposed sign program modification is consistent with the City's General Plan. The General Plan does not provide specific regulations pertaining to signage, as that is regulated through the zoning ordinance's advertising sign provisions and authority for approval of sign programs rests with the Planning Commission. However, the General Plan does include Policy SP.6, "Continue to have attractive and safe development on the solid waste landfill at Sierra Point." There is no specific plan or planned development permit for this site.

**Conditions of Approval:**

- 1. A building permit is required prior to installation of the modification to the entry monument sign, per the performance standards of The Shore at Sierra Point Sign Program. The submitted building permit plans for the monument sign shall:
  - a. Conform to the provisions of attached Exhibit B, "The Shore at Sierra Point", including graphics provided in "The Shore at Sierra Point, Signage Master Plan", by Clearstory Wayfinding and Placemaking, dated February 10, 2022.
- 2. The original conditions of approval included in SR-7-19 are continued with this modification, including:
  - a. Modifications to the Sign Program are subject to Planning Commission review as an amendment to the sign program via separate application form and fee.
  - b. Per BMC §17.36.070.C, appeal of a decision of Planning Commission pertaining to a sign program approval may be made to the city council in accordance with the procedure set forth in §17.52.010 and §17.52.020 of this title, within ten (10) calendar days after the date on which the decision or determination is rendered.



**CITY OF BRISBANE  
50 PARK PLACE  
BRISBANE, CA 94005  
(415) 508-2120**

# **THE SHORE AT SIERRA POINT SIGN PROGRAM FOR 800 - 1800 SIERRA POINT PARKWAY**

**Revised: 4/18/2022 (2022-SR-3)  
Adopted on 6/27/2019 (SR-7-19)**



Revisions: 7/22/2021 (SR-1-20)

## The Shore at Sierra Point, Sign Program SR-1-20

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### 3. Ground Signage

Ground signs provide an opportunity for tenant identification and wayfinding for pedestrians and drivers. These are scaled by hierarchy as follows:

- Site Monument
- Entry Drive Monuments
- Tenant Monument ID
- Vehicular Directional
- Café Directional
- Pedestrian Directional

#### Site Monument

Purpose: One Site Monument sign is included in this Sign Program. The Site Monument sign is to be located at the intersection of Sierra Point Parkway and Shoreline Court, at the northwest corner of the campus. The location is shown on Graphics, Exhibit C, page 32. The intent of the site entry monument is to create a formal entrance to the campus.

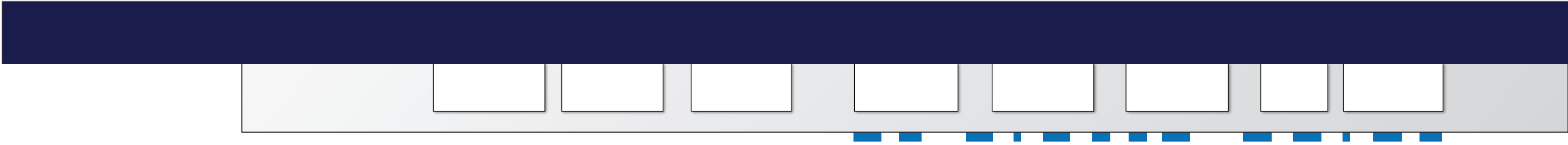
Description: The Site Monument would identify the campus as “The Shore at Sierra Point” and measure 24 feet long and 8 feet 5 inches tall. “The Shore” letterforms are to be white, 4 feet 1 inch in height, internally face-lit and mounted onto a 3-foot 5-inch tall, 22-foot wide aluminum base. The letters “at sierra point” are to be light blue, dimensional letterforms, mounted to the base and “Healthpeak Life Science Properties” subtext will be applied to a dark blue background in white vinyl. See Graphics Packet pages 36 to 38 (sign ID M1) for further details. Since this sign design is specifically detailed in the Sign Program Graphics Package and is not tenant specific, general standards are not provided and a separate sign review permit is not required, unless exceptions to the graphic illustration is requested.

A building permit is required prior to installation, per Section 6 of this sign program.

Site Monument Modifications: Modifications to the Site Monument are subject to Zoning Administrator approval.

#### Entry Drive Monuments

Purpose: Three Entry Drive Monuments are included in the Sign Program. These are located at the driveway entries, one off of Shoreline Court and two off of Sierra Point Parkway. The locations are shown on Graphics Package page 32. The intent of these signs is to provide the campus identification and address information at the entries, for wayfinding.



Plan View

Site Monument

The updated site entry monument includes the addition of a dark blue background behind the existing sign to contrast the fabricated aluminum letterforms. The sign can remain as is, except for adjustments to the aluminum base on the right side.

The blue background matches the letterform returns and “The Shore” branding standard guidelines. The Healthpeak logo mounted to the blue background will be applied white vinyl.



Side View

Elevation  
202 sq.ft.

Scale 1/2"=1'-0"

GROUND SIGNS: SITE MONUMENT – PROPOSED CHANGE





GROUND SIGNS: SITE MONUMENT - RENDERING





GROUND SIGNS: SITE MONUMENT - RENDERING





**CITY OF BRISBANE  
50 PARK PLACE  
BRISBANE, CA 94005  
(415) 508-2120**

# **THE SHORE AT SIERRA POINT SIGN PROGRAM FOR 800 - 1800 SIERRA POINT PARKWAY**

**Revised: 4/18/2022 (2022-SR-3)**  
**Adopted on 6/27/2019 (SR-7-19)**



**Revisions: 7/22/2021 (SR-1-20)**

# The Shore at Sierra Point, Sign Program SR-1-20

## 3. Ground Signage

Ground signs provide an opportunity for tenant identification and wayfinding for pedestrians and drivers. These are scaled by hierarchy as follows:

- Site Monument
- Entry Drive Monuments
- Tenant Monument ID
- Vehicular Directional
- Café Directional
- Pedestrian Directional

### Site Monument

Purpose: One Site Monument sign is included in this Sign Program. The Site Monument sign is to be located at the intersection of Sierra Point Parkway and Shoreline Court, at the northwest corner of the campus. The location is shown on Graphics, Exhibit C, page 32. The intent of the site entry monument is to create a formal entrance to the campus.

Description: The Site Monument would identify the campus as “The Shore at Sierra Point”, ~~with a subline text that reads “An HCP Property” and measure 24 feet long and 8 feet 5 inches tall.~~ “The Shore” letterforms are to be white, 4 feet 1 inch in height, internally face-lit and mounted onto a 3-foot 5-inch tall, 22-foot wide aluminum base. The letters “at sierra point” are to be dark-light blue, dimensional letterforms, mounted to the base and “Healthpeak Life Science Properties” subtext will be applied to a dark blue background in blackwhite vinyl. ~~The width of the base is to be 22 feet.~~ See Graphics Packet pages ~~29 to 31~~ 36 to 38 (sign ID M1) for further details. Since this sign design is specifically detailed in the Sign Program Graphics Package and is not tenant specific, general standards are not provided and a separate sign review permit is not required, unless exceptions to the graphic illustration is requested.

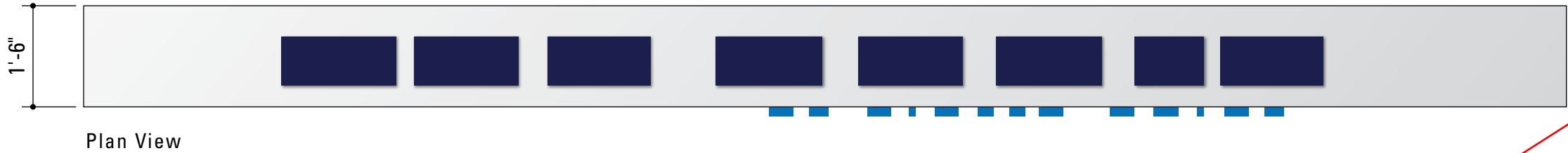
A building permit is required prior to installation, per Section 6 of this sign program.

Site Monument Modifications: Modifications to the Site Monument are subject to Zoning Administrator approval.

### Entry Drive Monuments

Purpose: Three Entry Drive Monuments are included in the Sign Program. These are located at the driveway entries, one off of Shoreline Court and two off of Sierra Point Parkway. The locations are shown on Graphics Package page 32. The intent of these signs is to provide the campus identification and address information at the entries, for wayfinding.



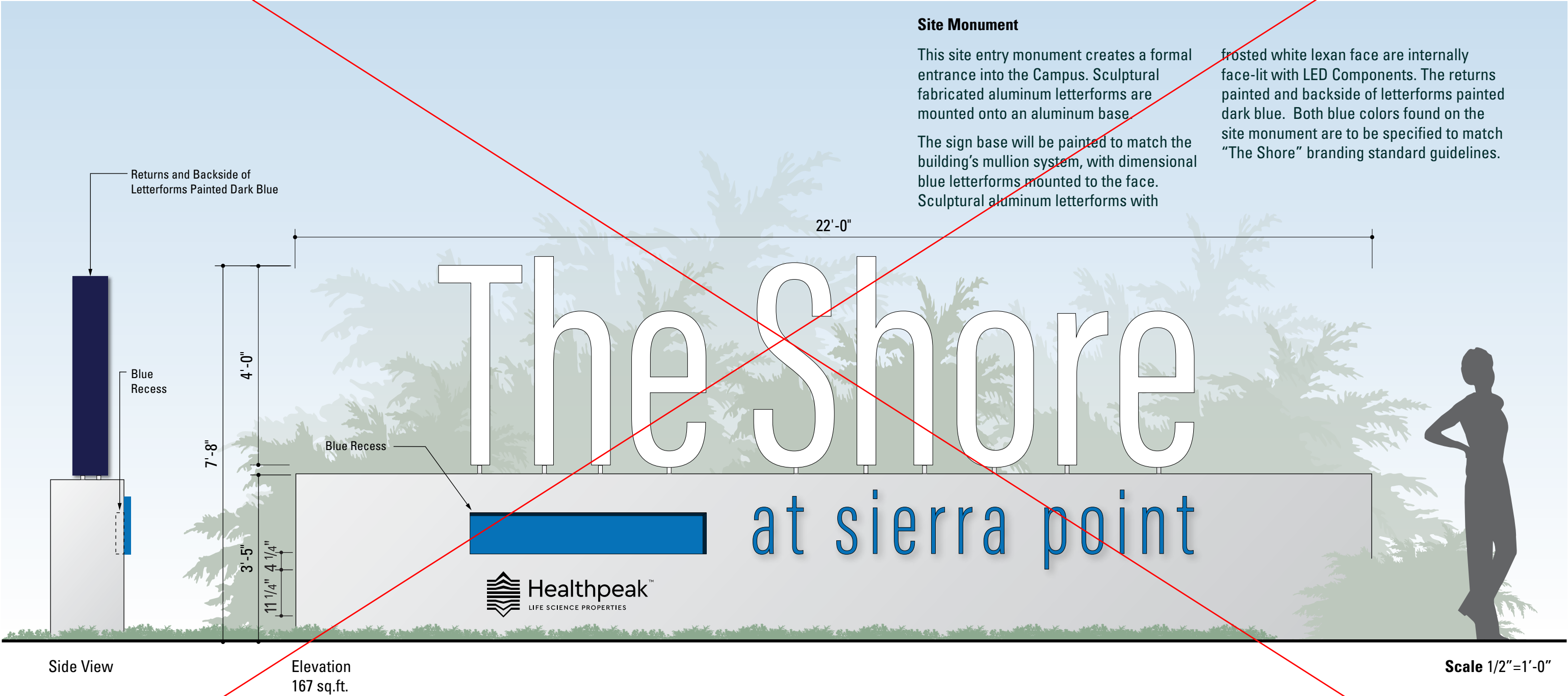


**Site Monument**

This site entry monument creates a formal entrance into the Campus. Sculptural fabricated aluminum letterforms are mounted onto an aluminum base.

The sign base will be painted to match the building's mullion system, with dimensional blue letterforms mounted to the face. Sculptural aluminum letterforms with

frosted white lexan face are internally face-lit with LED Components. The returns painted and backside of letterforms painted dark blue. Both blue colors found on the site monument are to be specified to match "The Shore" branding standard guidelines.



**GROUND SIGNS: SITE MONUMENT**





**GROUND SIGNS: SITE MONUMENT - RENDERING**





**GROUND SIGNS:** SITE MONUMENT - NIGHT RENDERING



Plan View







**GROUND SIGNS:** SITE MONUMENT - RENDERING

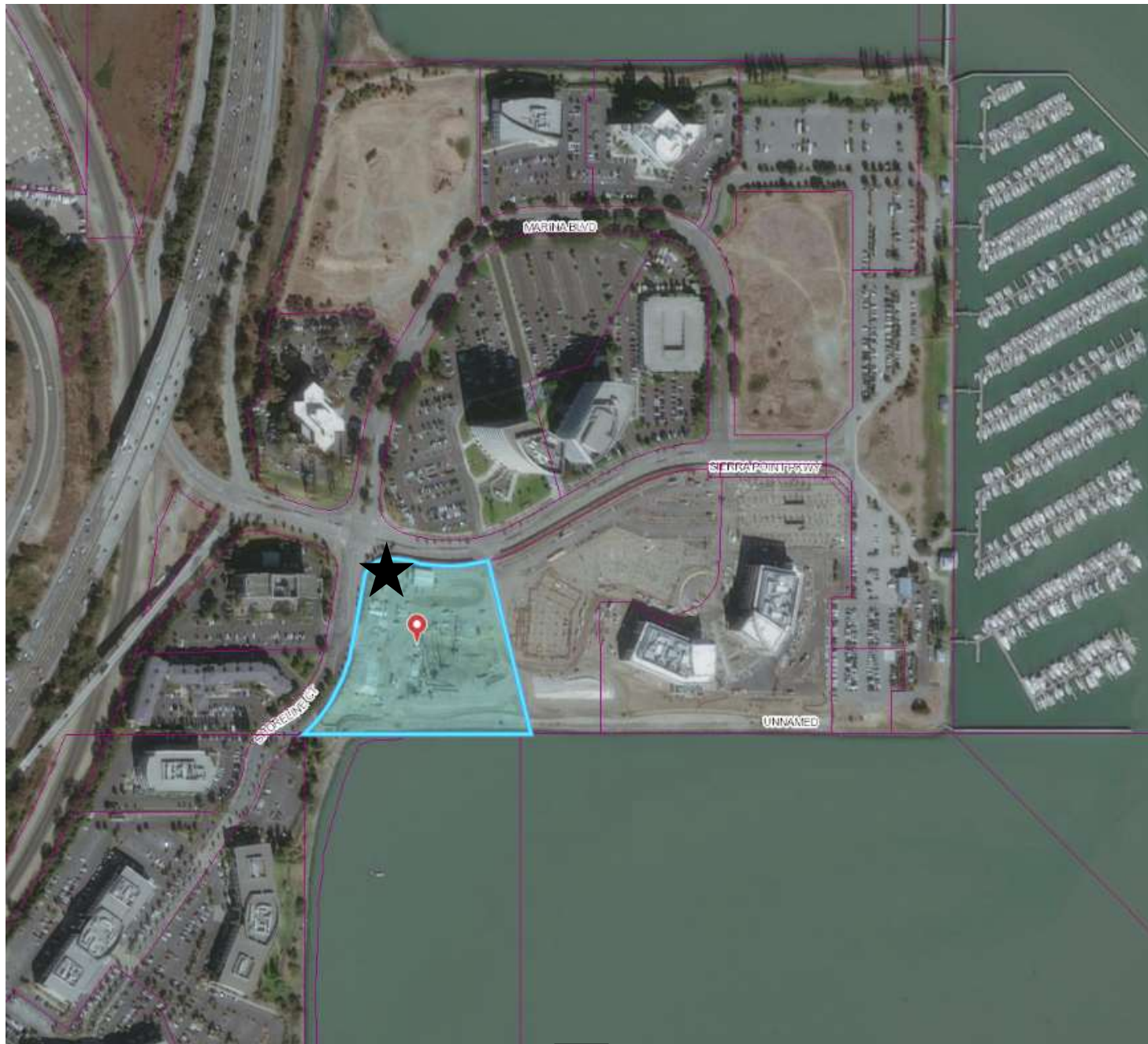




GROUND SIGNS: SITE MONUMENT - RENDERING



**Aerial Map**  
**1000-1800 Sierra Point Parkway, Brisbane**



# The Shore

at sierra point

Sierra Point, Brisbane, CA.  
Signage Master Plan

February 21, 2019  
June 19, 2019 — *Revised*  
June 27, 2019 — *Approved by Planning Commission*  
January 8, 2020 — *Anticipated Planning Commission Approval*  
September 4, 2020 — *Revised*  
November 30, 2020 — *Revised*  
February 10, 2022 — *Revised*



- M1  
000

Site Monument

Page: 36
- M2  
000

Entry Drive Monument

Page: 39-41
- W1  
000

Tenant Monument ID

Page: 43
- W7  
000

Vehicular Directional

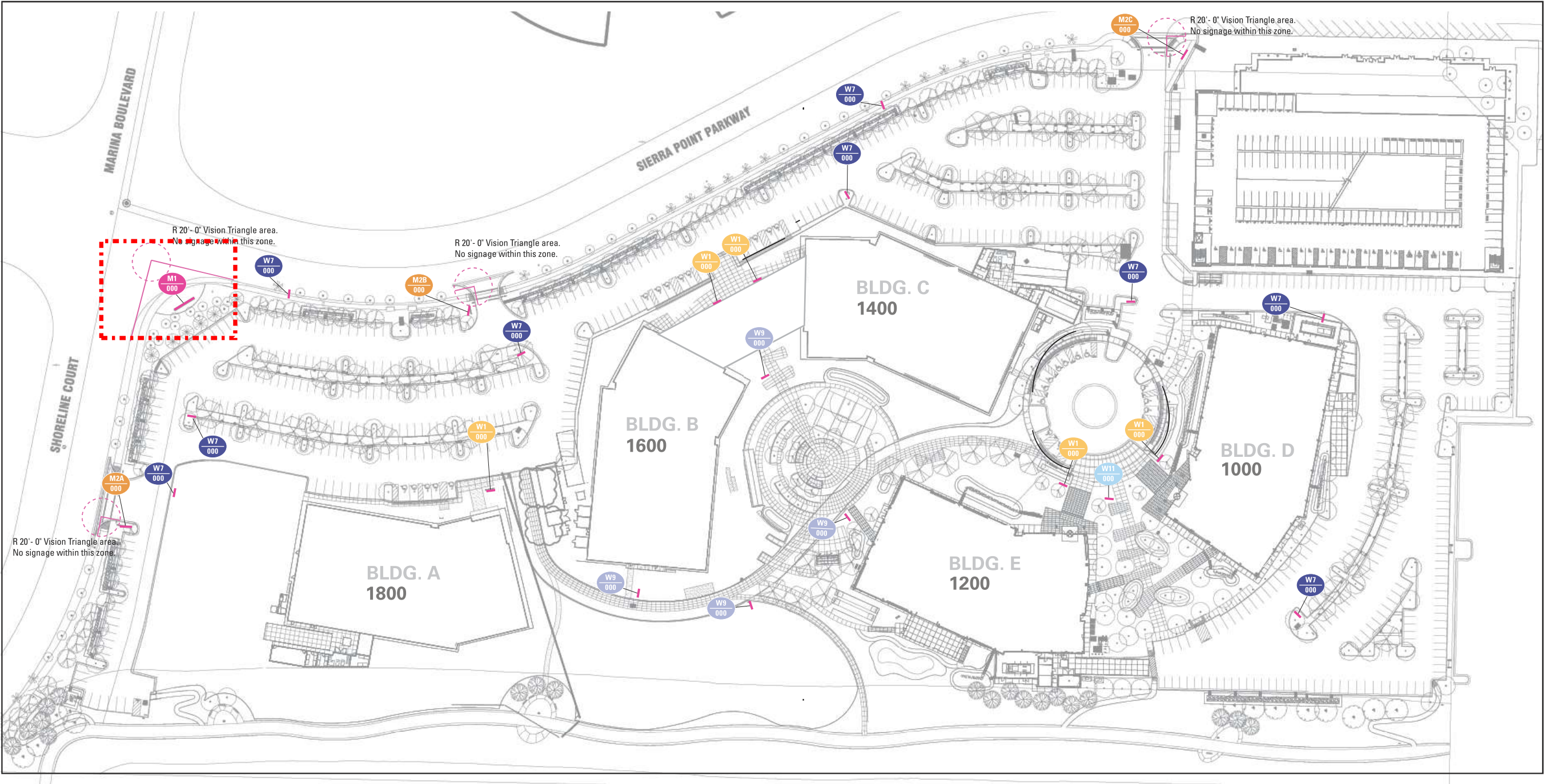
Page: 45
- W9  
000

Pedestrian Directional

Page: 47
- W11  
000

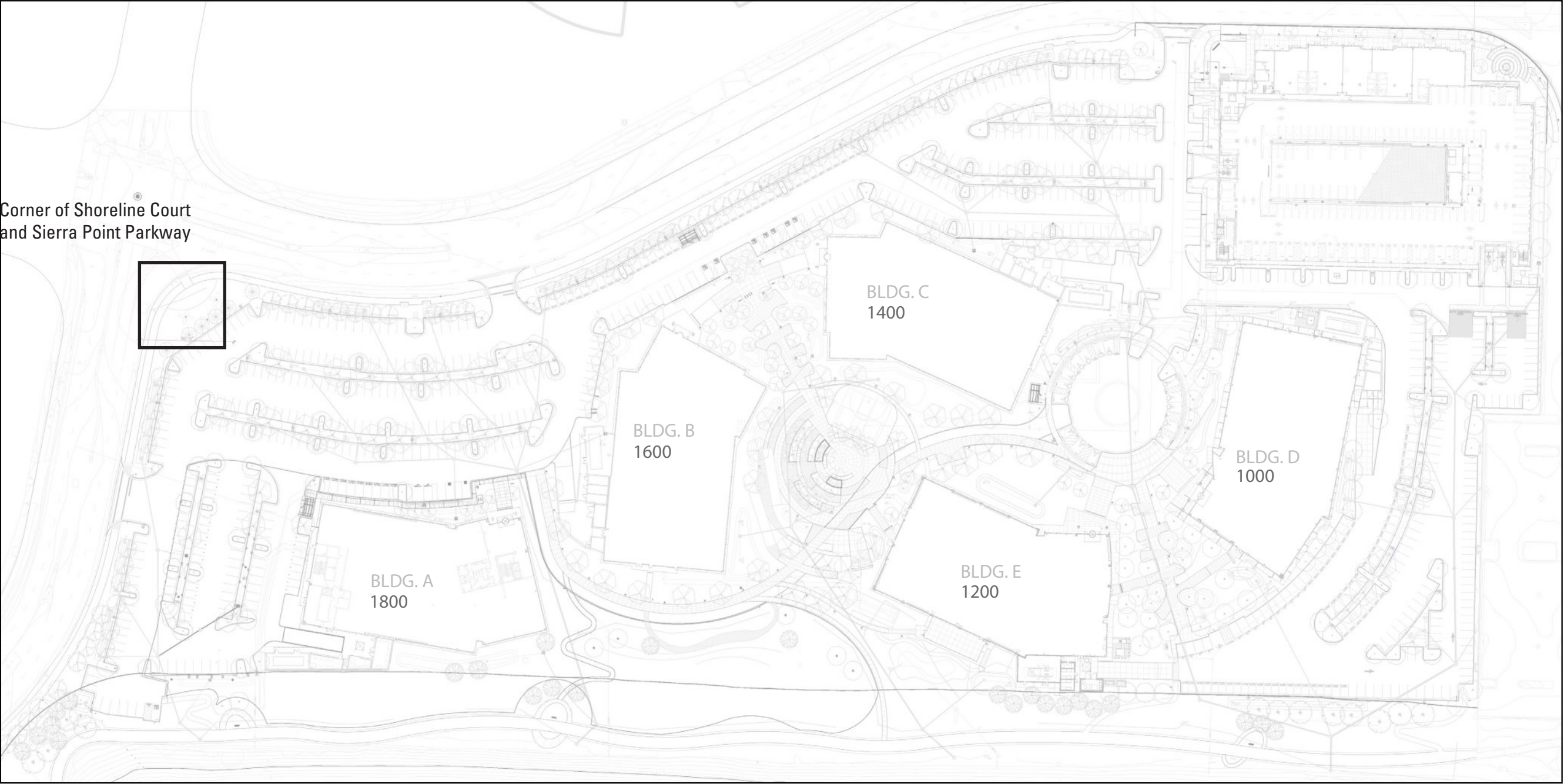
Cafe Directional

Page: 46

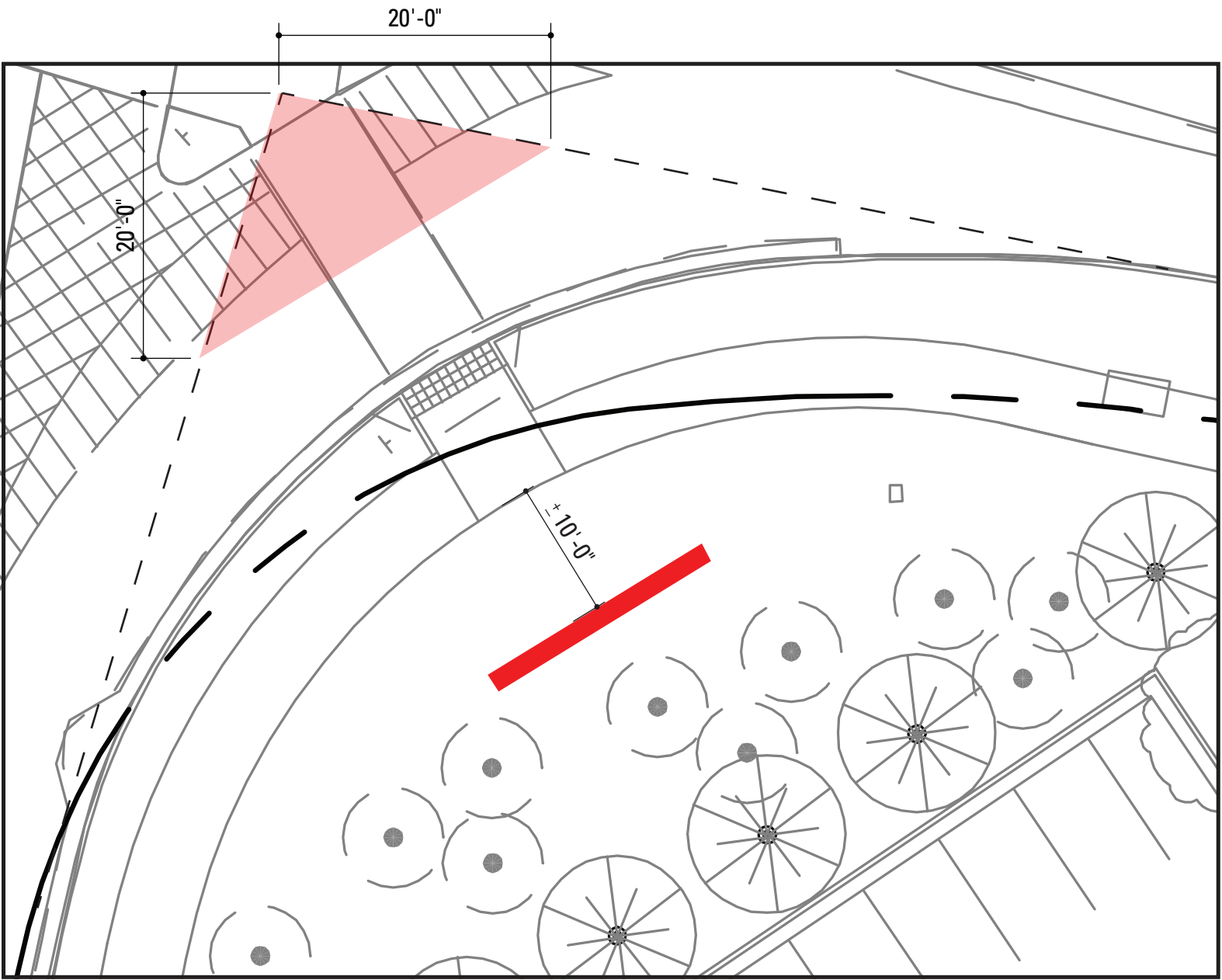


GROUND SIGNS: SIGN LOCATION PLAN

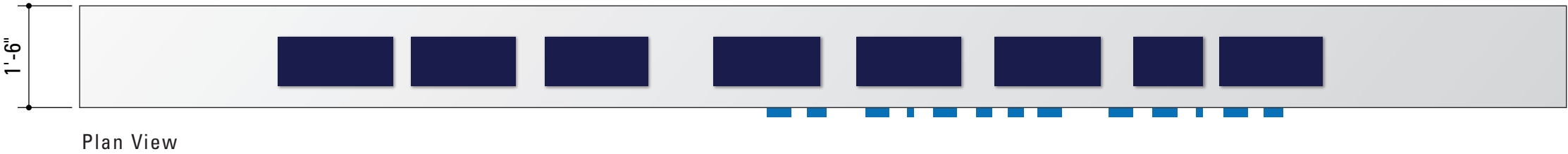




GROUND SIGNS: VISION TRIANGLES OVERVIEW



Corner of Shoreline Court and Sierra Point Parkway



CURRENTLY APPROVED

Site Monument

This site entry monument creates a formal entrance into the Campus. Sculptural fabricated aluminum letterforms are mounted onto an aluminum base.

The sign base will be painted to match the building’s mullion system, with dimensional blue letterforms mounted to the face. Sculptural aluminum letterforms with

frosted white lexan face are internally face-lit with LED Components. The returns painted and backside of letterforms painted dark blue. Both blue colors found on the site monument are to be specified to match “The Shore” branding standard guidelines.



GROUND SIGNS: SITE MONUMENT – CURRENTLY APPROVED



Plan View

PROPOSED CHANGE

Site Monument

The updated site entry monument includes the addition of a dark blue background behind the existing sign to contrast the fabricated aluminum letterforms. The sign can remain as is, except for adjustments to the aluminum base on the right side.

The blue background matches the letterform returns and “The Shore” branding standard guidelines. The Healthpeak logo mounted to the blue background will be applied white vinyl.







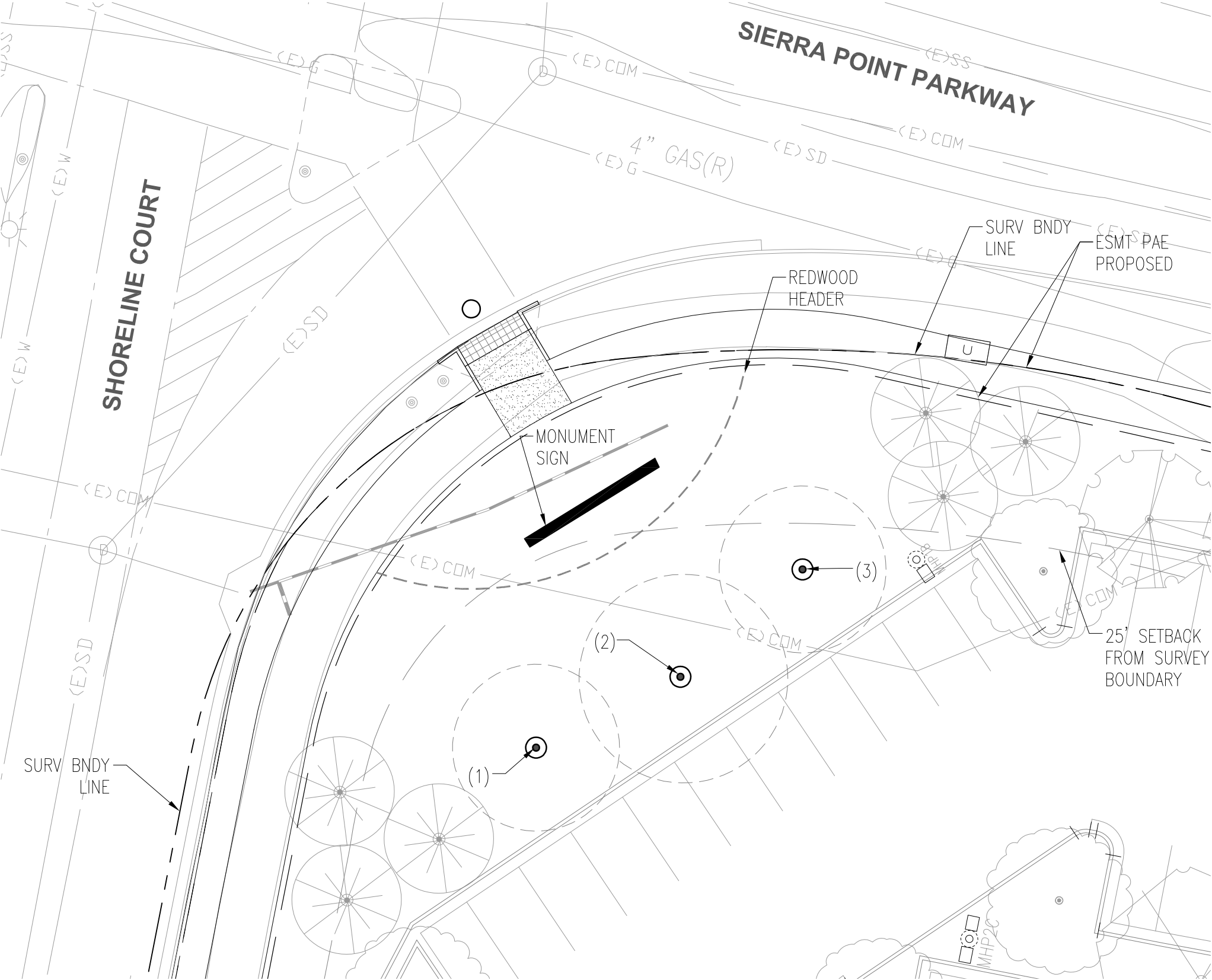
GROUND SIGNS: SITE MONUMENT - RENDERING





GROUND SIGNS: SITE MONUMENT - RENDERING





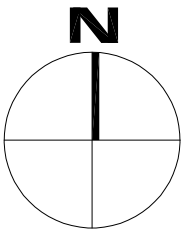
1.
- FLAGPOLE HEIGHT: 50'  
FLAG SIZE: 8'X12'  
FLAG: THE SHORE



2.
- FLAGPOLE HEIGHT: 60'  
FLAG SIZE: 10'X15'  
FLAG: USA



3.
- FLAGPOLE HEIGHT: 50'  
FLAG SIZE: 8'X12'  
FLAG: CA

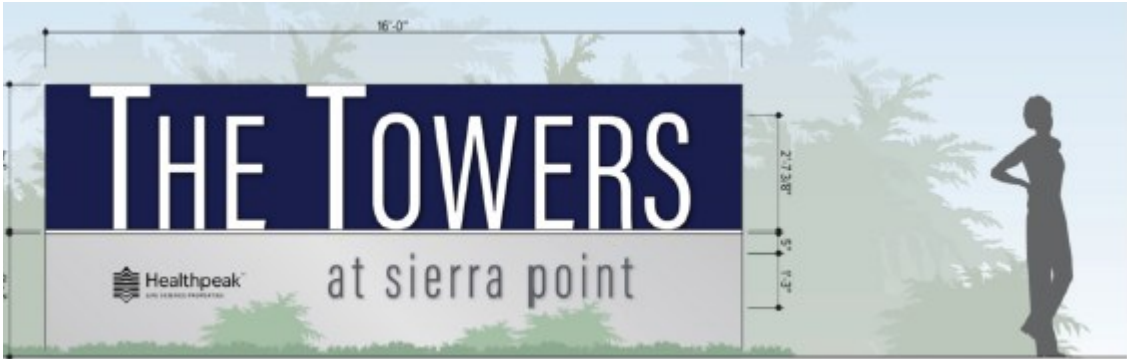


FLAGPOLE SIGN LOCATIONS

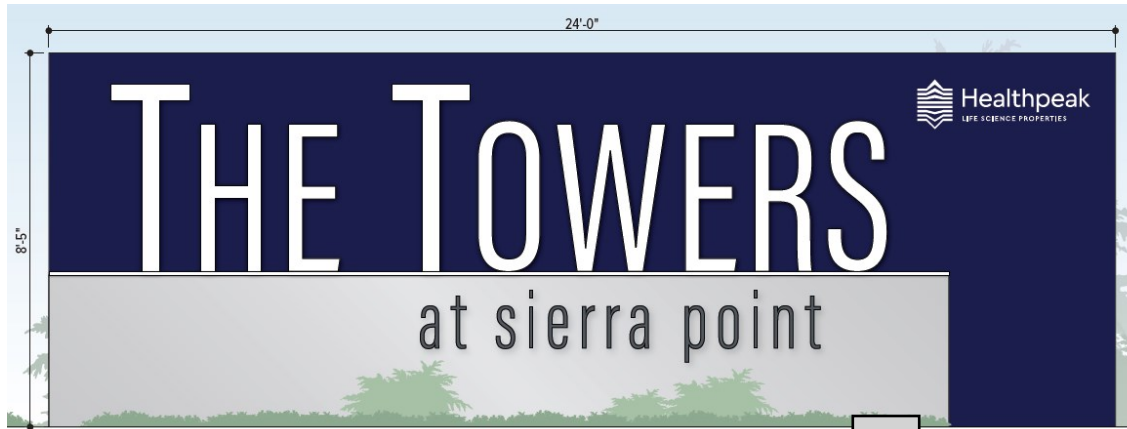




Currently Approved/allowed Entry Monument Signage



Requested Entry Monument Signage



**File Attachments for Item:**

**E. PUBLIC HEARING: 2000 Sierra Point Parkway; Sign Program Modification 2022-SR-2;** SP-CRO Sierra Point Commercial District; Amend the Sierra Point Sign Program Standards to enlarge the approved entry monument sign; Chris Mateo, applicant; HCP LS Brisbane, LLC, owner.



# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission

For the Meeting of 4/14/2022

**SUBJECT:** **2000 Sierra Point Parkway; Sign Program Modification 2022-SR-2;** SP-CRO Sierra Point Commercial District; Amend the Sierra Point Sign Program Standards to enlarge the approved entry monument sign; Chris Mateo, applicant; HCP LS Brisbane, LLC, owner.

**REQUEST:** The applicant requests a modification to the Sierra Point Sign Program standards to enlarge the currently approved 6’- 3” tall, 16’ long entry monument sign to 8’ - 5” tall and 24’ long.

**RECOMMENDATION:** Approve sign modification application 2022-SR-2 via adoption of Resolution 2022-SR-2, with Exhibit A containing the findings and conditions of approval and Exhibit B containing the related amendment to the Sierra Point Sign Program Standards.

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from the provisions of the California Environmental Quality Act per Section 15311(a) of the State CEQA Guidelines. The exceptions to this categorical exemption referenced in Section 15300.2 do not apply.

**APPLICABLE CODE SECTIONS:** Advertising sign program provisions are provided in Brisbane Municipal Code (BMC) [§17.36.050](#) and [§17.36.060](#).

### **Background**

The Sierra Point Sign Program is comprised of two components dedicated to building-mounted signage standards and ground-mounted signage standards. The Sign Program applies to every parcel within the Sierra Point subarea, excluding the Healthpeak biotechnology research and development campus at 800 to 1800 Sierra Point Parkway which is subject to “The Shore at Sierra Point Sign Program,” adopted by the Planning Commission via SR-7-19 in 2019.

The Sierra Point Sign Program was last amended by the Planning Commission in May 2021 (via Sign Program Amendment SR-3-21) to replace the original entry monument sign located on the northeast corner of Sierra Point Parkway and Marina Boulevard with a new 6’ -3” tall x 16’ long illuminated “The Towers” monument sign, and to allow installation of three flagpoles behind the new entry monument sign. The approved design creates a formal entrance to the two office towers at the center of Sierra Point, which includes 2000 Sierra Point Parkway and 8000 Marina Boulevard, and complements “The Shore” entry monument sign located on the opposite corner of Sierra Point Parkway (see attachment D).

In January 2022, “The Shore” entry monument sign was installed but the property owner concluded the freestanding, illuminated letters were not legible without a contrasting backdrop.

As a result, the owners are requesting Planning Commission approval to add a backdrop and enlarge “The Shore” entry monument sign (2022-SR-3; discussed in a separate agenda report), and at the same time, enlarge “The Towers” entry monument sign (2022-SR-2; discussed within this agenda report) so both entry monument signs are identical in size and appearance (see attachment D).

### **Sign Program Modification Description**

The proposed modification (see Attachment C) would allow “The Towers” monument sign to be 8’ - 5” tall and 24’ long (202 sq ft), whereas the currently approved size is 6’ - 3” tall, 16’ long (100 sq ft), and be identical in size to the proposed entry monument sign at “The Shore.” The modification would also increase the approved size of the illuminated letters from 3’ - 4” tall to 4’ - 2.5” tall and the height of the base from 2’ - 10” to 3’ - 5” to more closely align with the proportions of the letters and base of “The Shore” monument sign. The color palette and location remain unchanged, and aside from the larger proportions, the only other change is the relocation of the Healthpeak logo from the sign’s base to the top right corner of the blue backdrop. See attachment D for a comparison of the current and proposed entry monument signs as well as a comparison of the entry monuments for The Towers and The Shore.

The proposed modification to the sign program text and graphics are included as exhibits within the Commission’s draft Resolution 2022-SR-2, attachment A; attachment B provides a redline copy of the proposed amendments to the Sierra Point Sign Program.

### **Analysis & Findings**

In order to approve a sign program modification, the Planning Commission must make certain findings prescribed in BMC Chapter 17.36.060.D. A detailed discussion of each required finding is attached in Exhibit A of draft Resolution 2022-SR-2. The required findings are briefly discussed below:

*“For all advertising signs subject to permit approval by the planning commission, it must also be found that the sign complies with all applicable city ordinances and the sign does not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the city in which the sign is proposed to be located.”*

The proposal meets this finding. The revised design of the entry monument sign included in the sign program modification will comply with all applicable City ordinances. A building permit will be required to install the entry monument sign in compliance with the California Building Code, and as such work pertains to construction on a closed landfill site, the building permit application will be subject to County Health Department review prior to issuance. This application has been routed to the following departments and agencies: North County Fire Authority, Department of Public Works, Building Department, Regional Water Quality Control Board, and San Mateo County Health Department. No concerns were raised by any agency. Furthermore, the Department of Public Works also reviewed sightline distance information submitted by the applicant and has verified that the entry monument will not create a sightline obstruction for drivers.

2022-SR-2  
 April 14, 2022 Meeting  
 Page 3

The modern design with a blue and white color scheme remains the same as approved in 2021 (SR-3-21), which was found to fit well with the buildings and grounds in terms of style, scale, colors, and materials located within the Sierra Point Commercial District, including existing signage approved in recent years at 5000 and 7000 Marina Boulevard. The enlarged sign design would provide a cohesive and formal entrance to the Sierra Point subarea that would complement and be consistent with the entry monument sign modification proposed for The Shore at Sierra Point Sign Program.

*“For illuminated or kinetic signs, it must also be found that the sign does not produce glare, the sign does not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties, and the sign does not otherwise cause a public nuisance.”*

The proposal meets this finding. The design of the entry monument sign calls for internally illuminated LED components that allow for even lighting. It is not anticipated to produce glare or present a distraction or hazard due to the proposed method of internal illumination, and the existing performance standards within the sign program require installation of a dimmer switch and prohibit flashing. Additionally, general regulations required under BMC §17.36.030(F) require that the illuminated entry monument sign be properly maintained in a state of good repair, ensuring the signage will not otherwise cause a public nuisance.

#### **ATTACHMENTS:**

- A. Draft Resolution 2022-SR-2 with recommended Findings and Conditions of Approval
- B. Redline excerpt of Sierra Point Sign Program
- C. Applicant plans
- D. Side by side comparison of existing and proposed entry monument sign and The Shore at Sierra Point entry monument signage
- E. [Staff report for Sign Program Modification 2022-SR-3 at The Shore](#) (hyperlink)

  
 \_\_\_\_\_  
 Jeremiah Robbins, Associate Planner

  
 \_\_\_\_\_  
 John Swiecki, Community Development Director

Draft  
RESOLUTION 2022-SR-2

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING SIGN PROGRAM MODIFICATION 2022-SR-2  
TO AMEND THE SIERRA POINT SIGN PROGRAM TO ALLOW A  
LARGER ENTRY MONUMENT SIGN AT 2000 SIERRA POINT PARKWAY

WHEREAS, on May 27, 2021, the Planning Commission conducted a public hearing and following the hearing, approved sign program amendment SR-3-21 to the “Sierra Point Sign Program” (Sign Program) to allow a new entry monument sign at 2000 Sierra Point Parkway; and

WHEREAS, Chris Mateo, on behalf of the property owner Healthpeak, applied to the City of Brisbane to revise the size and design of the entry monument sign at 2000 Sierra Point Parkway, such application being identified as 2022-SR-2; and

WHEREAS, on April 14, 2022, 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 15311(a) of the State CEQA Guidelines and the exceptions to the categorical exemption referenced in Section 15300.2 do not apply; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested Sign Program modification;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of April 14, 2022 did resolve as follows:

Sign Program Modification 2022-SR-2, amending the Sierra Point Sign Program as previously modified by Sign Program Modification SR-3-21, is approved per the conditions of approval attached herein as Exhibit A, such amendments being described in Exhibit B, including the graphics package by Clearstory Wayfinding and Placemaking, dated February 10, 2022.

ADOPTED this 14<sup>th</sup> day of April, 2022, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_

\_\_\_\_\_

DOUGLAS GOODING  
Chairperson

ATTEST:

\_\_\_\_\_

JOHN A. SWIECKI, Community Development Director

DRAFT  
EXHIBIT A

**Action Taken:** Conditional approval of sign program modification 2022-SR-2, per the staff memorandum with attachments, via adoption of Resolution 2022-SR-2.

**Findings:**

- A. The sign program modification is exempt from the requirements of Table 17.36.020 and Figure 17.36.020A as provided per Brisbane Municipal Code (BMC) §17.36.050.B.
- B. The signage included in the sign program modification will comply with all applicable City ordinances in that per BMC §17.36.030.F.1, a building permit will be required to install the monument sign in compliance with the California Building Code. Additionally, the sign program modification requires compliance with Title 27, as such work pertains to construction on a closed landfill site; the proposed signage will be subject to County Health Department review and verified through the building permit application process.
- C. The signage included in the sign program modification will not conflict with the building scale, colors, materials, architectural details and styles found within the Sierra Point Commercial District in that the signage is well considered to provide a cohesive and formal entrance in unison with the entry monument sign permitted under The Shore at Sierra Point Sign Program. The modern palette, with an aluminum base and a blue and white color scheme fits well with the buildings and grounds in terms of style, scale, colors, and materials. The signage would similarly fit well with the existing signage in the area since approvals in recent years at 5000 and 7000 Marina Boulevard used similar, brushed stainless materials.
- D. The illuminated entry monument sign will be internally face-lit with LED components that allows for even lighting that will not produce glare. Performance standards within the sign program require the signage to be equipped with a dimmer to allow the illumination levels to be adjusted as appropriate and that the illuminated entry monument sign will not produce a glare.
- E. The signage included in the sign program modification is not anticipated to present a distraction or hazard due to the proposed method of illumination and existing performance standards within the Sierra Point Sign Program that prohibits flashing and require that the entry monument sign shall not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties.
- F. The illuminated entry monument sign will not otherwise cause a public nuisance considering the sign program modification complies with all applicable city ordinances, does not conflict with the building scale, colors, materials, architectural details, and styles found in the Sierra Point subarea, and does not produce glare or present a distraction. Additionally, BMC §17.36.030(F) requires the entry monument sign to be properly maintained in a state of good repair.



