



CITY of BRISBANE

Planning Commission Meeting Agenda

Thursday, July 25, 2024 at 7:30 PM • Hybrid Regular Meeting

• Brisbane City Hall 50 Park Place, Brisbane CA

The public may observe/participate in Planning Commission meetings using remote public comment options or attending in person. Planning Commissioners shall attend in person unless remote participation is permitted by law. The Commission may take action on any item listed on the agenda.

TO ADDRESS THE COMMISSION

In Person:

Location: 50 Park Place, Brisbane, CA 94005, Community Meeting Room

Masks are no longer required but are highly recommended in accordance with California Department of Health Guidelines. To maintain public health and safety, please do not attend in person if you are experiencing symptoms associated with COVID-19 or respiratory illness.

To address the Planning Commission on any item on or not on the posted agenda, fill out a Request of Speak Form located in the Community Meeting Room Lobby and submit it to the City staff.

Remote Participation:

Members of the public may observe/participate in the meeting by logging into the Zoom webinar listed below. Planning Commission Meetings may also be viewed live and/or on-demand via the City's YouTube channel at youtube.com/brisbaneca, or on Comcast Channel 27. Archived videos may be replayed on the City's website, brisbaneca.org/meetings. Please be advised that if there are technological difficulties, the meeting will nevertheless continue.

The agenda materials may be viewed online at brisbaneca.org/meetings at least 24 hours prior to Special Meetings, and at least 72 hours prior to a Regular Meeting.

Remote Public Comments:

Meeting participants are encouraged to submit public comments in writing in advance of the meeting. Aside from commenting while in the Zoom webinar the following email and text line will be also monitored during the meeting and public comments received will be noted for the record during Oral Communications or during an Item.

Email: jswiecki@brisbaneca.org or **Text:** 415-713-9266

Zoom Webinar: (please use the latest version: zoom.us/download)

brisbaneca.org/pc-zoom

Webinar ID: 970 0458 3387

Call In Number: +1 (669) 900-9128

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.

WRITINGS THAT ARE RECEIVED AFTER THE AGENDA HAS BEEN POSTED

All written communications are provided to the Planning Commission. 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 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 (brisbaneca.org/meetings), at which time the materials will be distributed to the Planning Commission.

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 June 27, 2024](#)

ORAL COMMUNICATIONS (Limited to a total of 15 minutes)

WRITTEN COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- B. [PUBLIC HEARING: Fence Height Exception 2024-FD-1, 100 Lake Street; R-1 Residential District; Fence Height Exception for a six-foot tall, 124 foot long fence to be constructed at street level above a 10 foot downslope retaining wall; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15303\(e\).](#)

ITEMS INITIATED BY STAFF

ITEMS INITIATED BY THE COMMISSION

ADJOURNMENT

C. Adjournment to the regular meeting of August 8, 2024.

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.

File Attachments for Item:

A. Approval of draft meeting minutes of June 27, 2024

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of June 27, 2024
Hybrid Meeting

ROLL CALL

Present: Commissioners Funke, Gooding, Lau, Patel, and Sayasane
Absent:
Staff Present: Director Swiecki, Principal Planner Ayres, Associate Planner Robbins

CALL TO ORDER

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

ADOPTION OF AGENDA

A motion by Commissioner Patel, seconded by Commissioner Funke to adopt the agenda. Motion approved 5-0.

CONSENT CALENDAR

A motion by Commissioner Gooding, seconded by Commissioner Funke to adopt the consent calendar. Motion approved 5-0.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

Chairperson Lau acknowledged written correspondence pertaining to items not on the agenda.

NEW BUSINESS

- B. General Plan Conformity 2024-GPC-1;** Crocker Park Trade Commercial Subarea; General Plan conformity review of the City of Brisbane disposition of certain real property at APN 005-300-999, located at the western edge of the Crocker Park subarea generally behind 151 West Hill Place, totaling approximately 28,000 square feet; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15312.

Associate Planner Robbins presented staff’s report to the Commission and answered question about the Commission’s role in the sale of city-owned property, the process city’s must follow under the Surplus Lands Act, and the potential use of the subject property, including applicable development regulations, if acquired by the prospective buyer.

DRAFT
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Chairperson Lau invited the public to comment (*note, this item does not require a public hearing*); no one wished to address the Commission and Chairperson Lau acknowledged one written corresponded in opposition.

After discussion, a motion was made by Commissioner Patel and seconded by Commissioner Sayasane to adopt General Plan Conformity Resolution 2024-GPC-1. The motion was approved 5-0.

Chairperson Lau read the appeal procedure.

ITEMS INITIATED BY STAFF

Director Swiecki noted the City Council continued both zoning text amendments, recommended for approval by the Planning Commission, to the [July 18, 2024 meeting](#) to allow for more public outreach regarding both amendments.

ITEMS INITIATED BY THE COMMISSION

There were none.

ADJOURNMENT

With a cancelation of the July 11, 2024, meeting, Chairperson Lau declared the meeting adjourned to the next regular meeting of July 25, 2024, at approximately 7:55 p.m.

Attest:

John A. Swiecki, Community Development Director

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

File Attachments for Item:

B. PUBLIC HEARING: Fence Height Exception 2024-FD-1, 100 Lake Street; R-1 Residential District; Fence Height Exception for a six-foot tall, 124 foot long fence to be constructed at street level above a 10 foot downslope retaining wall; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15303(e).



PLANNING COMMISSION AGENDA REPORT

Meeting Date: July 25, 2024

From: Julia Ayres, Principal Planner

Subject: **Fence Height Exception 2024-FD-1;** Fence Height Exception to allow a six foot tall, 124 foot long fence to be constructed at street level above a 10 foot downslope retaining wall; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15303(e).

REQUEST: The applicant requests approval of the above-referenced permit to allow a six foot tall, 124 foot long fence to be constructed at street level above a 10 foot high downslope retaining wall. The height of the retaining wall is included in calculating the height of the fence per BMC Section 17.02.400. Because the height of the fence is combined with the height of the wall, the 16 foot high fence would exceed the maximum fence height of six feet for a fence in a side yard setback. Because the requested fence has already been installed, this request is to legalize an existing unpermitted condition.

RECOMMENDATION: Approve 2024-FD-1 via adoption of Resolution 2024-FD-1 containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15303(e)- 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: Fence height is defined in [BMC Section 17.02.400](#). Fence height limits within setback areas and exception permit procedures to exceed established limits are located in [BMC Section 17.32.050](#).

BACKGROUND

The subject property was recently developed with a single-family dwelling and accessory dwelling unit (ADU) after receiving Planning Commission grading review in 2017 and building and grading permits in 2022. The building permit plans included a retaining wall along the easterly portion of the property along Lake Street to support new on-street parking spaces within the Lake Street right-of-way, as required by the City Engineer. Due to San Bruno Avenue's steep slope downward from Lake Street and the location of the ADU and ADU driveway, the retaining wall is largely obscured from public views from San Bruno Avenue. The wall is directly adjacent to the rear yard of the ADU.

Due to the location of the retaining wall adjacent to a walking surface, a guardrail is required under the California Building Code. The typical height of a guardrail is 42 inches (3.5 feet) above the walking surface. Under the BMC, any guardrail that exceeds 42 inches is considered a fence, and the height of that fence is determined by the lowest

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7/25/2024 Meeting

point of grade (on the downslope side) to the top of the fence. As defined by the BMC, the proposed fence height (including the retaining wall) would be approximately 16 feet.

Proposed Project

As shown in the application materials, including site photos (Attachment 3), the proposed six foot tall fence is constructed of:

- 1-inch x 8-inch x 6 foot redwood fence boards
- 4-inch x 4-inch pressure treated wood
- 2-inch by 4-inch pressure treated wood

The length of the fence above the retaining wall is approximately 124 feet.

ANALYSIS AND FINDINGS:

Analysis

To approve the requested Fence Height Exception, the Planning Commission must make the following findings per BMC Section 17.32.050.B.6:

- a) The exception is necessary by reason of unusual or special circumstances or conditions relating to the property in order to gain full use and enjoyment of the property.

The application meets this finding. There is a significant drop in topography between the Lake Street right-of-way and the subject property of about 10 feet. The dramatic difference in slope between the street and the yard of the property is unique in the surrounding neighborhood. On a property without this change in topography, a six foot fence at street level as permitted by the BMC would not be out of character to provide privacy to residents enjoying their yards from passersby. While a typical guardrail height of 42 inches would allow for pedestrian safety along the Lake Street sidewalk, it would not obscure views into the yard space below.

- b) The proposed fence, hedge or wall will not create a safety hazard for pedestrians or vehicular traffic.

The application meets this finding. The fence will require a building permit, which will be reviewed by all departments including Public Works for conformance to applicable health and safety codes. Generally, the fence terminates before the stop bar on Lake Street for cars turning left onto San Bruno Avenue. The fence would similarly not impact the current view of cars turning right onto Lake Street from eastbound San Bruno Avenue, due to the fence's location beyond the crosswalk and behind the new sidewalk on Lake Street. The City Engineer has reviewed the proposal and determined that acceptable sight distance will be provided upon implementation of this project. No project modifications nor further sight distance analysis will be required.