- G. There are no kinetic signs included in the modification to the sign program.
- H. The proposed sign program modification is consistent with the City's General Plan. The General Plan does not provide specific regulations pertaining to signage, as that is regulated through the zoning ordinance's advertising sign provisions and authority for approval of sign programs rests with the Planning Commission. However, the General Plan does include Policy SP.6, "Continue to have attractive and safe development on the solid waste landfill at Sierra Point." There is no specific plan or planned development permit for this site.

**Conditions of Approval:**

- 1. A building permit is required prior to installation of the entry monument sign, per the performance standards of the Sierra Point Sign Program. The submitted building permit plans for the illuminated entry monument sign shall:
  - a. Conform to the provisions of attached Exhibit B, "Sierra Point Sign Program Standards," including graphics provided by Clearstory Wayfinding and Placemaking, dated February 10, 2022, Exhibit L; and
  - b. Include a final landscaping plan, subject to Community Development Director approval, in compliance with BMC Chapter 15.70 – Water Conservation in Landscaping.
- 2. The original conditions of approval included in SR-3-21 are continued with this modification, including:
  - a. Modifications to the Sign Program are subject to Planning Commission review except where the Sign Program expressly grants the Community Development Director or Zoning Administrator authority to approve modifications.

# The amended Sierra Point Sign Program Standards

4/18/2022

Koll Center

Sierra Point

Building-Mounted

Signage

Standards

City of Brisbane

Brisbane, CA



## GROUP II - PERMANENT GROUND SIGNS

### GROUP II - SIGN STANDARDS

1. All anticipated permanent ground sign types have been addressed in this document.

No additional permanent ground signs shall be introduced without the approval of the Koll Center Sierra Point Design Review Committee and City of Brisbane Planning Commission.

2. All sign types, sizes, colors and materials shall conform as indicated herein except that the City of Brisbane shall have the right to select alternative designs for their Marina buildings. Tenant logos may be incorporated in sign type "D" with the approval of the Koll Center Sierra Point Design Review Committee and the City of Brisbane Planning Director.
3. Palatino type face shall be used in bold and regular on all permanent ground signs as shown in Exhibit J, page 22. The bold type face is for project identity and on directional signs, sign type "E" through "I". Palatino regular type face is used on remaining messages. No type face deviation shall be allowed without the approval of the Koll Center Sierra Point Design Review Committee and the City of Brisbane Planning Director.
4. All traffic signs shall conform to the State Design Manual and State Traffic Manual. The location and design of the traffic signs shall be reviewed and approved by the City of Brisbane Director of Public Works.
5. Parking Directional Signs (sign type "E") are to be reviewed and approved for number and location by the City of Brisbane Planning Director and Public Works Director.
6. Building Identification Signs (sign type "D") are to be limited to one per building *plus one for any secondary street frontage*, and location shall be approved by the City of Brisbane Planning Director prior to the issuance of a building permit.

## GROUP II - SIGN DESCRIPTION

### 1. Sign Type A - Directory Kiosk

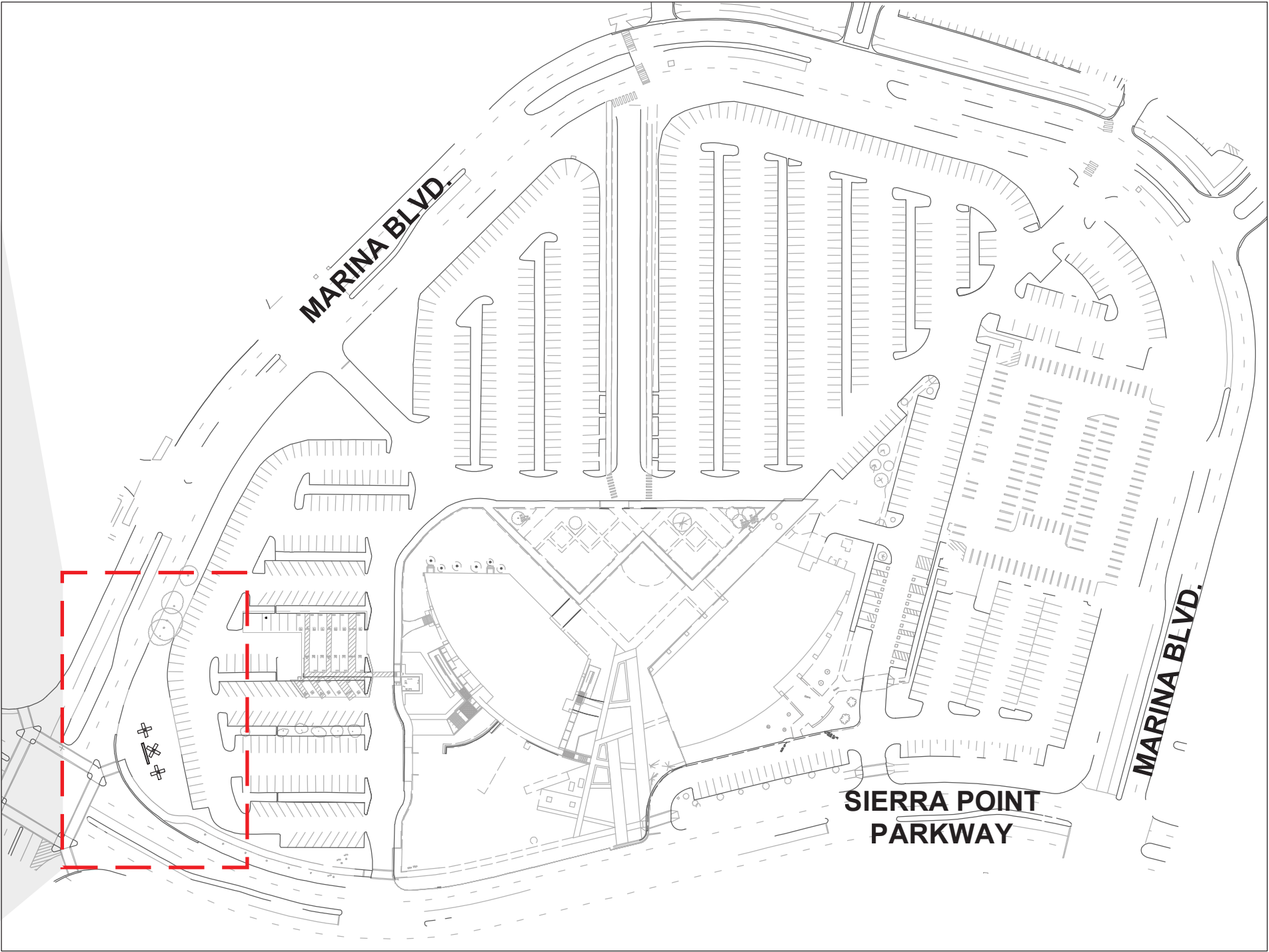
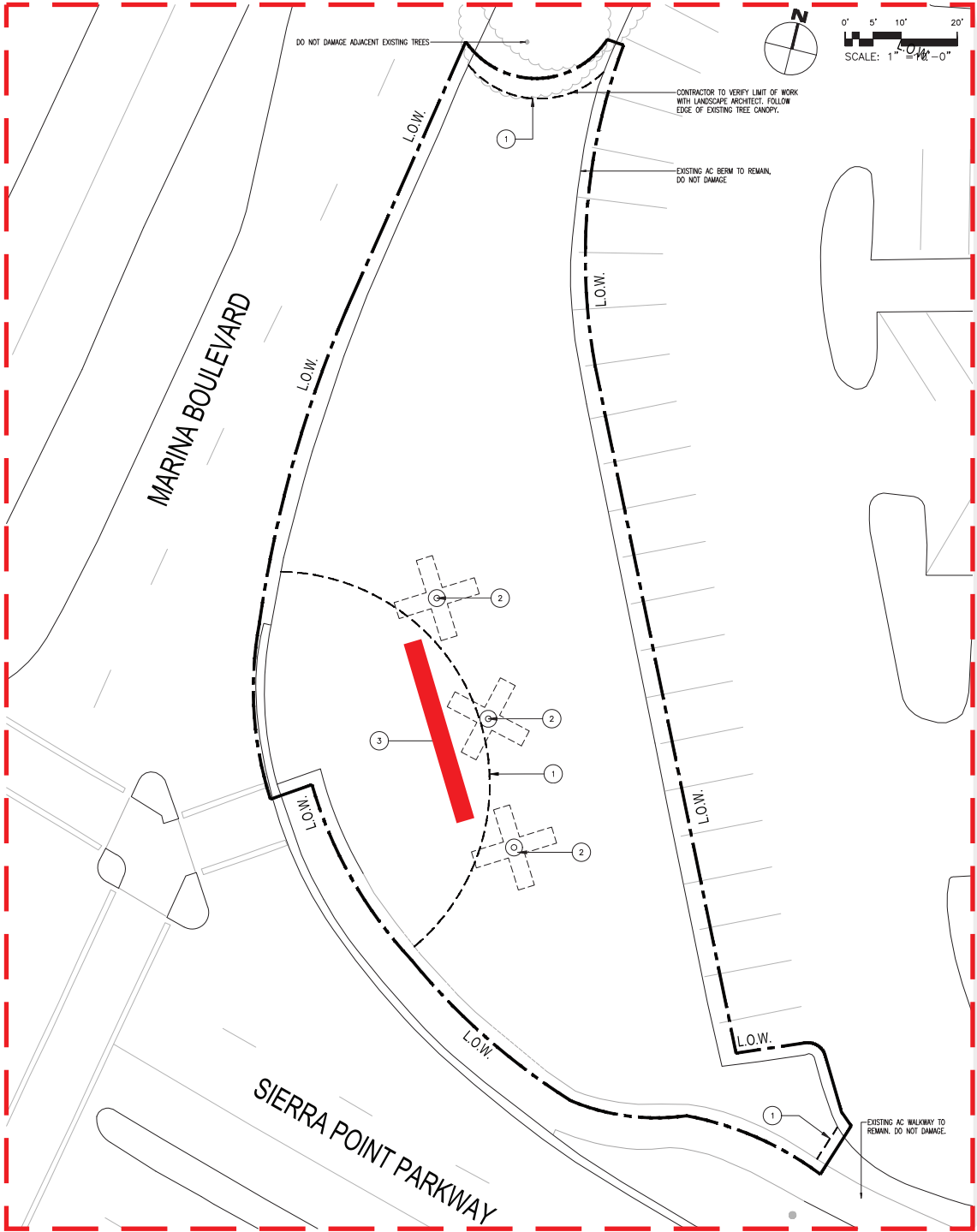
The Directory Kiosk shall be located at the entry to the park, parallel to Sierra Point Parkway and adjacent to the sidewalk.

Description: Addressee and buildings are identified by colored squares that refer to the site plan. Two GFR panels with reveals are mounted to metal substructure which is supported by a concrete foundation. Top band to be polished copper. 1/4" pin mounted metal letters are mounted to the copper and GFR. Metal sign face of sign plan to be porcelain enamel with silkscreened images in polyurethane paint. Site plan mounted flush into GFR. Three ground lights in sidewalk to provide surface illumination. See Exhibit A, page 14.

### 2. Sign Type B - Entry Monument Sign

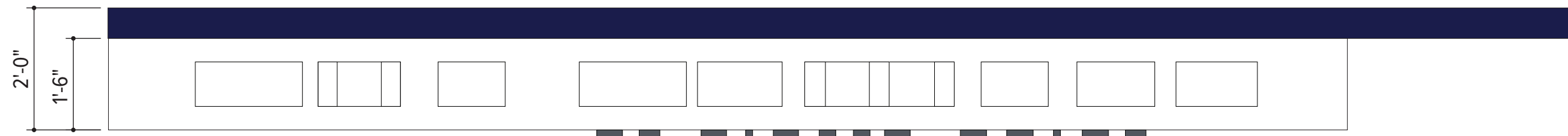
**Purpose:** One entry monument sign is included within this Sign Program. The entry monument sign is to be located at the northeast corner of the! Sierra Point Parkway and Marina Boulevard intersection. Exhibit L shows! the location. The intent of the site entry monument is to create a formal! entrance to the campus that includes the towers within the center of Sierra! Point and compliments the site entry monument of the adjacent campus at! The Shore.

**Description:** The entry monument would identify the campus as "The Towers at Sierra Point", with a subline text that reads "Healthpeak Life Science Properties". "The Towers" letterforms are to be white, 4 feet 2.5 inches in height, internally face-lit, and mounted onto a 3-foot, 5-inch aluminum base. The letters "at sierra point" are to be dark grey, dimensional letterforms, mounted to the base, and the "Healthpeak Life Science Properties" subtext will be white vinyl mounted to the blue background. The width of the base is to be 24 feet. See Exhibit L for further details and the graphic illustration.



- LEGEND:**
- 1 – New Redwood header
  - 2 – New flagpole and footing
  - 3 – New signage (this proposal)

Site Overview – Sign Location Plan



Plan View

## PROPOSED CHANGE

### Site Monument

The updated Towers site entry monument is adjusted to work in unison with the updated monument at The Shore across the street. The size increase of dark blue background elevates the presence and visibility of the sign. The Healthpeak logo mounted to the blue background will be applied white vinyl.



## Elevation





Rendering

The Towers at Sierra Point  
10 February 2022 Site Monument For Permit

# The amended Sierra Point Sign Program Standards

4/18/2022

**Koll Center**

**Sierra Point**

**Building-Mounted**

**Signage**

**Standards**

**City of Brisbane**

**Brisbane, CA**





GROUP II - PERMANENT GROUND SIGNSGROUP II - SIGN STANDARDS

1. All anticipated permanent ground sign types have been addressed in this document.

No additional permanent ground signs shall be introduced without the approval of the Koll Center Sierra Point Design Review Committee and City of Brisbane Planning Commission.

2. All sign types, sizes, colors and materials shall conform as indicated herein except that the City of Brisbane shall have the right to select alternative designs for their Marina buildings. Tenant logos may be incorporated in sign type "D" with the approval of the Koll Center Sierra Point Design Review Committee and the City of Brisbane Planning Director.
3. Palatino type face shall be used in bold and regular on all permanent ground signs as shown in Exhibit J, page 22. The bold type face is for project identity and on directional signs, sign type "E" through "I". Palatino regular type face is used on remaining messages. No type face deviation shall be allowed without the approval of the Koll Center Sierra Point Design Review Committee and the City of Brisbane Planning Director.
4. All traffic signs shall conform to the State Design Manual and State Traffic Manual. The location and design of the traffic signs shall be reviewed and approved by the City of Brisbane Director of Public Works.
5. Parking Directional Signs (sign type "E") are to be reviewed and approved for number and location by the City of Brisbane Planning Director and Public Works Director.
6. Building Identification Signs (sign type "D") are to be limited to one per building *plus one for any secondary street frontage*, and location shall be approved by the City of Brisbane Planning Director prior to the issuance of a building permit.

GROUP II - SIGN DESCRIPTION

## 1. Sign Type A - Directory Kiosk

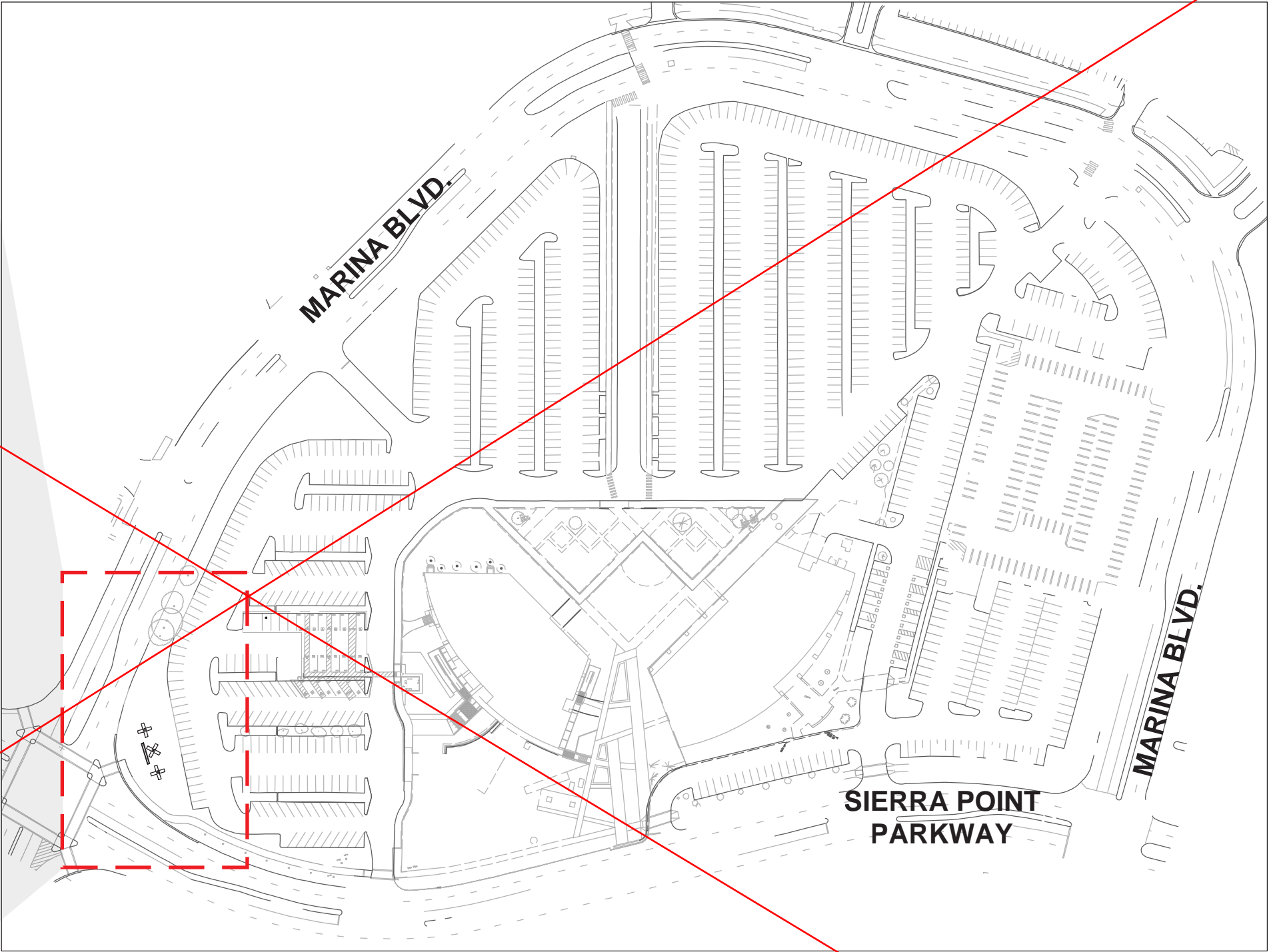
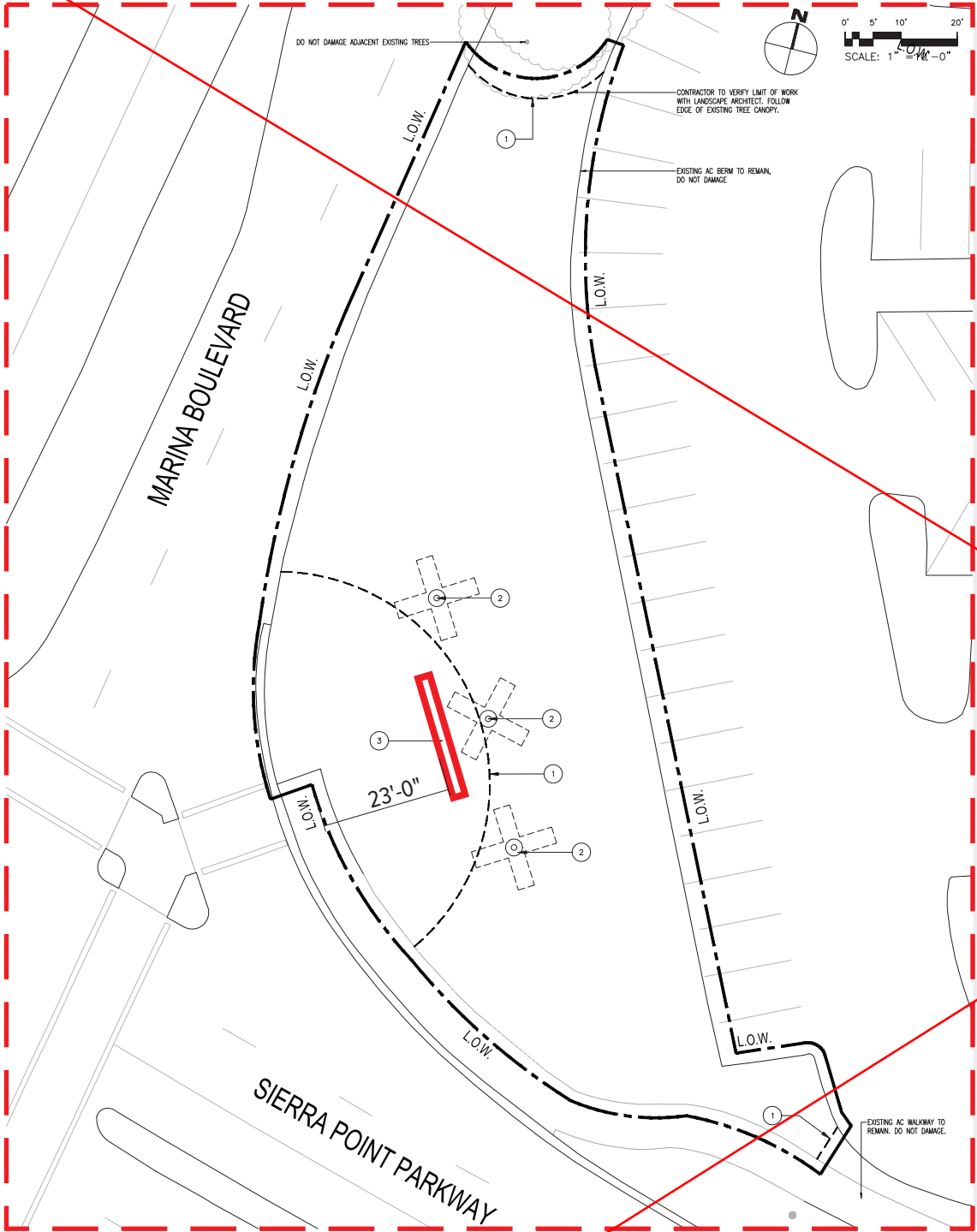
The Directory Kiosk shall be located at the entry to the park, parallel to Sierra Point Parkway and adjacent to the sidewalk.

Description: Addressee and buildings are identified by colored squares that refer to the site plan. Two GFR panels with reveals are mounted to metal substructure which is supported by a concrete foundation. Top band to be polished copper. 1/4" pin mounted metal letters are mounted to the copper and GFR. Metal sign face of sign plan to be porcelain enamel with silkscreened images in polyurethane paint. Site plan mounted flush into GFR. Three ground lights in sidewalk to provide surface illumination. See Exhibit A, page 14.

## 2. Sign Type B - Entry Monument Sign

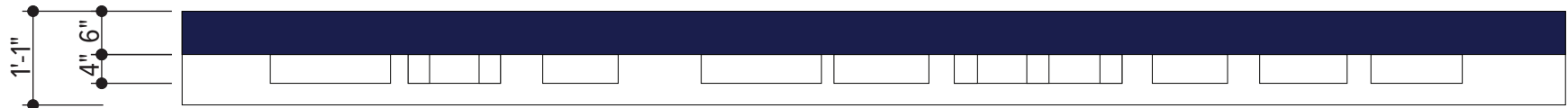
**Purpose:** One entry monument sign is included within this Sign Program. The entry monument sign is to be located at the northeast corner of the Sierra Point Parkway and Marina Boulevard intersection. Exhibit L shows the location. The intent of the site entry monument is to create a formal entrance to the campus that includes the towers within the center of Sierra Point and compliments the site entry monument of the adjacent campus at The Shore.

**Description:** The entry monument would identify the campus as "The Towers at Sierra Point", with a subline text that reads "Healthpeak Life Science Properties". "The Towers" letterforms are to be white, 3 feet 4 inches 4 feet 2.5 inches in height, internally face-lit, and mounted onto a 2-foot, 10-inch 3-foot, 5-inch aluminum base. The letters "at sierra point" are to be dark grey, dimensional letterforms, mounted to the base, and the "Healthpeak Life Science Properties" subtext will be black white vinyl mounted to the blue background. The width of the base is to be 16 feet 24 feet. See Exhibit L for further details and the graphic illustration.



- LEGEND:**
- 1 – New Redwood header
  - 2 – New flagpole and footing
  - 3 – New signage (this proposal)

**Site Overview – Sign Location Plan**



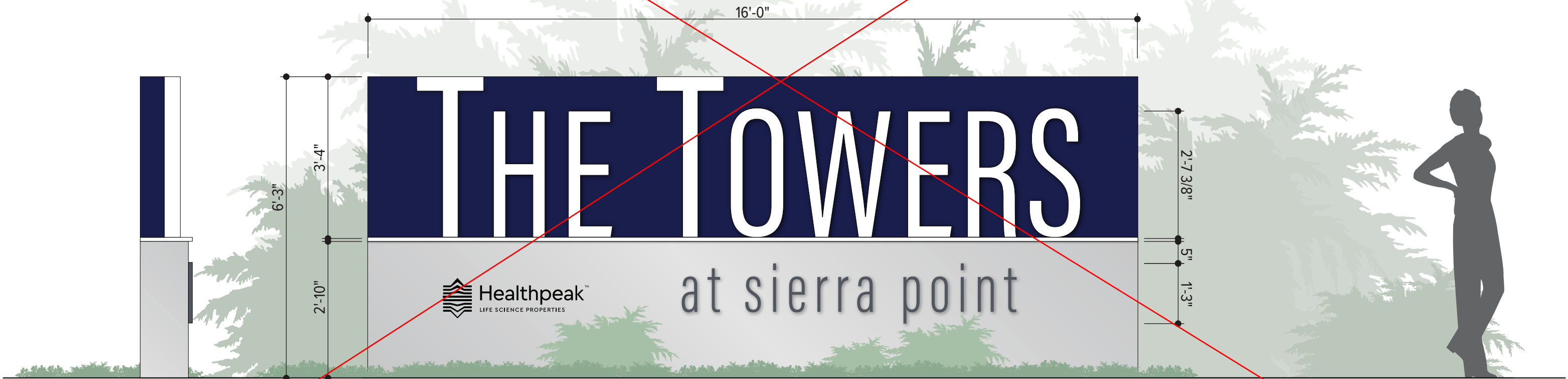
Plan View

Site Monument

The Towers site entry monument creates a formal entrance into the Campus, and is designed to work in unison with the monument at The Shore across the street, without being identical to that monument. Sculptural fabricated letterforms are mounted on an aluminum base, with a dark blue background.

The color palette of the monument will match the monument at The Shore. The sign base matches the base at The Shore, and the letterforms that are mounted to it will be painted white, with frosted white lexan faces which are internally face-lit with LED components, just as the sign at The Shore is. The dark blue background will match the returns of the letters on The Shore monument.

The typeface is Acumin, which also matches the Shore letters. The dimensional letters attached to the face of the base will be painted a dark gray, and are not illuminated, and the Healthpeak logo next to these letters will be applied black vinyl.



Side View

Elevation  
100 sq.ft.

Scale: 1/2" = 1'-0"

Monument Design – Elevation

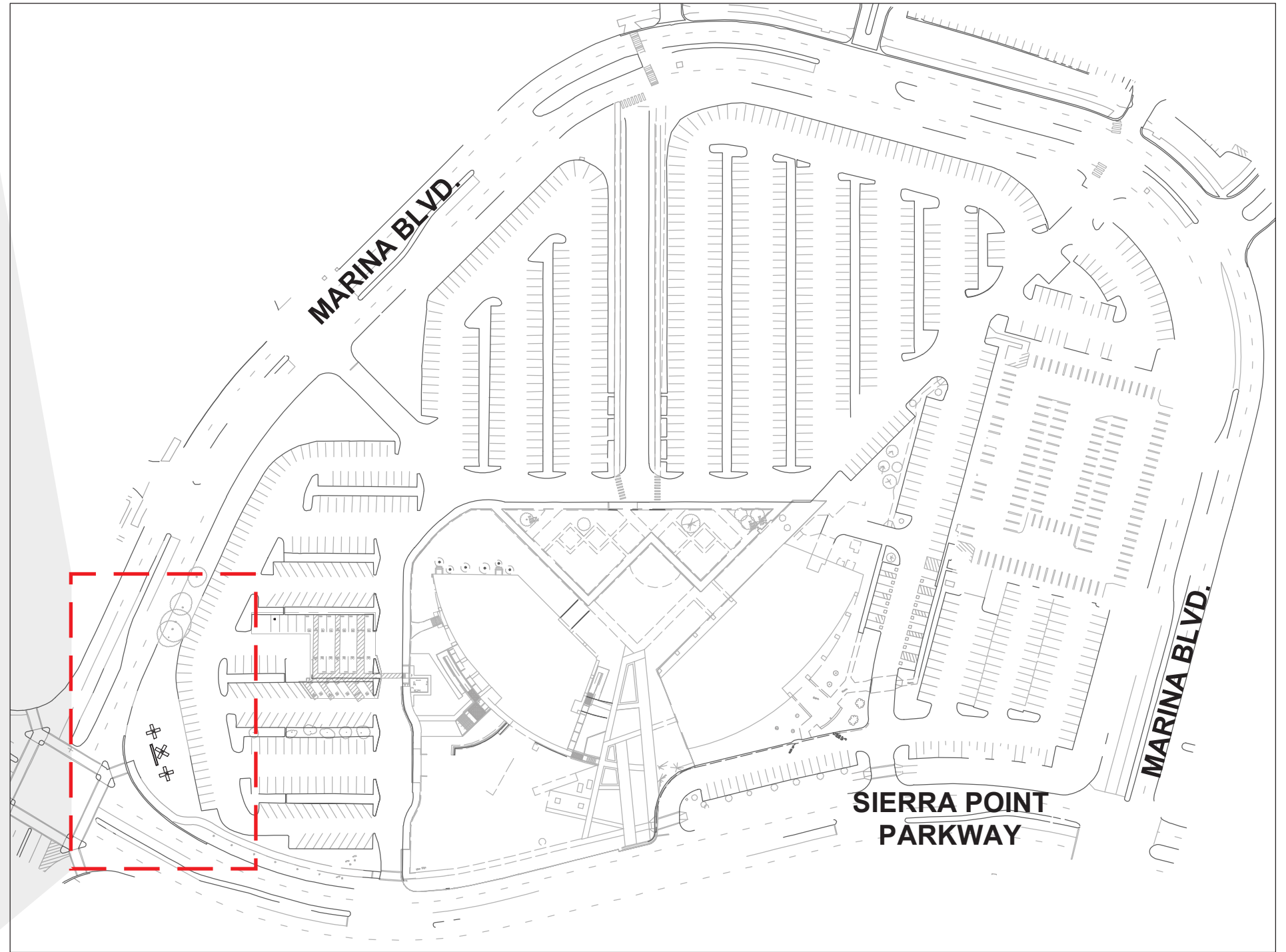
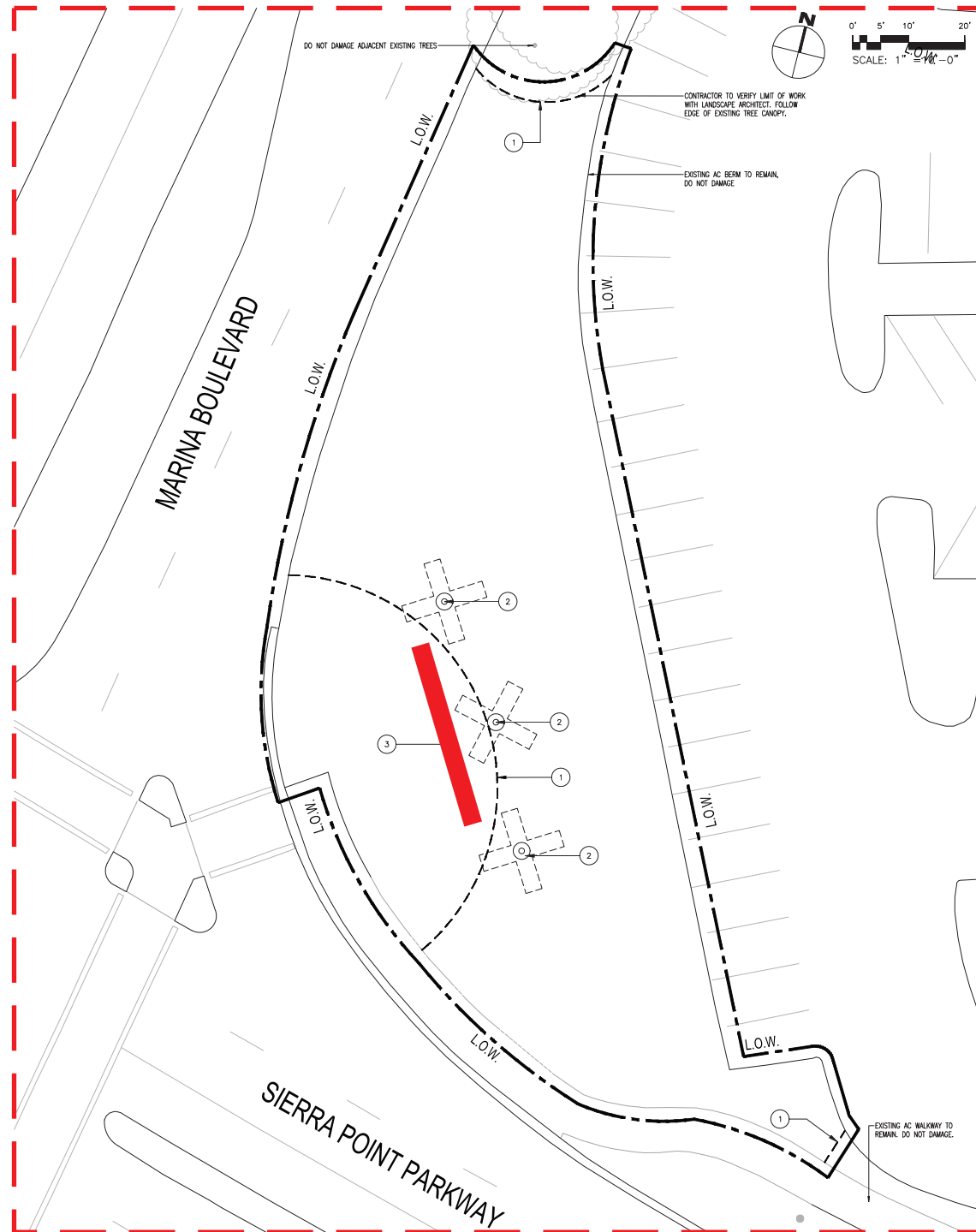




Monument Design – Rendering

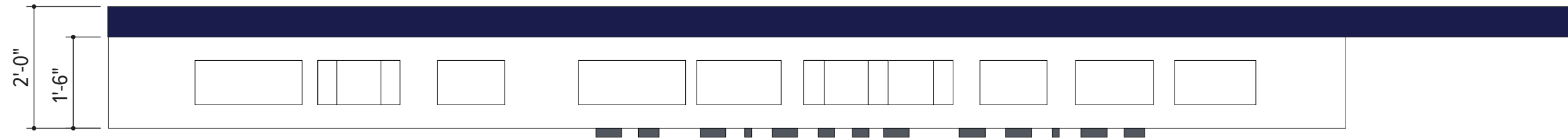
The Towers at Sierra Point  
14 April 2021 Site Monument For Permit



**LEGEND:**

- 1 – New Redwood header
- 2 – New flagpole and footing
- 3 – New signage (this proposal)

**Site Overview – Sign Location Plan**



Plan View

## PROPOSED CHANGE

### Site Monument

The updated Towers site entry monument is adjusted to work in unison with the updated monument at The Shore across the street. The size increase of dark blue background elevates the presence and visibility of the sign. The Healthpeak logo mounted to the blue background will be applied white vinyl.



### Elevation





## Rendering

The Towers at Sierra Point  
10 February 2022 Site Monument For Permit





clearstory

WAYFINDING +  
PLACEMAKING

## The Towers at Sierra Point

Site Monument  
For Permit

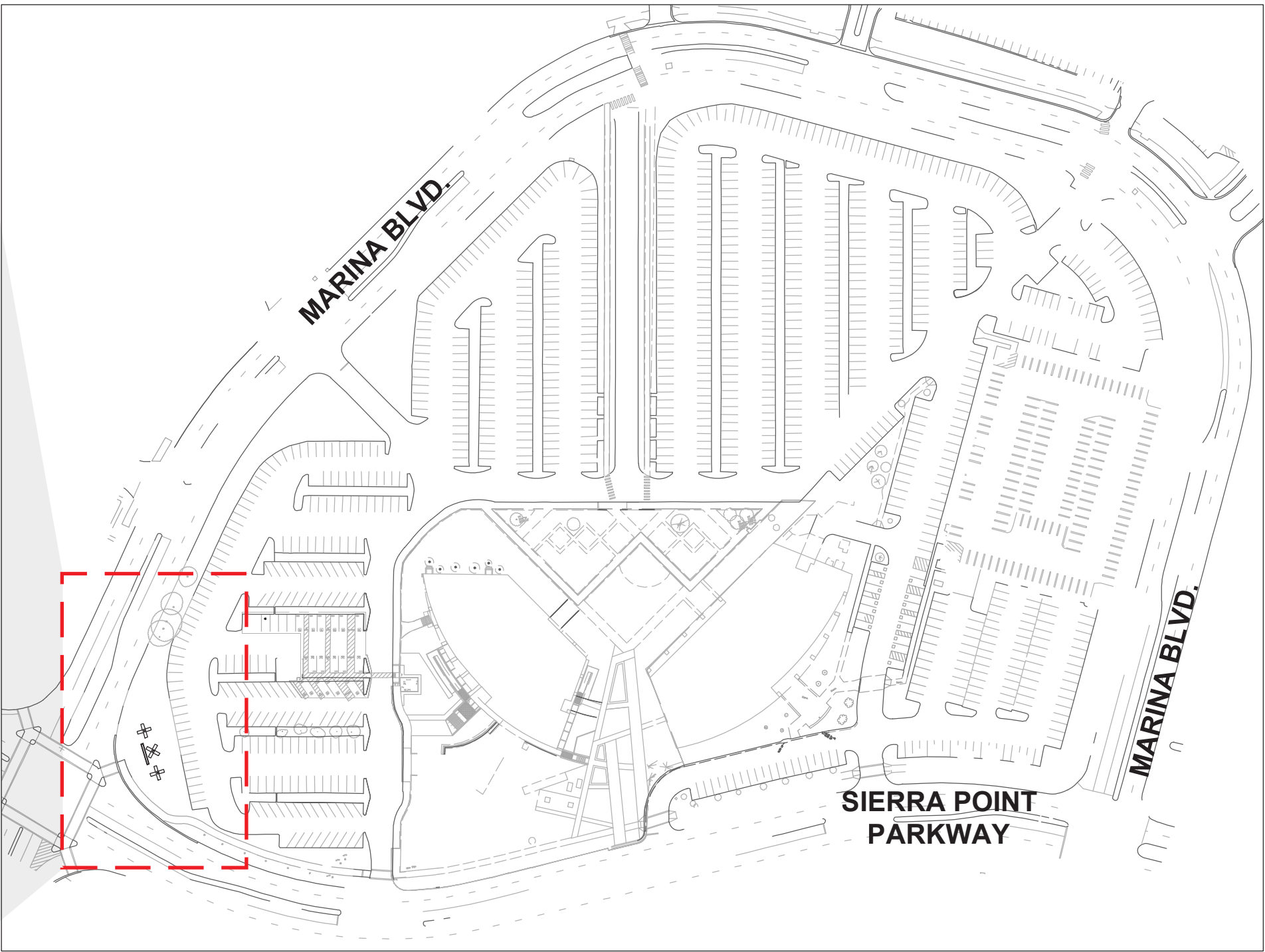
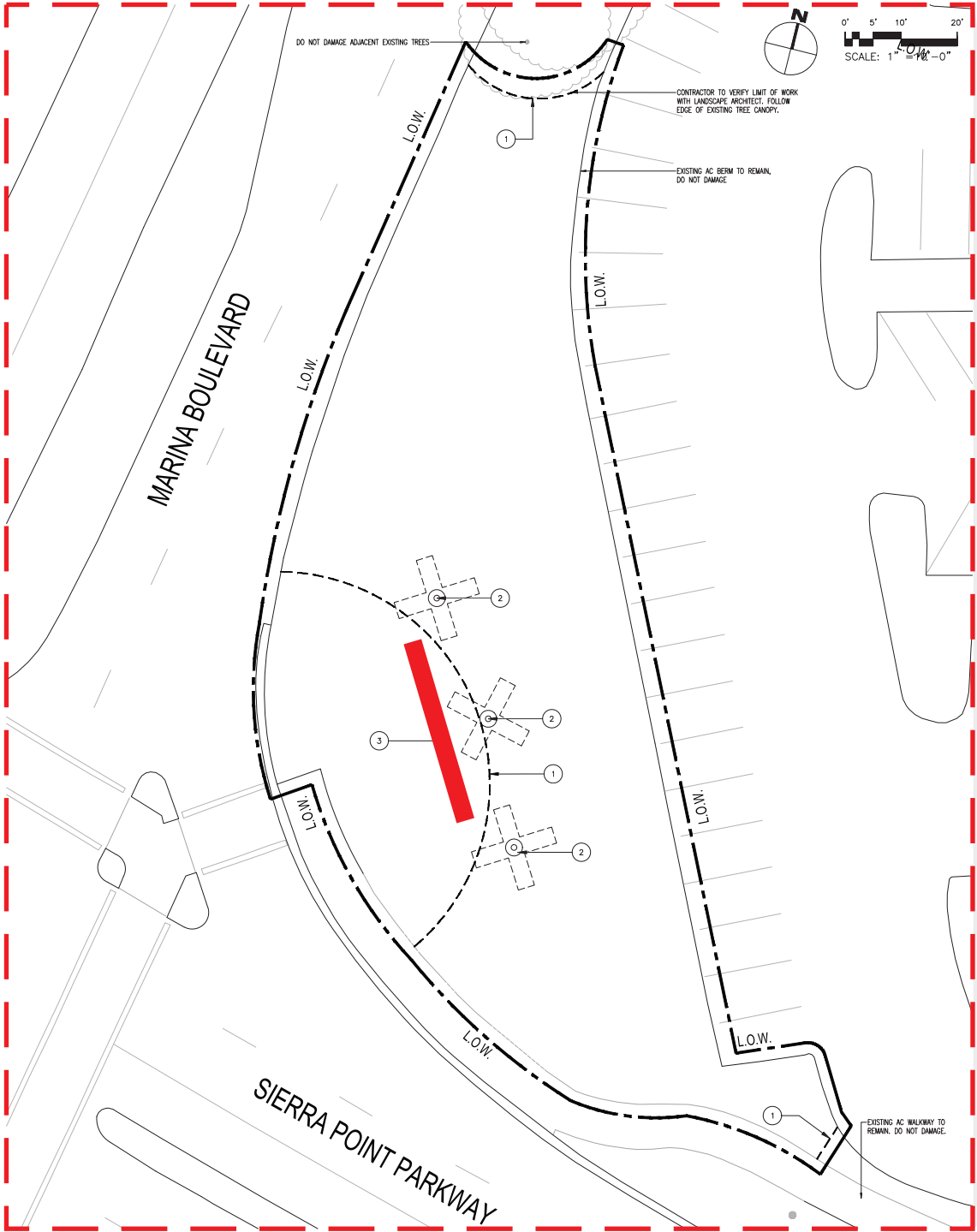
14 April 2021  
27 May 2021 — *Approved by Planning Commission*  
10 February 2022 — *Revised*





Site Overview – Vicinity Map

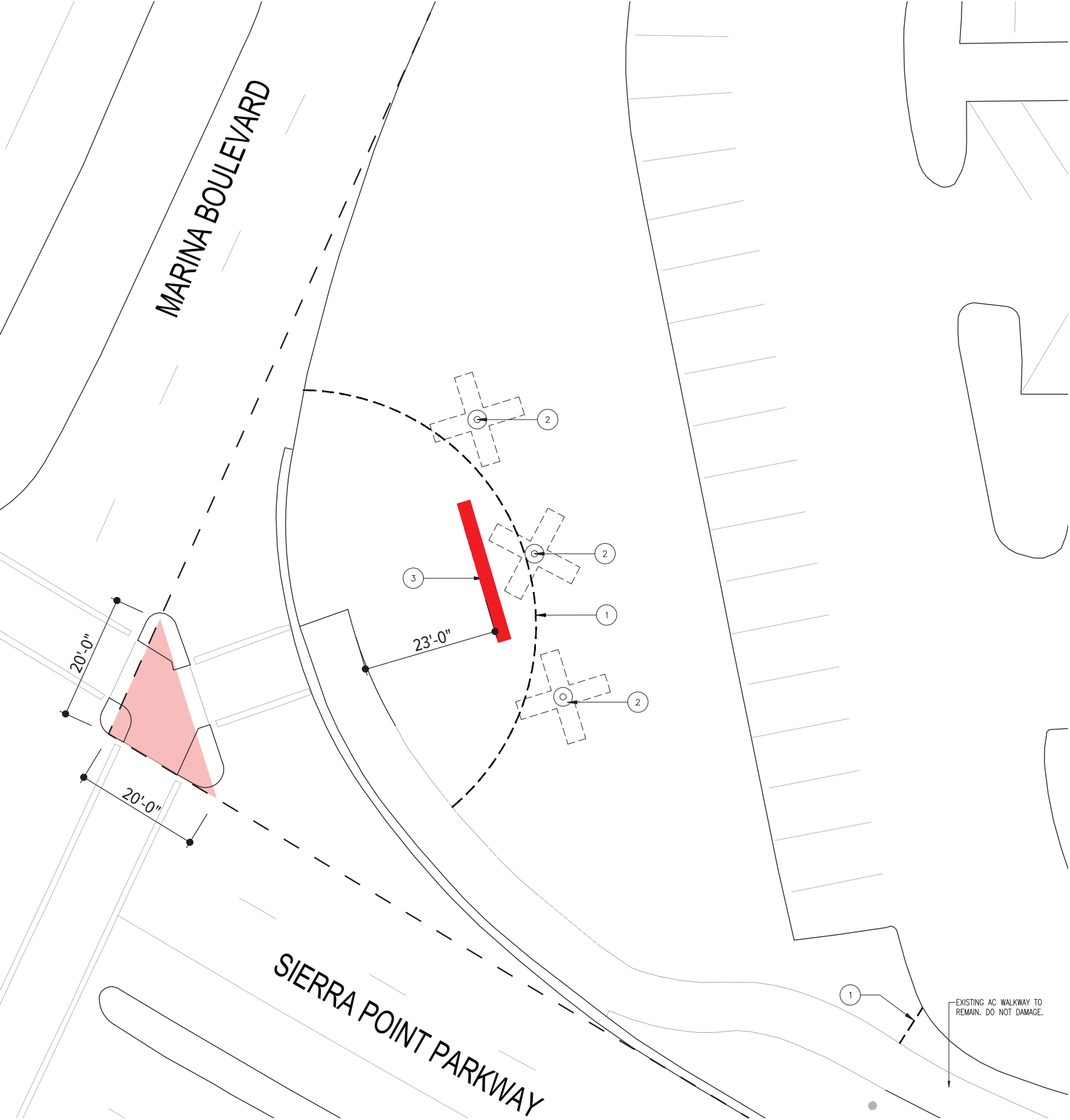




- LEGEND:**
- 1 – New Redwood header
  - 2 – New flagpole and footing
  - 3 – New signage (this proposal)

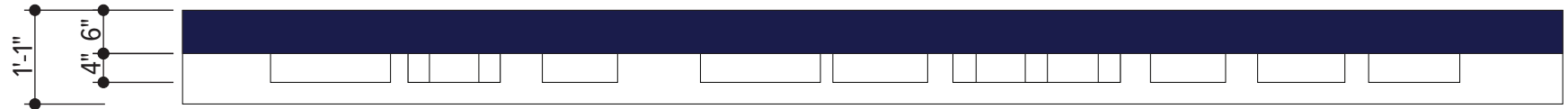
Site Overview – Sign Location Plan





**LEGEND:**  
1 – New Redwood header  
2 – New flagpole and footing  
3 – New signage (this proposal)

Vision Triangle Study – Marina Boulevard and Sierra Point Parkway



Plan View

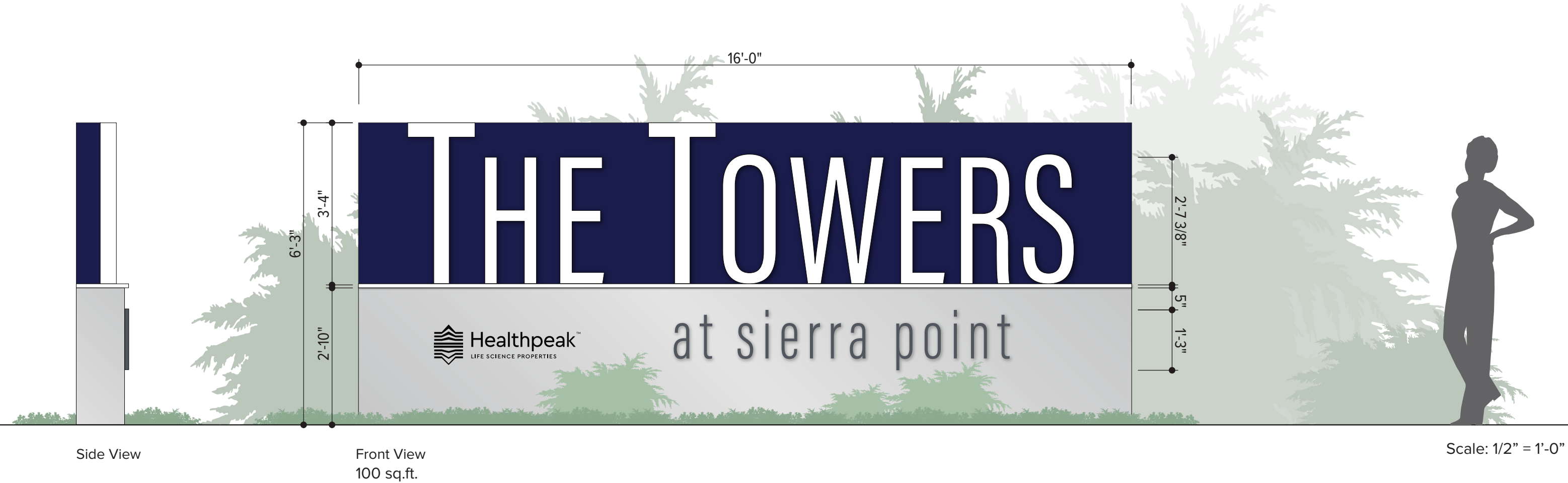
CURRENTLY APPROVED

Site Monument

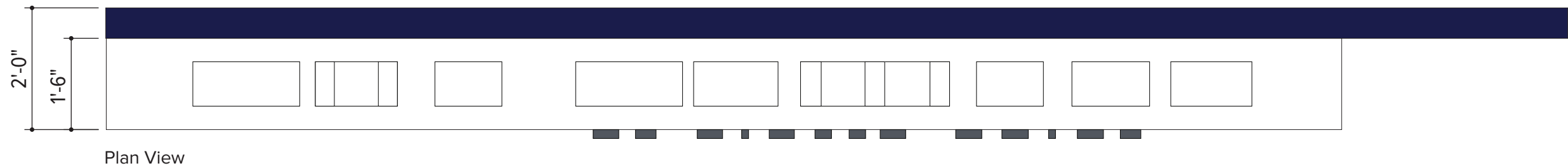
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The color palette of the monument will match the monument at The Shore. The sign base matches the base at The Shore, and the letterforms that are mounted to it will be painted white, with frosted white lexan faces which are internally face-lit with LED components, just as the sign at The Shore is. The dark blue background will match the returns of the letters on The Shore monument.

The typeface is Acumin, which also matches the Shore letters. The dimensional letters attached to the face of the base will be painted a dark gray, and are not illuminated, and the Healthpeak logo next to these letters will be applied black vinyl.



Elevation – Currently Approved



PROPOSED CHANGE

**Site Monument**

The updated Towers site entry monument is adjusted to work in unison with the updated monument at The Shore across the street. The size increase of dark blue background elevates the presence and visibility of the sign. The Healthpeak logo mounted to the blue background will be applied white vinyl.



Elevation – Proposed Change





Rendering – Currently Approved





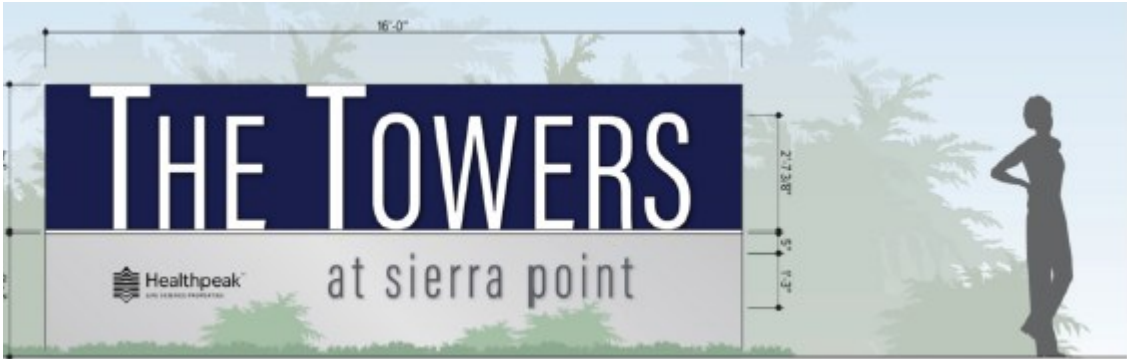
Rendering – Proposed Change

The Towers at Sierra Point  
10 February 2022 Site Monument For Permit

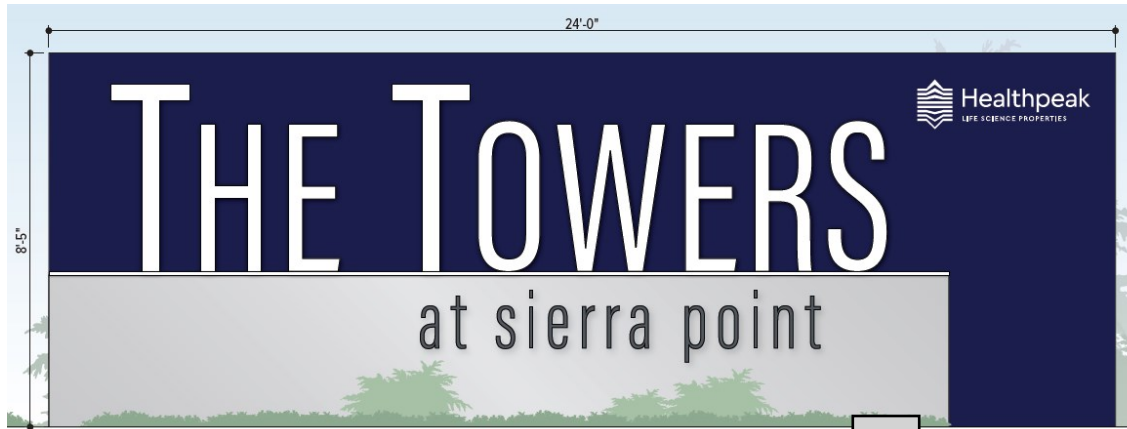




Currently Approved/allowed Entry Monument Signage



Requested Entry Monument Signage





**File Attachments for Item:**

**F. PUBLIC HEARING: 1000 and 3000-3500 Marina Blvd; Sign Program 2021-SR-9;** SP-CRO Sierra Point Commercial District; Sign Program for campus and tenant identification signage; Kacey Bills, applicant; BP3 SF4 1000 Marina LLC and BP3 SF5 3000 3500 Marina LLC, owners.

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission

For the Meeting of 4/14/2022

**SUBJECT:** 1000 and 3000-3500 Marina Boulevard; Sign Program 2021-SR-9; SP-CRO Sierra Point Commercial District; Sign Program for campus and tenant identification signage; Kacey Bills, applicant; BP3 SF4 1000 Marina LLC and BP3 SF5 3000 3500 Marina LLC, owners.

**REQUEST:** The applicant requests approval of a unified campus sign program for two adjacent properties in the Sierra Point subarea. The sign program includes design criteria and installation standards for new ground-mounted campus, site, and building identification signage, building-mounted tenant identification signage, campus amenity signage, internal directional and wayfinding signage, and advertising flags.

**RECOMMENDATION:** Approve 2021-SR-9 via adoption of Resolution 2021-SR-9 containing the findings and conditions of approval.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption per State CEQA Guidelines Section 15311(a)- 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:** [BMC Chapter 17.36, Advertising Signs](#)

### **ANALYSIS AND FINDINGS:**

#### **Background**

Per BMC Chapter 17.36, sign programs establish unique requirements for the sign area, dimension, color, material, design, size and illumination of all signs to be erected or installed on a site-specific basis. The subject properties in this application are owned by the same owner/developer, Phase 3 Real Estate Partners, though ownership in each property is vested in separate LLCs. The property owner intends to operate the two properties as a connected “Genesis Marina” campus, and has submitted the proposed Sign Program to govern signage of both properties.

1000 Marina Boulevard is developed with an existing approximately 104,500 sq ft office/life sciences building, while construction of approximately 422,500 sq ft of life sciences (three buildings above a parking podium) is underway at 3000-3500 Marina Boulevard pursuant to Planning Commission approval of Design Permits DP-1-18 and DP-1-21. Tenant occupancy of 3000-3500 Marina Boulevard is estimated for the end of 2023.

## Project Description

The proposed Sign Program establishes the number and location of ground and building-mounted address and tenant identification signage, sign dimensions, and sign colors, materials, and finishes. Sign types addressed by the program include:

- Campus, Site, and Building Identification Signs: Includes a single campus monument, two site entry drive monuments, and building entry address signs.
- Tenant Identification Signs: Wall signs identifying the major tenant(s) of a building.
- Amenity Signs: Campus-branded signage for the fitness center, café and other similar amenities within the campus.
- Wayfinding and Directional Signs: To guide internal vehicular and pedestrian circulation.
- Flags: Three flagpoles are proposed at street level at the pedestrian entrance stairs at 3000-3500 Marina, once each for the American flag, California flag and a campus identity flag.

The sign program also establishes permitting procedures and performance standards applicable to all sign types.

## Analysis

In order to grant a sign program permit, the Planning Commission must make findings prescribed in BMC §17.36.060.D. The application would meet all of the required findings, as detailed in the resolution in Attachment A.

The Genesis Marina sign program provides a cohesive collection of branded signage with a material palette that complements the architectural character of development on the two properties. Consistent with approved sign programs in the subarea, the Genesis Marina sign program includes a primary campus identification monument sign at the intersection of Marina Boulevard and Sierra Point Parkway, with secondary site identification signs at the two site entries along Marina Boulevard. These monument signs and internal vehicular and pedestrian signs will feature concrete and stainless steel elements, echoing the primary construction materials of other site improvements and structures.

For wall-mounted tenant signage, the sign program establishes the maximum number of signs, sign location, sign materials, and maximum sign dimensions to allow for up to 285 sq ft of total tenant sign area per building face. This regulatory approach is similar to the provisions of the Shore at Sierra Point Sign Program which allows for flexibility in the color palette and design of individual tenant logos and logotypes. (Note: The Shore at Sierra Point sign program allows for slightly smaller individual wall-mounted tenant signs, but allows for more individual signs per building façade, resulting in a total sign area of 200-300 sq ft per building façade). Illuminated signage, including ground and wall-mounted signs, is designed to avoid glare, hazards or distractions with internally illuminated channels. As required by the performance standards, all illuminated signs must be dimmable.



2021-SR-9  
 April 14, 2022 Meeting  
 Page 3

Amenity signage will consist of small-scaled vinyl or stainless steel lettering applied above or adjacent to amenity entry doorways.

Consistent with BMC Chapter 17.36, installation of signs that conform with the provisions of the sign program will be subject to building permit approval. Similarly to the Shore at Sierra Point sign program, modified sign designs shall be considered under a separate Sign Review permit reviewed by the Community Development Director, or by the Zoning Administrator or Planning Commission upon referral by the Community Development Director or should the Planning Director's decision be appealed. Major amendments to the sign program (e.g., increasing the number or types of signs, increasing the maximum sign area, etc.) would require Planning Commission approval of a Sign Program amendment.

This application was routed to the following departments and agencies and no concerns were raised: North County Fire Authority, Dept. of Public Works, Building Division., Police Dept., Regional Water Quality Control Board, San Mateo County Health Dept. Note that in the Public Works review, sightline distance information was reviewed to verify that signs located at the street edge would not create an obstruction to sightlines for drivers. No Bay Trail signage is proposed in the sign program; such signage would be subject to separate review and approval by the San Francisco Bay Conservation and Development Commission.

#### **ATTACHMENTS:**

- A. Draft Resolution 2021-SR-9, containing findings and conditions of approval (Exhibit A) and draft Sign Program (Exhibit B)
- B. Aerial vicinity map
- C. Assessor's parcel map

  
 Julia Ayres, Senior Planner

  
 John Swiecki, Community Development Director

Draft  
 RESOLUTION 2021-SR-9  
 A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
 CONDITIONALLY APPROVING SIGN PROGRAM 2021-SR-9  
 FOR 1000 AND 3000-3500 MARINA BOULEVARD

WHEREAS, Kacey Bills, of Skidmore, Owings & Merrill, applied to the City of Brisbane for a unified campus sign program for 1000 and 3000-3500 Marina Boulevard, Brisbane, such application being identified as 2021-SR-9; and

WHEREAS, on April 14, 2022, 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 15311(a) 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 sign program;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of April 14, 2022 did resolve as follows:

Sign program 2021-SR-9 is approved pursuant to the findings and conditions of approval attached herein as Exhibit A, and to the regulatory framework and specifications provided in Exhibit B.

ADOPTED this 14<sup>th</sup> day of April, 2022, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
 DOUGLAS GOODING  
 Chairperson

ATTEST:

\_\_\_\_\_  
 JOHN A. SWIECKI, Community Development Director

**Draft  
EXHIBIT A**

**Action Taken:** Conditionally approve Sign Program 2021-SR-9 per the staff memorandum with attachments, via adoption of Resolution 2021-SR-9.

**Findings of Approval 2021-SR-9:**

1. *“For all advertising signs subject to permit approval by the planning commission, it must also be found that:*

- a. *The sign complies with all applicable city ordinances; and”*

All signage included in the sign program would comply with the City ordinances in Titles 15 and 17 of the Brisbane Municipal Code (BMC). BMC §17.36.050 allows for the establishment of a sign program to regulate signs on properties meeting either of the following conditions: 1) having 100 feet or more of frontage or 2) with multiple tenants. The Genesis Marina sign program meets both of these conditions.

- b. *“The sign does not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the city in which the sign is proposed to be located.”*

The sign program provides a cohesive, site-wide collection of signs that complement each other and other structures and buildings on the sites in terms of style, scale, colors and materials. The material palette of pre-cast concrete and brushed stainless steel elements is clean and modern. Given the individual ownership, tenant occupancy, and architectural styles of various properties in Sierra Point, it is appropriate that there are significant differences between the various sign branding styles from one property to another. However, the scale of signs, total sign area, and general mix of sign types is consistent with other properties in Sierra Point, and uses similar concrete and metal elements (e.g., the Shore at Sierra Point, 5000 and 7000 Marina Boulevard).

2. *“For illuminated or kinetic signs, it must also be found that:*

- a. *The sign does not produce glare; and”*

The proposed illuminated signs would not produce a glare. The campus and site monument identification signs would include internal halo illumination, creating a glow of light from behind the stainless steel lettering. Wall-mounted tenant signs would similarly be internally illuminated. The performance standards included in the sign program require that all illuminated signs be equipped with dimmers to allow the illumination levels to be adjusted as appropriate. Additionally, a performance standard is included in the sign program to require that illuminated signs will not produce a glare.



*b. The sign does not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties; and”*

None of the proposed signage is anticipated to present a distraction or hazard. Additionally, a performance standard is included in the sign program indicating that the signs shall not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties.

*c. “The sign does not otherwise cause a public nuisance.”*

None of the signs would cause a public nuisance. A performance standard is included in the sign program that all signs are to be properly maintained in a state of good repair.

3. *“For sign programs, it must also be found that the program is consistent with the city's general plan and any specific plan or planned development permit applicable to the site.”*

The proposed sign program is consistent with the City’s General Plan. The General Plan does not specifically regulate advertising signage; rather, signage is regulated through the zoning ordinance, which vests authority for approval of sign programs with the Planning Commission.

Applicable to the Sierra Point subarea at large, General Plan subarea policy SP.6 states the City’s commitment to *“Continue to have attractive and safe development on the solid waste landfill at Sierra Point.”* The proposed sign program implements this policy by prescribing sign materials and color palettes that complement the architectural character of site development, establishing maximum sign sizes and total sign areas at a scale consistent with that established on other properties in Sierra Point, and providing efficient wayfinding to destinations within the site for users.

There is no specific plan or planned development permit for this site or area

### **Conditions of Approval 2021-SR-9:**

1. Signage design and installation shall conform to the provisions of attached Exhibit B, “Genesis Marina Master Signage Program”, including graphics prepared by Skidmore, Owings & Merrill, dated April 6, 2022, with the following additional details required with building permit application submittal:
  - a. All illuminated signs shall be dimmable.
2. City approval shall be required prior to installation of any sign, pursuant to the procedures outlined in the Sign Program.
3. Modifications to the Sign Program are subject to Planning Commission review via separate application form and fee.



CITY OF BRISBANE  
50 PARK PLACE  
BRISBANE, CA 94005  
(415) 508-2120

## Genesis Marina

Master Signage Program 2021-SR-9  
1000, 3000-3500 Marina Blvd.



## Introduction

This document serves as the Sign Program for “Genesis Marina” at 3000-3500 Marina Boulevard and 1000 Marina Boulevard and regulates the design and installation of signage. This sign program is intended to set the standards for attractive and consistent signage at Genesis Marina. The proposed signage designs included in the signage package intends to create a uniform signage program across 3000-3500 Marina and 1000 Marina and to create one Genesis Marina campus. All signs shown within are exterior signs that are visible from the public right-of-way as well as exterior signs visible within the campus. All signs have been designed in accordance with the 2019 California Building Code, American’s Disabilities Act (ADA), and Chapter 17.36 of the Brisbane Municipal Code. All signs across the Genesis Marina campus must conform to this program, which regulates sizes, locations, colors, and types of signs.

The sign graphics depicted by the “Issued for Sign Review” Construction Documents, dated April 6, 2022, are attached as Exhibit A and include a sign location plan, sign elevations, and details for each sign.

Minor modifications to the sign standards contained herein may be requested consistent with the regulatory approval framework set forth in Section 6 of this document. Amendments to this sign program are subject to Planning Commission review, as set forth in BMC §17.36.050.

The sign program is organized into the following sections:

- 1. Campus, Site, & Building Identification Signage**
- 2. Wayfinding Signage**
- 3. Identification Signage**
- 4. Amenity Signage**
- 5. Tenant Signage**
- 6. Permitting & Performance Standards**



## How to Use the Construction Documents

The “Issued for Sign Review” Construction Documents, dated April 6, 2022, are attached as Exhibit A and describe the locations, elevations, and fabrication details for each sign type. Below is a description of how to navigate Exhibit A:

1. **GR0.1.01:** General notes that govern the entirety of the documentation, including; typefaces used for each sign type, color and material schedule, pictograms, applicable codes and standards, total signage square footage used, general notes which describe rules that apply to the documentation, and a list of the sign types included within.
2. **GR1.1.00:** Signage demolition plan with accompanying photographs to describe the monument signs and letterforms to be removed from the 1000 Marina site.
3. **GR1.1.01:** Overall site sign location plan indicating each sign’s location at both 1000 and 3000-3500 Marina Boulevard. Each sign location is indicated by a sign tag which includes the sign type and individual sign number. Sign location and number are coordinated with the message schedule on sheet GR7.0.01.
4. **GR1.1.02:** Ground level sign location plan at 3000-3500 Marina Boulevard. Each sign location is indicated by a sign tag which includes the sign type and individual sign number. Sign location and number are coordinated with the message schedule on sheet GR7.0.01.
5. **GR1.1.03:** Podium level sign location plan at 3000-3500 Marina Boulevard. Each sign location is indicated by a sign tag which includes the sign type and individual sign number. Sign location and number are coordinated with the message schedule on sheet GR7.0.01.
6. **GR1.1.04:** Roof level sign location plan showing skyline tenant ID signage at 3000-3500 Marina Boulevard. Each sign location is indicated by a sign tag which includes the sign type and individual sign number. Sign location and number are coordinated with the message schedule on sheet GR7.0.01.
7. **GR5.0.01-GR5.0.03:** Drawings showing a sign’s location in elevation in relation to its surroundings. Tags keyed to each sign are provided to indicate the detail and sheet number where further information about the sign can be found.
8. **GR7.0.01:** A message schedule that provides the precise copy to be included for each sign. Sign locations indicated on sheet GR1.1.01, GR1.1.02, and GR1.1.03 are included in this schedule.
9. **GR8.0.01:** Sign details that show the color/finish, fabrication details, and mounting details for the S00 and S01a sign types.
10. **GR8.0.02:** Sign details that show the color/finish, fabrication details, and mounting details for the S02, S03, and S05 sign types.
11. **GR8.0.03:** Sign details that show the color/finish, fabrication details, and mounting details for the S04a and S04b sign types.
12. **GR8.0.04:** Sign details that show the color/finish, fabrication details, and mounting details for the S06 and S13 sign types.
13. **GR8.0.05:** Sign details that show the color/finish, fabrication details, and mounting details for the S10, S11a, S11b, and S12 sign types.
14. **GR8.0.06:** Photo simulation drawings showing the proposed signage in a photograph for the existing 1000 Marina site and in renderings for the 3000-3500 Marina site (3000-3500 Marina site is currently under construction).
15. **GR8.0.07:** Photo simulation drawings showing the proposed signage in renderings for the 3000-3500 Marina site.
16. **GR8.0.08:** Existing condition photos key plan. Vantage points of photographs shown on Sheet GR8.0.09 indicated as numbered red dots with arrow.
17. **GR8.0.09:** Existing condition photos with key plan locations and a description located underneath the photograph.

Skyline tenant ID signage- existing (sign type S12-e) for 1000 Marina Boulevard are as depicted in Sign Review application 2021-SR-6, which is appended to Exhibit A for reference.

# 1. Campus, Site, & Building Identification

This sign program allows four (4) ground-mounted monument campus and site identification signs and four (4) ground and building-mounted address identification (ID) signs. These signs identify the Genesis campus, the two campus site addresses, and individual buildings within the campus. These identification signs are scaled by hierarchy as follows:

- **S00 – Campus Monument ID**
- **S01a - Site Monument ID (Two signs)**
- **S02 – Secondary Site Monument ID**
- **S03 - Entry Address**

## S00 – Campus Monument ID

### Purpose:

One (1) campus-wide illuminated site monument identification sign is included in the sign program to identify the campus (“Genesis”) and create a formal campus entrance at the intersection of Marina Boulevard and Sierra Point Parkway. The location is shown on graphic package sheet GR1.1.01 and GR5.0.03 of Exhibit A. (See Description section below for additional location information.)

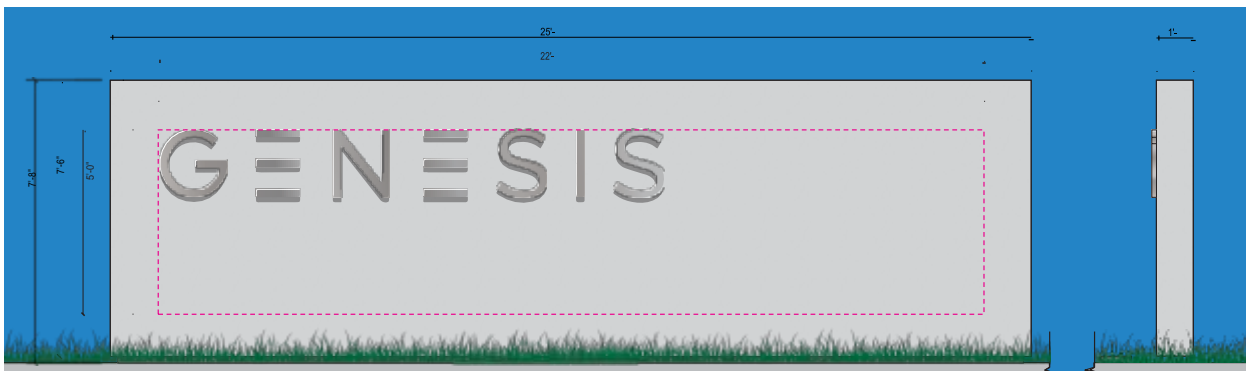
### Description:

S00 Campus Monument ID - would be constructed to form a 7'-7" high by 25'-0" wide monolith of polished pre-cast concrete. The campus identity (“Genesis”) is located on the south face of the sign. Letterforms are to be brushed stainless steel with internal halo illumination. Graphics are not to exceed 5'-0" high by 22'-5" wide on south face of monument. See sheet GR8.0.01 for further details.

The final location of the sign may vary from the proposed location shown on sheets GR1.1.01 and GR5.0.03 and shall be coordinated with planned intersection improvements and modifications to the Bay Trail, site landscaping, and pedestrian facilities at 1000 Marina Boulevard, subject to approval by the Community Development Director and City Engineer.



Proposed Design



Area Not to Exceed



# 1. Campus, Site, & Building Identification

## S01a - Site Monument ID –

### Purpose:

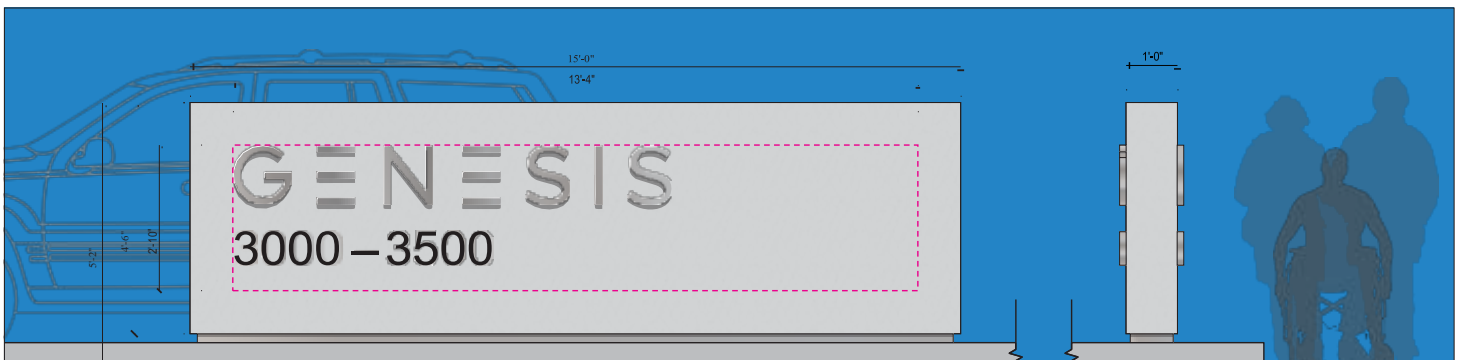
Two (2) small illuminated monument signs will provide campus-branded site addressing at the two site entries along Marina Boulevard, as shown on sheet GR1.1.01 of Exhibit A.

### Description:

The S01a – Site Monument ID site monuments are to be 4'-6" high by 15'-0" wide monoliths of polished pre-cast concrete. The information shown on the sign will include the campus identity ("Genesis") and the address numerals on both sides of the sign. Letterforms and numerals will be brushed stainless steel with internal halo illumination. Graphics applied to site monuments are not to exceed 2'-10" high by 13'-4" wide on either face of monument. See sheet GR8.0.01 for further details.



### Proposed Design



### Area Not to Exceed

# 1. Campus, Site, & Building Identification

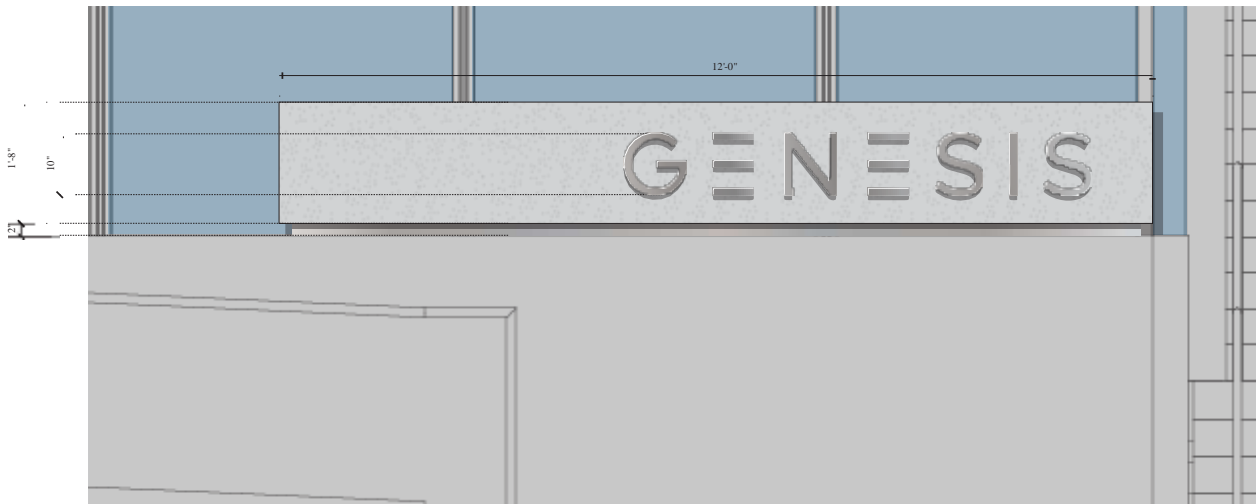
## S02 – Secondary Site Monument ID

### Purpose:

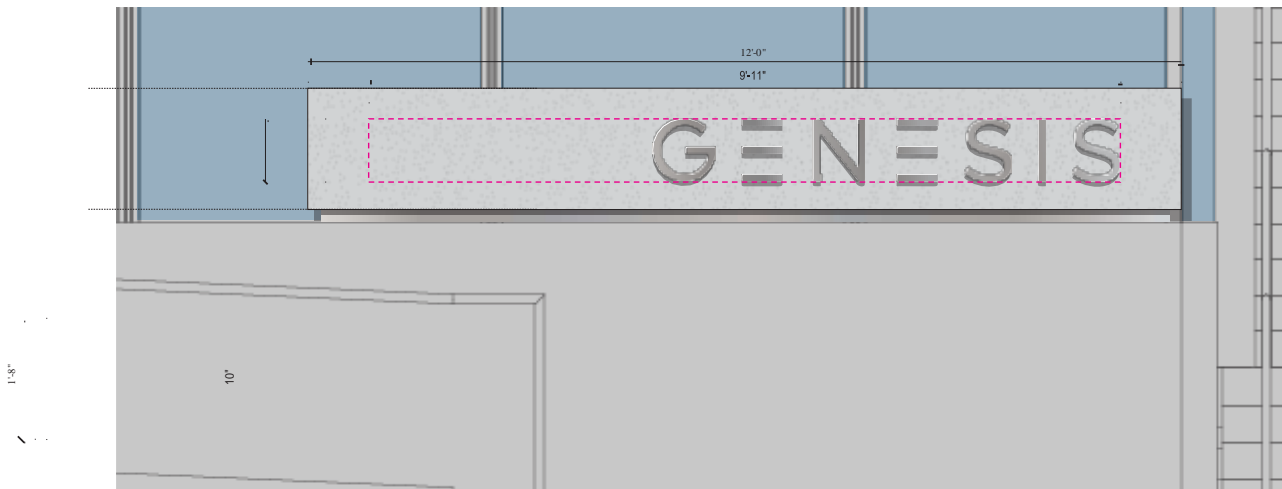
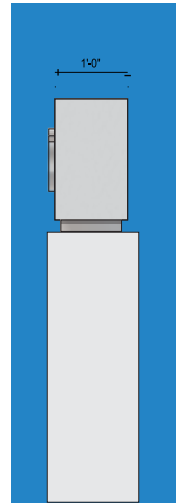
One (1) secondary illuminated site monument sign is included to create a formal pedestrian entrance to 3000-3500 Marina Boulevard, located at the base of the podium stairs at the ground level, as shown on sheet GR1.1.02 of Exhibit A.

### Description:

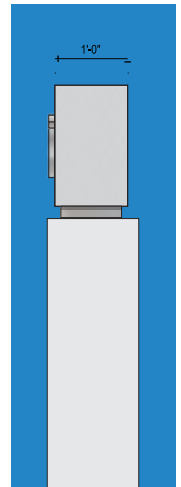
The secondary site monument would identify the campus ("Genesis") and would be constructed to form a 1'-6" high by 12'-0" wide monolith of polished pre-cast concrete with the campus identity on the south face. Letterforms are to be brushed stainless steel with internal halo illumination. Graphics shall not to exceed 10" high by 9'-11" wide on the southern face of the monument. See sheet GR8.0.02 of Exhibit A for further details.



Proposed Design



Area Not to Exceed



# 1. Campus, Site, & Building Identification

## S03 – Building Entry Address

### Purpose:

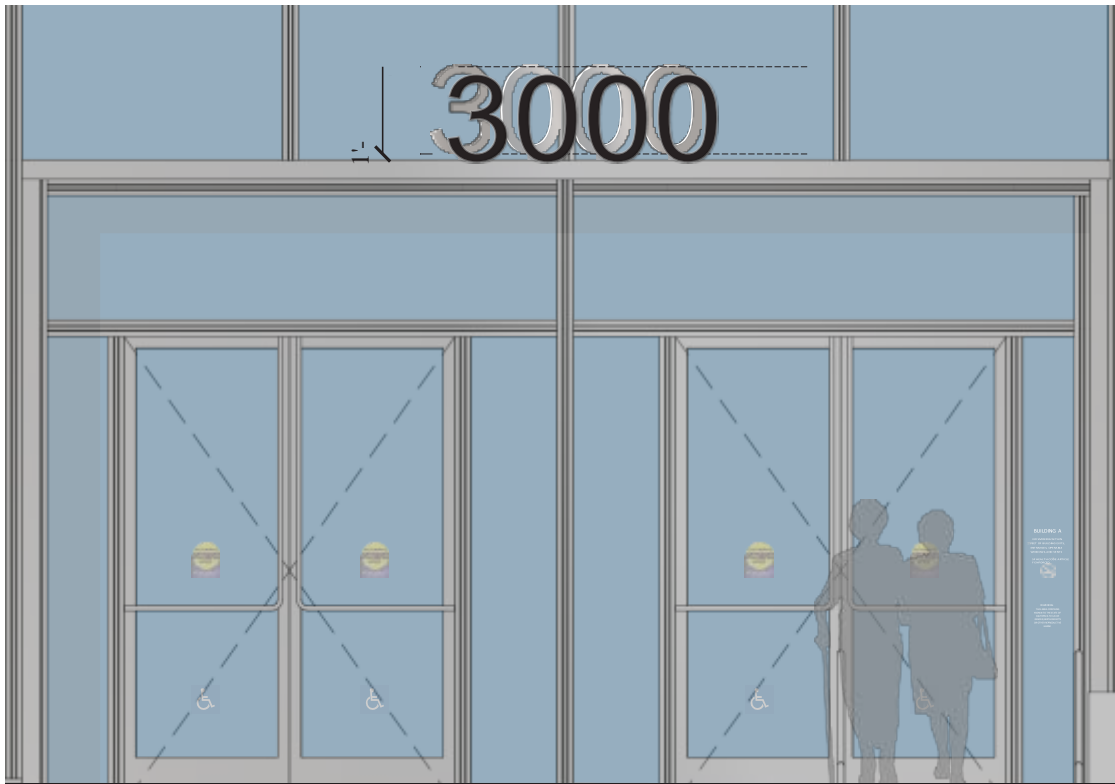
Four (4) illuminated building entry address signs will identify the address of each building both from a distance and close-in at the pedestrian level. See S.03 locations on sheets GR1.1.01, GR1.1.02 and GR1.1.03 of Exhibit A.

### Description:

At 3000-3500 Marina Boulevard, the building address numerals are to be pin-mounted above each building's entry at the top of each entry wicket. No illumination is provided at these locations.

At 1000 Marina Boulevard, the building address numerals are to be mounted at pedestrian level above an existing concrete retaining wall. The numerals will be backlit by indirect LED lighting. See detail 8 on sheet GR8.0.02 of Exhibit A.

All numerals shall be brushed stainless steel fabricated letterforms measuring 1'-6" in cap height attached to an aluminum mounting plate, as shown on sheet GR8.0.02 of Exhibit A.



Location - S03.03



### 3. Wayfinding Signage

Wayfinding signs provide pedestrians and drivers with guidance to all amenities, circulation paths and campus destinations.

- **S04a - Vehicular Directional**
- **S04b - Pedestrian Directional**
- **S05 - Garage Entry ID**
- **S06 - Delivery Loading Dock ID**

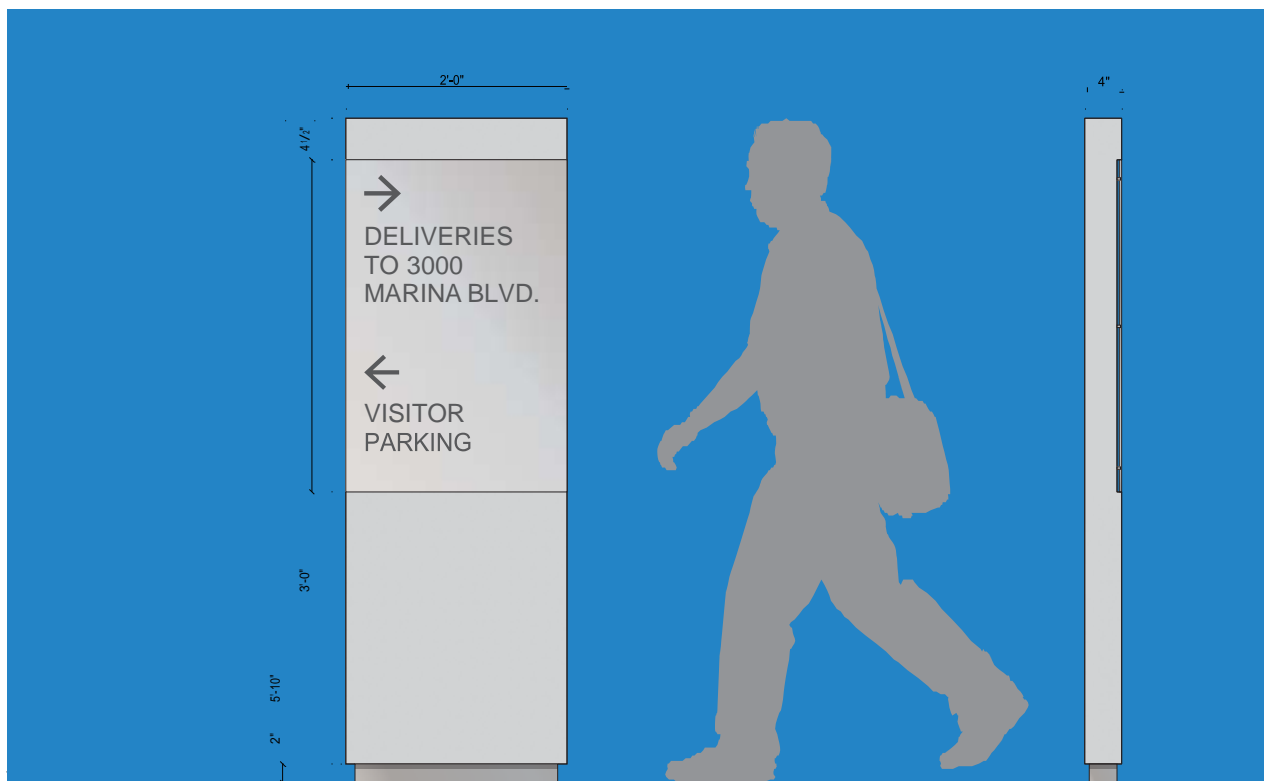
#### S04a - Vehicular Directional

##### Purpose:

A total of four (4) vehicular directional signs are proposed for the campus. The proposed locations are shown on sheet GR1.1.01. The intent of these signs is to provide supporting directional information at the edge of the site and within the campus for visitors as well deliveries.

##### Description:

The Vehicular Directional signs are a 6'-0" high by 2'-0" wide plinth of polished pre-cast concrete with a cleat mounted brushed stainless steel panel. Graphics on the stainless steel panel are to be etched and filled with dark gray enamel as shown on sheet GR8.0.03.



### 3. Wayfinding Signage

#### S04b - Pedestrian Directional

**Purpose:**

A total of six (6) pedestrian directional signs are proposed for the campus. The proposed locations are shown on sheet GR1.1.01. The intent of these signs is to provide supporting directional information at the edge of the site and within the campus to guide users to site amenities.

**Description:**

The Pedestrian Directional signs are a 6'-0" high by 1'-6" wide plinth of polished pre-cast concrete with cleat-mounted brushed stainless steel panel. Graphics on the stainless steel panel are to be etched and filled with dark gray enamel as shown on sheet GR8.0.03.



Location - S04b.06

### 3. Wayfinding Signage

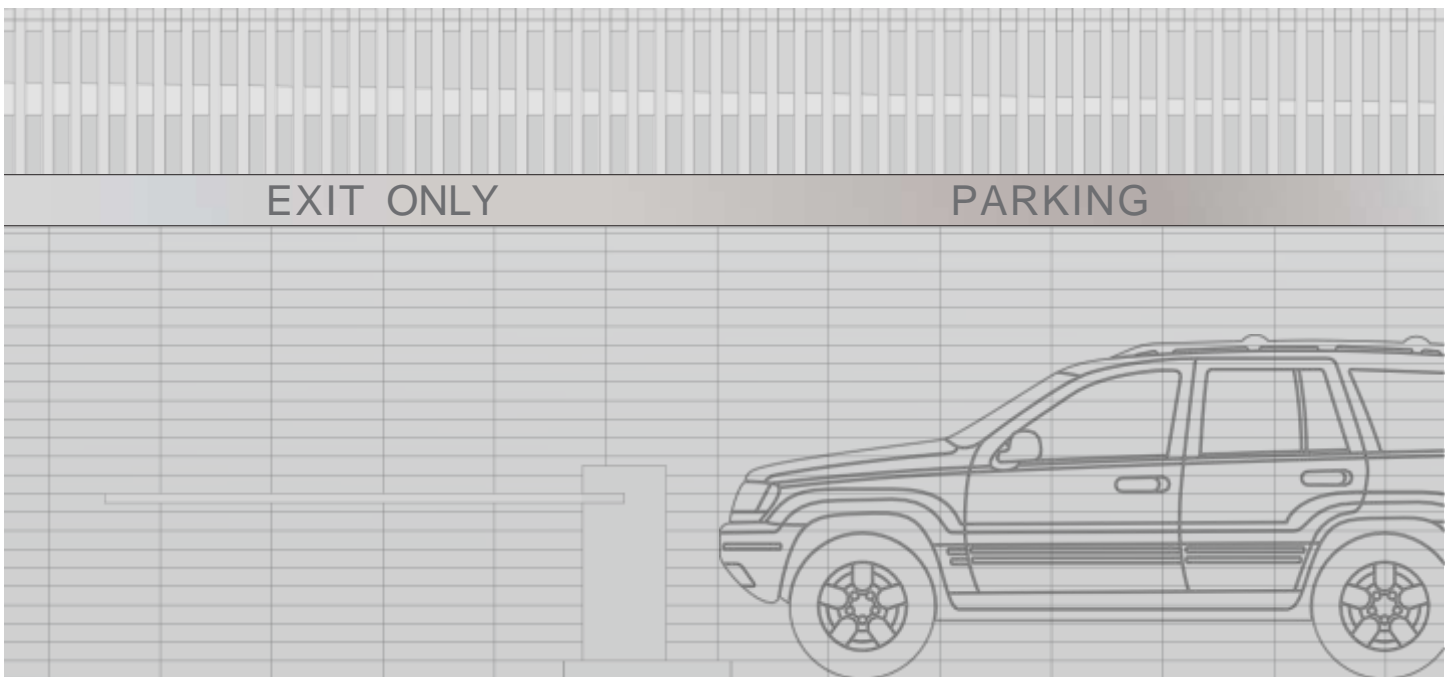
#### S05 - Garage Entry ID

**Purpose:**

A total of three (3) garage entry signs are proposed for the campus. The proposed locations are shown on sheet GR1.1.02. The intent of these signs is to provide supporting directional information at the garage entry points to inform users of the correct path of travel.

**Description:**

The Garage Entry ID signs would be constructed of dark gray precision cut vinyl lettering, as shown on sheet GR8.0.02.



Location - S05.01



### 3. Wayfinding Signage

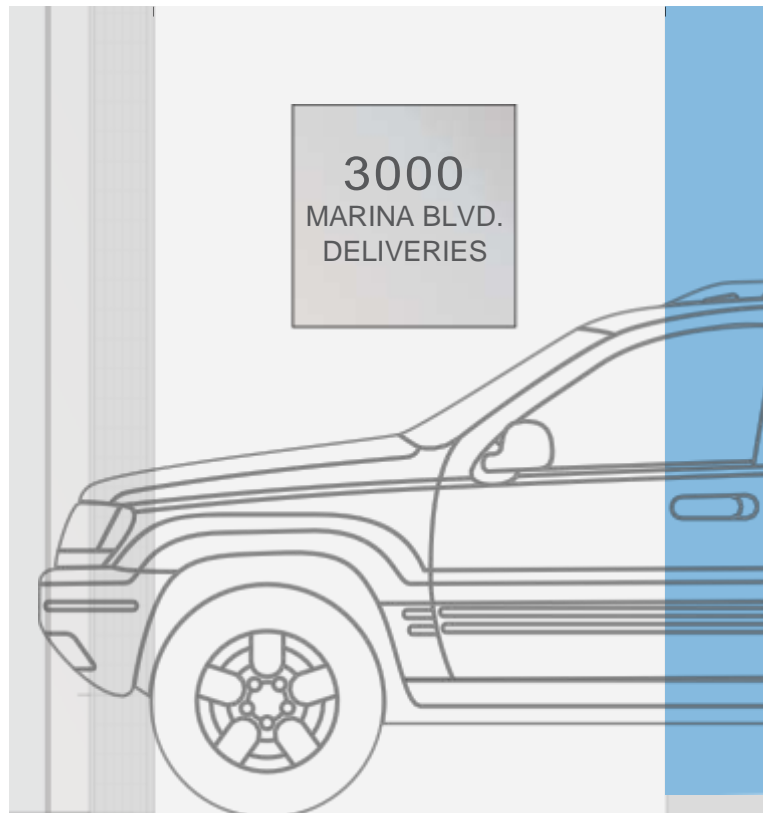
#### S06 - Delivery Loading Dock ID

**Purpose:**

A total of three (3) Delivery Loading Dock ID signs are proposed for the campus. The proposed locations are shown on sheet GR1.1.02. The intent of these signs is to provide identification information at the garage entry points for delivery drivers.

**Description:**

The Delivery Loading Dock ID signs are constructed of a 3/8" thick stainless steel plaque with etched and filled graphics. Graphics on the stainless steel panel are to be etched and filled with dark gray enamel. The plaques will be surface applied to concrete walls with pin mounts and silicone.



Location - S06.01

## 4. Amenity Signage

- S10 - Amenity ID
- S11a - Fitness Center Vinyl ID
- S11b - Fitness Center Plaque ID

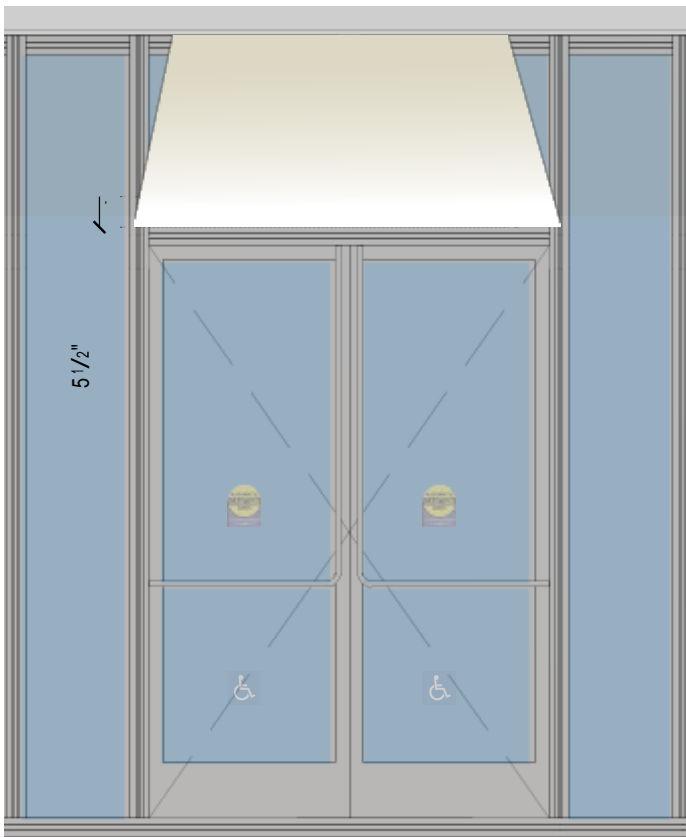
### S10 - Amenity ID

#### Purpose:

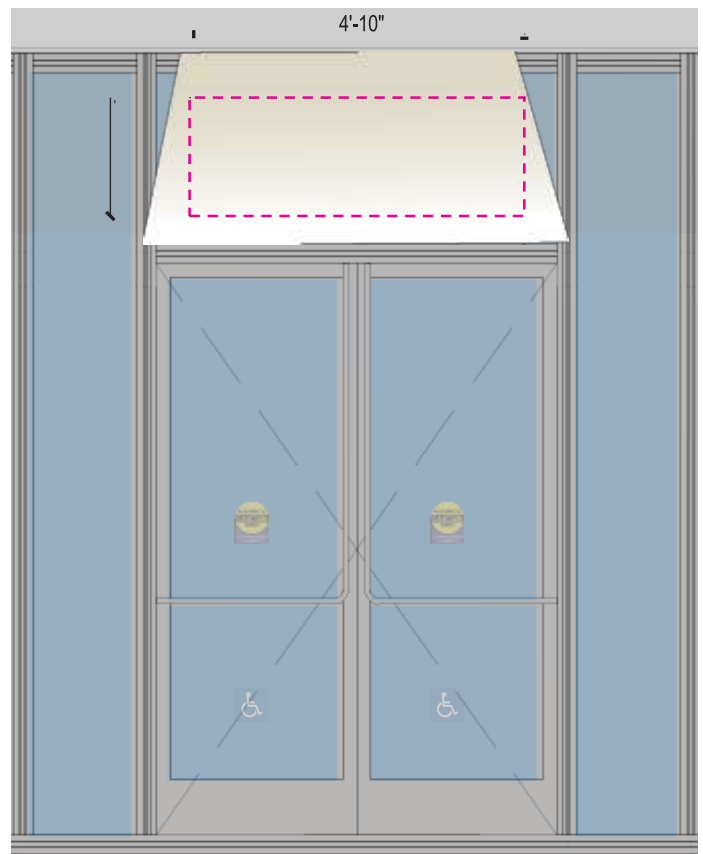
Four (4) Amenity signs are proposed for the campus. The proposed locations are shown on sheet GR1.1.03. The intent of these signs is to provide site amenities, including dining and event spaces, with branded identification and to assist in pedestrian wayfinding.

#### Description:

The amenity ID signs will be constructed of water jet cut stainless steel letter forms with horizontal brushed finish to be surface applied to glazing transom above each exterior amenity entry. Signage standards dictate that amenity branding to not exceed 1'-8.5" high by 4'-10" wide on transom. Individual sign text is described in the message schedule on sheet GR7.0.01 of Exhibit B.



Proposed Design



Area Not to Exceed

## 4. Amenity Signage

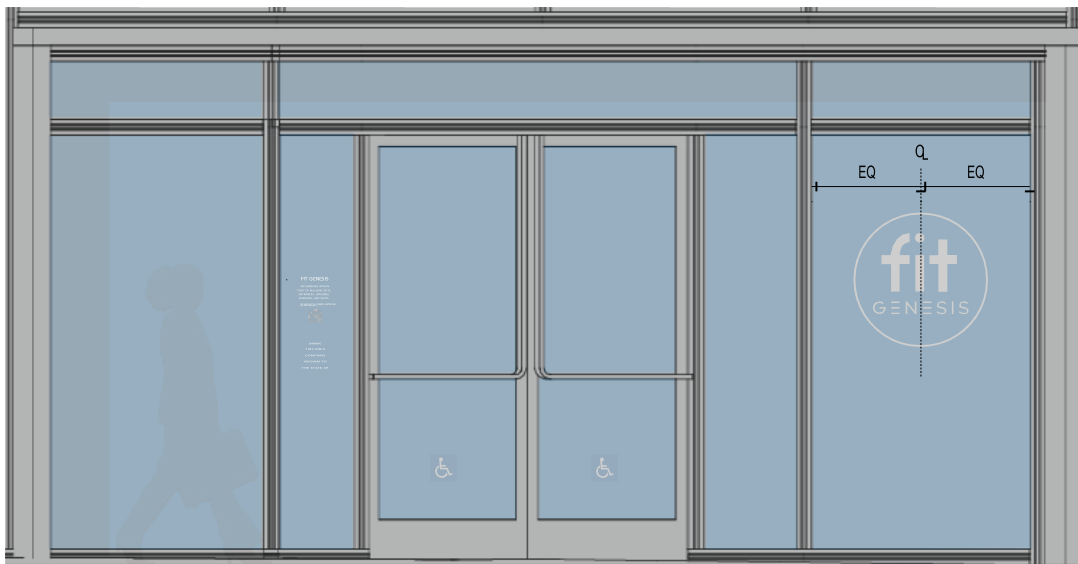
### S11a - Fitness Center Vinyl ID

#### Purpose:

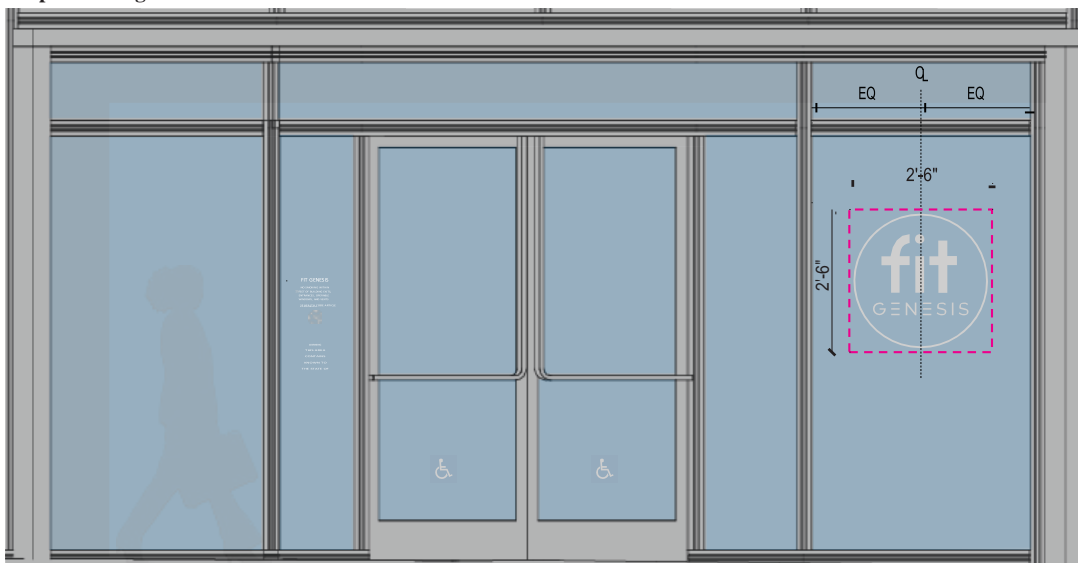
One (1) Fitness Center Vinyl ID sign is proposed for the campus at the exterior entry to the fitness center. The proposed location is shown on sheet GR1.1.02. The intent of this sign is to provide the fitness center with branded identification and to assist in pedestrian wayfinding from a front facing vantage point.

#### Description:

The Fitness Center Vinyl ID will be constructed of translucent white precision cut vinyl lettering as shown in graphics package sheet GR8.0.05. Signage standards dictate that amenity branding is not to exceed 2'-6" high by 2'-6" wide on glazing.



Proposed Design



Area Not to Exceed



## 4. Amenity Signage

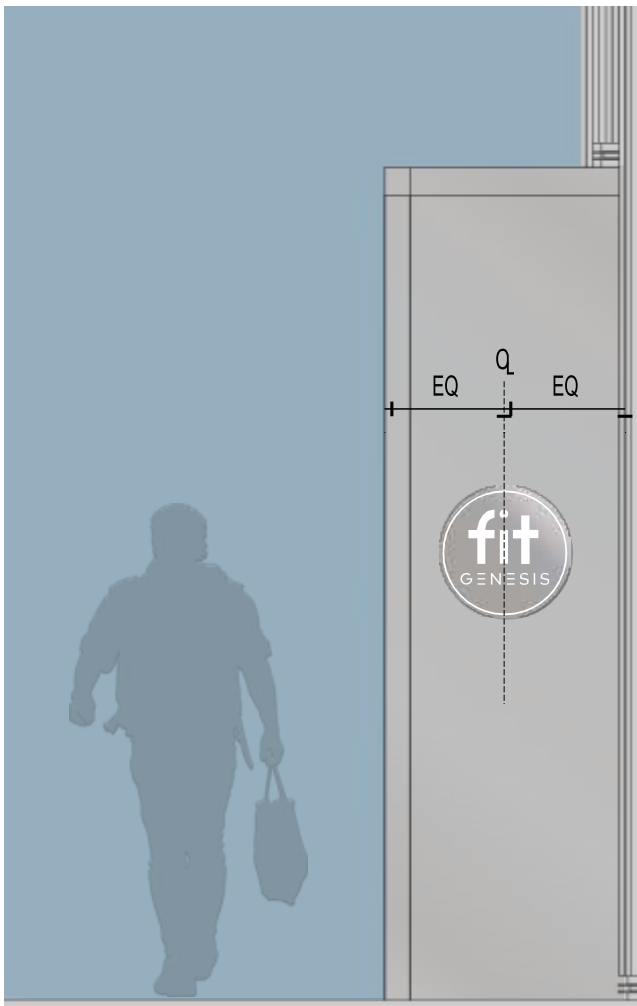
### S11b - Fitness Center Plaque ID

#### Purpose:

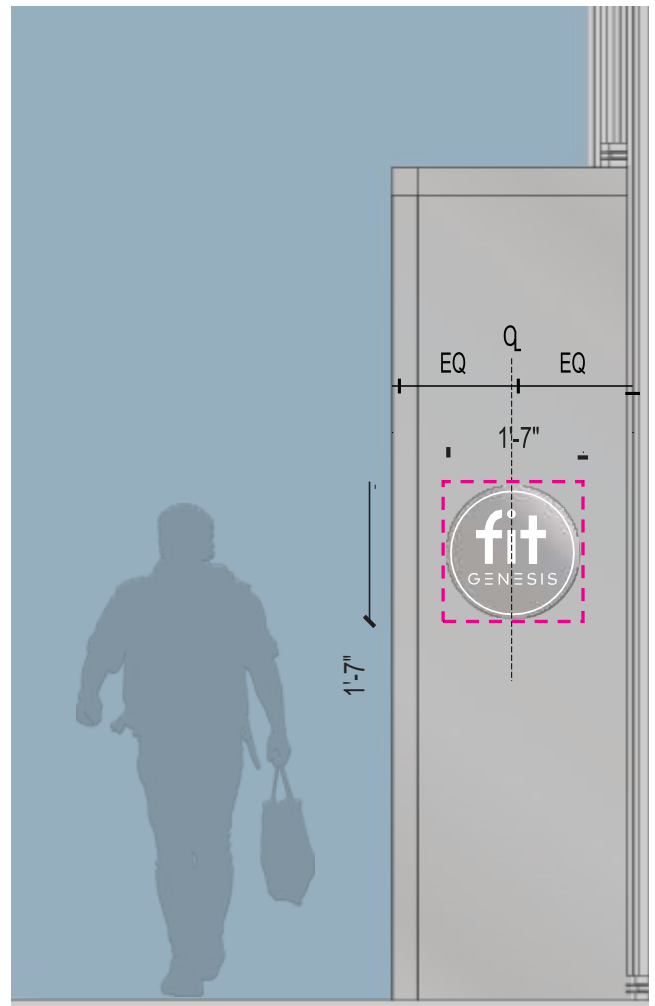
Two (2) signs are proposed for the campus at the exterior entry to the fitness center. The proposed locations are shown on sheet GR1.1.02. The intent of this sign is to provide the fitness center with branded identification and to assist in pedestrian wayfinding from side vantage points.

#### Description:

The Fitness Center Plaque ID's will be surface applied with pin mounts and silicone to the two (2) outer walls of the wicket entry. The Fitness Center Plaque ID's will be constructed of water jet cut circular stainless steel plaques with etched and filled dark gray enamel graphics, as shown on sheet GR8.0.05. Signage standards dictate that amenity branding to not exceed 1'-7" high by 1'-7" wide on wicket outer walls.



Proposed Design



Area Not to Exceed

## 5. Tenant Signage

- **S12 - Skyline Tenant ID**
- **S12E- Skyline Tenant ID- Existing**
- **S13 - Flags**

### S12 - Skyline Tenant ID

**Purpose:**

Skyline Tenant ID signs provide opportunities for tenants of 3000-3500 Marina Boulevard that occupy a significant floor area within a given building to be identified on the exterior crown of the buildings. Skyline Tenant ID signs are intended to be visible to vehicular traffic from the neighboring freeway and surface streets.

**Description:**

For graphic depiction of the tenant sign standards, see sheet GR8.0.05. These standards are also summarized as follows:

- All skyline tenant ID signs are to be face-lit channel letters, internally illuminated with LED modules. Logos and logotypes are to be tenant brand colors. See sheet GR8.0.05.
- The number of skyline signs is limited to two per building, and one per specified building side, as shown on sheet GR1.1.04 and as outlined in Table 1, below.
- Approved locations are shown in the graphics package and outlined in Table 1.

### S12-E – Skyline Tenant ID- Existing

**Purpose:**

Skyline Tenant ID-Existing provide opportunities for tenants of 1000 Marina Boulevard to be identified on the exterior crown of the building. Skyline Tenant ID- Existing signs are intended to be visible to vehicular traffic from the neighboring freeway and surface streets.

**Description:**

Skyline Tenant ID- Existing signage shall conform to the specifications in approved Sign Review 2021-SR-6, attached to the graphics package in Exhibit A. Sign IDs and maximum dimensions are included in Table 1 below.

**Table 1 Skyline Tenant ID Signs Summary**

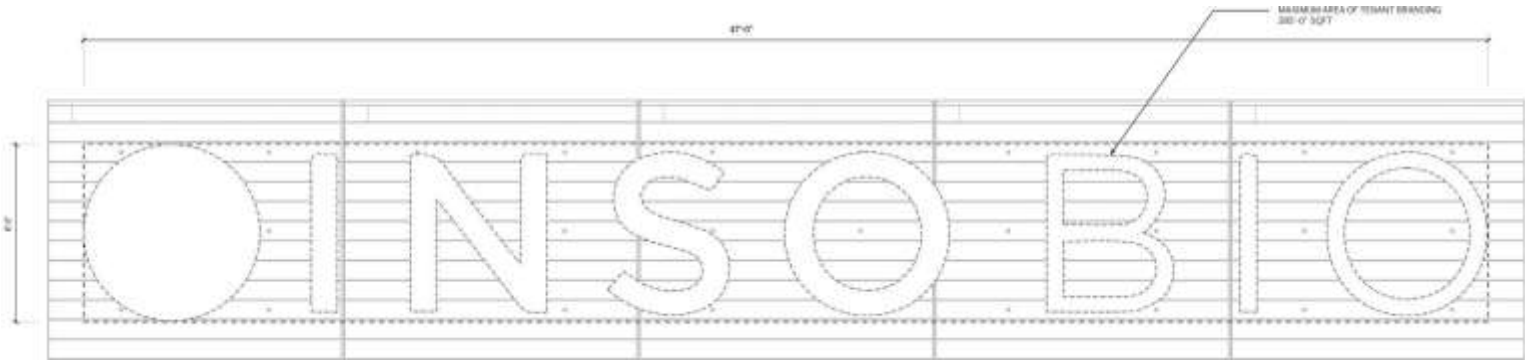
Building Address	Facade Orientation	Sign ID	Maximum Dimension (height x width)
1000 Marina Blvd	North	S12-E.02	5' 0" x 24' 0"
	South	S12-E.01	5' 0" x 24' 0"
3000 Marina Blvd	East	5	6'-0" x 47'-6"
	South	6	6'-0" x 47'-6"
3300 Marina Blvd	West	1	6'-0" x 47'-6"
	East	2	6'-0" x 47'-6"
3500 Marina Blvd	West	3	6'-0" x 47'-6"
	East	4	6'-0" x 47'-6"

\*\* See Skyline Tenant ID location plan in graphics package for location

5. Tenant Signage



Proposed Design Placement- Signs 1-6



Area Not to Exceed- Signs 1-6



## 5. Tenant Signage

### S13 - Flags

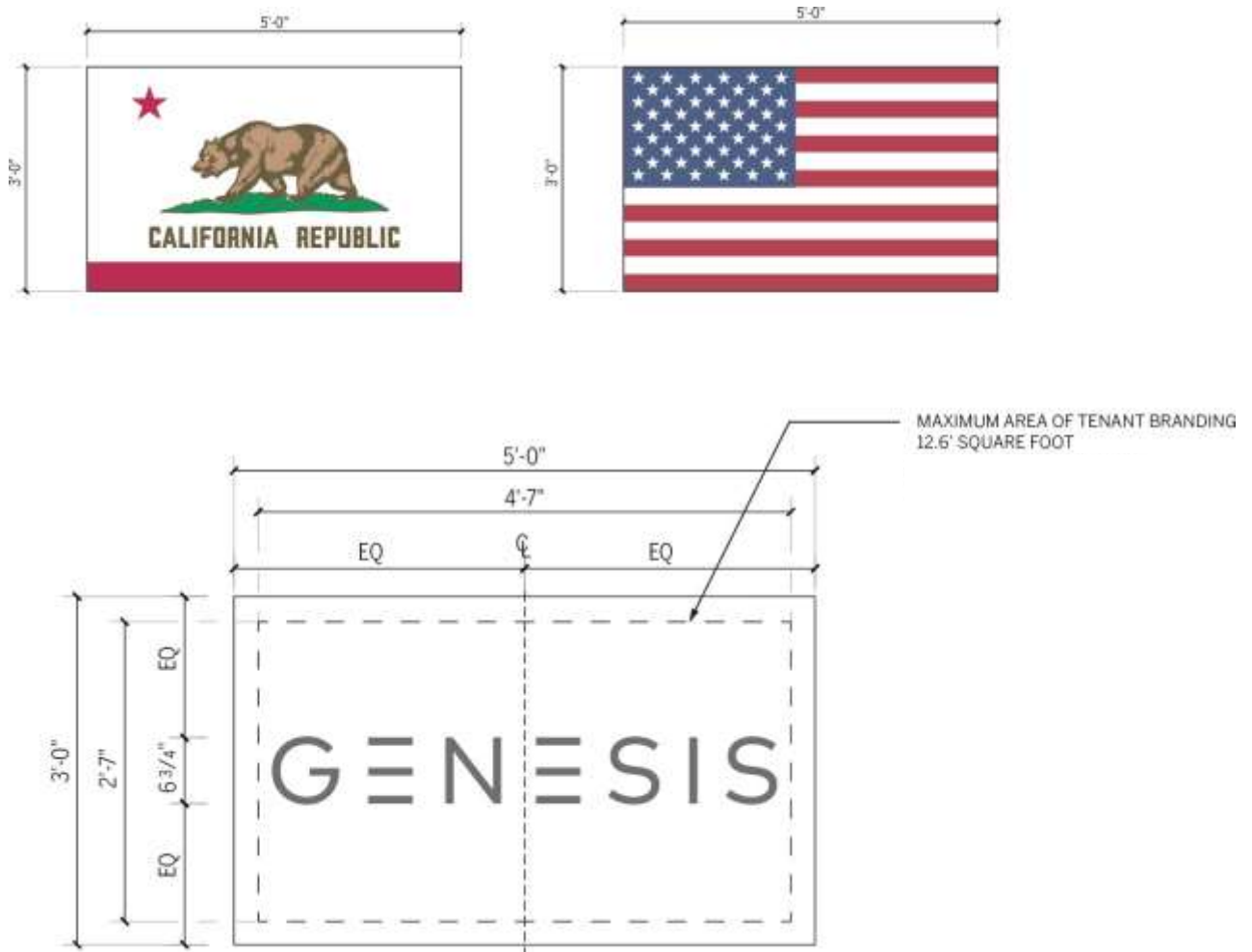
#### Purpose:

Three (3) flag poles are included in the sign program. These are to be located approximately 3'-0" to the left of the ground level entry to building 3500 Marina Blvd. The center flagpole is to be 25'-0" feet in height, with a USA flag measuring, 3'-0" by 5'-0". On either side would be 20 foot poles with the California flag and Owner's branded flags, each measuring 3'-0" by 5'-0". The flagpoles will be of brushed stainless steel or aluminum, to be similar in appearance to the architectural finishes.

#### Description:

Owner flag is limited to a 5'-0" x 3'-0" flag. Flag must either be a solid dark background with light imagery/text or solid light background with light imagery/text. Graphic must be within the allowable 4'-7" x 2'-7" area.

The USA and California flags are not considered advertising. Display of the flags should follow standard protocols. Changes to the owner flag are subject to Planning Director review.



## 6. Permitting & Performance Standards

All signs require approval by the property owner prior to installation and are subject to conformance with this sign program. Documentation of owner approval is to be provided along with any City required application.

### Building Permit Approval Required:

All signs shall be subject to building permit approval prior to installation.

The following signs may be installed with only building permit approval if the sign fully complies with the applicable requirements set forth in this sign program:

S01a - Site Monument ID – Small

S01b - Site Monument ID – Large

S02 - Secondary Site Monument ID

S03 - Entry Address

S04a - Vehicular Directional

S04b - Pedestrian Directional

S05 - Garage Entry ID

S06 Delivery Loading Dock ID

S10 Amenity ID

S11a Fitness Center Vinyl ID

S11b Fitness Center Plaque ID

S13 Flags

**Building Permit Requirements:** All signs shall comply with the California Building Code (CBC), including any applicable building permit requirements. Sign contractor or owner shall be responsible for verifying any building permit requirements with the City prior to installation.

Additionally, any signs to be located on the ground shall also comply with Title 27 requirements, and are subject to County Health Dept. review, as such work pertains to construction on a closed landfill site. This is to be verified through the building permit application process.

Installation or modification of Bay Trail signage shall be subject to a building permit, accompanied by BCDC documentation of approval of plans. This shall include educational messaging.

### Sign Review Permit Approval Required:

1. Sign Types S12 and S12-E, Tenant Skyline ID and Tenant Skyline ID-Existing
2. Modifications to the character (materiality, lighting, exceeding maximum allowable area, and location) of signs S01-S11 and S13

Sign Review applications shall be subject to Community Development Director review and approval. The Community Development Director may refer a sign review application to the Zoning Administrator or to the Planning Commission for public hearing.

### Findings:

For sign review applications reviewed by the Community Development Director, the following findings must be made:

1. The proposed signage complies with all of the applicable requirements of this sign program.

For sign review applications reviewed by the Zoning Administrator or Planning Commission, the following findings must be made:

## 6. Permitting & Performance Standards

1. The sign does not conflict with the building scale, colors, materials, architectural details and styles on the campus.
2. For illuminated signs, it must also be found that:
  - a. The sign will not produce glare; and
  - b. The sign will not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties; and
  - c. The sign will not otherwise cause a public nuisance.
3. For a sign that would exceed the sign program's size limitations, it must be found that:
  - a. An exception to the size limits is necessary due to unusual circumstances, such as logo style that would otherwise render the sign difficult to read from the freeway distance.
  - b. The exception would not result in a sign that would be out of proportion with other building architectural elements on which it would be placed.

Appeals: Appeals of the Community Development Director, Zoning Administrator, or Planning Commission action on a sign review application shall be made consistent with the applicable provisions of Brisbane Municipal Code Chapters 17.52 and 17.56.

### Performance Standards:

Consistent with BMC Section 17.36.030, all signs shall comply with the following construction and maintenance requirements:

1. All new signs shall be designed, constructed and installed in accordance with the Uniform Sign Code; provided, however, that in the event of any conflict or inconsistency between the provisions of the Uniform Sign Code and the provisions of this chapter, the provisions of this chapter shall be controlling.
2. All new signs shall be adequately finished to give a professional appearance and assure durability.
3. All signs shall be regularly maintained and kept in good condition and repair.

For more information contact the City of Brisbane, Community Development Department at 50 Park Place, Brisbane, by phone at (415) 508-2120, or by email at [planning@brisbaneca.org](mailto:planning@brisbaneca.org).  
Planning application forms, checklists, and the current fee schedule are available on the City's website at: [www.brisbaneca.org](http://www.brisbaneca.org).

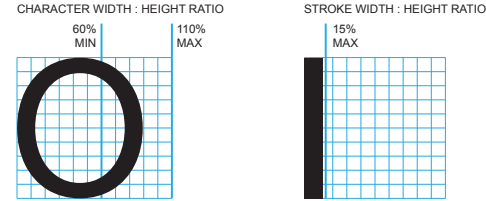


TYPEFACES

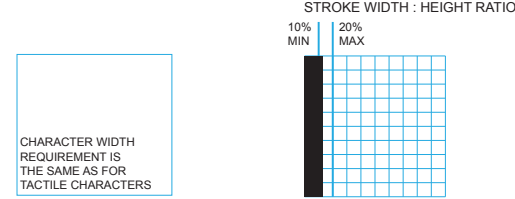
APPLIED SANS PRO, REGULAR - TACTILE AND VISUAL CHARACTERS  
Used on sign types: S01a, S04a, S04b, S06, S10

CHARACTER SET  
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
1234567890

TACTILE CHARACTER REQUIREMENTS



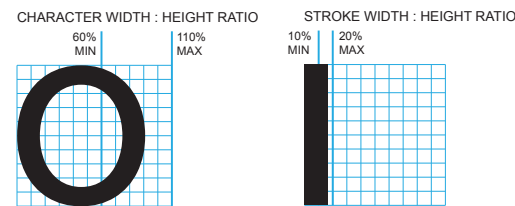
VISUAL CHARACTER REQUIREMENTS



APPLIED SANS PRO, MEDIUM - VISUAL CHARACTERS  
Used on sign types: S03, S05

CHARACTER SET  
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
1234567890

VISUAL CHARACTER REQUIREMENTS



COLOR SCHEDULE

COLOR	SWATCH	DESCRIPTION	PMS TO MATCH	VINYL
C01		White	Benjamin Moore Distant Gray OC-68	V01T – 3M Scotchcal 3630-20, 3632-20 White
C02		Dark Grey	PMS 424C	V02 – 3M Dark Grey Opaque Film

MATERIAL SCHEDULE

MAT. NO.	SWATCH	DESCRIPTION	SPECIFICATION
AC1		Translucent matte finish acrylic	Acrylite Satinice P95 Colorless acrylic with matte finish
SST		Brushed stainless steel	#4 brushed finish with horizontal grain UON
PC		Precast Concrete	Finish to match building concrete

GENESIS CAMPUS SIGNAGE SQUARE FOOTAGE

BRANDING SIGNAGE	2123.25
SUBTOTAL	
WAY FINDING / REGULATORY SIGNAGE	163.25
SUBTOTAL	
TOTAL SIGNAGE	2286.5

GENERAL NOTES

- Sign Message Schedule  
Typical layouts shown in drawing package, all messages in layouts are for scale information only. Refer to message schedule for all sign content.
- Provide all work and materials in accordance with the latest rules and regulations of all applicable federal, state, and local codes, laws and statutes.
- All Design Documents are complementary, and what is called for by any will be as binding as if called for by all. Any work shown or referred to on any Design Documents shall be provided as though on all related documents.
- The fabricator shall be responsible for correction of work at his/her own expense for work installed in conflict with the Design Documents.
- The General Contractor shall be responsible for the development, coordination and execution of construction methods and procedures including coordination with other disciplines such as electrical and structural where required.
- Fabricator / contractor shall not scale drawings. All dimensions are to be field verified prior to laying out new work.
- Paint: Where paint finish is indicated, all visible surfaces on sign panels, sign components, and mounts to be painted, including all reveals and back surfaces of panels.
- Signage Fabricator is responsible for technical design of all signs including structural engineering and interface with other construction.
- Signage Fabricator is responsible for all layout documents UON. Artwork and templates to be provided only where noted.
- For each sign, all copy, symbols, and sign plates are to be the same sheen. Sheen to be satin, unless otherwise noted.

APPLICABLE CODES & STANDARDS

2019 CALIFORNIA BUILDING CODE AND APPENDICES  
2019 CALIFORNIA FIRE CODE  
ADAAG - AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES  
BRISBANE MUNICIPAL CODE - SIGN ORDINANCE - CHAPTER 17.36

PICTOGRAMS



ARROW

ARROW

ARROW

SIGN TYPE INDEX

SITE SIGNS

- S00 Campus Monument ID
- S01a Site Monument ID
- S02 Secondary Site Monument ID
- S03 Entry Address
- S04a Vehicular Directional
- S04b Pedestrian Directional
- S05 Garage Entry ID
- S06 Delivery Loading Dock ID
- S10 Amenity ID
- S11a Fitness Center Vinyl ID
- S11b Fitness Center Plaque ID
- S12 Skyline Tenant ID
- S12-E Skyline Tenant ID - Existing
- S13 Flags

ATTACHMENT A  
Exhibit B



GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:

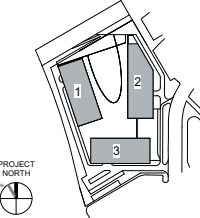


SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:	
No.:	Description:
	Date:
ISSUED FOR SIGN REVIEW	2021 12 10
ISSUED FOR SIGN REVIEW	2022 02 16
ISSUED FOR SIGN REVIEW	2022 03 30
ISSUED FOR SIGN REVIEW	2022 04 06

Key Plan:

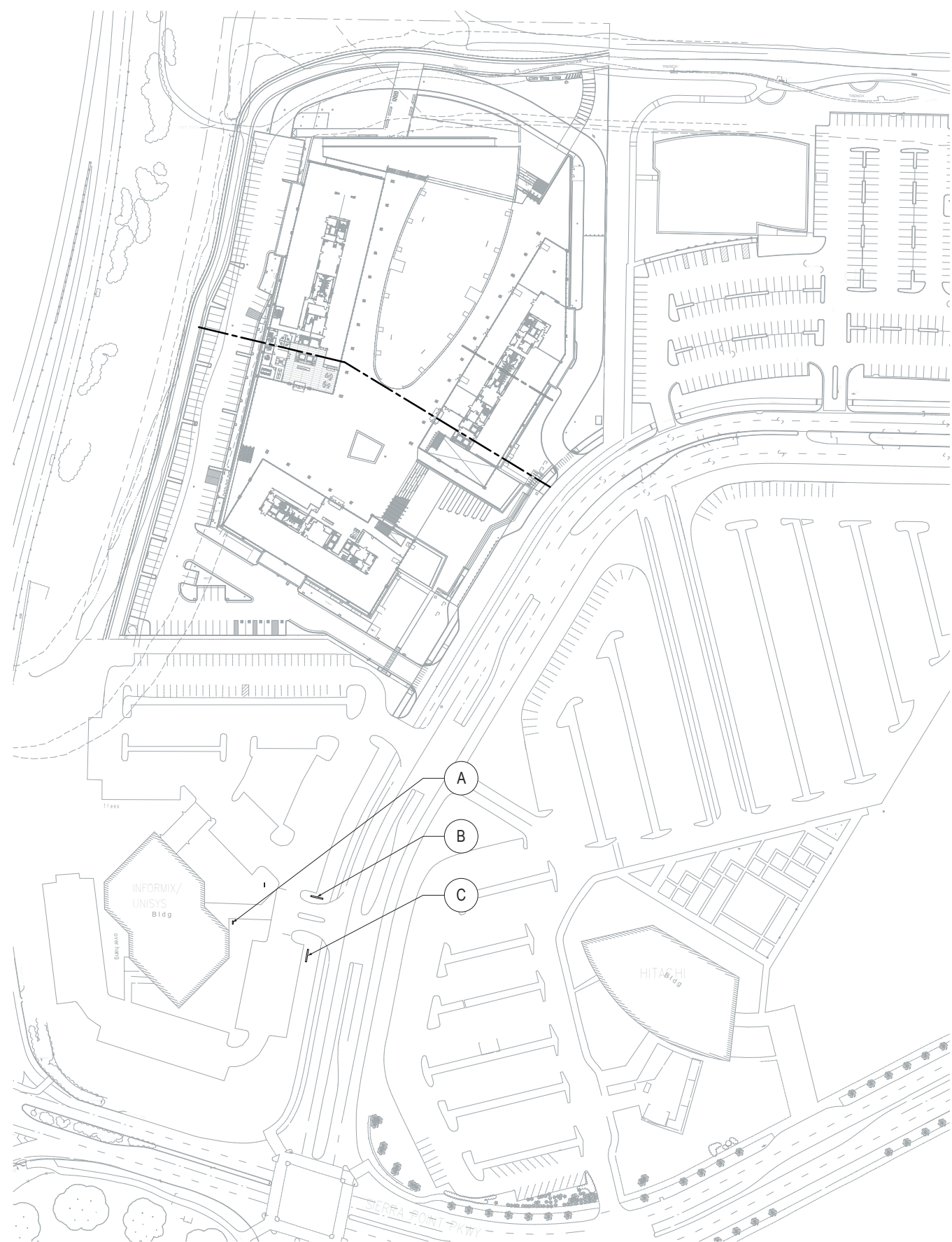


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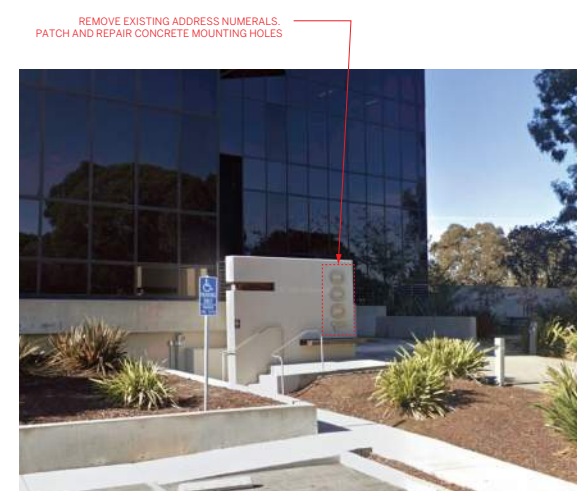
GENERAL NOTES

Project No.:	217817	Sheet No.:	GR0.1.01
Drawn By:	Author	Checked By:	Checker
Scale:			



OVERALL SITE DEMO PLAN 01  
SCALE: 1" = 60'-0"

110



ADDRESS NUMERALS - REMOVE / REPLACE - LOCATION G.S03.01 A  
SCALE: N/A



SITE MONUMENT - REMOVE / REPLACE - LOCATION G.S01a.02 B  
SCALE: N/A



SITE MONUMENT - REMOVE / DO NOT REPLACE C  
SCALE: N/A

ATTACHMENT A

Exhibit B

PHASE3  
REAL ESTATE PARTNERS

GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:

SOM  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:  
No. | Description | Date

ISSUED FOR SIGN REVIEW	2021.12.10
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ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:  
PROJECT NORTH

Seal & Signature:

Sheet Name:  
GENESIS SITE DEMO PLAN

Project No.:  
217817

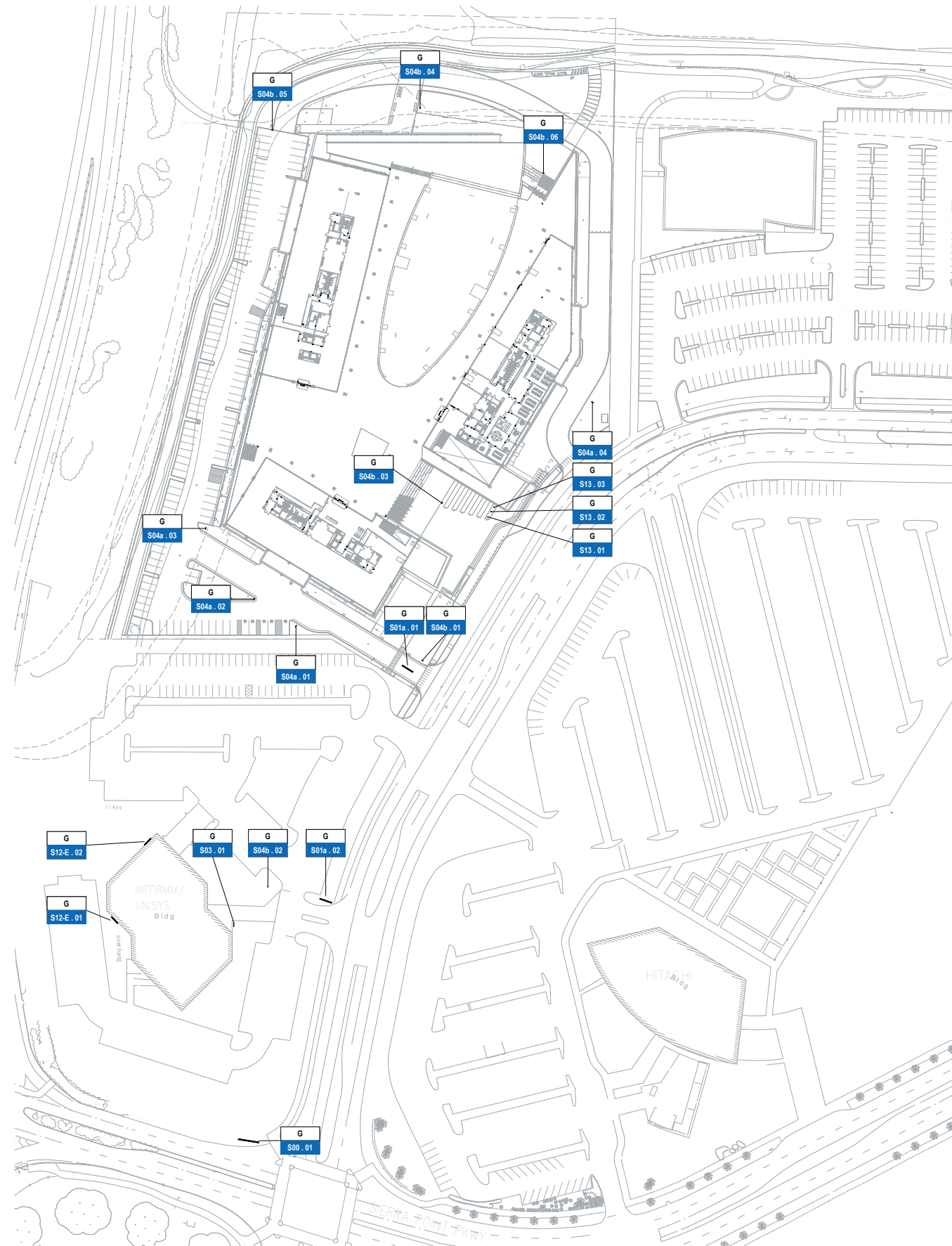
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Checked By: Checker

Scale:  
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Sheet No.:  
GR1.1.00





OVERALL SITE PLAN 01  
SCALE: 1" = 60'-0"

SIGN TYPE INDEX

SITE SIGNS

- S00 Campus Monument ID
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- S12-E Skyline Tenant ID - Existing
- S13 Flags

ATTACHMENT A  
Exhibit B



GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:

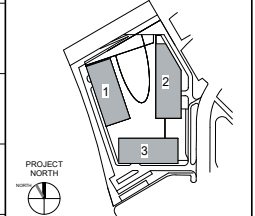
SOM  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

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No.	Description
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2	ISSUED FOR SIGN REVIEW
3	ISSUED FOR SIGN REVIEW
4	ISSUED FOR SIGN REVIEW

Date:	
2021.12.10	
2022.02.16	
2022.03.30	
2022.04.06	

Key Plan:



Seal & Signature:

Sheet Name:

GENESIS SITE  
SIGN PLAN

Project No.:

217617

Drawn By: Author

Checked By: Checker

Scale:

1" = 60'-0"

Sheet No.:

GR1.1.01



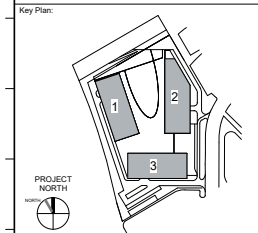
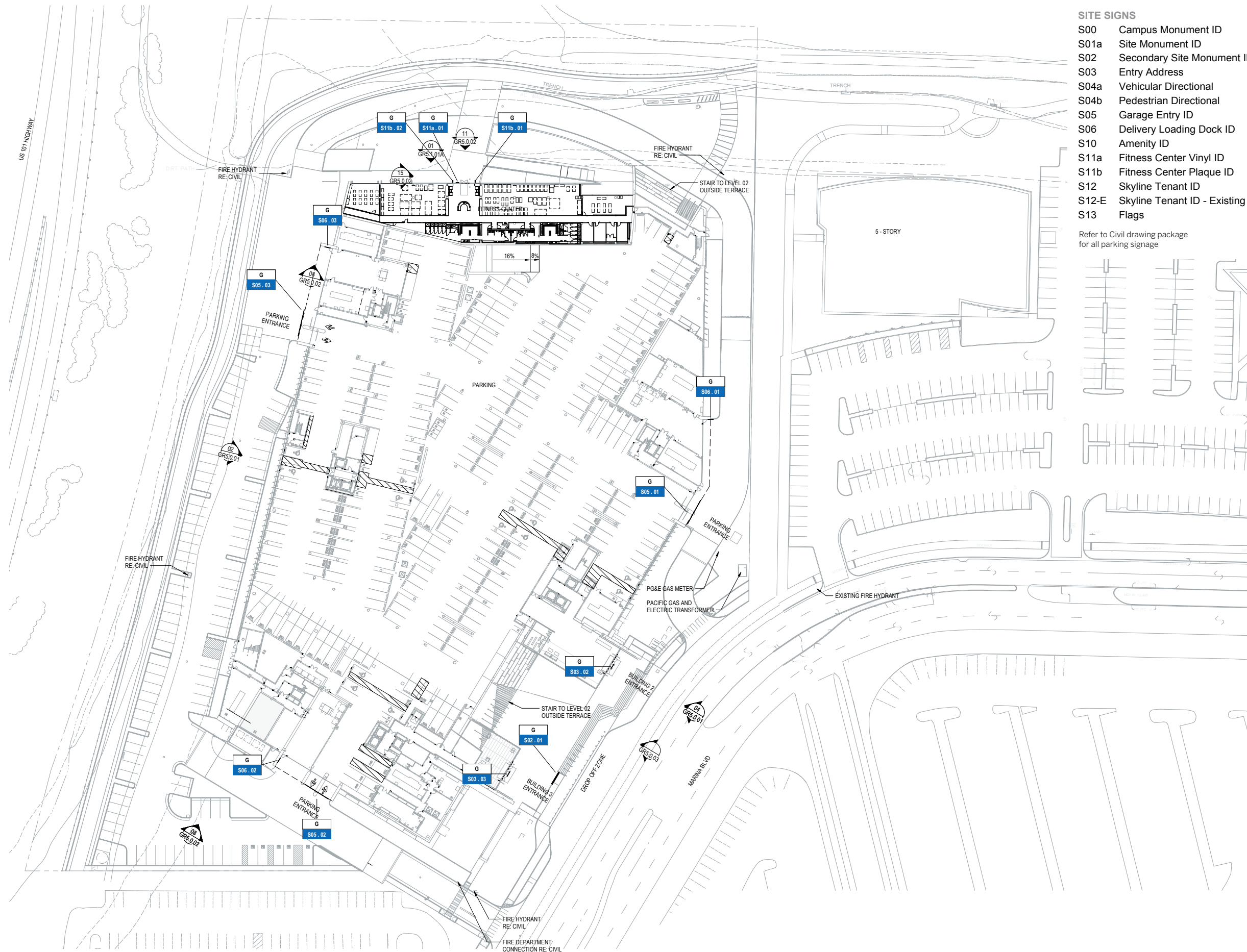
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ISSUED FOR SIGN REVIEW	2022.03.30		
ISSUED FOR SIGN REVIEW	2022.04.06		

SIGN TYPE INDEX

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- S11b Fitness Center Plaque ID
- S12 Skyline Tenant ID
- S12-E Skyline Tenant ID - Existing
- S13 Flags

Refer to Civil drawing package  
for all parking signage



Seal & Signature:

Sheet Name:

3000-3500 SITE  
SIGN PLAN -  
GROUND LEVEL

Project No.:	217817	Sheet No.:	
Drawn By:	Author	Checked By:	Checker
Scale:	1/32" = 1'-0"		

GROUND LEVEL - 3000-3500  
SCALE: 1/32" = 1'-0"

01

4/8/2022 11:50:25 AM  
35.000 - AG

## SIGN TYPE INDEX

### SITE SIGNS

S00	Campus Monument ID
S01a	Site Monument ID
S02	Secondary Site Monument ID
S03	Entry Address
S04a	Vehicular Directional
S04b	Pedestrian Directional
S05	Garage Entry ID
S06	Delivery Loading Dock ID
S10	Amenity ID
S11a	Fitness Center Vinyl ID
S11b	Fitness Center Plaque ID
S12	Skyline Tenant ID
S12-E	Skyline Tenant ID - Existing
S13	Flags

## ATTACHMENT A Exhibit B



GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:



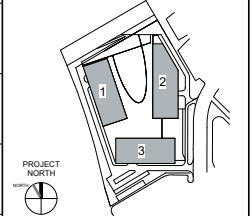
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

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Issued For:  
No. Description Date

ISSUED FOR SIGN REVIEW	2021.12.10
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ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:



Seal & Signature:

Sheet Name:

3000-3500 SITE  
SIGN PLAN -  
PODIUM LEVEL

Project No.:

217617

Drawn By: Author

Checked By: Checker

Scale: 1/32" = 1'-0"

Sheet No.:

GR1.1.03



Architect:

SOM

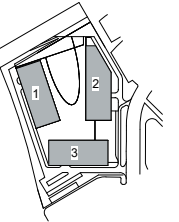
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ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

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No. Description Date

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ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:



Seal & Signature:

Sheet Name:

3000-3500 SITE  
SIGN PLAN - ROOF

Project No.:

Sheet No.:

Drawn By: Author

Checked By: Checker

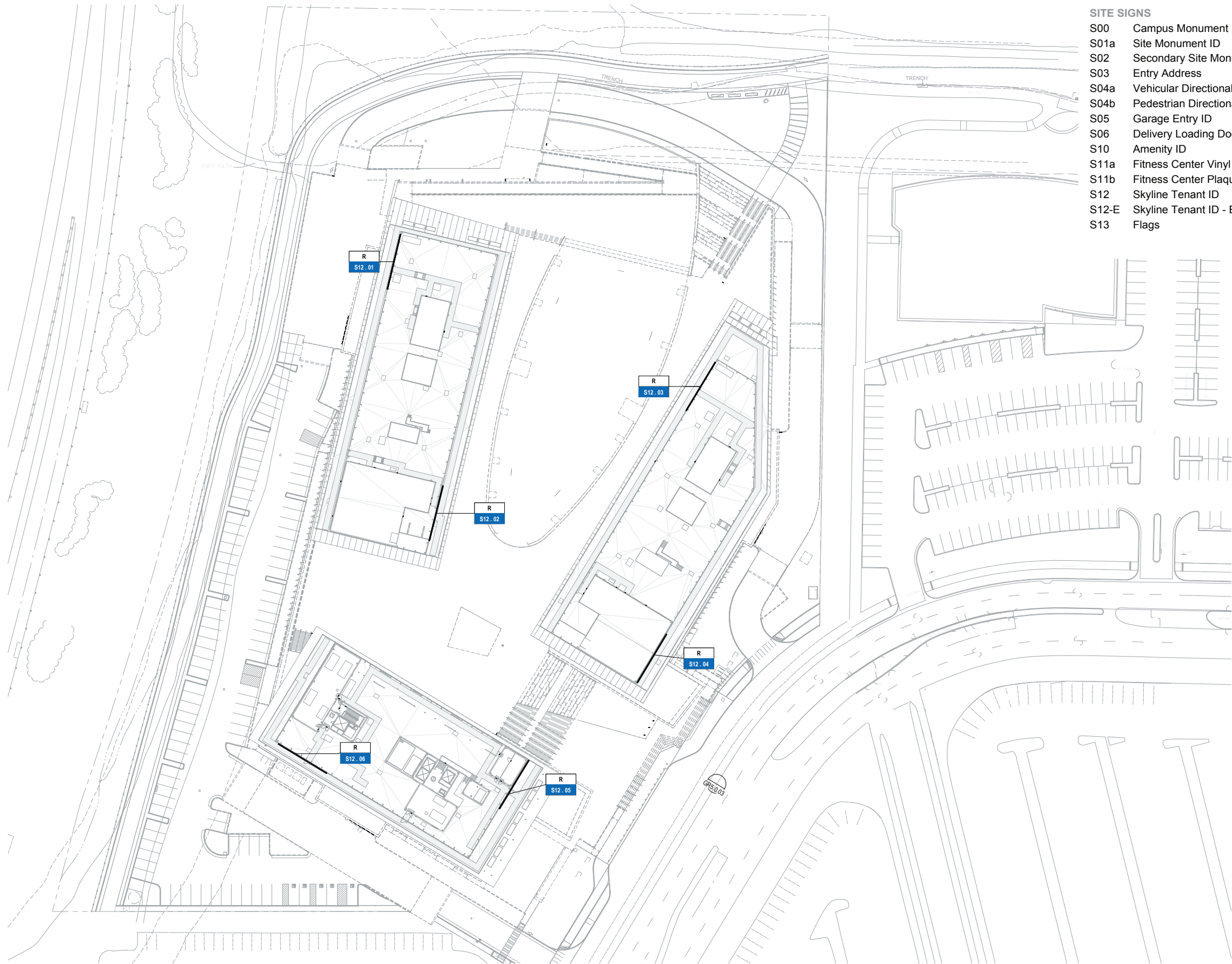
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SIGN TYPE INDEX

SITE SIGNS

- S00 Campus Monument ID
- S01a Site Monument ID
- S02 Secondary Site Monument ID
- S03 Entry Address
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- S05 Garage Entry ID
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- S10 Amenity ID
- S11a Fitness Center Vinyl ID
- S11b Fitness Center Plaque ID
- S12 Skyline Tenant ID
- S12-E Skyline Tenant ID - Existing
- S13 Flags



ROOF - 3000 - 3500 01  
SCALE: 1/32" = 1'-0"



Architect:

SOM  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

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03	ISSUED FOR SIGN REVIEW
04	ISSUED FOR SIGN REVIEW

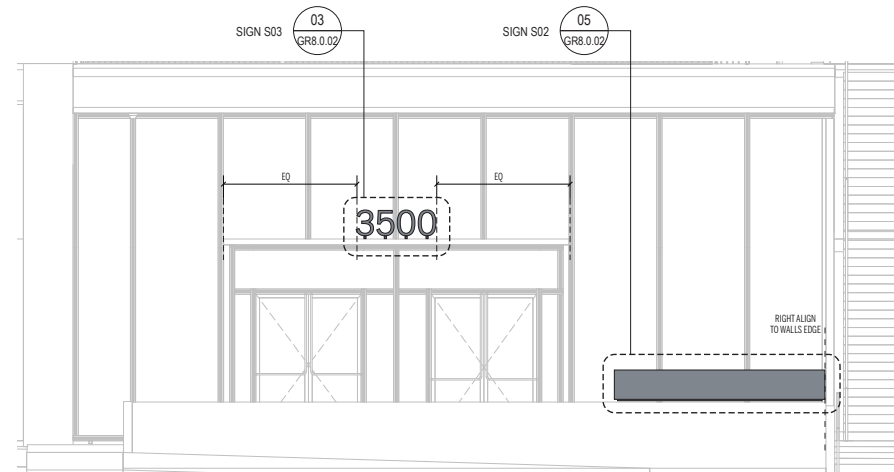
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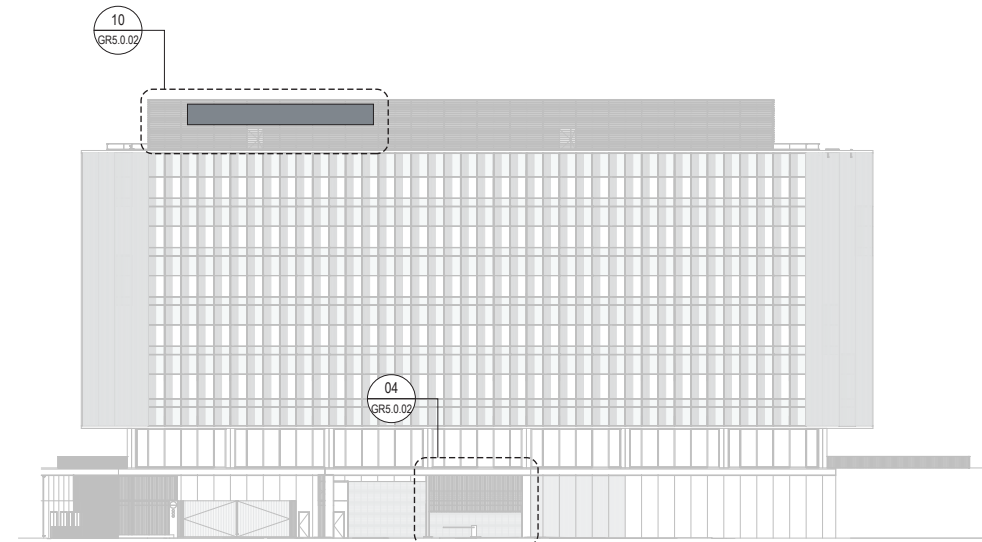
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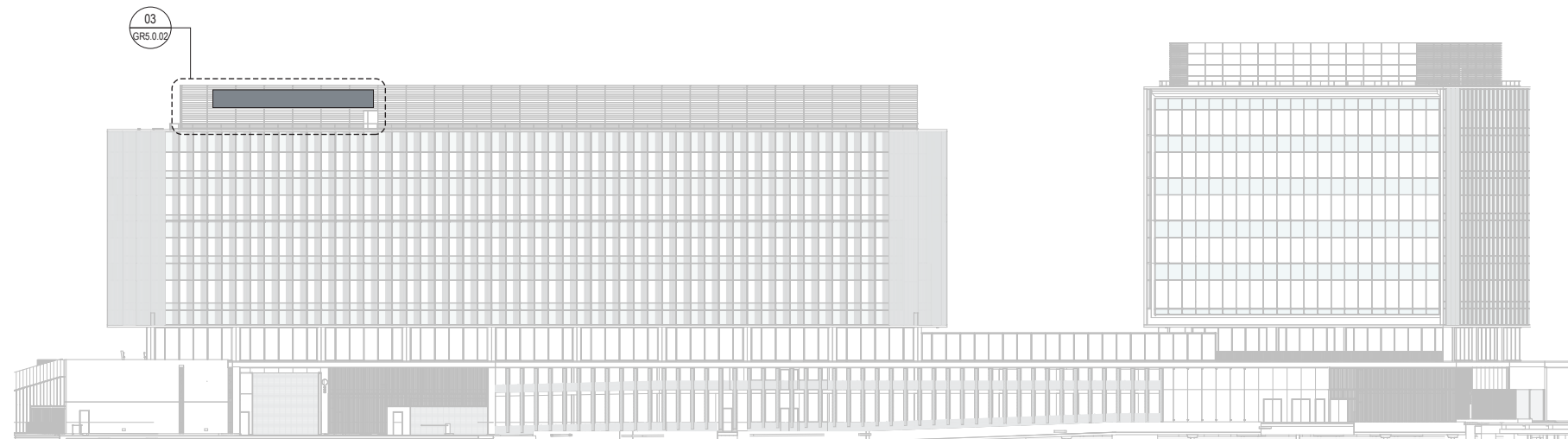
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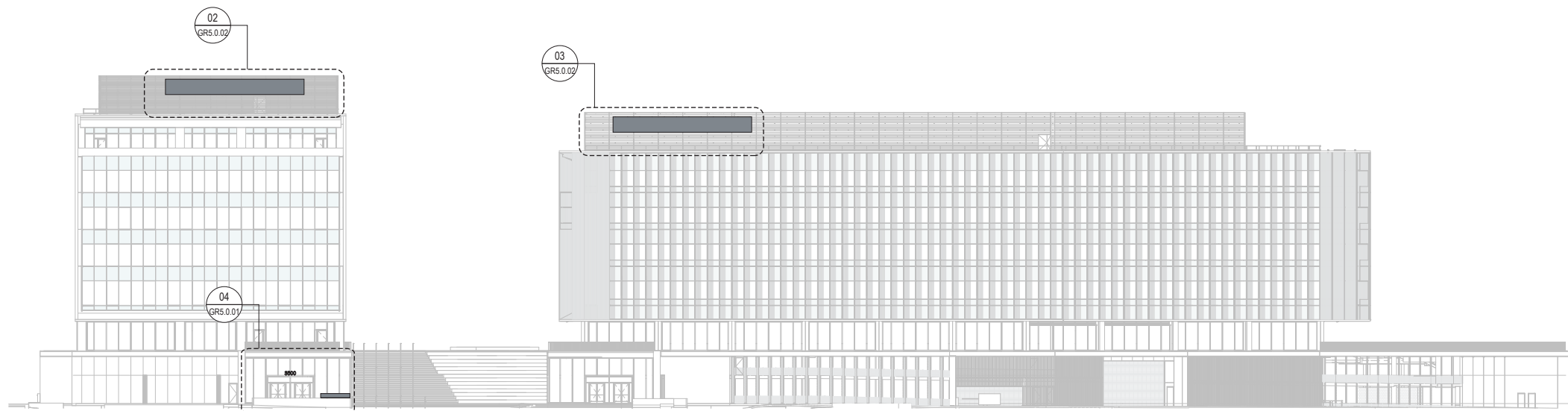
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SCALE: 1/4" = 1'-0"



3500 SOUTH ELEVATION 03  
SCALE: 3/64" = 1'-0"

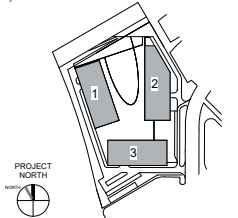


3300-3500 WEST ELEVATION 02  
SCALE: 3/64" = 1'-0"



3000 & 3500 EAST ELEVATION 01  
SCALE: 3/64" = 1'-0"

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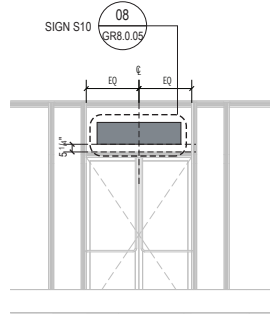


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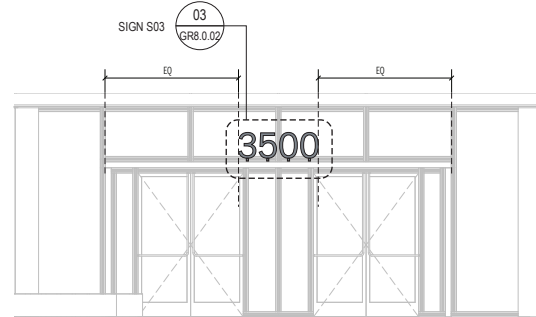
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EXTERIOR SIGN  
ELEVATIONS

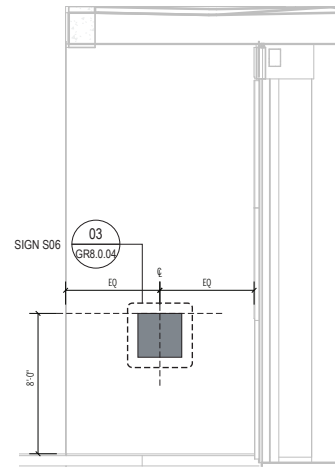
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Checked By: Checker	
Scale:	As indicated



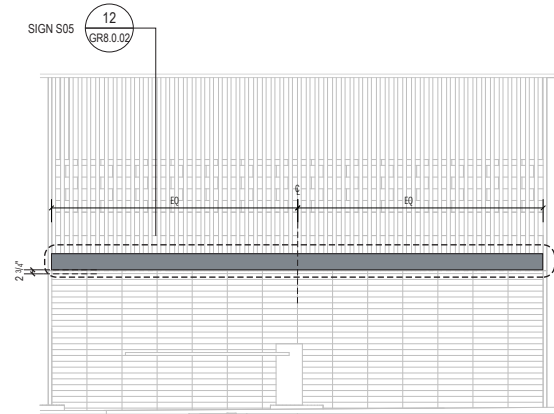
AMENITY ENTRY ELEVATION - TYP. 16  
SCALE: 1/4" = 1'-0"



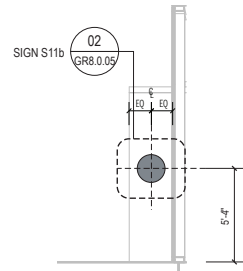
BUILDING ENTRY ELEVATION - TYP. 12  
SCALE: 1/4" = 1'-0"



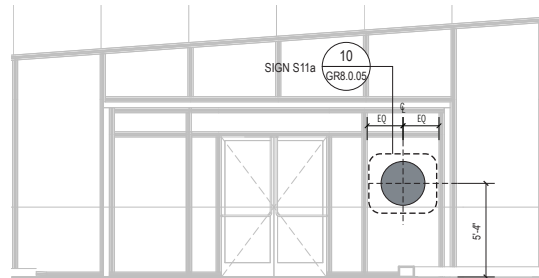
DELIVERIES/LOADING DOCK ELEVATION - TYP. 08  
SCALE: 1/4" = 1'-0"



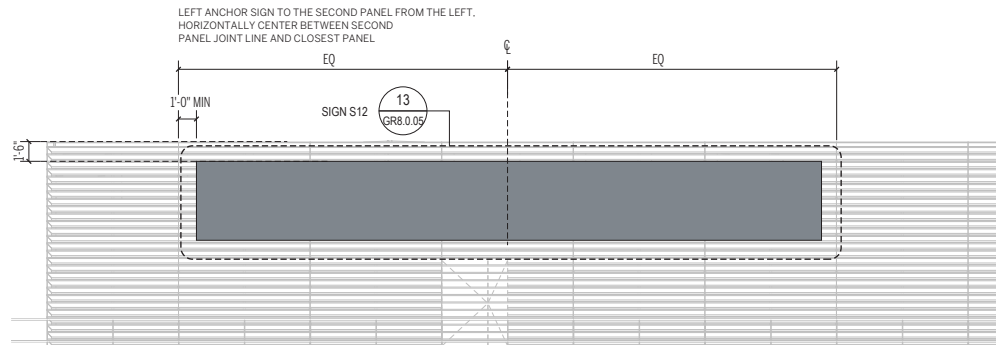
PARKING GARAGE ENTRY-TYP. 04  
SCALE: 1/4" = 1'-0"



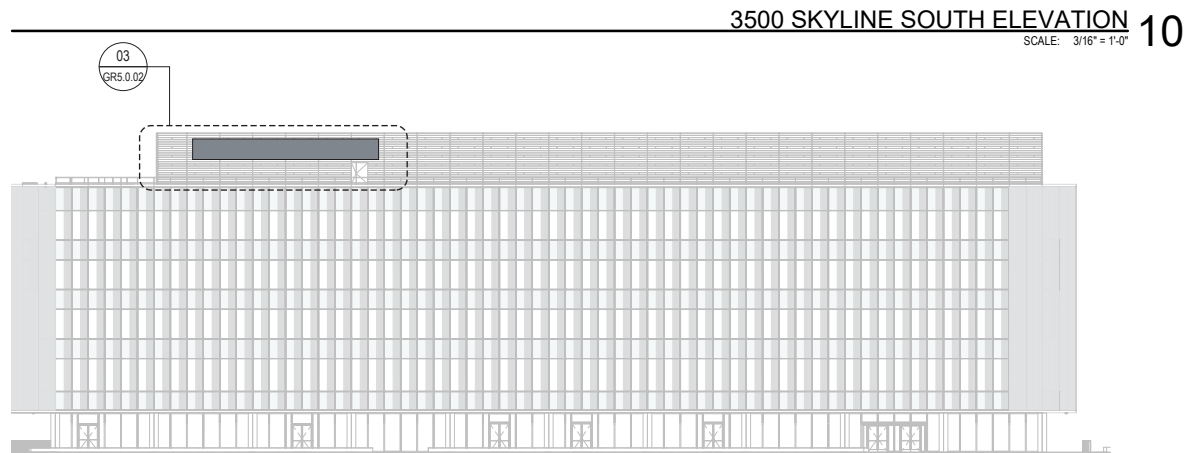
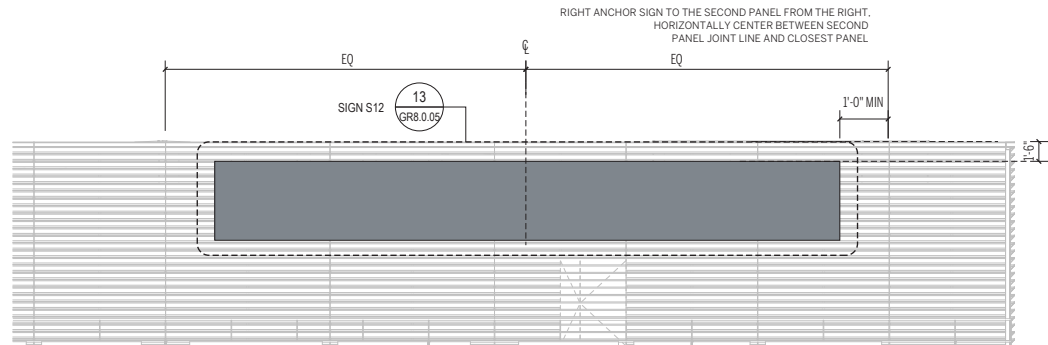
FITNESS CENTER ENTRY - SIDE ELEVATION 15  
SCALE: 1/4" = 1'-0"



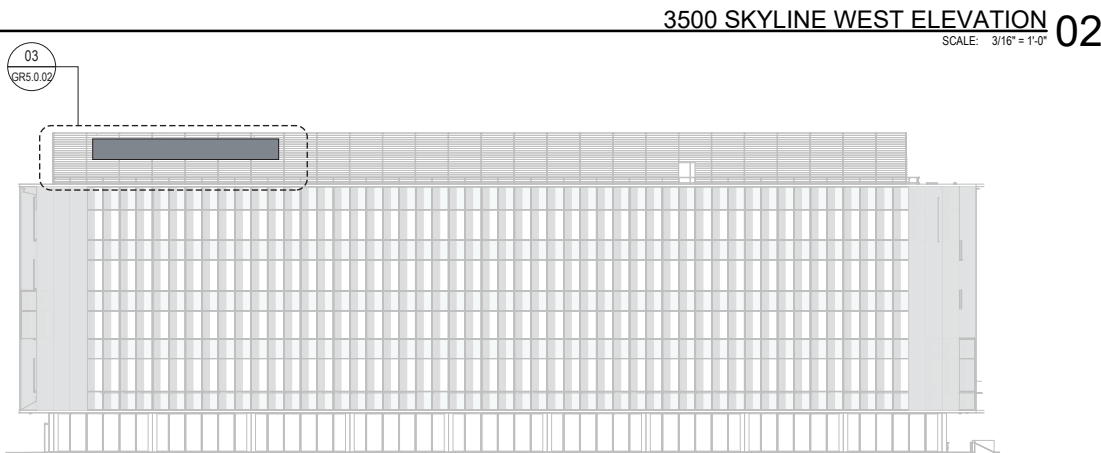
FITNESS CENTER ENTRY 11  
SCALE: 1/4" = 1'-0"



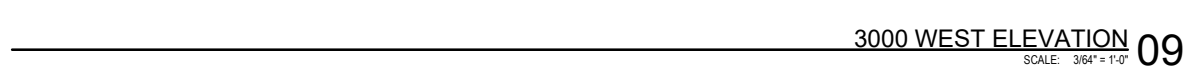
3000 & 3300 SKYLINE ELEVATION - TYP. 03  
SCALE: 3/16" = 1'-0"



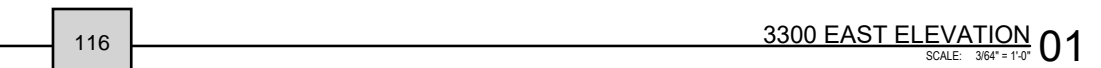
3500 SKYLINE SOUTH ELEVATION 10  
SCALE: 3/16" = 1'-0"



3500 SKYLINE WEST ELEVATION 02  
SCALE: 3/16" = 1'-0"



3000 WEST ELEVATION 09  
SCALE: 3/64" = 1'-0"



3300 EAST ELEVATION 01  
SCALE: 3/64" = 1'-0"

ATTACHMENT A  
Exhibit B

PHASE3  
REAL ESTATE PARTNERS

GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:

SOM  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

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3	ISSUED FOR SIGN REVIEW
4	ISSUED FOR SIGN REVIEW

Project No.: 217617

Sheet No.: 217617

Drawn By: Author

Checked By: Checker

Scale: As indicated

GR5.0.02

EXTERIOR SIGN ELEVATIONS

PROJECT NORTH

Key Plan:

Seal & Signature:

Sheet Name:

Project No.: 217617

Sheet No.: 217617

Drawn By: Author

Checked By: Checker

Scale: As indicated

GR5.0.02

EXTERIOR SIGN ELEVATIONS

PROJECT NORTH

Key Plan:

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PROJECT NORTH

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Scale: As indicated

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PROJECT NORTH

Key Plan:

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GR5.0.02

EXTERIOR SIGN ELEVATIONS

PROJECT NORTH

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Sheet No.: 217617

Drawn By: Author

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Scale: As indicated

GR5.0.02

EXTERIOR SIGN ELEVATIONS

PROJECT NORTH

Key Plan:

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Sheet Name:

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Sheet No.: 217617

Drawn By: Author

Checked By: Checker

Scale: As indicated

GR5.0.02

EXTERIOR SIGN ELEVATIONS

PROJECT NORTH

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Sheet Name:

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Sheet No.: 217617

Drawn By: Author

Checked By: Checker

Scale: As indicated

GR5.0.02

EXTERIOR SIGN ELEVATIONS

PROJECT NORTH

Key Plan:

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Project No.: 217617

Sheet No.: 217617

Drawn By: Author

Checked By: Checker

Scale: As indicated

GR5.0.02

EXTERIOR SIGN ELEVATIONS

PROJECT NORTH

Key Plan:

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Sheet Name:

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Sheet No.: 217617

Drawn By: Author

Checked By: Checker

Scale: As indicated

GR5.0.02

EXTERIOR SIGN ELEVATIONS

PROJECT NORTH

Key Plan:

Seal & Signature:

Sheet Name:

Project No.: 217617

Sheet No.: 217617

Drawn By: Author

Checked By: Checker

Scale: As indicated

GR5.0.02

EXTERIOR SIGN ELEVATIONS

PROJECT NORTH

Key Plan:

Seal & Signature:

Sheet Name:

Project No.: 217617

Sheet No.: 217617

Drawn By: Author

Checked By: Checker

Scale: As indicated

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EXTERIOR SIGN ELEVATIONS

PROJECT NORTH

Key Plan:

Seal & Signature:

Sheet Name:

Project No.: 217617

Architect:

SOM

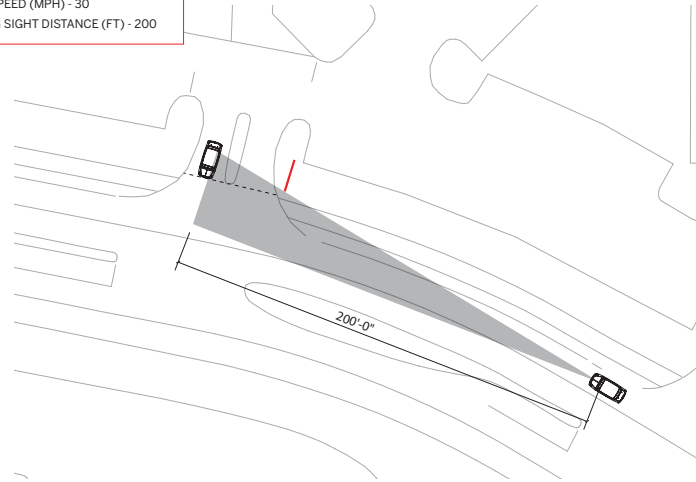
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

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Issued For:  
No. Description Date

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ISSUED FOR SIGN REVIEW	2022.02.16
ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

AASHTO MINIMUM SIGHT DISTANCE  
POSTED SPEED LIMIT (MPH) - 25  
DESIGN SPEED (MPH) - 30  
STOPPING SIGHT DISTANCE (FT) - 200

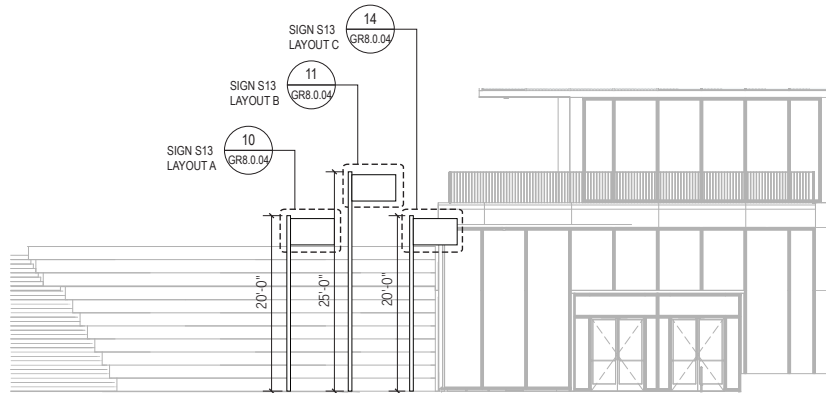


NOTES:  
1) DRIVER'S EYE HEIGHT ASSUMED TO BE 3.5 FEET.  
2) MONUMENT SIGN TO BE 4.5 FEET.

LOCATION G.S01a.02 - LINE OF SIGHT STUDY

SCALE: 1/32" = 1'-0"

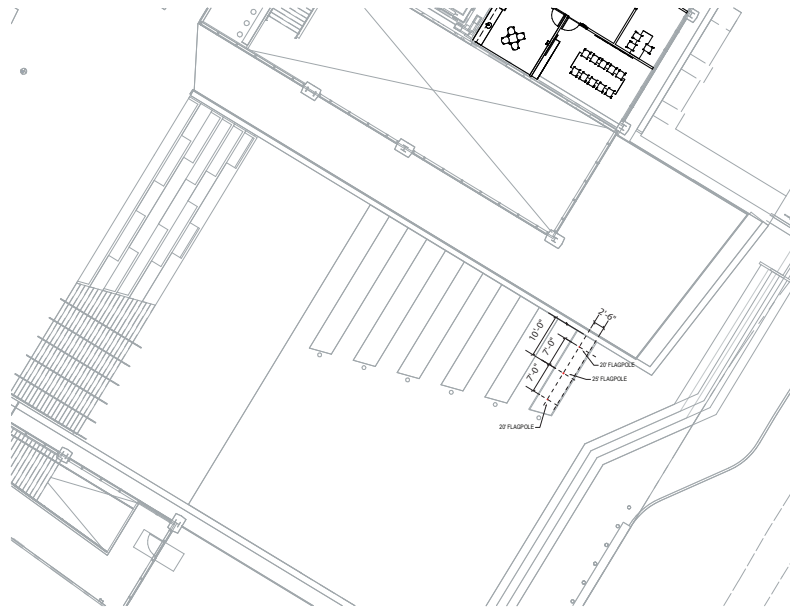
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FLAG POLE ELEVATION

SCALE: 1/8" = 1'-0"

05

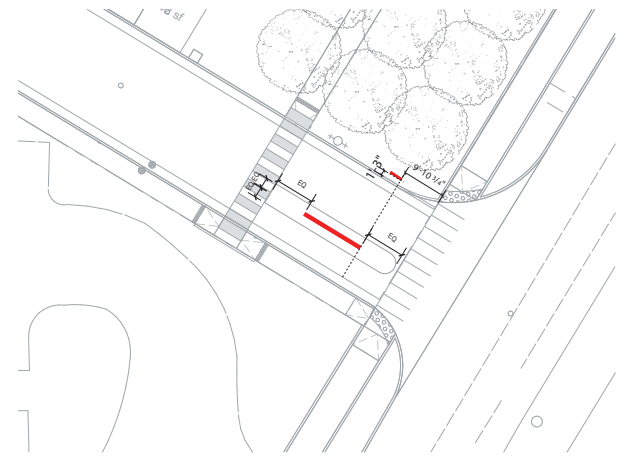


LOCATIONS G.S13.01/02/03 - PLAN VIEW

SCALE: 1/16" = 1'-0"

04

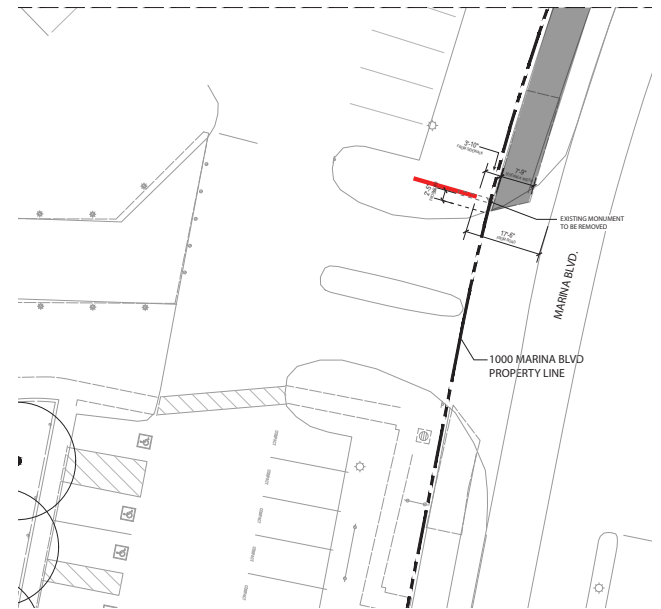
117



LOCATIONS G.S01a.01/G.S04b.01 - PLAN VIEW

SCALE: 1/16" = 1'-0"

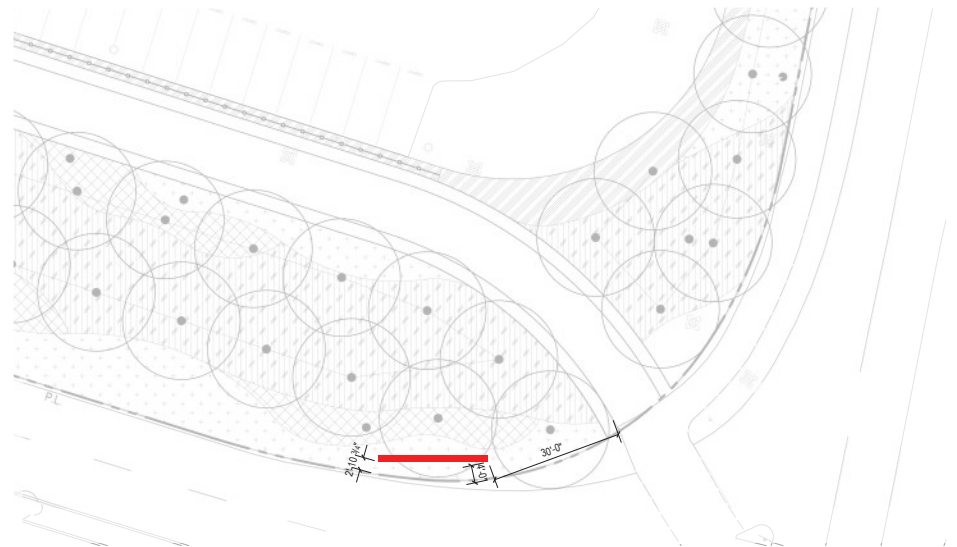
03



LOCATION G.S01a.02 - PLAN VIEW

SCALE: 1/16" = 1'-0"

02

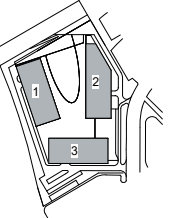


LOCATION G.S00.01 - PLAN VIEW

SCALE: 1/16" = 1'-0"

01

Key Plan:



Seal & Signature:

Sheet Name:

EXTERIOR SIGN  
ELEVATIONS

Project No.:

Sheet No.:

Drawn By: Author

Checked By: Checker

Scale: As indicated

GR5.0.03



Sign Message Schedule-Master Signage Package					
Sign Level	Type Mark	Sign Number	Sign Message A	Sign Message B	Comments
G					
G	S00	01	GENESIS	GENESIS	
G	S01a	01	GENESIS 3000 - 3500	GENESIS 3000 - 3500	
G	S01a	02	GENESIS 1000	GENESIS 1000	REMOVE EXISTING MONUMENT SIGNAGE AND REPLACE WITH NEW
G	S02	01	GENESIS		
G	S03	01	1000		
G	S03	02	3500		
G	S03	03	3000		
G	S04a	01	(UA) VISITOR PARKING		
G	S04a	02	(UA) FIT GENESIS		
			(RA) DELIVERIES TO 3000 MARINA BLVD.		
G	S04a	03	(RA) FIT GENESIS		
			DELIVERIES TO 3300 MARINA BLVD.		
G	S04a	04	(LA) DELIVERIES TO 3500 MARINA BLVD.		
			NOT A THROUGH STREET		
G	S04b	01	(UA) FITNESS CENTER		
			ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			EVENT CENTER		
			RESTAURANT		
G	S04b	02	(RA) FITNESS CENTER		
			ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			EVENT CENTER		
			RESTAURANT		
G	S04b	03	(UA) FITNESS CENTER		
			ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			RESTAURANT		
G	S04b	04	(URA) ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			EVENT CENTER		
			RESTAURANT		
G	S04b	05	(RA) FITNESS CENTER		
			ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			EVENT CENTER		
			RESTAURANT		

Sign Message Schedule-Master Signage Package					
Sign Level	Type Mark	Sign Number	Sign Message A	Sign Message B	Comments
G	S04b	06	(UA) ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			EVENT CENTER		
			RESTAURANT		
			(RA) FITNESS CENTER		
G	S05	01	(SEE LAYOUT)		
G	S05	02	(SEE LAYOUT)		
G	S05	03	(SEE LAYOUT)		
G	S06	01	3000 MARINA BLVD. DELIVERIES		
G	S06	02	3000 MARINA BLVD. DELIVERIES		
G	S06	03	3300 MARINA BLVD. DELIVERIES		
G	S11a	01	(SEE LAYOUT)		
G	S11b	01	(SEE LAYOUT)		
G	S11b	02	(SEE LAYOUT)		
G	S12-E	01	(EXISTING SKYLINE)		
G	S12-E	02	(EXISTING SKYLINE)		
G	S13	01			
G	S13	02			
G	S13	03			
POD					
POD	S03	01	3300		
POD	S03	02	3500		
POD	S03	03	3000		
POD	S10	01	GENESIS RESTAURANT		
POD	S10	02	GENESIS CAFE		
POD	S10	03	GENESIS RESTAURANT		
POD	S10	04	GENESIS EVENT CENTER		
R					
R	S12	01	(TENANT BRAND)		
R	S12	02	(TENANT BRAND)		
R	S12	03	(TENANT BRAND)		
R	S12	04	(TENANT BRAND)		
R	S12	05	(TENANT BRAND)		
R	S12	06	(TENANT BRAND)		

ATTACHMENT A  
Exhibit B



GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:



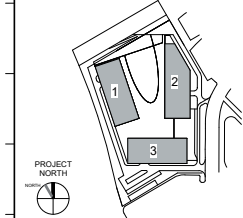
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:		
No.	Description	Date

ISSUED FOR SIGN REVIEW	2021.12.10
ISSUED FOR SIGN REVIEW	2022.02.16
ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:



Seal & Signature:

Sheet Name:

MESSAGE  
SCHEDULE

Project No.: 217617	Sheet No.: GR7.0.01
Drawn By: Author	
Checked By: Checker	
Scale:	

Issued For:		
No.	Description	Date
11	ISSUED FOR SIGN REVIEW	2021 12 10
15	ISSUED FOR SIGN REVIEW	2022 02 16
07	ISSUED FOR SIGN REVIEW	2022 03 30
08	ISSUED FOR SIGN REVIEW	2022 04 06

## S00

Description  
Site Monument ID - Large

Use/Location  
See Sheet GR1.1.01

Color/Finish  
Sign Structure: PC  
Copy: SST

Fabrication  
4" thick wall polished pre-cast concrete volume with 10" thick open cavity for electrical connections and steel support structure. Graphics applied to single face; stainless steel pin mounted halo illuminated letter forms, internally lit, with horizontal brushed #6 finish on face and all edges.

Mounting  
Sign to be anchored to concrete footer.

## S01a

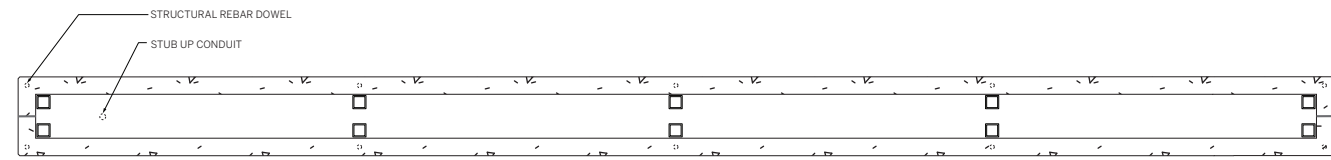
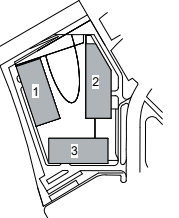
Description  
Site Monument ID - Small

Use/Location  
See Sheet GR1.1.01

Color/Finish  
Sign Structure: PC  
Copy: SST

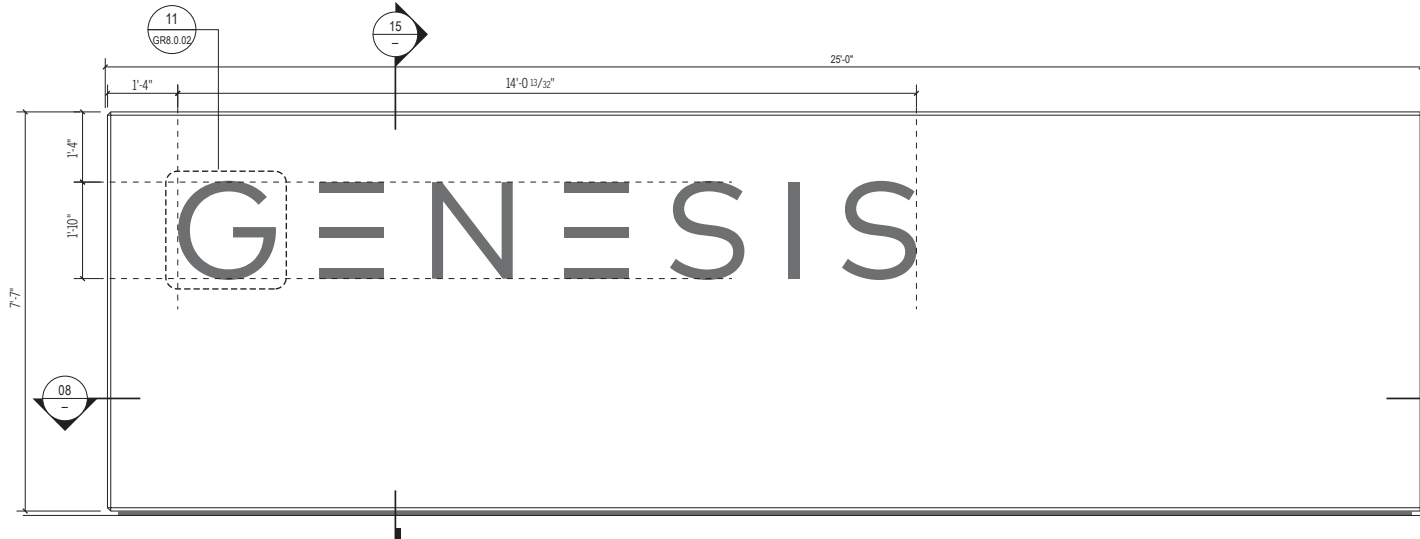
Fabrication  
4" thick wall polished pre-cast concrete volume with 4" thick open cavity for electrical connections. Graphics applied to both sign faces; stainless steel pin mounted halo illuminated letter forms, internally lit, with horizontal brushed #6 finish on face and all edges.

Mounting  
Sign to be anchored to concrete footer.



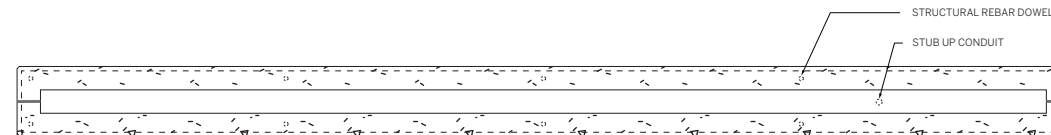
08 SIGN TYPE S00 – PLAN SECTION

SCALE: 3/4" = 1'-0"



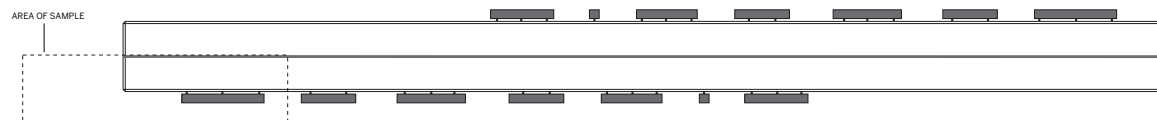
07 SIGN TYPE S00 – ELEVATION

SCALE: 3/4" = 1'-0"



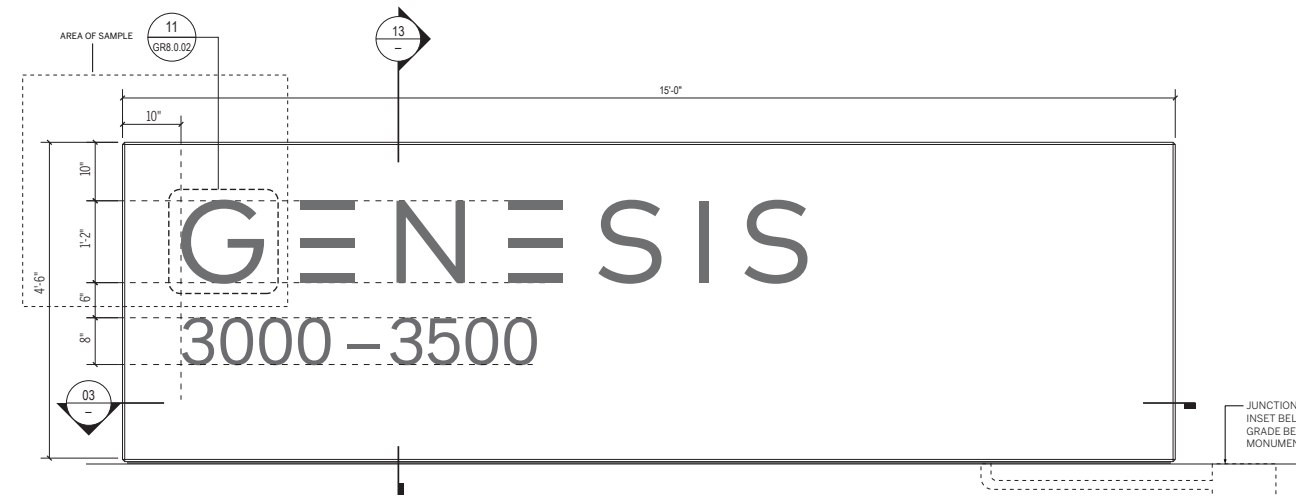
03 SIGN TYPE S01a – PLAN SECTION

SCALE: 1" = 1'-0"



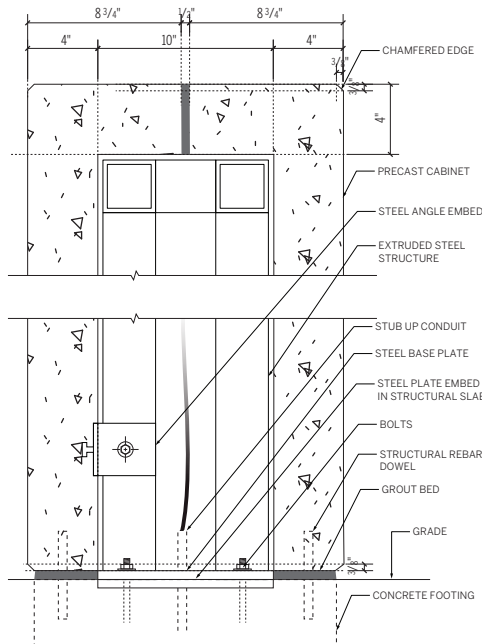
02 SIGN TYPE S01a – PLAN VIEW

SCALE: 1" = 1'-0"



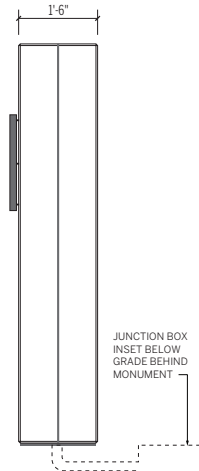
01 SIGN TYPE S01a – ELEVATION

SCALE: 1" = 1'-0"



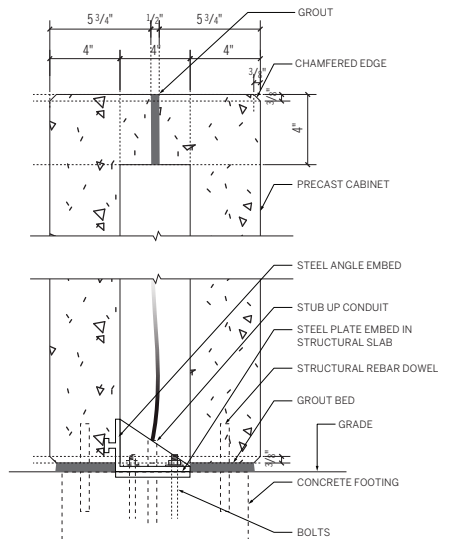
15 SIGN TYPE S00 – SECTION

SCALE: 3" = 1'-0"



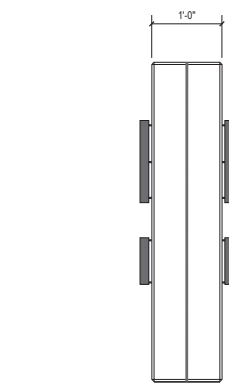
11 SIGN TYPE S00 – SECTION

SCALE: 3/4" = 1'-0"



13 SIGN TYPE S01a – SECTION

SCALE: 3" = 1'-0"



09 SIGN TYPE S01a – SECTION

SCALE: 1" = 1'-0"

Issued For:	
No.	Description
1	ISSUED FOR SIGN REVIEW
2	ISSUED FOR SIGN REVIEW
3	ISSUED FOR SIGN REVIEW
4	ISSUED FOR SIGN REVIEW

S05

Description  
Garage Entry ID

Use/Location  
At each exterior garage entry

Color/Finish  
Copy: V02

Fabrication  
Precision cut vinyl lettering.

Mounting  
Surface applied vinyl to aluminum panel.

S03

Description  
Entry Address

Use/Location  
Address at each main building entrance

Color/Finish  
Copy: SST  
Mounting Plate: AL

Fabrication  
Fabricated stainless steel numerals with horizontal brushed #6 finish on face and all edges. Numerals attached to aluminum mounting plate.

Mounting  
Mechanically connected to wicket / concrete wall. See Detail.

Note: Provide internal stiffening of individual numerals as required.

S02

Description  
Secondary Site Monument ID

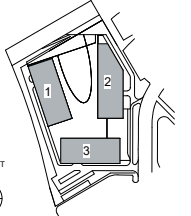
Use/Location  
See Sheet GR1.1.02

Color/Finish  
Sign Structure: PC  
Copy: SST

Fabrication  
4" thick wall polished pre-cast concrete volume with 4" thick open cavity for electrical connections. Graphics applied to both sign faces; stainless steel pin mounted halo illuminated letter forms, internally lit, with horizontal brushed #6 finish on face and all edges.

Mounting  
Sign to be anchored to top of concrete ramp wall.

Key Plan:

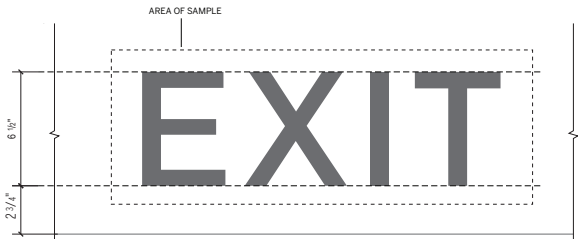


Seal & Signature:

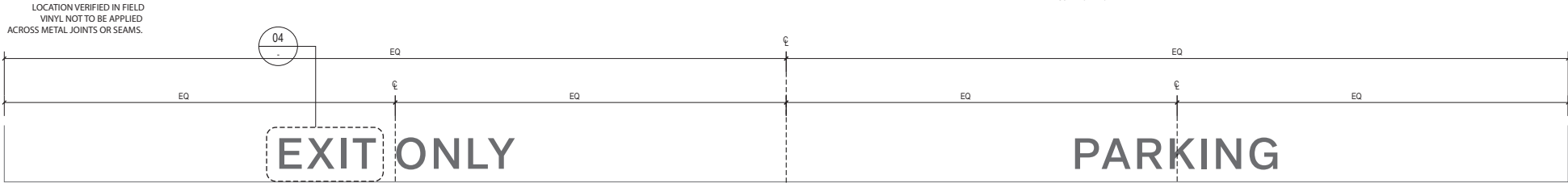
Sheet Name:

EXTERIOR SIGN  
DETAILS

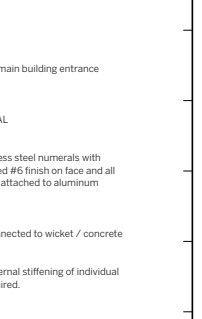
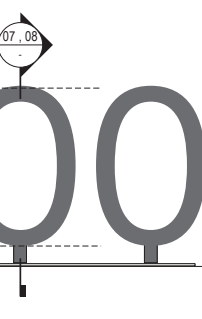
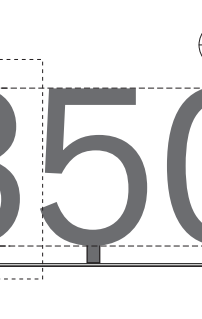
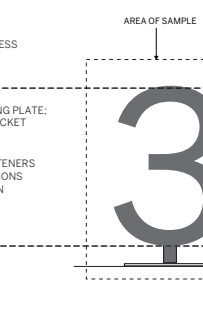
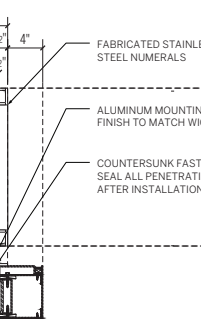
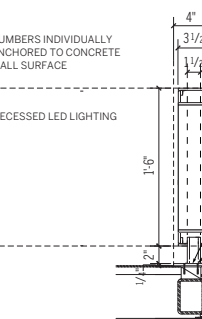
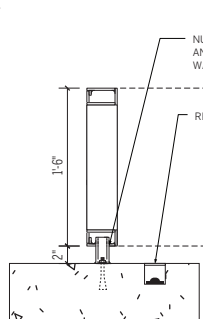
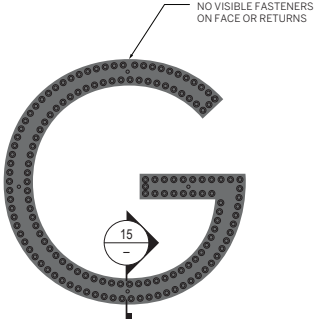
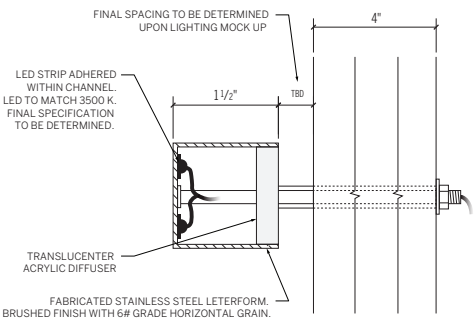
Project No.: 217817  
Sheet No.: GR8.0.02  
Drawn By: Author  
Checked By: Checker  
Scale:



04 SIGN TYPE S05 – DETAIL  
SCALE: 3" = 1'-0"



16 SIGN TYPE S05 – ELEVATION  
SCALE: 1" = 1'-0"



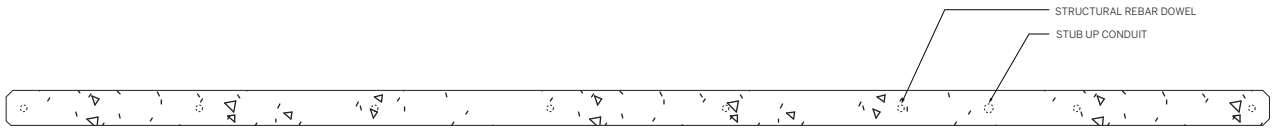
15 SIGN TYPE S00, S01 & S02 – SECTION DETAIL  
SCALE: Fullsize

11 SIGN TYPE S00, S01 & S02 – DETAIL  
SCALE: 3" = 1'-0"

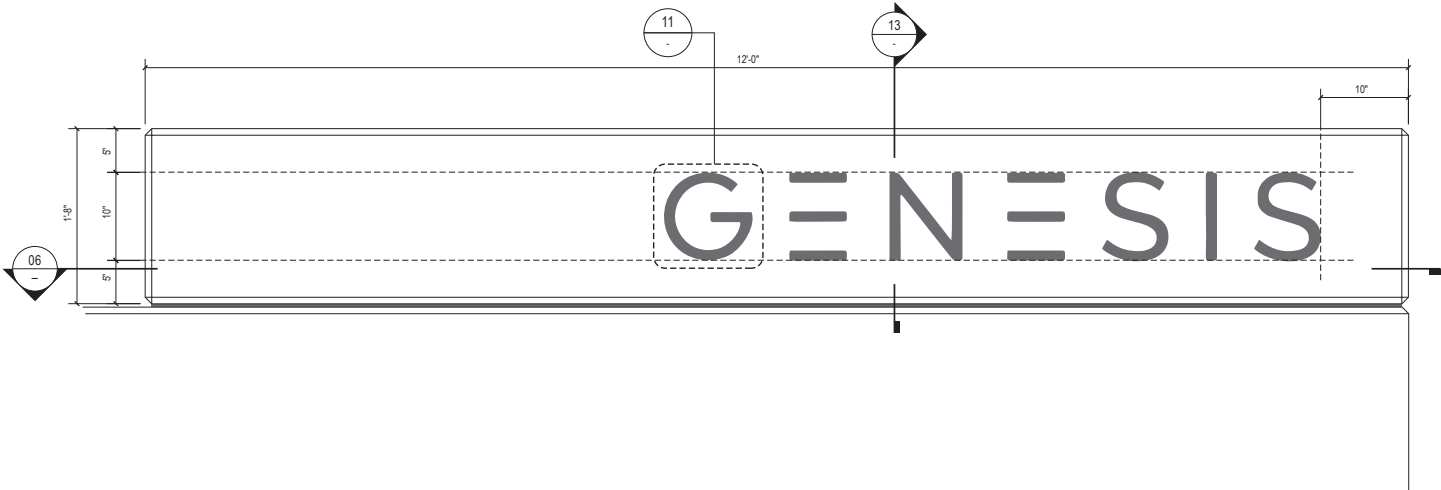
08 SIGN TYPE S03 - SECTION  
SCALE: 1 1/2" = 1'-0"

07 SIGN TYPE S03 - SECTION  
SCALE: 1 1/2" = 1'-0"

03 SIGN TYPE S03 - ELEVATION  
SCALE: 1 1/2" = 1'-0"



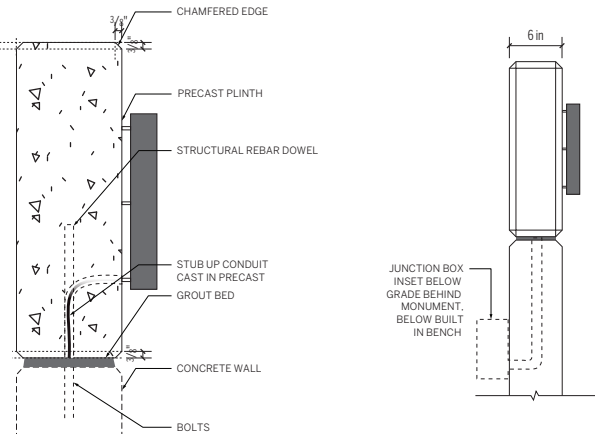
06 SIGN TYPE S02 – PLAN SECTION  
SCALE: 1 1/2" = 1'-0"



13 SIGN TYPE S02 – SECTION  
SCALE: 3" = 1'-0"

09 SIGN TYPE S02 – SECTION  
SCALE: 1 1/2" = 1'-0"

05 SIGN TYPE S02 – ELEVATION  
SCALE: 1 1/2" = 1'-0"



JUNCTION BOX  
INSET BELOW  
GRADE BEHIND  
MONUMENT,  
BELOW BUILT  
IN BENCH



Architect:

SOM

SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:

No.	Description	Date
1	ISSUED FOR SIGN REVIEW	2021.12.10
2	ISSUED FOR SIGN REVIEW	2022.02.16
3	ISSUED FOR SIGN REVIEW	2022.03.30
4	ISSUED FOR SIGN REVIEW	2022.04.06

### S04b

Description  
Pedestrian Directional

Use/Location  
See sheet GR1.1.01

Color/Finish  
Sign Structure: PC  
Plaque: SST  
Copy: C02

Fabrication  
4" thick polished precast concrete plinth. Stainless steel panel with horizontal brushed #6 finish on face cleat mounted to plinth. Graphics etched and enamel filled: C02.

Mounting  
Freestanding, mounted to below grade concrete footing.

WEIGHT : 463.87 LBS  
(PRECAST / STEEL PLATE)

### S04a

Description  
Vehicular Directional

Use/Location  
See sheet GR1.1.01

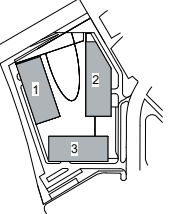
Color/Finish  
Sign Structure: PC  
Plaque: SST  
Copy: C02

Fabrication  
4" thick polished precast concrete plinth. Stainless steel panel with horizontal brushed #6 finish on face cleat mounted to plinth. Graphics etched and enamel filled: C02.

Mounting  
Freestanding, mounted to below grade concrete footing.

WEIGHT : 487.12 LBS  
(PRECAST / STEEL PLATE)

Key Plan:



Seal & Signature:

Sheet Name:

EXTERIOR SIGN  
DETAILS

Project No.:

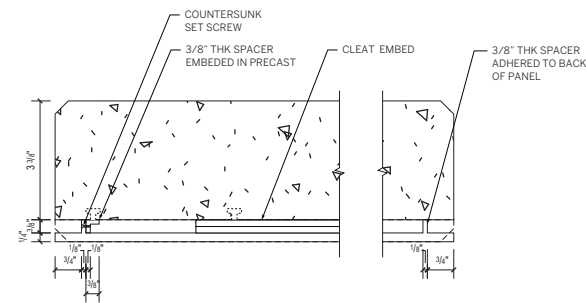
Sheet No.:

Drawn By: Author

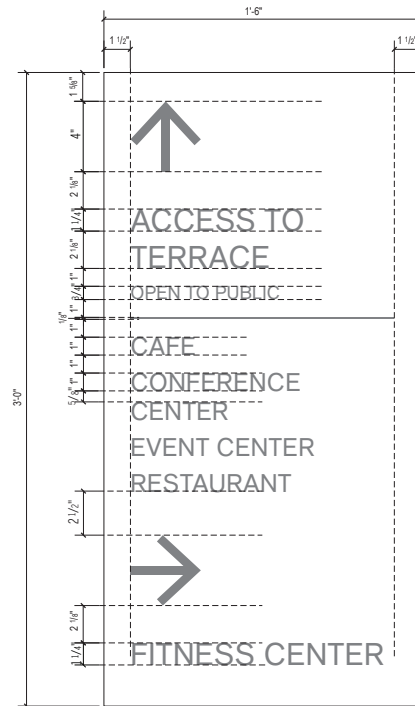
Checked By: Checker

Scale:

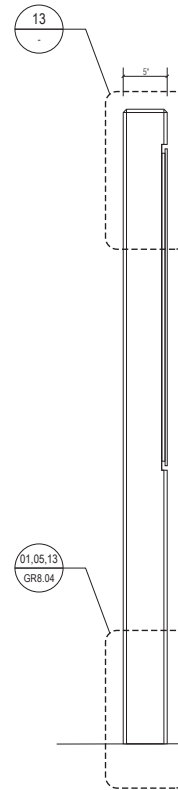
217617  
GR8.0.03



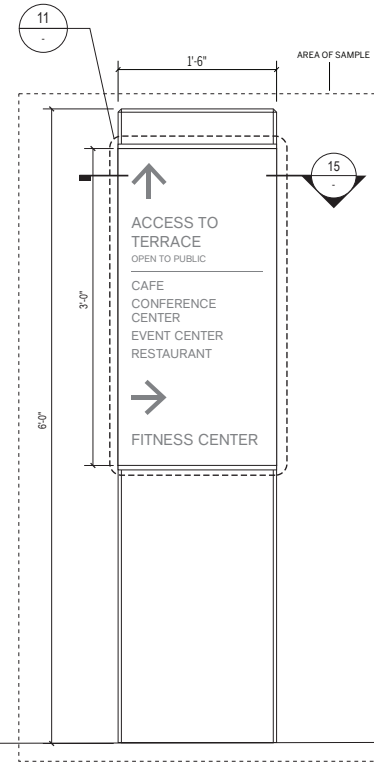
15 SIGN TYPE S04a/b – PLAN SECTION DETAIL  
SCALE: 6" = 1'-0"



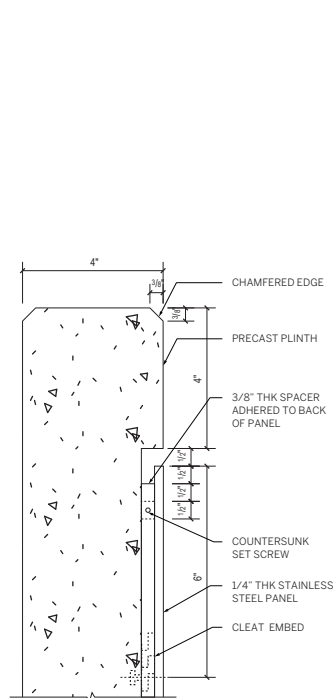
11 SIGN TYPE S04b – DETAIL  
SCALE: 3" = 1'-0"



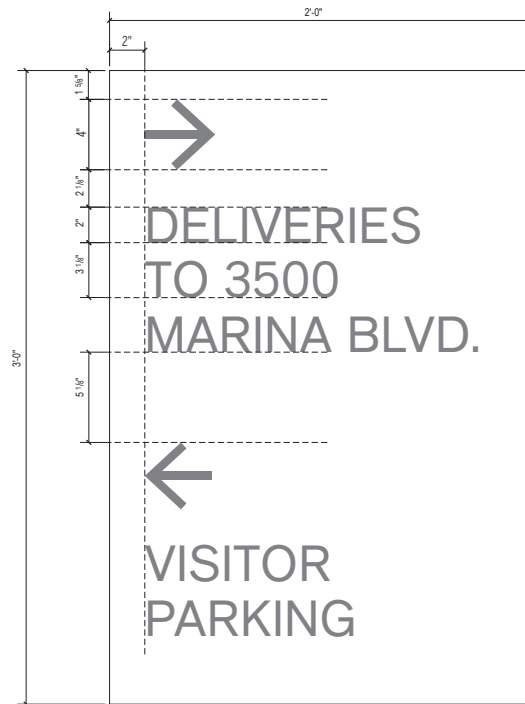
07 SIGN TYPE S04b – SECTION  
SCALE: 1 1/2" = 1'-0"



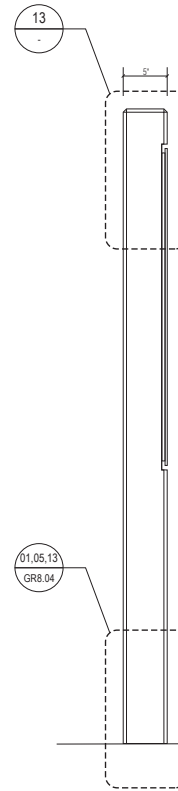
03 SIGN TYPE S04b – ELEVATION  
SCALE: 1 1/2" = 1'-0"



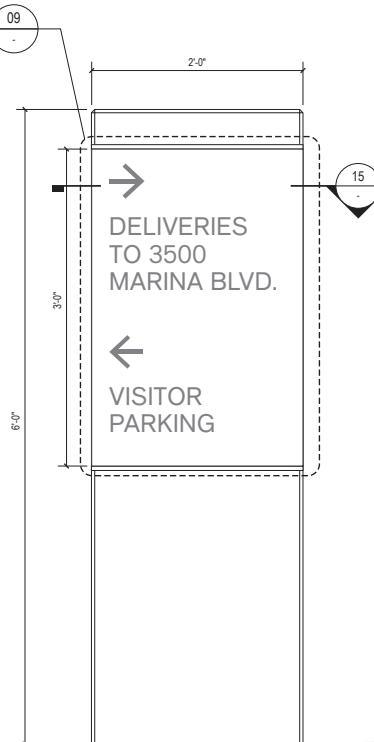
13 SIGN TYPE S04a/b – SECTION DETAIL  
SCALE: 6" = 1'-0"



09 SIGN TYPE S04a – DETAIL  
SCALE: 3" = 1'-0"



05 SIGN TYPE S04a – SECTION  
SCALE: 1 1/2" = 1'-0"



01 SIGN TYPE S04a – ELEVATION  
SCALE: 1 1/2" = 1'-0"

Issued For:	
No.	Description
1	ISSUED FOR SIGN REVIEW
2	ISSUED FOR SIGN REVIEW
3	ISSUED FOR SIGN REVIEW
4	ISSUED FOR SIGN REVIEW

Date:

2021.12.10

2022.02.16

2022.03.30

2022.04.06

S13

Description

Flag

Use/Location  
See Sheet GR5.1.03

Fabrication  
Fabric flag with screen printed graphics

Mounting  
Mechanically fastened to flag pole per manufacturers specifications.

Note  
Layout A area restrictions and material to be adhered to as a part of building guidelines. Final layouts and colors to be determined by building tenants.

American and California flags to adhere to government specifications.

S06

Description

Delivery Loading Dock ID

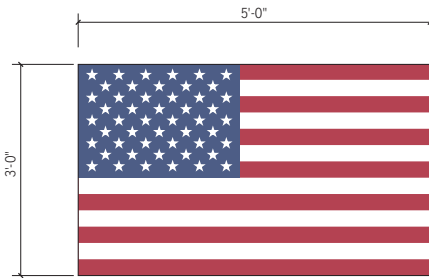
Use/Location  
See Sheet GR1.1.02

Typeface  
Applied Sans Pro, Regular

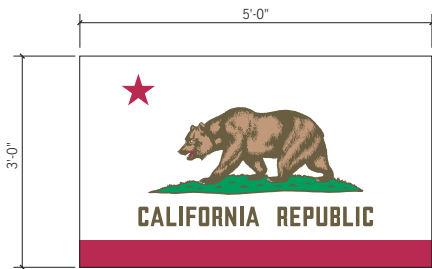
Color/Finish  
Plaque: SST  
Graphics: C02

Fabrication  
3/8" thick stainless steel plaque with etched and enamel filled graphics: C02

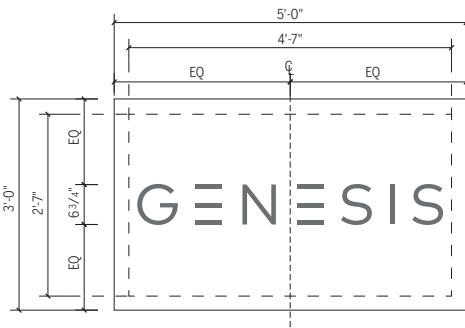
Mounting  
Surface applied to concrete wall with pin mounts and silicone as required.



11 SIGN TYPE S13 – LAYOUT B  
SCALE: 1" = 1'-0"



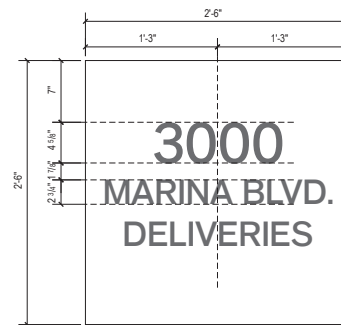
14 SIGN TYPE S13 – LAYOUT C  
SCALE: 1" = 1'-0"



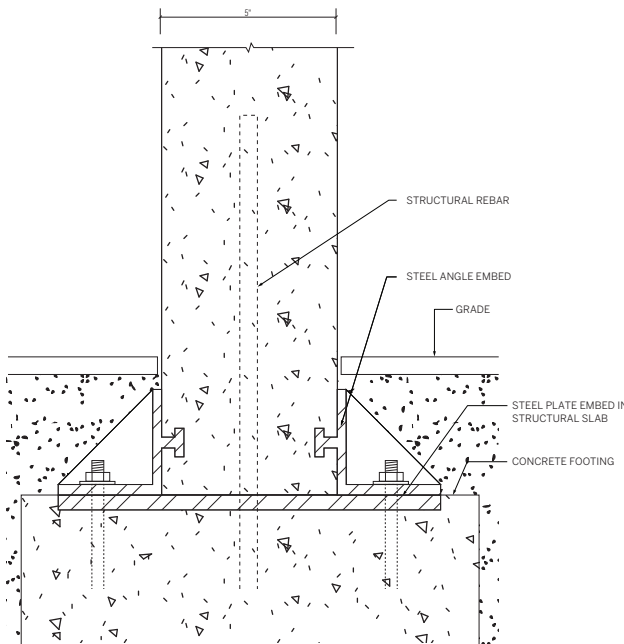
10 SIGN TYPE S13 – LAYOUT A  
SCALE: 1" = 1'-0"



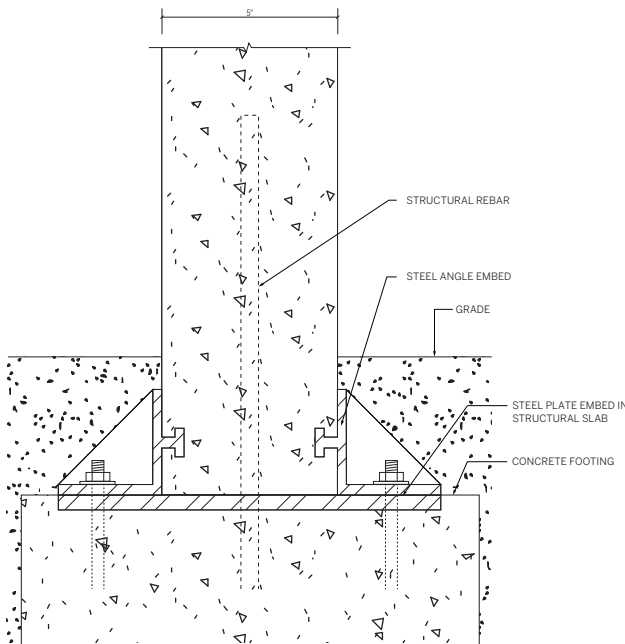
06 SIGN TYPE S06 – SECTION  
SCALE: 1 1/2" = 1'-0"



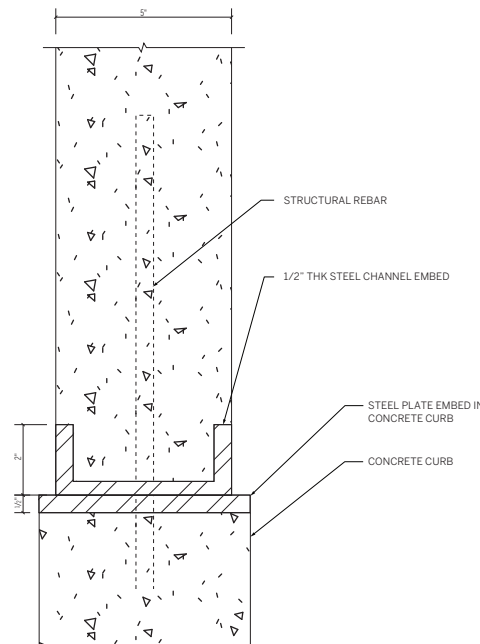
02 SIGN TYPE S06 – ELEVATION  
SCALE: 1 1/2" = 1'-0"



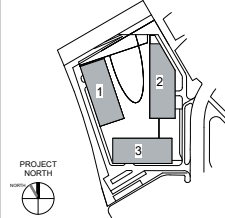
13 SIGN TYPE S04a/b – SECTION DETAIL (HARDSCAPE)  
SCALE: 6" = 1'-0"



05 SIGN TYPE S04a/b – SECTION DETAIL (LANDSCAPE)  
SCALE: 6" = 1'-0"



01 SIGN TYPE S04a/b – SECTION DETAIL (CURB MOUNT)  
SCALE: 6" = 1'-0"



Architect:

SOM

SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:  
No. Description Date

ISSUED FOR SIGN REVIEW	2021.12.10
ISSUED FOR SIGN REVIEW	2022.02.16
ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

S10

Description  
Amenity ID

Use/Location  
See Sheet GR1.1.03

Color/Finish  
Copy: SST

Fabrication  
Water jet cut stainless steel letter forms with horizontal brushed #6 finish on face and all edges.

Mounting  
Surface applied vinyl to glass glazing.

S11a

Description  
Fitness Center Vinyl ID

Use/Location  
See Sheet GR1.1.02

Color/Finish  
Copy: V01T

Fabrication  
Precision cut vinyl logo.

Mounting  
Surface applied vinyl to glass glazing.

S11b

Description  
Fitness Center Plaque ID

Use/Location  
See Sheet GR1.1.02

Color/Finish  
Plaque: SST  
Graphics: C02

Fabrication  
Water jet cut circular plaque with etched and enamel filled graphics: C02

Mounting  
Surface applied wicket wall with pin mounts and silicone as required.

S12

Description  
Skyline Tenant ID

Use/Location  
See Sheet GR1.1.04

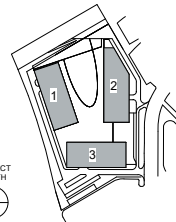
Color/Finish  
Graphics: TBD by Tenant

Fabrication  
4" thick stainless steel channel letter, translucent illuminated acrylic face, with translucent applied vinyl; color to be determined by client. Internally illuminated, with horizontal brushed #6 finish on all edges.

Mounting  
Mechanically attached to louvre wall supports

Note  
Area restrictions and materials to be adhered to as a part of building guidelines. Final layouts and colors to be determined by building tenants.

Key Plan:



Seal & Signature:

Sheet Name:

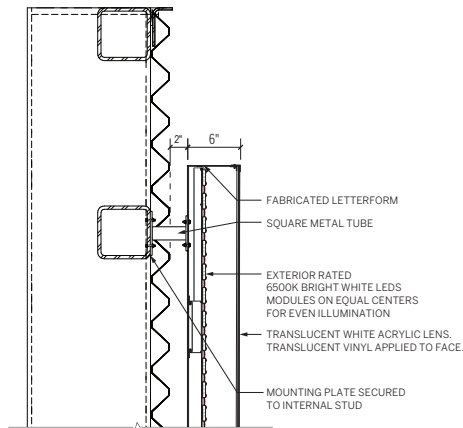
EXTERIOR SIGN  
DETAILS

Project No.:

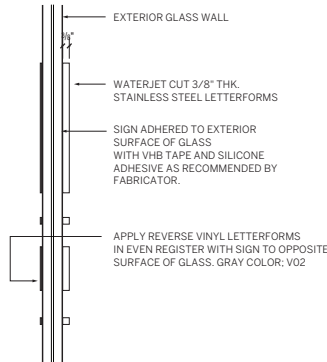
Sheet No.:

Drawn By: Author  
Checked By: Checker  
Scale:

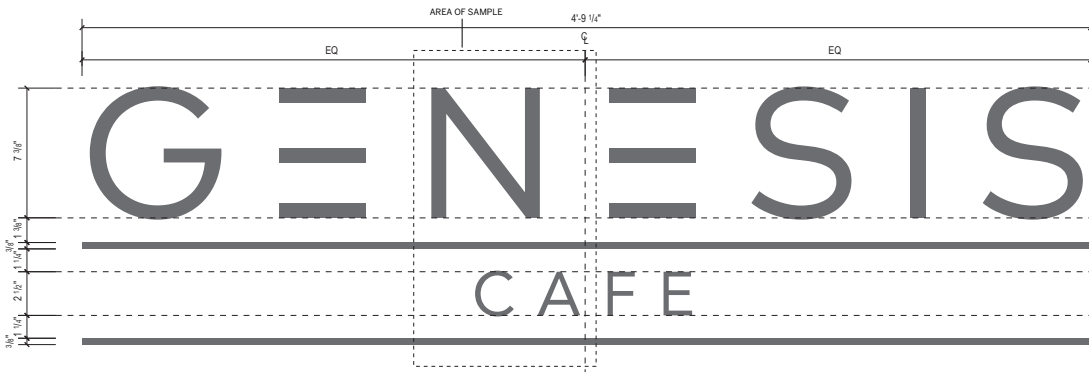
GR8.0.05



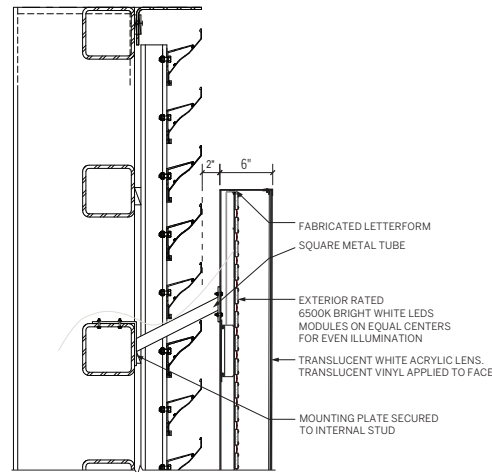
16 SIGN TYPE S12 – BUILDING 3000 - 3300 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



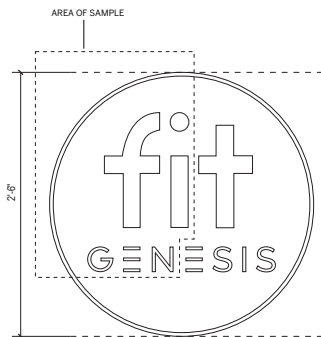
12 SIGN TYPE S10 – SECTION  
SCALE: 3" = 1'-0"



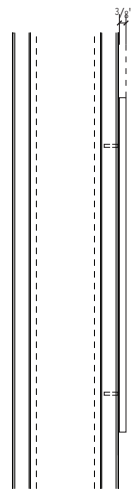
08 SIGN TYPE S10 – ELEVATION  
SCALE: 3" = 1'-0"



14 SIGN TYPE S12 – BUILDING 3500 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



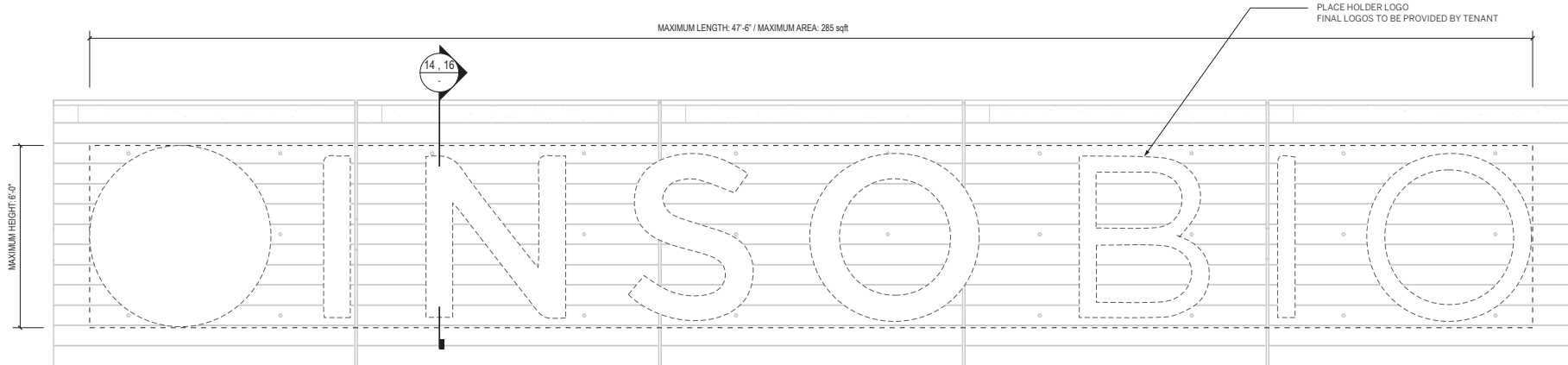
10 SIGN TYPE S11a – ELEVATION  
SCALE: 1 1/2" = 1'-0"



06 SIGN TYPE S11b – SECTION  
SCALE: 3" = 1'-0"

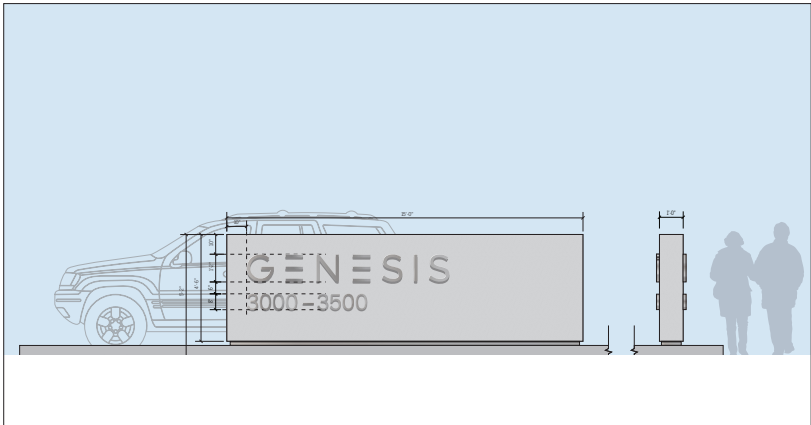


02 SIGN TYPE S11b – ELEVATION  
SCALE: 3" = 1'-0"

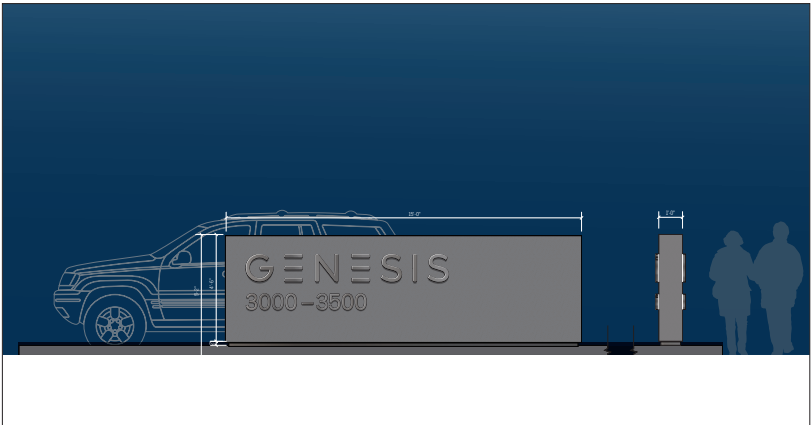


13 SIGN TYPE S12 – ELEVATION  
SCALE: 1/2" = 1'-0"





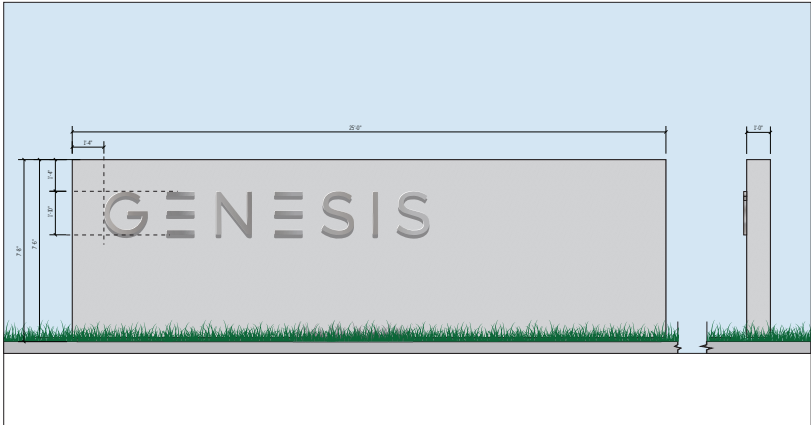
SIGN TYPE S01a - DAY VIEW ON 3000-3500 VEHICULAR ENTRY



SIGN TYPE S01a - NIGHT VIEW ON 3000-3500 VEHICULAR ENTRY



SIGN TYPE S01a - DAY VIEW ON 1000 VEHICULAR ENTRY



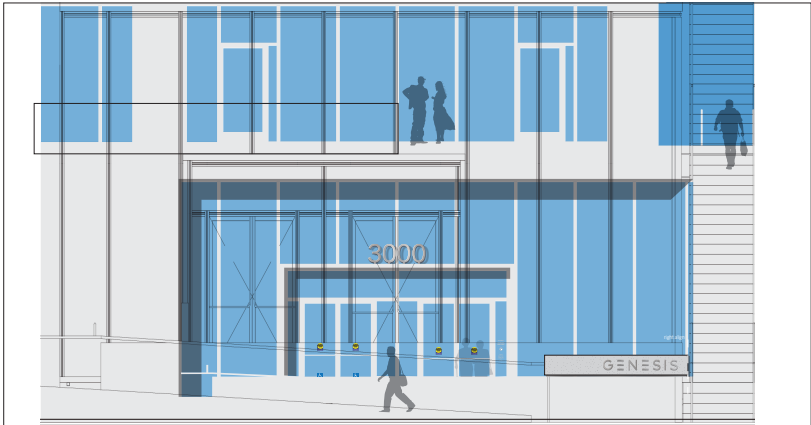
SIGN TYPE S00 - DAY VIEW ON CORNER OF MARINA BLVD AND SIERRA POINT PKWY



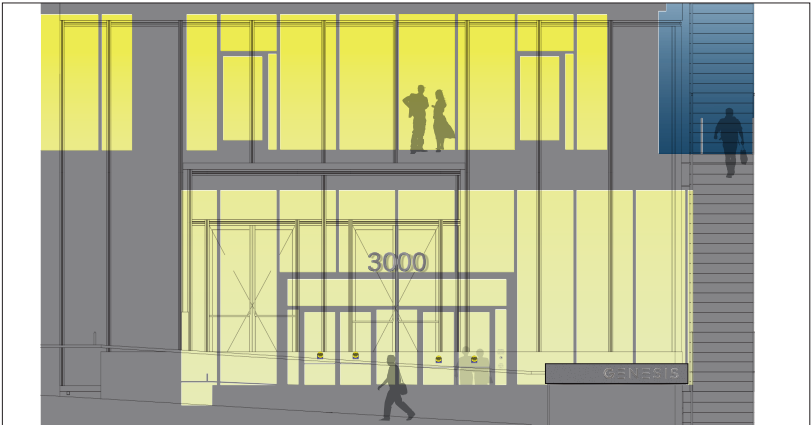
SIGN TYPE S00 - NIGHT VIEW ON CORNER OF MARINA BLVD AND SIERRA POINT PKWY



SIGN TYPE S00 - DAY VIEW ON CORNER OF MARINA BLVD AND SIERRA POINT PKWY



SIGN TYPES S02 & S03 - DAY VIEW BUILDING 3000 ENTRY



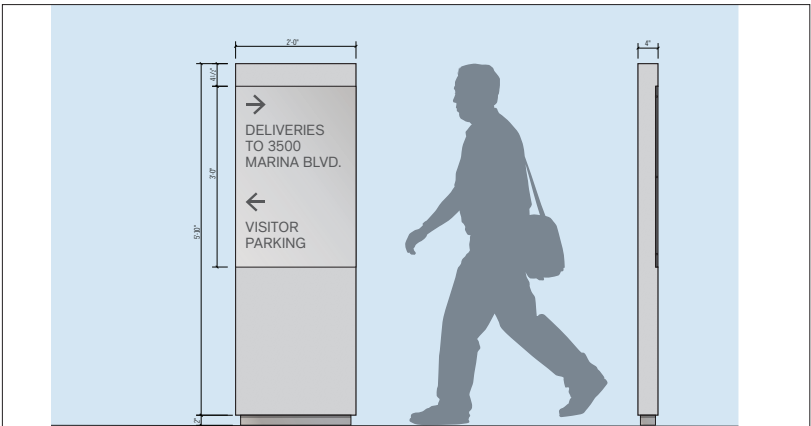
SIGN TYPES S02 & S03 - NIGHT VIEW BUILDING 3000 ENTRY



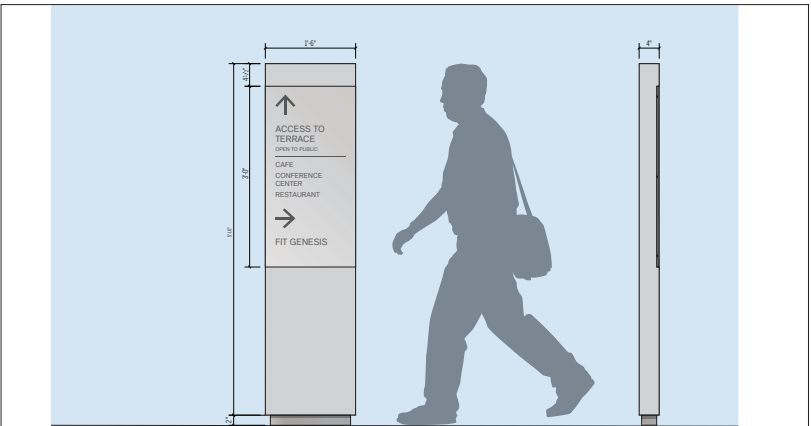
SIGN TYPE S03 - DAY VIEW TYPICAL BUILDING ENTRIES



SIGN TYPE S03 - DAY VIEW BUILDING 1000 ENTRY



SIGN TYPE S04a - DAY VIEW VEHICULAR DIRECTIONAL



SIGN TYPE S04b - DAY VIEW PEDESTRIAN DIRECTIONAL

ATTACHMENT A  
Exhibit B

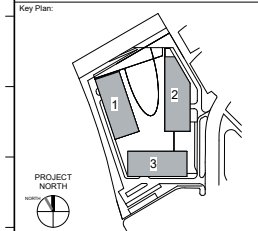
PHASE3  
REAL ESTATE PARTNERS

GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:  
SOM  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:	No.	Description	Date
ISSUED FOR SIGN REVIEW	2021	12 10	
ISSUED FOR SIGN REVIEW	2022	02 16	
ISSUED FOR SIGN REVIEW	2022	03 30	
ISSUED FOR SIGN REVIEW	2022	04 06	



Seal & Signature:

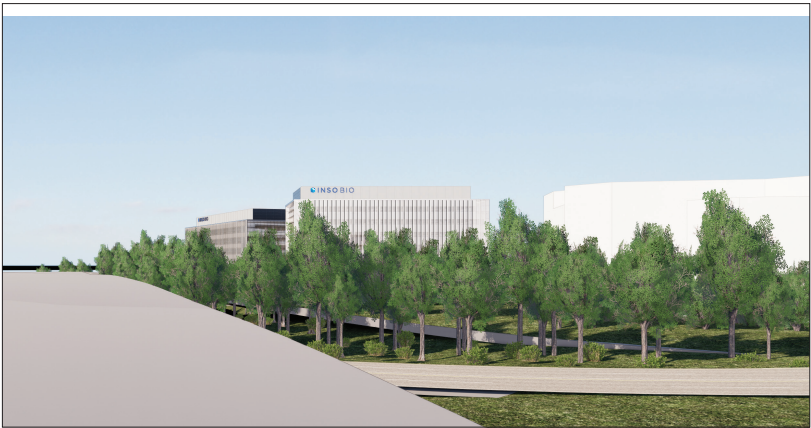
Sheet Name:  
PHOTO-SIMULATIONS

Project No.: 217817  
Drawn By: Author  
Checked By: Checker  
Scale:  
Sheet No.: GR8.0.06





SIGN TYPE S12 - DAY VIEW SKYLINE SIGNS FROM FREEWAY LOOKING SOUTH



SIGN TYPE S12 - DAY VIEW SKYLINE SIGNS FROM FREEWAY LOOKING NORTH



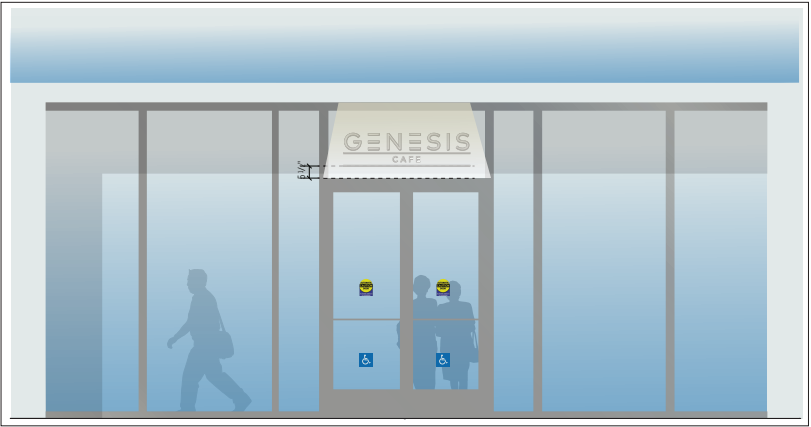
SIGN TYPE S12 - DAY VIEW SKYLINE SIGNS FROM MARINA BLVD PERPENDICULAR TO PODIUM ENTRY



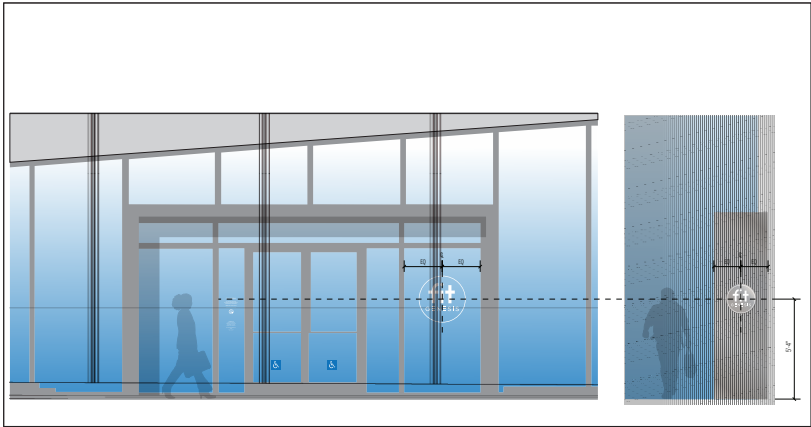
SIGN TYPE S12 - DAY VIEW SKYLINE SIGNS FROM MARINA BLVD NORTH EAST VANTAGE POINT



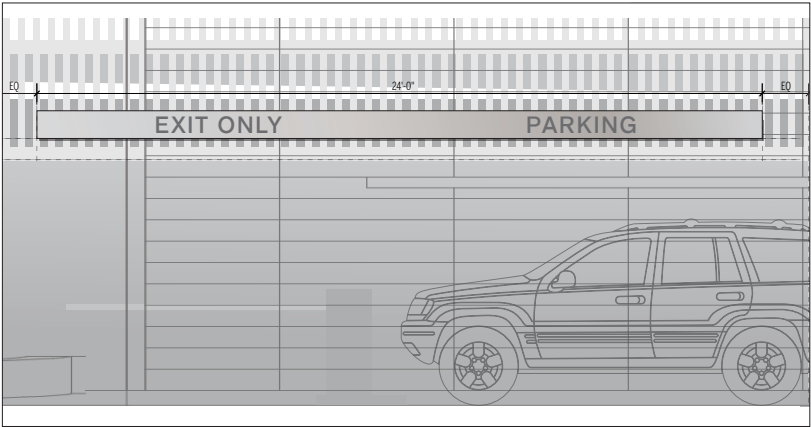
SIGN TYPE S12 - DAY VIEW SKYLINE SIGNS FROM MARINA BLVD SOUTH VANTAGE POINT



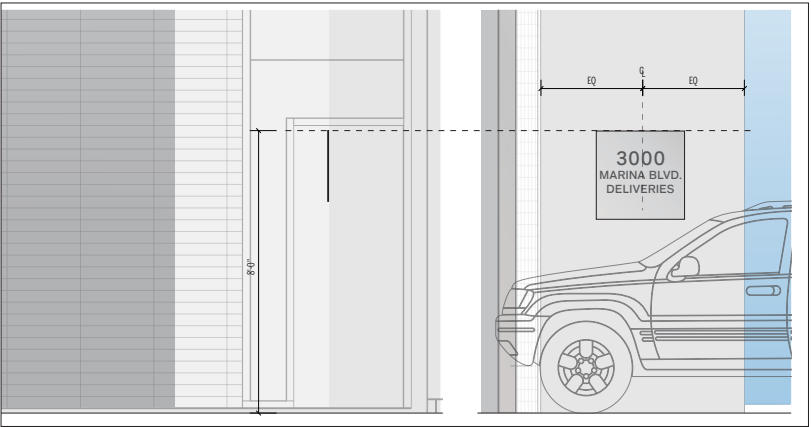
SIGN TYPE S10 - DAY VIEW TYPICAL AMENITY ID



SIGN TYPES S11a & S11b - DAY VIEW TYPICAL FITNESS CENTER VINYL AND PLAQUE IDS



SIGN TYPE S05 - DAY VIEW TYPICAL GARAGE ENTRY ID



SIGN TYPE S06 - DAY VIEW TYPICAL DELIVERY LOADING DOCK ID

# ATTACHMENT A Exhibit B

## PHASE 3 REAL ESTATE PARTNERS

GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:

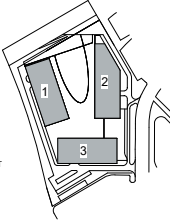
SOM

SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:	No.:	Description:	Date:
ISSUED FOR SIGN REVIEW	2021	12	10
ISSUED FOR SIGN REVIEW	2022	02	16
ISSUED FOR SIGN REVIEW	2022	03	30
ISSUED FOR SIGN REVIEW	2022	04	06

Key Plan:



Seal & Signature:

Sheet Name:

PHOTO-  
SIMULATIONS

Project No.:  
217817  
Drawn By: Author  
Checked By: Checker  
Scale:

Sheet No.:

GR8.0.07





ALL PHOTOS FROM INDICATED VIEWS SHOWN ON MAP SHOWN ON SHEET GR8.0.09  
PHOTOS TAKEN BY GOOGLE STREET VIEW - NOVEMBER 2020

ATTACHMENT A  
Exhibit B

PHASE3  
REAL ESTATE PARTNERS

GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:

SOM

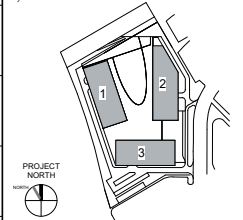
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For: No. Description Date

ISSUED FOR SIGN REVIEW	2021.12.10
ISSUED FOR SIGN REVIEW	2022.02.16
ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:



Seal & Signature:

Sheet Name:

EXISTING VIEW  
PHOTO PLAN

Project No.:

Sheet No.:

Drawn By: Author  
Checked By: Checker  
Scale:

GR8.0.08





VIEW LOCATION 1 VIEW FROM NORTH WEST ALONG MARINA BLVD FACING FUTURE SITE OF 3000-3500 GENESIS MARINA



VIEW LOCATION 2 VIEW FROM MARINA BLVD PERPENDICULAR TO FUTURE SITE OF 3000-3500 GENESIS MARINA ENTRY



VIEW LOCATION 3 VIEW FROM MARINA BLVD PERPENDICULAR TO FUTURE SITE OF 3000-3500 GENESIS MARINA ENTRY FACING 1000 GENESIS SITE



VIEW LOCATION 4 VIEW FROM ALONG MARINA BLVD FACING NORTH TO THE FUTURE SITE OF 3000-3500 GENESIS MARINA



VIEW LOCATION 5 VIEW FROM MARINA BLVD FACING NORTH TO THE FUTURE SITE OF 3000-3500 GENESIS MARINA



VIEW LOCATION 6 VIEW FROM MARINA BLVD FACING SOUTH TO THE EXISTING SITE OF 1000 GENESIS SITE



VIEW LOCATION 7 VIEW FROM MARINA BLVD PERPENDICULAR TO EXISTING SITE OF 1000 GENESIS VEHICULAR ENTRY



VIEW LOCATION 8 VIEW FROM SIERRA POINT PKWY FACING EXISTING 1000 GENESIS SITE. CORNER WILL BE THE LOCATION OF FUTURE MONUMENT SOO



VIEW LOCATION 9 NORTH VANTAGE POINT FROM FREEWAY TO FUTURE SITE OF 3000-3500 GENESIS MARINA



VIEW LOCATION 10 NORTH VANTAGE POINT FROM FREEWAY TO FUTURE SITE OF 3000-3500 GENESIS MARINA



VIEW LOCATION 11 SOUTH VANTAGE POINT FROM FREEWAY TO FUTURE SITE OF 3000-3500 GENESIS MARINA AND EXISTING 1000 GENESIS SITE

ATTACHMENT A  
Exhibit B

PHASE3  
REAL ESTATE PARTNERS

GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

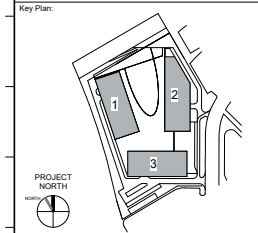
Architect:  
**SOM**  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:	
No.	Description
1	ISSUED FOR SIGN REVIEW
2	ISSUED FOR SIGN REVIEW
3	ISSUED FOR SIGN REVIEW
4	ISSUED FOR SIGN REVIEW

Date:

2021.12.10
2022.02.16
2022.03.30
2022.04.06

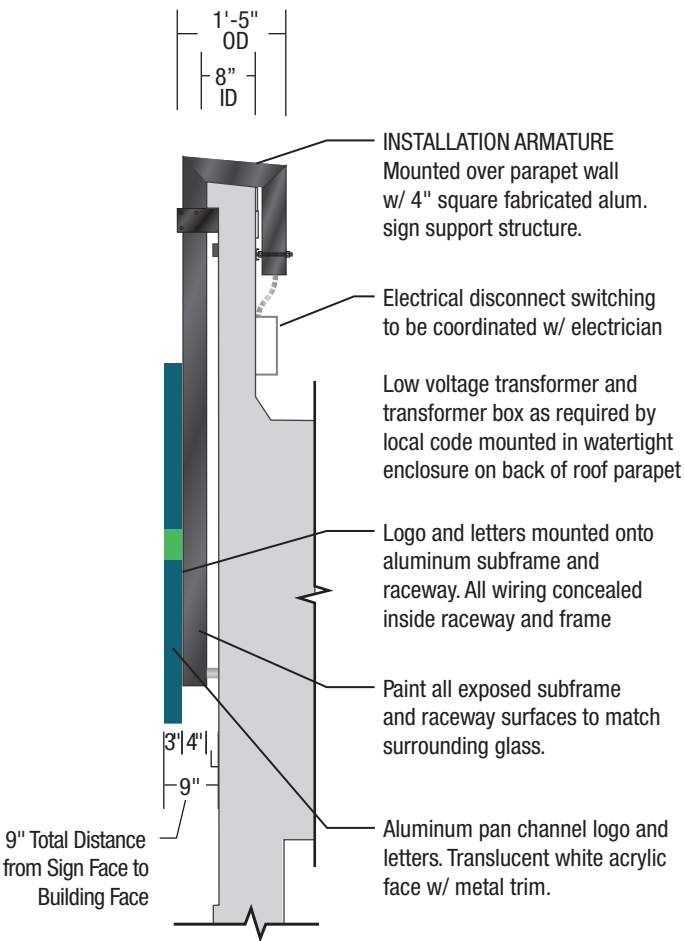


Seal & Signature:

Sheet Name:  
**EXISTING VIEW  
PHOTOS**

Project No.: 217817  
Drawn By: Author  
Checked By: Checker  
Scale:  
Sheet No.:  
**GR8.0.09**

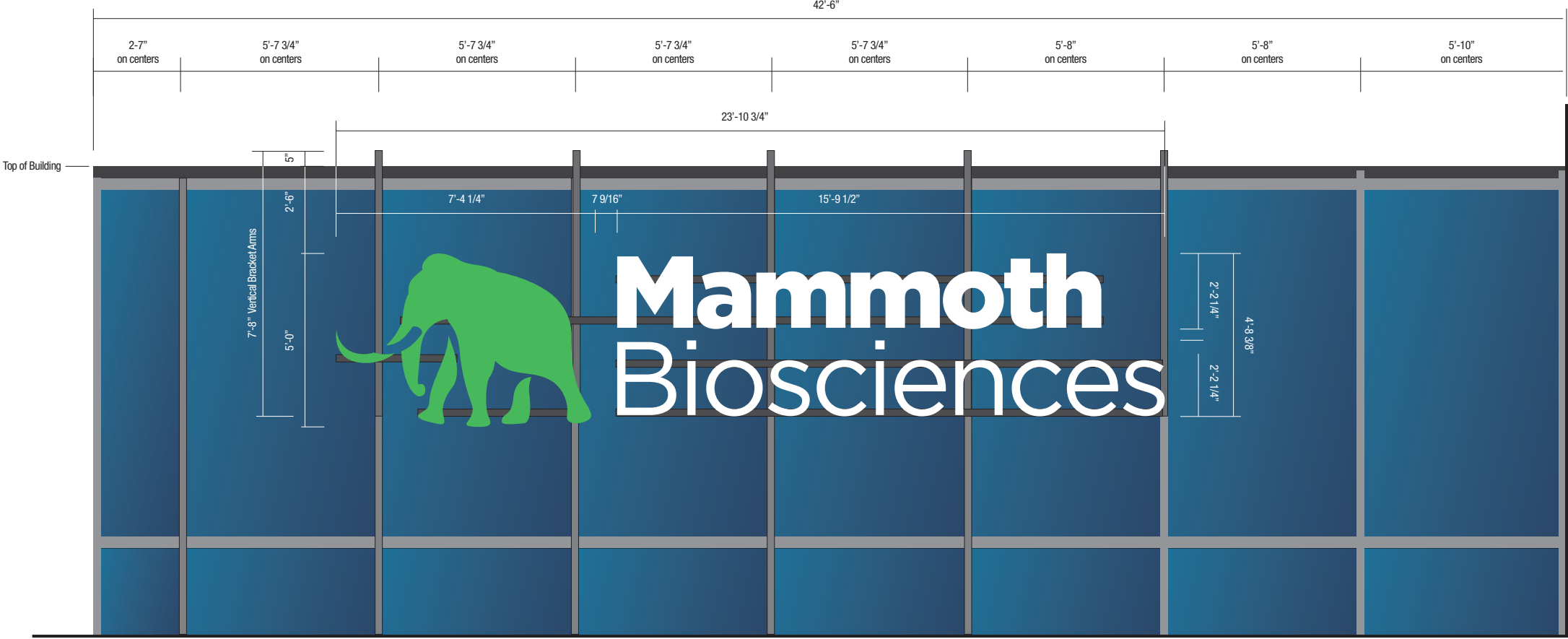




**Scale:  $\frac{3}{8}'' = 1'-0''$**

Specifications:			
Description	Specification/Material	Finish	Color
Logo	3" Aluminum, Acrylic Face w/vinyl Overlay Grphics	MAP-Satin 3M	Returns to match face- Color TBD Translucent Film, Color TBD
Letters	3" Aluminum, White Acrylic Face	MAP-Satin	MP-SOA202SP White

PROJECT: Mammoth Biosciences Signage		REVISION / DATE / DESCRIPTION	APPROVALS	SHEET
LOCATION: 1000 Marina Blvd., Brisbane, CA		#1 07/23/21 Updated Layout	SALES:	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate and may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.  ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by ADART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.
DATE: 10/02/20		#2 07/26/21 Updated Layout	CUSTOMER:	
SALES: Terry Long		#3 07/28/21 Updated Callouts Only	LANDLORD:	
DESIGNER: Ron Sellers				
SCALE: See Callouts				
SERVER: SFSERVER/ART DEPARTMENT/ 2020 Artwork/ Mammoth Biosciences Signage	128			4



A.2

ILLUMINATED BUILDING SIGN SPECIFICATIONS

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

Manufacture & Install one (1) S/F Illuminated Building signs, as shown

Specifications:

Description	Specification/Material	Finish	Color
Logo	3" Aluminum, Acrylic Face w/vinyl Overlay Grphics	MAP-Satin 3M	Returns to match face- Color TBD Translucent Film, Color TBD
Letters	3" Aluminum, White Acrylic Face	MAP-Satin	MP-SOA202SP White

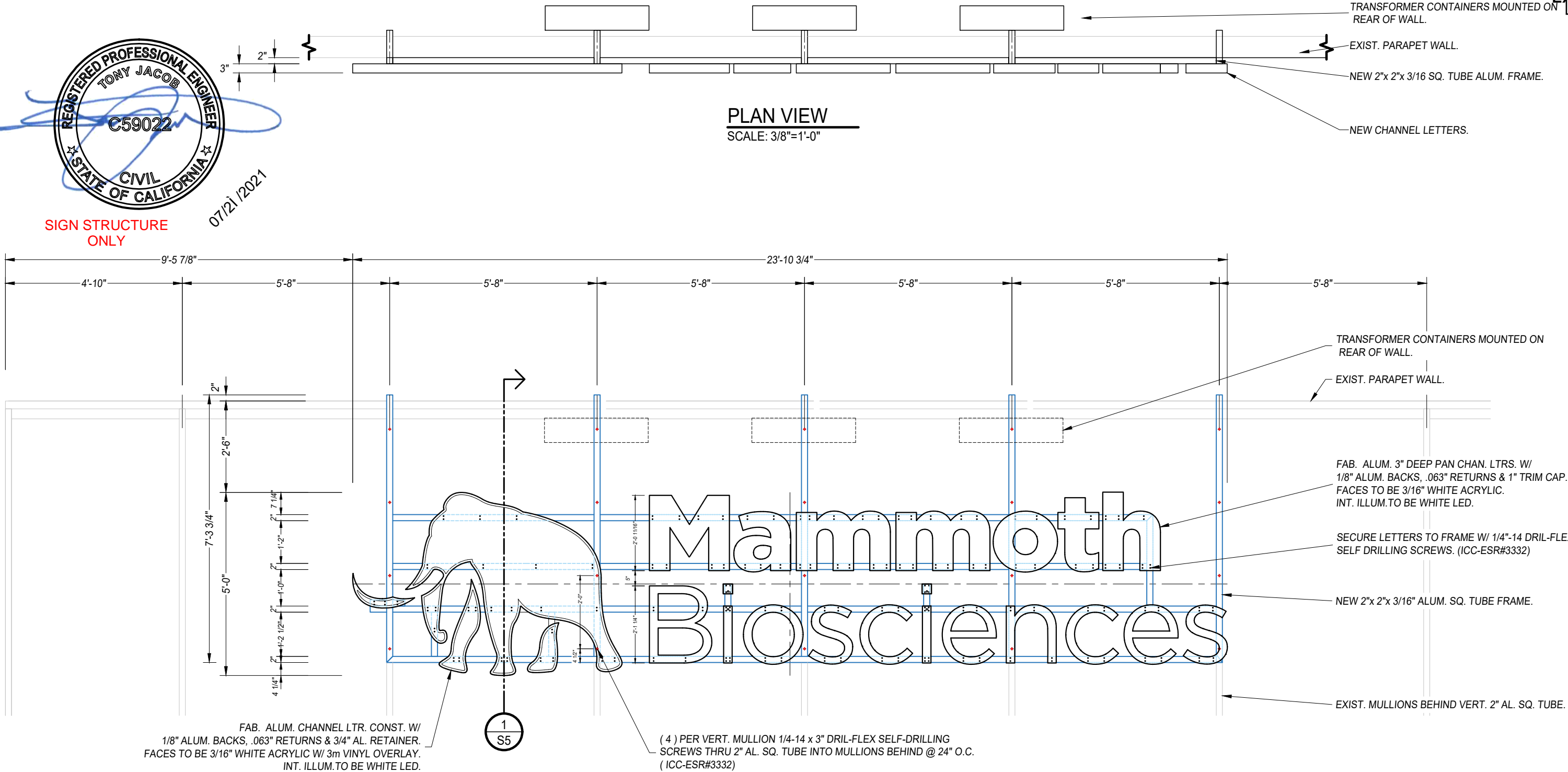




SIGN STRUCTURE  
ONLY

07/21/2021

PLAN VIEW  
SCALE: 3/8"=1'-0"



A1 ELEVATION  
SCALE: 3/8"=1'-0"



5 THOMAS MELLON CIRCLE / STE. 260  
SAN FRANCISCO, CA 94134  
T 415.869.6460  
F 415.860.6480  
www.adart.com

PROJECT: Mammoth Biosciences
LOCATION: 1000 Marina Blvd., Brisbane, CA
DATE: 07.26.2021
SALES: TL
DRAWN BY: MW
SCALE: As Shown

REVISION	DATE	DESCRIPTION
07.27.2021		
07.28.2021		
CAD File Route: Mammoth Biosciences		

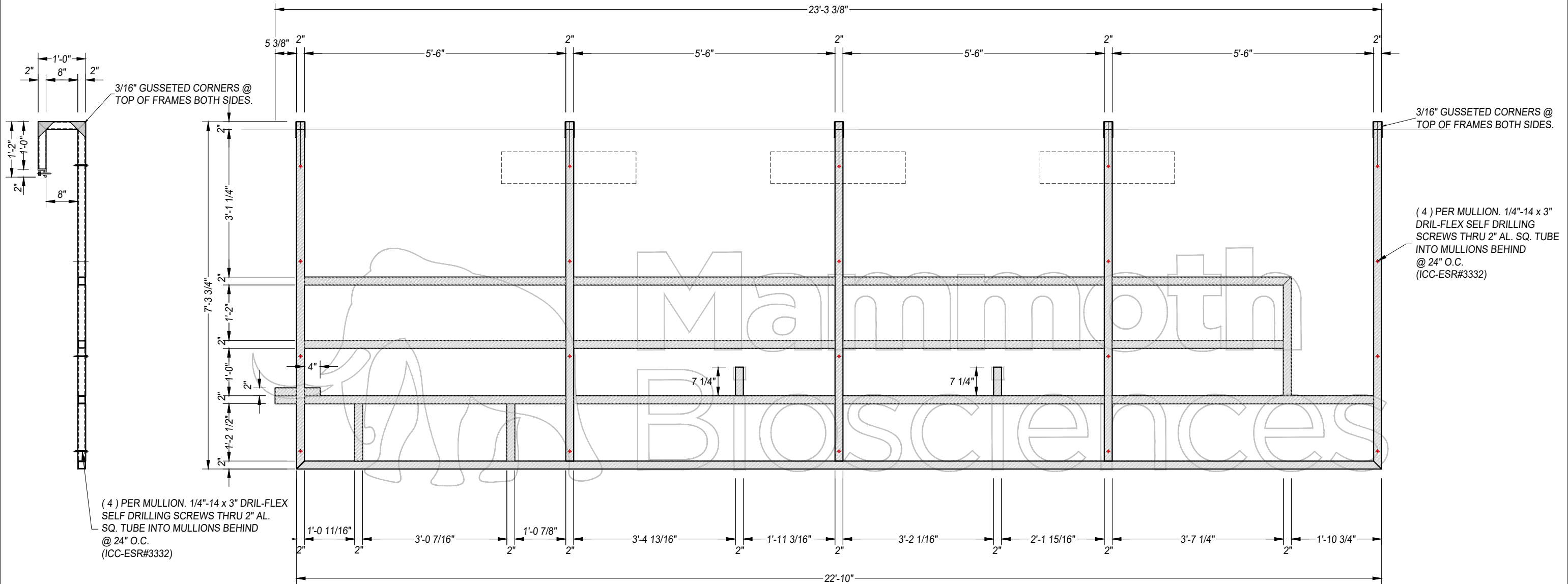
APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWING ONLY:  
Dimensions are approximate & may change due to construction factors or exact field conditions.  
Colors shown are as close as printing will allow, always follow written specifications.

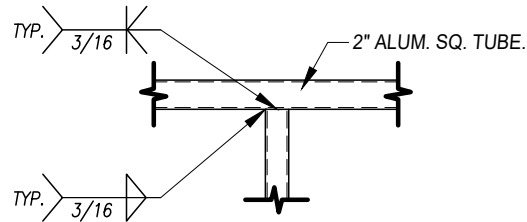
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SHEET

A1.S1



SIDEVIEW  
SCALE: 1/2"=1'-0"



TYPICAL FRAME CONNECTION  
SCALE: N.T.S.

A1 SUPPORT FRAME FRONT  
SCALE: 1/2"=1'-0"



SIGN STRUCTURE  
ONLY

07/21/2021

SIGN STRUCTURE  
ONLY



07/21/2021

PLAN VIEW

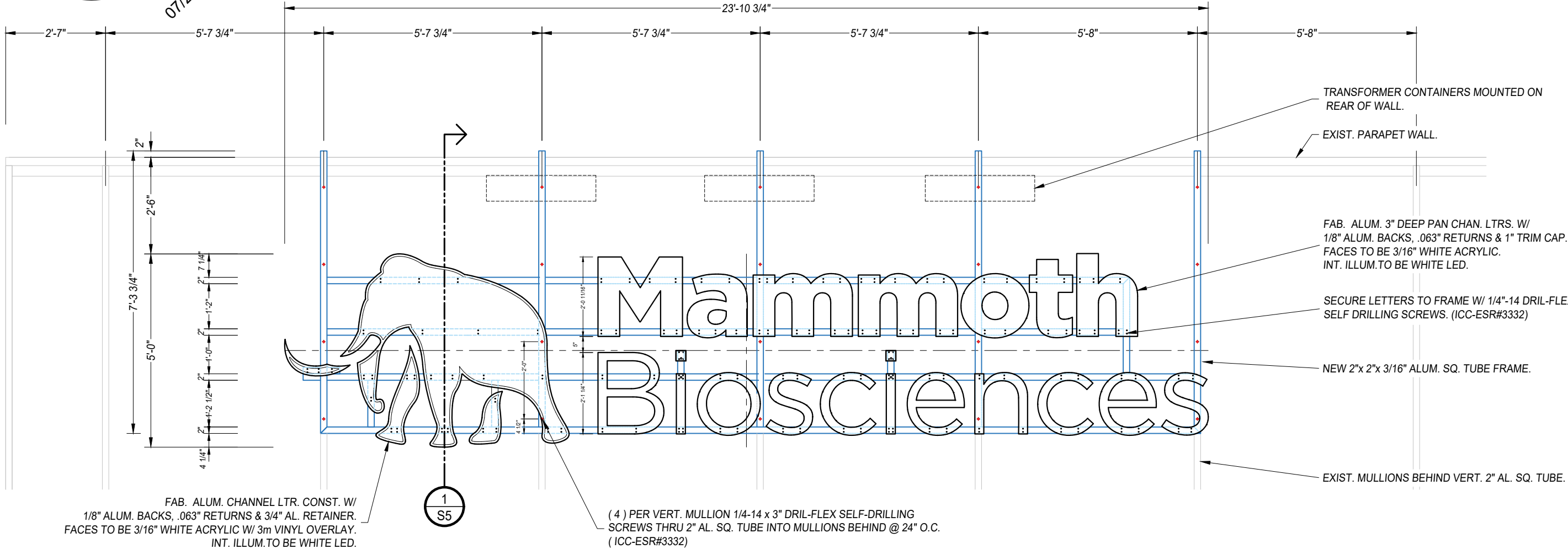
SCALE: 3/8"=1'-0"

TRANSFORMER CONTAINERS MOUNTED ON  
REAR OF WALL.

EXIST. PARAPET WALL.

NEW 2"x 2"x 3/16 SQ. TUBE ALUM. FRAME.

NEW CHANNEL LETTERS.



A2

ELEVATION

SCALE: 3/8"=1'-0"

NOTE: ALL GROUND WIRE CONNECTIONS TO BE  
WITH # 10-32 GREEN MACHINE SCREW.  
ALL INTERNAL WIRING TO BE IN 1/2"  
FLEX CONDUIT.



5 THOMAS MELLON CIRCLE / STE. 260  
SAN FRANCISCO, CA 94134  
T 415.869.6460  
F 415.860.6480  
www.adart.com

PROJECT: Mammoth Biosciences
LOCATION: 1000 Marina Blvd., Brisbane, CA
DATE: 07.26.2021
SALES: TL
DRAWN BY: MW
SCALE: As Shown

REVISION	DATE	DESCRIPTION
07.27.2021		
07.28.2021		
CAD File Route: Mammoth Biosciences		

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

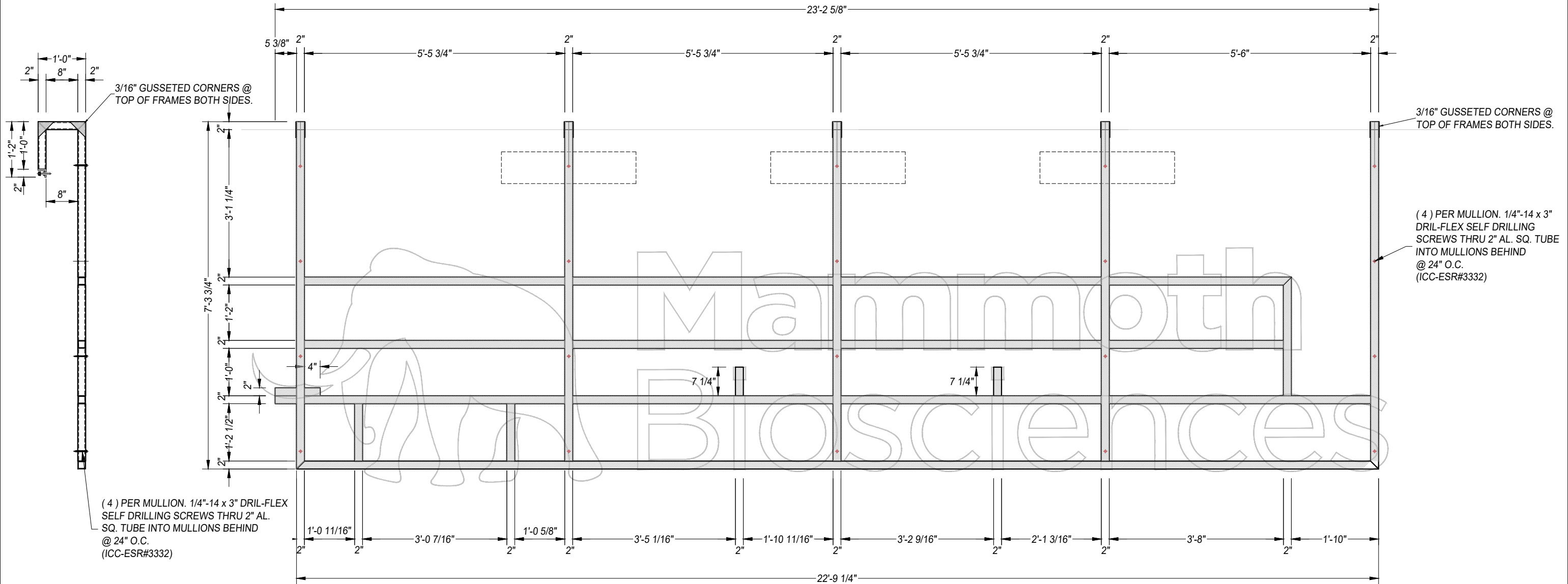
CONCEPTUAL DRAWING ONLY:  
Dimensions are approximate & may change due to construction factors or exact field conditions.  
Colors shown are as close as printing will allow, always follow written specifications.

ALL RIGHTS RESERVED:  
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reproduced in any manner without prior consent.

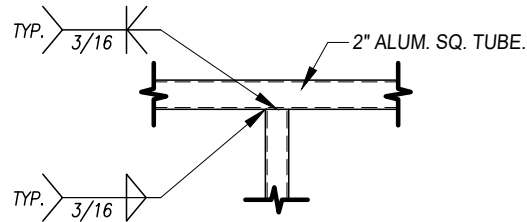
SHEET

A2.S3





**SIDEVIEW**  
SCALE: 1/2"=1'-0"



**TYPICAL FRAME CONNECTION**  
SCALE: N.T.S.

**A2 SUPPORT FRAME FRONT**  
SCALE: 1/2"=1'-0"



SIGN STRUCTURE ONLY

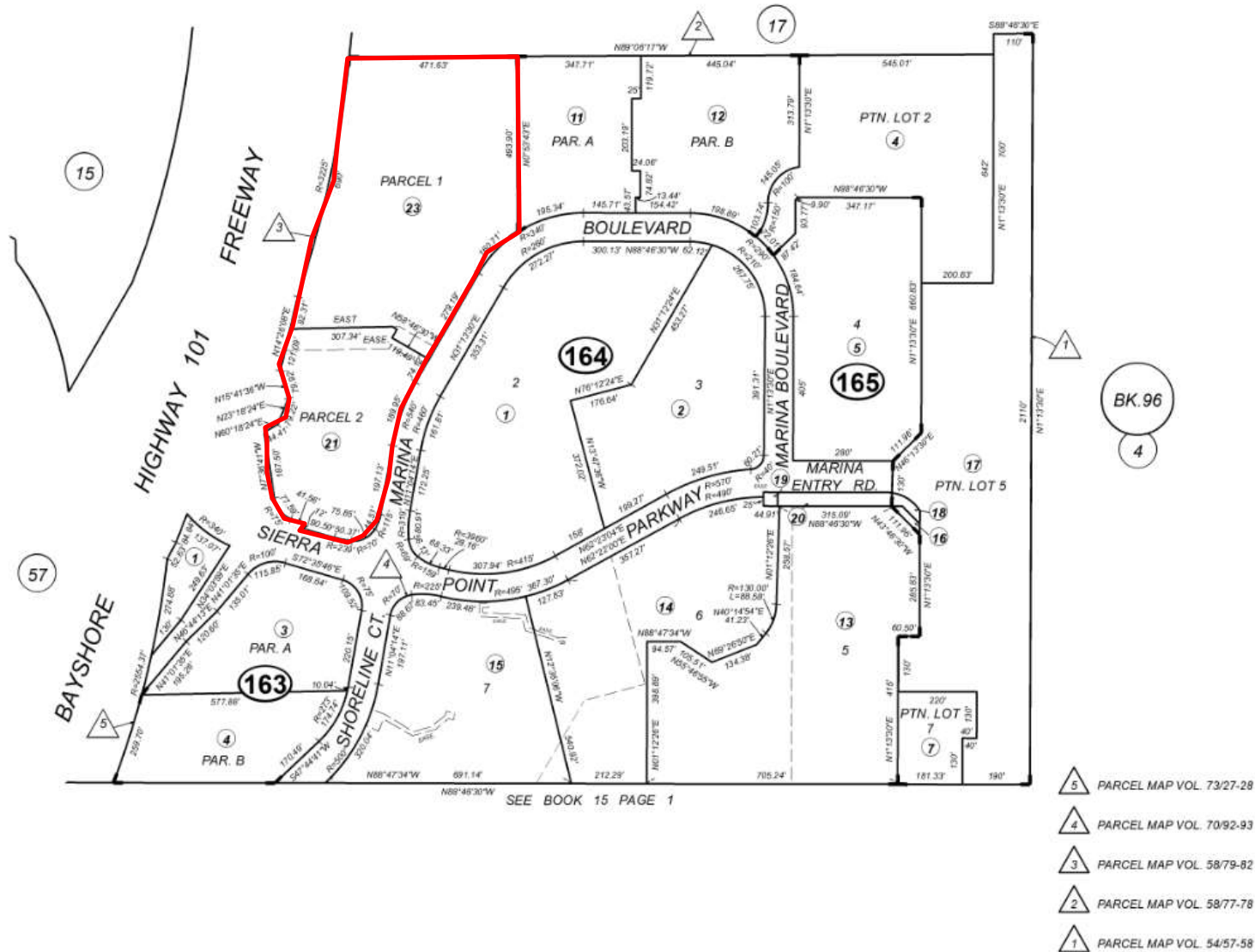
**Aerial Vicinity Map**  
1000 & 3000-3500 Marina Boulevard



**Assessor's Parcel Map**  
1000 & 3000-3500 Marina Boulevard

7-16

1" = 300'





**File Attachments for Item:**

G. Item Removed from the Agenda. See the memorandum to the Planning Commission regarding removal of this item:

**PUBLIC HEARING: 1000 Sierra Point Parkway; Use Permit 2022-UP-2;** SP-CRO Sierra Point Commercial District; Use Permit application to allow the use of minipigs in medical research and development (R&D) by Bristol-Myers Squibb in the existing, approximately 9,000 square foot vivarium; Ricardo Garcia, applicant; HCP LS Brisbane LLC, owner.

# *City of Brisbane*

## *Planning Commission*

**TO:** Planning Commission

For the Meeting of 04/14/22

**SUBJECT:** **Removal from the Agenda Concerning Use Permit 2022-UP-2, 1000 Sierra Point Parkway, SP-CRO Sierra Point Commercial District;** Use Permit application to allow the use of minipigs in medical research and development (R&D) by Bristol-Myers Squibb in the existing, approximately 9,000 square foot vivarium; Ricardo Garcia, applicant; HCP LS Brisbane LLC, owner.

As a procedural matter, per Brisbane Municipal Code Section 17.18.035, this use permit is subject to City Council's review and approval authority, not the Planning Commission's. Since the Planning Commission does not have authority over this class of use permits, the item is being removed from tonight's agenda. Given that the item is being removed from the agenda, no oral comments should be heard from the public except under "oral communications" since the item is no longer on the agenda. Any written public comments that have been provided, or will be provided, will be included in City Council's agenda report on the application.

The application will be scheduled for a public hearing with City Council, with a public hearing notice provided at least 10 days prior to the hearing, in accordance with BMC Section 17.54.030. The date of that public hearing is to be determined.

*Ken Johnson*

Ken Johnson, Senior Planner

*John Swiecki*

John Swiecki, Community Development Director

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission

**Superseded**  
For the Meeting of 04/14/22

**SUBJECT:** Use Permit 2022-UP-2, 1000 Sierra Point Parkway, SP-CRO Sierra Point Commercial District; Use Permit application to allow the use of minipigs in medical research and development (R&D) by Bristol-Myers Squibb in the existing, approximately 9,000 square foot vivarium; Ricardo Garcia, applicant; HCP LS Brisbane LLC, owner.

**REQUEST:** The applicant requests a conditional use permit to utilize the existing approximately 9,000 square foot vivarium on the first floor of 1000 Sierra Point Parkway for conducting cardiovascular R&D using minipigs (*Sus scrofa*).

**RECOMMENDATION:** Approve Use Permit 2022-UP-2, per the agenda report, via adoption of Resolution 2022-UP-2 with Exhibit A, containing the findings and conditions of approval (Attachment A).

**ENVIRONMENTAL DETERMINATION:** Use of existing facilities are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 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 (BMC) Section 17.18.035.B, a conditional use permit is required for use of live animals for research and development (R&D) that are not otherwise approved or prohibited pursuant to Section 17.18.020.K. The findings required for Use Permit approval are contained in BMC Sections 17.40.060.A & B.

**DESCRIPTION OF PROPOSED USE:** The applicant proposes to utilize the existing vivarium for cardiovascular medical research using minipigs. The use would be located within the existing 9,000 square foot vivarium on the first floor of this 4-story, approximately 125K square foot R&D building. The applicant has indicated that cardiovascular makeup of minipigs is similar to that of humans and so they serve an important function in this type of research. The BMS project description states that, *“While smaller animals (rats and mice for instance) are valuable contributors at the beginning stages of disease research, many question about how a drug acts in the body need to be studied in an animal that more closely recapitulates the human physiology, metabolism, and disease process.”* The applicant has estimated that approximately 5 to 15 minipigs would be at the facility at any given time. Further details on the use are provided in the applicant’s project description (Attachment B)

The use is under the regulatory authority of the U.S. Department of Agriculture (USDA). Staff contacted the Veterinary Medical Officer with the USDA who oversight responsibility for this



Superseded

facility. He indicated that the use will be subject to unannounced inspections by the USDA to ensure the welfare of the animals and indicated that there were no concerns with the proposed use at this facility.

**ANALYSIS AND FINDINGS:** Although the use is R&D, which is generally permitted by-right within this zoning district, since the species of animal is not specifically identified in BMC Section 17.18.020.K, a use permit is required. In order to approve the Use Permit, the Planning Commission must make the following findings, 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.”

The proposal would meet both of the findings, as discussed below.

Adjacent Uses and General Plan Consistency— In regards to the first finding, the property is within Healthpeak’s R&D campus and adjacent to other R&D uses at Sierra Point and the Marina to the west. The use would be conducted indoors within a controlled vivarium environment in an existing R&D building.

The property is designated for a broad range of commercial land uses in the General Plan, including research and development, which is implemented in the SP-SCRO Sierra Point Commercial District zoning (BMC Chapter 17.18). This allows for the use via conditional use permitted.

In reference to the part of the finding related to specific plan consistency, that aspect of the finding is not applicable as there is no adopted specific plan covering this area.

Not Detrimental or Injurious to the Property, Neighborhood or City— The proposal would not be detrimental or injurious to the property, neighborhood or City. As noted above, the use would be conducted indoors within a controlled vivarium environment of an existing R&D building. As such, there would be no detrimental effects on any persons working in the neighborhood and there are no residences in the neighborhood, nor would there be injurious or detrimental effects to property or improvements in the neighborhood or the general welfare of the City. Conversely, the use would provide opportunity to advance research and knowledge into treatment of human heart disease and associated conditions, providing potential broad health benefits beyond the Brisbane community.

This application has been reviewed by the Public Works Department, Police Department and North County Fire Authority, Building Department and the USDA. None of the departments nor the

2022-UP-2

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Page 3

**Superseded**

USDA had objections to the proposed application. As noted above, the USDA noted that they have ongoing oversight and perform unannounced inspections of the facility.

**ATTACHMENTS:**

- A. Draft Resolution 2022-UP-2 with Findings and Conditions of Approval
- B. Aerial photo of site location & vicinity
- C. Applicant's Project Description

*Ken Johnson*

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Ken Johnson, Senior Planner*John Swiecki*

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John Swiecki, Community Development Director

Superseded

## ATTACHMENT A

Draft - RESOLUTION 2022-UP-2

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
 CONDITIONALLY APPROVING USE PERMIT 2022-UP-2  
 TO ALLOW FOR USE OF MINIPIGS FOR R&D  
 AT 1000 SIERRA POINT PARKWAY

WHEREAS, Ricardo Garcia, the applicant, on behalf of the tenant Bristol-Myers Squibb (BMS), applied to the City of Brisbane for a Use Permit to allow for R&D use of minipigs within the existing BMS vivarium at 1000 Sierra Point Parkway, such application being identified as Use Permit 2022-UP-2; and

WHEREAS, on April 14, 2022, 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 April 14 2022, did resolve as follows:

Use Permit 2022-UP-2 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this 14<sup>th</sup> day of April, 2022, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
 Chairperson

ATTEST:

\_\_\_\_\_  
 JOHN A. SWIECKI, Community Development Director



**EXHIBIT A****Superseded**

**Action Taken:** Conditionally approve Use Permit 2022-UP-2 per the staff memorandum with attachments, via adoption of Resolution 2022-UP-2.

**Findings:**

1. The Planning Commission has considered and given due regard to the nature and condition of adjacent uses and structures and the use permit is consistent with the general plan and there is no specific plan adopted by the city council for the area in question.
2. The establishment, maintenance and operation of the use applied for 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.

**Conditions of Approval:**

- A. The operator shall maintain its Business License with the City of Brisbane.
- B. The operator shall comply with the performance standards provided in BMC Section 17.18.045 regarding R&D uses.
- C. Operator shall comply with the requirements of the USDA, to ensure the welfare of the animals complies with USDA standards.
- D. Minor modifications to the use permit may be approved by the Community Development Director in conformance with all applicable requirements of the Municipal Code.

\*\*\*\*\*

# 1000 Sierra Point Parkway

## Site Vicinity Map



**Introduction**

This application describes a request for a use permit for the use of minipigs (*Sus scrofa*) in research in the existing Bristol-Myers Squibb (BMS) vivarium at 1000 Sierra Point Parkway, per Sections 17.18.020(K), 17.18.035(B) of the City of Brisbane Municipal Code. The BMS vivarium at Sierra Point is already constructed and staffed with suitability for indoor pig housing. The permit for the existing structure was granted by the City in 2008 as Building D of the Shore at Sierra Point project, an approximately 23-acre research and development campus in the current SP-CRO Sierra Point Commercial District. Occupancy began in 2020; the site is currently fully operational with approximately 150 full-time employees.

No modifications to the building are proposed in this application or associated with this proposed use. No changes in hazardous chemical storage or noise/odor generation are associated with this proposed use. The facility itself will be used to house swine that will be the subject of ongoing scientific investigation to advance scientific knowledge and treatment of human heart disease and associated conditions. Typical laboratory equipment, office space and other furnishings typical of a science lab are housed within the building on the property in question.

**Background and Objective**

While smaller animals (mice and rats, for instance) are valuable contributors at the beginning stages of disease research, many questions about how a drug acts in the body need to be studied in an animal that more closely recapitulates the human physiology, metabolism, and disease process. Pigs are a particularly valuable species and are especially notable for their similarities to the human cardiovascular system. BMS employs sound, scientifically advanced methods to develop swine populations that mirror heart disease found in humans.

**Project Conduct**

BMS has substantial experience and expertise in conducting a wide range of scientific research which often necessarily involves the use of animals. It is for this reason that BMS has established strict internal policies and practices that are designed to meet our own standards and those of all applicable governmental agencies. BMS proudly promotes a culture of excellence in animal welfare, with an active oversight committee, 24/7 availability of laboratory animal veterinarians and veterinary staff, regular internal welfare assessments, and third-party accreditation in AAALAC International, the leading, internationally-recognized organization that promotes the humane treatment of animals in science through voluntary accreditation and assessment programs. All animal activities will comply with federal and local regulations, and the site has obtained and maintains a research registration with the United States Department of Agriculture. Additionally, the animal program will adhere to or exceed the standards described in the Guide for the Care and Use of Laboratory Animals (Institute for Laboratory Animal Research, National Research Council).

BMS is committed to the humane and scientifically appropriate use of animals in research, in unison with our dedication to innovative clinical advancements. Through sophisticated study methods and rigorous scientific principles, our investigators drive the development of high-quality medicines that address the unmet medical needs of patients with serious diseases. Establishing this research at the Sierra Point site will connect our existing cardiovascular team with the resources needed to rapidly develop and progress novel therapies to waiting patients. Beyond satisfying the City's permit requirements, BMS views its commitment to its planned operation at this location as vital to the continued scientific advances critical to our public health mission.

With approval, we look forward to initiating this much-needed work. We have carefully reviewed the permit submission requirements and guidance and believe we have furnished all information necessary to support issuance of the requested use permit. We appreciate the City Council's thoughtful review of this permit application for the use of minipigs in research at the BMS Sierra Point site. We are available for any questions, clarifications, or additional information the Council would find helpful during the review process.



### Selected Scientific Publications:

Olivotto, I., Oreziak, A., Barriales-Villa, R., Abraham, T. P., Masri, A., Garcia-Pavia, P., Saberi, S., Lakdawala, N. K., Wheeler, M. T., Owens, A., Kubanek, M., Wojakowski, W., Jensen, M. K., Gimeno-Blanes, J., Afshar, K., Myers, J., Hegde, S. M., Solomon, S. D., Sehnert, A. J., ... Yamani, M.. (2020). Mavacamten for treatment of symptomatic obstructive hypertrophic cardiomyopathy (EXPLORER-HCM): a randomised, double-blind, placebo-controlled, phase 3 trial. *The Lancet*, 396(10253), 759-769. [https://doi.org/10.1016/s0140-6736\(20\)31792-x](https://doi.org/10.1016/s0140-6736(20)31792-x)

Ho, C. Y., Mealiffe, M. E., Bach, R. G., Bhattacharya, M., Choudhury, L., Edelberg, J. M., Hegde, S. M., Jacoby, D., Lakdawala, N. K., Lester, S. J., Ma, Y., Marian, A. J., Nagueh, S. F., Owens, A., Rader, F., Saberi, S., Sehnert, A. J., Sherrid, M. V., Solomon, S. D., Wang, A., ... Heitner, S. B. (2020). Evaluation of Mavacamten in Symptomatic Patients With Nonobstructive Hypertrophic Cardiomyopathy. *Journal of the American College of Cardiology*, 75(21), 2649-2660. <https://doi.org/10.1016/j.jacc.2020.03.064>

Silva, K., & Emter, C. A. (2020). Large Animal Models of Heart Failure: A Translational Bridge to Clinical Success. *JACC. Basic to translational science*, 5(8), 840-856. <https://doi.org/10.1016/j.jacbts.2020.04.011>

Stricker-Krongrad, A., Shoemake, C., Brocksmith, D., Liu, J., Hamlin, R., & Bouchard, G.. (2017). Comparative cardiovascular physiology and pathology in selected lineages of minipigs. *Toxicology Research and Application*, 1, 239784731769636. <https://doi.org/10.1177/2397847317696367>

Gutierrez, K., Dicks, N., Glanzner, W. G., Agellon, L. B., & Bordignon, V. (2015). Efficacy of the porcine species in biomedical research. *Frontiers in genetics*, 6, 293. <https://doi.org/10.3389/fgene.2015.00293>

### Animal Welfare Resources:

Animal Welfare Act and Regulations (USDA): <https://www.nal.usda.gov/legacy/awic/animal-welfare-act>

Guide for the Care and Use of Laboratory Animals, 8th Ed. ("The Guide"):  
<https://www.ncbi.nlm.nih.gov/books/NBK54050/>

AAALAC International: <https://www.aaalac.org/>

The "3Rs": <https://nc3rs.org.uk/the-3rs>

**Attachment A**

*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?*

This proposal incorporates no alterations to the existing area at or around 1000 Sierra Point Parkway. All work will be conducted entirely inside the facility.

*How will the proposed 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 use would have no detrimental effect on the safety, comfort, or general welfare of the persons residing in the Brisbane community. All elements of this work will be contained within the facility. All scientific work within BMS is designed and conducted in compliance with local, federal, and company safety requirements under the direction of the BMS biosafety officer.

*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 use will be conducted entirely within the BMS facility, therefore, there is no risk of detrimental impact on the property or improvements in the neighborhood. The objective of all scientific work at BMS is for the ultimate improvement of human health, and seeks to improve the welfare of patients at a city level and global scale.

**File Attachments for Item:**

**H. PUBLIC HEARING: 600 Tunnel Avenue; Modification of Interim Use Permit 2022-UP-3;** C-1 Commercial District (Baylands); allowing for continued staging of up to 90 Google Commuter buses on an approximately 3-acre vacant site on the Baylands, with a modified schedule; Eric Aronsohn, applicant; Oyster Point Properties Inc, applicant/owner. Alternatively, consider revocation of Interim Use Permit 2021-UP-3.



# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of 04/14/2022

**SUBJECT:** **Modification of Interim Use Permit 2021-UP-3; 600 Tunnel Avenue;** C-1 Commercial District (Baylands); allowing for continued staging of up to 90 Google Commuter buses on an approximately 3-acre vacant site on the Baylands; Eric Aronsohn, applicant; Oyster Point Properties Inc, applicant/owner. Alternatively, consider revocation of Interim Use.

**REQUEST:** Modification of Interim Use Permit 2021-UP-3 is requested by the property owner Oyster Point Properties, Inc. on behalf of Google to allow for the continued utilization of the subject site as a staging site for up to 90 Google buses for transporting Google employee commuters. The requested modification is to the scheduling of bus trips.

During its March 10, 2022 meeting, the Planning Commission indicated that it would consider modifying the interim use permit, if the applicant submitted an application for modification. Alternatively, the Commission would consider revoking the interim use permit. Both options are before the Planning Commission at tonight's hearing.

**RECOMMENDATION:** Conditionally approve modification of Interim Use Permit 2021-UP-3, via adoption of Resolution 2021-UP-3-M with Exhibit A containing the findings and conditions of approval.

**ENVIRONMENTAL DETERMINATION:** This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 of the CEQA Guidelines. The exceptions to this categorical exemption, referenced in Section 15300.2, do not apply.

**APPLICABLE CODE SECTIONS:** Brisbane Municipal Code Chapter 17.41 establishes procedures and required findings for the approval of interim uses in the Baylands subarea. Required findings are set forth in BMC Section 17.41.060. Interim use permit revocation procedures are provided in BMC Section 17.41.100.

### **BACKGROUND:**

Interim Use Permit 2021-UP-3 was approved on November 16<sup>th</sup>, 2021 and was a renewal of Interim Use Permit UP-4-19, at the end of its 2-year term. The approved interim use permit allows for parking of 90 Google commuter buses, to serve Google employees. During the public hearing in November 2021, concerns were raised about certain of Google's operations and whether those operations complied with the permit. Two operational concerns were raised. One was whether bus movements were in compliance with the schedule provided by Google and the second was whether some of the buses were using the roadway south of the site, instead of all

buses coming and going along the northbound route. A condition of approval was included, both in the original approval in 2019 and in the 2021 renewal, which prohibits bus trips south of the site and so all trips are required to be to and from the north.

At the time of approval of the renewal on November 16, 2021, the Commission added a condition of approval that Google was to monitor bus movements and provide a report to staff, for presentation to the Commission after another 90-days of operation. The report was presented to the Planning Commission on March 10, 2022. An additional report of bus movements has since been provided by Google for the month of February. These four months of reports, from November 2021 through February 2022, are provided in Attachment D.

The reporting for the four months showed that out of a total of 8,270 trips, 14 of them were on the southern route. The most recent, February 2022 report showed that out of a total of 2,066 trips, only two trips were on the southern route. These were attributed to training issues with new bus drivers.

Additionally, the original use permit application included information outlining the expected hours of operation. However, operational hour limitations were not established as project conditions of approval. Nevertheless, the bus trip data provided by the applicant showed that a number of buses were running during midday hours, outside the operational hours stated in the application materials. Google attributed this to changes in its employees' needs following the onset of the COVID-19 pandemic in early 2020 and that its requested schedule to include midday hours was not accurately updated for the 2021 renewal application to capture those actual needs. During the March 10<sup>th</sup> meeting, in response to the Commission's questions, Google's representative indicated that practically it would not be able to comply with the schedule provided at the time of the original application but requested flexibility in the operational times.

During the meeting of March 10<sup>th</sup>, the Planning Commission directed staff to schedule a hearing on revocation of the permit. At the same time, the Commission indicated that it would consider a request by the applicant to modify the permit, to fit its actual operations.

On March 25<sup>th</sup>, the applicant submitted an application for modification of the Interim Use Permit.

## **REQUESTED MODIFICATION**

### **Time of Day for Scheduling Bus Trips**

The applicant has provided an updated project description, including a revised estimated schedule of bus trips, which is included as Attachment B. The revised schedule does not increase the number of vehicle trips per day, but it spreads the trips over a longer period by utilizing mid-day hours. In essence, the concentration of trips to the early morning and evening hours would be reduced. Also, the bus count is noted as currently being 58, for approximately 116 trips (one out and one in each day). That is projected to eventually increase to the previously approved maximum count of 90 buses, for a total of 180 bus trips per day, as in-office usage by Google employees increases over time. The applicant has noted that these trip numbers, by time of day, are intended as average estimates and requests flexibility as Google's needs may vary somewhat over time,

within the general operational parameters being between 4 am to 10 pm, with most trips occurring after 5 am and before 9 pm.

### **Directional Routing**

The applicant has not requested a change in the standard of routing buses to and from the north. They noted in the attached project description, *“Travel south on Tunnel Ave is prohibited. Signage is posted to this effect, however, as travel data shows there are rare instances of buses traveling south which is attributed to inadvertent and unintended human error, primarily due to new or substitute driver activity. We are requesting a small degree of flexibility to account for these errors which will be reported out as part of our regular data submissions to the City.”*

**ANALYSIS AND FINDINGS:** There are two sets of findings for the Commission to consider. The first set is the standard interim use permit findings under BMC Sections 17.41.060.A-F, as were made on November 16, 2021; these findings would support the modification requested. Alternatively, the Commission may deny the modified application and instead make the required finding to revoke Interim Use Permit 2021-UP-3. Staff is recommending the Commission approve the requested modification and adopt Resolution 2021-UP-3-M that reflects staff’s recommendation (Attachment A)

Staff consulted with the City Engineer and the Police Department to determine whether either had concerns with continuation of the use with the proposed modification to the schedule and both responded that they did not. The City Engineer noted that the use of buses is needed to keep single occupant vehicles off the roads. He also indicated that the occasional errant buses traveling south of the site are not concerning. However, he indicated that knowing how to distinguish between these occasional trips and problematic use of the southern portion of Tunnel Ave may be difficult. Based on anecdotal accounts during the Planning Commission’s previous meetings and Google’s own accounts, it appears that the events have been the rare exception, at less than one-tenth of one percent for the four-month period and even less for the last two months. This appears to reflect Google’s commitment to better communicate with new drivers to prevent the southern trips.

Although not recommended by staff, should the Planning Commission choose to adopt a zero-tolerance position on southern bus trips, that would be the basis for revocation, versus time-of-day trips, since prohibiting trips south was a condition of approval. This is reflected in the alternative draft Resolution 2021-UP-3-R (Attachment B).

Regarding time-of-day operations, with the original application, staff had requested the time-of-day scheduling/trip counts to characterize the use and that was provided by Google for presentation to the Commission with both the 2019 and 2021 applications. However, the time of day for bus trips was not intended to reflect an outright prohibition on any trips outside Google’s submitted schedule, but rather to characterize typical operations. Google’s requested changes in operations aside for a moment, it would be difficult if not impossible for Google to comply with a fixed schedule of when buses would be operating, given the uncertainty of traffic conditions on the roads. Thus, there was not a condition of approval outright prohibiting certain time-of-day operations. Conversely, one would expect an applicant to generally comply with its provided schedule, or request modifications in advance. In essence, operations that are significantly outside the proposed schedule should be the exception and not the norm.



Google, during the March 10th meeting, indicated that it was unable to comply with the schedule that it provided last Fall and has now provided a revised schedule for the Commission's consideration. As they noted, in the description, Google intends that the trips be considered an average and have requested some flexibility there as well. It should be noted that the proposed revised schedule allows for the vehicle trips to be spread through the daytime hours. This should be less impactful on local traffic by spreading the bus trips over a longer period each day.

Adding to the City Engineer's comment about keeping single occupant vehicles off the road, Google has indicated that each bus has a rider capacity of 68 people. Assuming these riders would otherwise be in single occupant vehicles, at the maximum capacity of 90 buses, this could theoretically remove over 6,000 single occupant vehicles from the roadways on a given day. While one would not anticipate this maximum capacity on a daily basis, the public benefits for this use are substantial.

The project, including the conditions of approval, would meet the findings required to grant the requested modification.

### **Interim Use Permit Findings**

- a) The interim use will not be detrimental to the public health, safety or welfare, or injurious to nearby properties or improvements;
- b) the interim use will not create any significant environmental impacts;
- c) the interim use will not obstruct redevelopment;
- d) all required public utilities and other infrastructure are or will be available;
- e) the use will benefit the property and/or the public;
- f) encourage the employment of Brisbane residents to the extent it is reasonably possible to do so.

The revocation provisions for interim use permits are established in BMC Section 17.41.100, which states that, "*An interim use permit may be revoked upon a determination by the authority granting the original permit (either the planning commission or the city council) that the holder of such permit has failed to comply with any of the conditions thereof or has violated any applicable provision of this title.* " In this case, that authority is the Planning Commission.

If the Commission decides that the findings for a modified Interim Use Permit that are outlined above cannot be made, the Commission may instead choose to revoke Interim Use Permit 2021-UP-3. This would be based on the determination (or finding) that Google failed to comply with Condition 4, which states, "*Routing of Google buses shall be to and from the north along Tunnel Ave and Beatty Ave to connect to U.S. 101. Buses shall not use Tunnel Avenue south of the site.*"

While the Planning Commission has previously indicated concerns over non-compliance with the time-of-day routing, given that this was not a stated condition of approval, a finding for revocation

should be focused specifically on the prohibition on using Tunnel Ave south of the site, should the requested modification be denied.

If the Commission approves the proposed modification, the findings and conditions of approval are provided with the attached resolution and remain largely unchanged from the previous approval. Note that the condition regarding reporting bus movements to the Commission after the first 90 days has been removed. Google will still be required to provide monthly reports on bus movements to staff.

Finally, per the conditions of approval, as carried forward from interim use permit 2021-UP-3 in 2021, the permit is set to expire in 8 months, on November 23<sup>rd</sup>, 2022, unless that expiration date is also modified by the Commission. A decision of the Planning Commission to either approve the requested modification to the Interim Use Permit or deny the modification and revoke the permit may be appealed to City Council.

#### **ATTACHMENTS:**

- A. Draft Resolution 2021-UP-3-M
- B. Draft Resolution 2021-UP-3-R
- C. Google's revised project description
- D. Route Map
- E. Googles bus routing reports (November 2021 – February 2022)
- F. November 16, 2021 Agenda Report
- G. Adopted Resolution 2021-UP-3

*Ken Johnson*

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Ken Johnson, Senior Planner

*John Swiecki*

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John Swiecki, Community Development Director

## Draft - RESOLUTION 2021-UP-3-M

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING MODIFICATION OF INTERIM USE PERMIT 2021-UP-3  
TO ALLOW THE USE OF A VACANT SITE ON THE BAYLANDS TO BE USED FOR  
A GOOGLE BUS STAGING YARD

WHEREAS, Interim Use Permit 2021-UP-3 (PERMIT), to allow continued outdoor staging of up to 90 Google buses on an approximately 3-acre vacant site on the Baylands, at 600 Tunnel Avenue, between Tunnel Avenue and the CalTrain rail lines, was approved by the Planning Commission on November 16, 2021; and

WHEREAS, a report was provided to the Planning Commission on March 10, 2022 in which Google's bus movement data was detailed for the period of November 2021 through January 2022; and

WHEREAS, following receipt of the report of bus movements, the Planning Commission directed that the PERMIT should be placed on a future agenda for a revocation hearing and/or to consider modification of the PERMIT; and

WHEREAS, Eric Aronsohn, on behalf of Google, applied to the City of Brisbane for Modification to Interim Use Permit 2021-UP-3 to allow continued outdoor staging of Google buses with a revised schedule for bus trips, with operations generally 4 am to 10 pm, versus the previous schedule of 3 to 7 am and 3 to 9 pm; and

WHEREAS, on April 14<sup>th</sup>, 2022, 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 staff memorandum relating to said application, 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 of the State CEQA Guidelines and the exceptions to this categorical exemption, referenced in Section 15300.2, do not apply; and

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

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of April 14, 2022 did resolve as follows:

Modification of Interim Use Permit 2021-UP-3 is approved per the conditions of approval attached herein as Exhibit A. The effective date for this decision is April 22<sup>nd</sup>, 2022, unless an appeal is filed to City Council by close-of-business on April 21<sup>st</sup>, 2022, per BMC Section 17.40.060.C.

ADOPTED this fourteenth day of April, 2022, by the following vote:



AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
JOHN A. SWIECKI  
Community Development Director

## EXHIBIT A

**ACTION TAKEN:** Conditionally approved Modification to Interim Use Permit 2021-UP-3 per the staff memorandum with attachments, via adoption of Resolution 2021-UP-3-M.

### FINDINGS:

- A. The proposed interim use and the conditions under which it would be operated will not be detrimental to the public health, safety or welfare, or injurious to properties or improvements in the vicinity, as described in the staff memorandum;
- B. The proposed interim use is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines and will not result in any significant adverse environmental impacts;
- C. The proposed interim use will not obstruct, interfere with, or delay the intended redevelopment of the property in accordance with the uses anticipated in the General Plan or any adopted specific plan applicable to the site, inasmuch as there are no permanent structures proposed.
- D. There are no required public utilities since the use is for bus staging only. The infrastructure of Tunnel Avenue provide for roadway access and lavatories and recycling are contained on the buses, so that the interim use will operate in a safe, sanitary, and lawful manner.
- E. The use will benefit the property and/or the public in that it would be used to facilitate bus ridership for Google employees thereby reducing greenhouse gas emissions that will benefit the public throughout the region.
- F. The use would encourage the employment of Brisbane residents to the extent it is reasonably possible to do, inasmuch as Google utilizes vendor partners for bus driver services and has indicated that they will encourage those vendors to post job openings in the City's Chamber of Commerce publication, the Luminary

### CONDITIONS OF APPROVAL:

- 1. Lighting shall be programmed to turn on no earlier than 4 am and to turn off no later than 9 pm.
- 2. The yard's ground surface shall be maintained to prevent airborne dust generation.
- 3. Routing of Google buses shall be to and from the north along Tunnel Ave and Beatty Ave to connect to U.S. 101. Buses shall not use Tunnel Avenue south of the site. Google shall

provide reliable, daily bus movement data to the Planning Director. Data shall be provided in a form and frequency to the satisfaction of the Planning Director.

4. No storage is permitted on site other than the Google bus parking and parking of the drivers' vehicles used to retrieve buses.
5. The site shall be maintained free of trash and debris. Trash and recycling shall be contained on the buses for disposal at an authorized off-site location.
6. Per the City Engineer, all vehicles utilizing the yard shall be in compliance with vehicle weight requirements specified in California Vehicle Code Sections 35550-35558. Storage of any vehicles over these weight requirements shall be subject to approval by the City Engineer, who may impose additional conditions.
7. The site and surrounding area shall be maintained for the duration of the use in compliance with North County Fire Authority requirements. This includes, flammable vegetation must be kept a minimum of 30 feet away from the property line, around the exterior of the lot being used, to provide a fuel break from the Baylands vegetation, except that vegetation within the nearby wetlands areas shall not be removed without approval by the project biologist.
8. Maintenance of vehicles is not permitted on the site.
9. Per the Bayshore Sanitary District requirements:
  - No onsite wastewater facilities, other than those on the buses are permitted.
  - No SFPUC water connection is permitted without prior approval.
  - No wastes from the buses into the District's wastewater collection system shall be permitted.
10. If the City determines that the interim use would interfere or obstruct planned public improvements, within a 90-day written notice by the City the permittee shall abandon the interim use and remove improvements at its own expense.
11. The operator shall maintain a business license through the City's Finance Dept.

**Mandatory Conditions, per BMC Section 17.41.070:**



12. Since the use is being operated by a person other than the owner of the property, the owner and the operator are furnish the city with an agreement (or a copy of a lease containing such agreement) that: (i) the operator's right to possession of the premises for the purpose of conducting the interim use is dependent upon the interim use permit having been granted and maintained in full force and effect; and (ii) the operator's right to possession of the premises for the purpose of conducting the interim use will terminate upon any expiration or revocation of the interim use permit; and (iii) it shall be the responsibility of the owner to terminate the operator's possession of the premises upon any expiration or revocation of the interim use permit if the operator continues to utilize the premises for the conduct of such interim use.
13. The permittee shall be jointly and severally liable for all costs and expenses, including attorneys' fees, the city may incur to enforce the conditions of the interim use permit upon any breach thereof by the permittee, or to abate and remove the interim use upon any failure by the permittee to discontinue such use, or to evict the operator of such use, upon the expiration or revocation of the interim use permit.

**Other Conditions and Project Close Out:**

14. Vehicles, fencing and lighting shall be removed from the site by the close of the interim use permit period or upon other vacation of the use.
15. This Use Permit is subject to the revocation procedures established in Brisbane Municipal Code Chapter 17.48.
16. Minor modifications to this use permit may be approved by the Planning Director upon written request.
17. This Interim Use Permit shall expire **one year** from the effective date of the interim use permit. **That expiration date is November 23<sup>rd</sup>, 2022.**

Draft - RESOLUTION 2021-UP-3-R  
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
REVOKING INTERIM USE PERMIT 2021-UP-3

WHEREAS, Interim Use Permit 2021-UP-3 (PERMIT), to allow continued outdoor staging of up to 90 Google buses on an approximately 3-acre vacant site on the Baylands, at 600 Tunnel Avenue, between Tunnel Avenue and the CalTrain rail lines, was approved by the Planning Commission on November 16, 2021; and

WHEREAS, a report was provided to the Planning Commission on March 10, 2022 in which Google's bus movement data was detailed for the period of November 2021 through January 2022; and

WHEREAS, following receipt of the report of bus movements, the Planning Commission directed that the PERMIT should be placed on a future agenda for a revocation hearing and/or to consider modification of the PERMIT; and

WHEREAS, on April 14<sup>th</sup>, 2022, the Planning Commission conducted a duly noticed public hearing in accordance with Brisbane Municipal Code (BMC) Section 17.41.100 and 17.41.050(B), 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 revocation, the written and oral evidence presented to the Planning Commission in support of and in opposition; and

WHEREAS, the Planning Commission of the City of Brisbane hereby finds that Google has violated condition of approval #4 which states, "Routing of Google buses shall be to and from the north along Tunnel Ave and Beatty Ave to connect to U.S. 101. Buses shall not use Tunnel Avenue south of the site."

NOW THEREFORE, based upon this finding, the Planning Commission of the City of Brisbane, at its meeting of April 14, 2022 did resolve as follows:

Interim Use Permit 2021-UP-3 is revoked. The effective date for this decision is April 30<sup>st</sup>, 2022, unless an appeal is filed to City Council by close-of-business on April 29<sup>th</sup>, 2022 in accordance with the procedures provided in BMC Section 17.52.020.

ADOPTED this fourteenth day of April, 2022, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Chairperson

ATTEST: \_

\_\_\_\_\_  
JOHN A. SWIECKI  
Community Development Director

## Project Description - Google Shuttle Bus Parking

March 25, 2022

Sunquest Properties in partnership with Google is requesting a modification to its Interim Use for 3-acres (130,680 sf of land) ("Site") currently operating as a bus parking location for Google.

The tenant, Google, is a leading global technology company with tens of thousands of employees based locally. Google is headquartered in Mountain View, CA with offices in San Francisco, San Bruno, and Sunnyvale. With employees and offices spread across the region, the Google Bus operation has become a major component of the company's strategy for managing their workforce's transportation needs. The Google Bus operation also supports the Companies efforts to reduce congestion and emissions caused by single-occupant cars, especially during peak commuting times.

The Google Bus, also known as "GBus", program has expanded its operation and in 2018, provided more than 4 million rides – picking up at 262 shuttle stops across nine Bay Area Counties. In aggregate, the shuttle program has helped Google employees avoid over 100 million vehicle miles per year.

The Brisbane location is ideal for the use given its central location and convenient and direct access to 101 and other regional highways. GBuses will be able to come and go with the least amount of impact on local commuters due to the near-by on and off ramps which puts buses on the highway, in route to their shuttle stops in 2-5 minutes.

### FACILITY OPERATION AND VEHICLE ROUTING

Since initial approval of the use permit in 2019, the Covid-19 Pandemic has dramatically changed the office work day. As the entire business community adjusts to the "hybrid" work environment, we also require flexibility in the use of the lot to accommodate this new and evolving environment.

#### Monday-Friday

- Up to 90 buses may be parked at any given time. The peak parking demand time is overnight from 10:00pm to 5:00am.
- Normal Operations:
  - On average, buses leave the site starting at 5:00am and return before 10:00pm
  - On average buses are parked from around 10:00 pm to 5:00am.
  - Up to 90 buses will be parked overnight until the shift begins at 5am the following day.
  - In rare instances, light maintenance may need to occur and this would include battery jump starts, emergency tire repair, etc.
  - Up to 90 personal vehicles to be parked when buses are in service. Personal vehicles would belong to bus drivers and other support staff

#### Saturday-Sunday and holidays:

- Up to 90 buses may be parked at any given time
- A minimal number of trips may happen on weekends, holidays, and overnight for unanticipated maintenance and operational needs.

#### Routing:

- Routing to/from the lot will continue to be via north on Tunnel Ave and Beatty Ave.
- Travel south on Tunnel Ave is prohibited. Signage is posted to this effect, however, as travel data shows there are rare instances of busses travelling south which is attributed to inadvertent and unintended human error, primarily due to new or substitute driver activity. We are requesting a small degree of flexibility to account for these errors which will be reported out as part of our regular data submissions to the City.



For additional clarity, below illustrates current activity and a projection for future activity starting from when Google has announced their return to office starting in early April with a notable decline in midday trips. As noted earlier, flexibility of the distribution of trips is subject to change based on hybrid and evolving work schedules. Changes will be communicated through required monthly trip data reporting.

	Current (~58 buses)		Max Capacity (90 buses)	
Time Periods	Percent of Trips	Avg Trips Per Day	Percent of Trips	Avg Trips Per Day
12:00am - 03:59am	0%	0	0%	0
04:00am - 05:59am	2%	2	10%	18
06:00am - 08:59am	28%	33	35%	63
09:00am - 11:59am	21%	24	5%	9
12:00pm - 02:59pm	12%	14	5%	9
03:00pm - 05:59pm	22%	25	10%	18
06:00pm - 08:59pm	14%	16	32%	58
09:00pm - 09:59pm	2%	2	3%	5
10:00pm - 11:59pm	0%	0	0%	0
		116		180

#### ON-SITE PERSONNEL

There shall be no permanent on-site personnel. Google will utilize a contracted security officer, who monitors and patrols the Companies assets in South San Francisco and San Bruno.

#### VEHICLE MAINTENANCE

There will be absolutely no vehicle maintenance, other than emergency needs, performed on this site. Bathrooms will be pumped out at an offsite facility.

#### FENCING, SECURITY, AND SITE LAYOUT

Perimeter fencing as shown in the site plan has been installed and requires little maintenance. A manually operated security gate is located at both the entrance and the exit which is locked by the last driver nightly. Lighting and security cameras are located on the site for additional security. Lighting is on timers which are adjusted regularly to limit their light pollution impacts, only being in use when drivers are on site. Gates servicing the site from Tunnel Avenue are setback to allow busses to fully pull off the road without causing traffic.

#### GRADING

Grading work is complete and is being maintained on a regular basis to ensure safe and minimally impactful operations.

## Google Bus Parking: Proposed Route Mapping

**Red** represents inbound buses  
**Blue** represents outbound buses

\*Cars belonging to drivers will be instructed to use this routing as well



February 2022																					
Trip Data																					
	2/1/22	2/2/22	2/3/22	2/4/22	2/7/22	2/8/22	2/9/22	2/10/22	2/11/22	2/14/22	2/15/22	2/16/22	2/17/22	2/18/22	2/21/22	2/22/22	2/23/22	2/24/22	2/25/22	2/28/22	Total
5:00	1	1	1	1	2	2	2	2	2	2	2	1	2	2		2	1	1	2	1	30
6:00	13	9	10	11	10	11	11	9	10	13	11	12	10	9		9	12	11	10	11	202
7:00	13	15	18	20	17	16	19	20	16	16	16	16	18	19		16	16	19	16	16	322
8:00	6	6	3	4	4	3	3	4	4	4	5	6	3	6		7	4	4	4	4	84
9:00	11	15	13	12	12	10	13	8	12	17	9	7	12	12		8	11	9	12	13	216
10:00	3	7	6	4	4	5	6	9	8	3	7	9	6	5		8	6	12	7	5	120
11:00	3	4	3	4	1	2	4	3	2	4	5	4	3	3		5	2	6	1	5	64
12:00	1			1		4	2	3	3	2	1	1	2	1	1		1		3	1	27
13:00	3	3	3	1	2	4	3	3	1	2	5	4	4	5	1	6	4	5	1	4	64
14:00	12	12	12	10	9	9	11	10	13	10	10	9	10	11	1	14	11	9	10	7	200
15:00	6	7	7	6	10	7	8	7	6	8	5	5	6	5		5	7	5	6	6	122
16:00	3	8	3	6	6	6	6	7	7	6	8	5	4	5	1	5	4	5	5	6	106
17:00	13	10	13	15	15	13	11	13	16	11	10	15	9	16		14	15	13	11	15	248
18:00	11	10	11	8	10	11	12	10	8	14	11	9	15	5		10	10	8	11	9	193
19:00	3	3	3	1	1	2	3	3	2	1	2	4	3	3	1	2	2	4	3	2	48
20:00	1	1	1	1	1	1	1	1	1	1	2	1	1	1		1	1	1	1	1	20
Total	103	111	107	105	104	106	115	112	111	114	109	108	108	108	5	112	107	112	103	106	
Routing Violations																					
Date/Time	Bus ID	Location					Description														
2022-02-21 17:39:04	397	Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run														
2022-02-28 11:33:18	217	Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run														





December 2021																					
Trip Data																					
	12/1/2021	12/2/2021	12/3/2021	12/6/22	12/7/22	12/8/22	12/9/22	12/10/22	12/13/22	12/14/22	12/15/22	12/16/22	12/17/22	12/20/22	12/21/22	12/22/22	12/23/22	12/28/22	12/29/22	12/30/22	Total
5:00	4	2	2	3	3	4	4	3	4	2	4	2							1		38
6:00	21	20	20	17	21	18	17	14	14	21	17	20		8	10	8	9	9	7	10	281
7:00	13	17	17	17	16	15	17	19	16	18	17	18		14	13	16	16	17	17	16	309
8:00	7	7	7	5	6	7	4	3	7	7	9	9	3	6	4	5	8	4	8	6	122
9:00	11	9	8	6	7	7	6	8	7	8	5	6		10	12	8	8	7	9	6	148
10:00	4	5	3	6	6	4	5	2	1	4	9	4	1	3	8	7	5	2	3	5	87
11:00	2		1	0		1		1	5			4	1	1	2	3		1		7	29
12:00	1	1		2				0	1	2		1			2		2		1	1	14
13:00	1		1		1	2	1			1	2	1			1	2	3	3	5	2	26
14:00	3	4	2	3	5	2	1	2	3	3	5	2	1	13	9	9	9	8	6	7	97
15:00	7	6	8	6	7	9	7	5	6	7	5	3		3	4	6	5	4	5	5	108
16:00	8	5	6	8	6	5	5	7	6	8	5	10		7	7	11	12	9	9	9	143
17:00	15	8	12	12	8	9	10	10	9	11	11	6	1	12	11	10	13	12	11	10	201
18:00	10	15	16	16	16	19	19	15	18	18	16	19		9	7	5	5	5	4	5	237
19:00	12	11	6	7	8	8	10	6	8	5	10	7			2	1		1	2	1	105
20:00	1	2	2	0	2	1	2	2	1	1	2	2		1	1	1	1	1	1	1	25
Total	120	112	111	108	112	111	108	97	106	116	117	114	7	87	93	92	96	83	89	91	
Routing Violations																					
Date/Time	Bus ID	Location					Description														
2021-12-06 10:31:25	268	Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run														
2021-12-10 20:11:00	322	Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run														
2021-12-13 10:56:08	309	Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run														
2021-12-15 9:58:43	367	Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run														
2021-12-28 14:42:40	319	Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run														

November 2021																					
Trip Data																					
	11/1/21	11/2/21	11/3/21	11/4/21	11/5/21	11/8/21	11/9/21	11/10/21	11/11/21	11/12/21	11/15/21	11/16/21	11/17/21	11/18/21	11/19/21	11/22/21	11/23/21	11/24/21	11/29/21	11/30/21	Total
4:00									1												1
5:00	3	3	4	4	4	3	4	4	4	4	3	5	3	4	4	1	1	2	1	2	63
6:00	21	19	21	18	19	21	19	19	20	21	18	21	19	20	21	8	10	10	17	20	362
7:00	11	14	15	13	19	11	13	13	15	16	13	14	14	16	13	19	15	17	19	15	295
8:00	7	6	6	9	4	6	6	7	7	8	9	10	6	5	4	4	1	5	5	8	123
9:00	6	8	3	4	8	11	8	6	8	6	9	7	6	8	11	8	4	5	11	11	148
10:00	2	5	9	7	8	3	6	5	6	8	4	6	4	8	9	5	4	4	4	2	109
11:00	3	2	1	1		1	2				1	2	2	2	2	1	2	2	1	1	26
12:00			2	1		1				1	1	1	1		1	1		3			13
13:00				1	3			1	1							2	3	1	2	2	16
14:00	3	4	2	4	4	2	3	4	4	5	2	4	3	3	3	4	5	4	4	3	70
15:00	7	9	8	8	6	7	12	8	9	8	8	10	9	8	8	6	7	7	7	5	157
16:00	6	6	4	6	7	7	5	4	6	5	14	5	4	9	10	6	3	5	8	7	127
17:00	14	12	13	11	10	11	11	11	11	13	9	13	13	8	9	8	9	11	10	12	219
18:00	10	16	10	15	13	10	14	14	11	15	11	14	9	13	13	12	11	11	18	11	251
19:00	9	9	12	9	8	11	11	10	10	8	9	13	14	13	9	2	1		6	12	176
20:00	1	1	1	2	1	1	1	1	3	2	1	1	2	1	1				1	1	22
21:00					1					1								1			3
22:00																					0
Total	103	114	111	113	115	106	115	107	116	121	112	126	109	118	118	87	76	88	114	112	
Routing Violations																					
Date/Time	Bus ID		Location					Description													
2021-11-01 16:41:24	391		Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run													
2021-11-01 18:26:59	397		Tunnel Ave and Lagoon Rd - South					New driver training													
2021-11-02 16:51:50	390		Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run													
2021-11-03 16:36:56	330		Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run													
2021-11-15 11:54:24	LUX651		Tunnel Ave and Lagoon Rd - South					New driver training													
2021-11-24 10:28:04	393		Tunnel Ave and Lagoon Rd - South					Non-Brisbane based driver covering run													



## RESOLUTION 2021-UP-3

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
 CONDITIONALLY APPROVING INTERIM USE PERMIT 2021-UP-3  
 TO ALLOW THE USE OF A VACANT SITE ON THE BAYLANDS TO BE USED FOR  
 A GOOGLE BUS STAGING YARD

WHEREAS, Sam Khodja applied to the City of Brisbane for an Interim Use Permit 2021-UP-3 to allow continued outdoor staging of Google buses on an approximately 3 acre vacant site on the Baylands, at 600 Tunnel Avenue, between Tunnel Avenue and the CalTrain rail lines; and

WHEREAS, on October 28 and November 16, 2021, 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 staff memorandum relating to said application, 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 15304 of the State CEQA Guidelines and the exceptions to this categorical exemption, referenced in Section 15300.2, do not apply; and

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

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of November 16, 2021 did resolve as follows:

Interim Use Permit 2021-UP-3 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this sixteenth day of November, 2021, by the following vote:

AYES:        Funke, Gomez, Gooding, Patel, and Sayasane  
 NOES:        NA  
 ABSENT:     NA

\_\_\_\_\_  
 Douglas Gooding  
 Chairperson

ATTEST:

\_\_\_\_\_  
 JOHN A. SWIECKI  
 Community Development Director

## EXHIBIT A

**ACTION TAKEN:** Conditionally approved Interim Use Permit 2021-UP-3 per the staff memorandum with attachments, via adoption of Resolution 2021-UP-3.

**FINDINGS:**

- A. The proposed interim use and the conditions under which it would be operated will not be detrimental to the public health, safety or welfare, or injurious to properties or improvements in the vicinity, as described in the staff memorandum;
- B. The proposed interim use is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines and will not result in any significant adverse environmental impacts;
- C. The proposed interim use will not obstruct, interfere with, or delay the intended redevelopment of the property in accordance with the uses anticipated in the General Plan or any adopted specific plan applicable to the site, inasmuch as there are no permanent structures proposed.
- D. There are no required public utilities since the use is for bus staging only. The infrastructure of Tunnel Avenue provide for roadway access and lavatories and recycling are contained on the buses, so that the interim use will operate in a safe, sanitary, and lawful manner.
- E. The use will benefit the property and/or the public in that it would be used to facilitate bus ridership for Google employees thereby reducing greenhouse gas emissions that will benefit the public throughout the region.
- F. The use would encourage the employment of Brisbane residents to the extent it is reasonably possible to do, inasmuch as Google utilizes vendor partners for bus driver services and has indicated that they will encourage those vendors to post job openings in the City's Chamber of Commerce publication, the Luminary

**CONDITIONS OF APPROVAL:** (Redlined conditions are as added or modified by the Planning Commission on November 16, 2021.)

- 1. The applicant shall provide the Planning Director with details showing how the lights are shielded and directed downward to eliminate direct visibility from Brisbane's residential neighborhoods and/or from nearby street views. The applicant shall further provide photometric data demonstrating that that light spillage beyond the site is not occurring.

This shall be provided to the Planning Director within 21 days of the effective date of this use permit and lighting modifications shall be made within 45 days of the effective date of this permit. The time period may be extended beyond 45 days only upon written request to, and approval by the Planning Director and on the condition that the on site operations have ceased or lighting is no longer operational pending completion of the work.

### **Operational Conditions**

2. Lighting shall be programmed to turn on no earlier than 4 am and to turn off no later than 9 pm.
3. The yard's ground surface shall be maintained to prevent airborne dust generation.
4. Routing of Google buses shall be to and from the north along Tunnel Ave and Beatty Ave to connect to U.S. 101. Buses shall not use Tunnel Avenue south of the site.
  - Google shall provide reliable, daily bus movement data to the Planning Director. Data shall be provided in a form and frequency to the satisfaction of the Planning Director beginning no later than one month from the effective date of this permit; and
  - A report of movement data shall be provided by staff to the Planning Commission after 90 days following the effective date of this permit.
5. No storage is permitted on site other than the Google bus parking and parking of the drivers' vehicles used to retrieve buses.
6. The site shall be maintained free of trash and debris. Trash and recycling shall be contained on the buses for disposal at an authorized off site location.
7. Per the City Engineer, all vehicles utilizing the yard shall be in compliance with vehicle weight requirements specified in California Vehicle Code Sections 35550-35558. Storage of any vehicles over these weight requirements shall be subject to approval by the City Engineer, who may impose additional conditions.
8. The site and surrounding area shall be maintained for the duration of the use in compliance with North County Fire Authority requirements. This includes, flammable vegetation must be kept a minimum of 30 feet away from the property line, around the exterior of the lot being used, to provide a fuel break from the Baylands vegetation, except that vegetation within the nearby wetlands areas shall not be removed without approval by the project biologist.
9. Maintenance of vehicles is not permitted on the site.



10. Per the Bayshore Sanitary District requirements:

- No onsite wastewater facilities, other than those on the buses are permitted.
- No SFPUC water connection is permitted without prior approval.
- No wastes from the buses into the District's wastewater collection system shall be permitted.

11. If the City determines that the interim use would interfere or obstruct planned public improvements, within a 90-day written notice by the City the permittee shall abandon the interim use and remove improvements at its own expense.

12. The operator shall maintain a business license through the City's Finance Dept.

**Mandatory Conditions, per BMC Section 17.41.070:**

13. Since the use is being operated by a person other than the owner of the property, the owner and the operator are furnish the city with an agreement (or a copy of a lease containing such agreement) that: (i) the operator's right to possession of the premises for the purpose of conducting the interim use is dependent upon the interim use permit having been granted and maintained in full force and effect; and (ii) the operator's right to possession of the premises for the purpose of conducting the interim use will terminate upon any expiration or revocation of the interim use permit; and (iii) it shall be the responsibility of the owner to terminate the operator's possession of the premises upon any expiration or revocation of the interim use permit if the operator continues to utilize the premises for the conduct of such interim use.

14. The permittee shall be jointly and severally liable for all costs and expenses, including attorneys' fees, the city may incur to enforce the conditions of the interim use permit upon any breach thereof by the permittee, or to abate and remove the interim use upon any failure by the permittee to discontinue such use, or to evict the operator of such use, upon the expiration or revocation of the interim use permit.

**Other Conditions and Project Close Out:**

15. Vehicles, fencing and lighting shall be removed from the site by the close of the interim use permit period or upon other vacation of the use.

16. This Use Permit is subject to the revocation procedures established in Brisbane Municipal Code Chapter 17.48.

17. Minor modifications to this use permit may be approved by the Planning Director upon written request.

18. This Interim Use Permit shall expire **one year** from the effective date of the interim use permit. **That expiration date is November 23<sup>rd</sup>, 2022.**