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7/25/2024 Meeting

- c) The appearance of the fence, hedge or wall is compatible with the design, appearance and scale of the existing buildings and structures in the neighboring area.

The application meets this finding. The proposed six foot tall fence of 1"x8"x6' redwood boards, a typical style in the R-1 zoning district, is simple and streamlined and compatible with the modern design of the new single-family dwelling and ADU on the site.

Fence Height Exception Process Changes in Draft Zoning Text Amendment

A zoning text amendment was recommended for approval by the Planning Commission that would modify the fence height exception procedures to assign approval to the Zoning Administrator rather than the Planning Commission. This ordinance was considered by the City Council on July 18 prior to the publication of this staff report. If the ordinance was adopted, it would not take effect until 30 days after the adoption of the ordinance. Due to the property owner's desire to sell the property, they are seeking a fence height permit from the Planning Commission ahead of any ordinance changes taking effect.

ATTACHMENTS

- A. Draft Resolution 2024-FD-1
- B. Aerial Vicinity Map
- C. Applicant's plans

Julia Ayres
Julia Ayres, Principal Planner

John Swiecki
John Swiecki, Community Development Director

**Draft
RESOLUTION 2024-FD-1**

**A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING FENCE HEIGHT EXCEPTION 2024-FD-1 TO
ALLOW A SIX FOOT TALL FENCE ABOVE A 10 FOOT TALL RETAINING WALL AT
100 LAKE STREET**

WHEREAS, David Quinonez, the applicant, applied to the City of Brisbane for approval of a Fence Height Exception to install a 124 ft long, six foot tall fence above a 10 foot tall retaining wall at 100 Lake Street, resulting in a 16 foot tall fence pursuant to the definition of fence height provided within the Brisbane Municipal Code, which height exceeds the maximum fence height of six feet within the R-1 Residential zoning district; and

WHEREAS, on July 25, 2024, the Planning Commission conducted a public hearing on 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 applications, the applicant’s plans and supporting materials, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Sections 15303(3) 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 application.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of July 25, 2024, did resolve as follows:

2024-FD-1 is approved per the findings and conditions of approval attached herein as Exhibit A.

ADOPTED this 25th day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT: Lau, Sayasane

[To be determined]
Acting Chairperson

ATTEST:

JOHN A SWIECKI, Community Development Director

EXHIBIT A

Action Taken: Conditionally approve 2024-FD-1 per the staff memorandum with attachments, via adoption of Resolution 2024-FD-1.

Findings:**2024-FD-1**

a) The exception is necessary by reason of unusual or special circumstances or conditions relating to the property in order to gain full use and enjoyment of the property. The approximately 10 foot difference in slope between the adjacent Lake Street right-of-way and the yard of the property is unique in the surrounding neighborhood. On a property without this change in topography, a six foot fence at street level as permitted by the Brisbane Municipal Code would not be out of character to provide privacy from passersby and allow full use and enjoyment of the yard space for residents of the accessory dwelling unit. While a typical guardrail height of 42 inches would allow for pedestrian safety along the Lake Street sidewalk, it would not obscure views into the yard space below.

b) The proposed fence, hedge or wall will not create a safety hazard for pedestrians or vehicular traffic. The fence will require a building permit, which will be reviewed by all departments for conformance to applicable health and safety codes. The City Engineer has determined that acceptable sight distance will be provided upon implementation of the project and that no project modifications nor further sight distance analysis will be required.

c) The appearance of the fence, hedge or wall is compatible with the design, appearance and scale of the existing buildings and structures in the neighboring area. The proposed six foot tall fence of 1"x8"x6' redwood boards, a typical style in the R-1 zoning district, is simple and streamlined and compatible with the modern design of the new single-family dwelling and ADU on the site.

Conditions of Approval:

- A. The applicant shall obtain a building permit. Plans submitted for the building permit shall substantially conform to plans approved in this Fence Height Exception 2024-FD-1.
- B. The fence shall be maintained in good repair. If replacement of the fence is needed, the fence shall comply with the requirements of Brisbane Municipal Code and the approval granted within this Fence Height Exception permit 2024-FD-1.

Other Conditions

- C. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.
- D. Approval of this application is to allow for the project as detailed in the Project Description contained in the Planning Commission staff report dated July 25, 2024, except where project parameters are modified expressly by this Resolution.
- E. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Brisbane Municipal Code.


- F. Material violation of any of the conditions, including material deviation from the approved project description, may be cause for revocation of the Fence Height Exception permit and termination of all rights granted there under.



0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:1,128



14

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Project Description

This project consists of a six (6') foot tall privacy fence at newly constructed 100 A Lake Street. 94005 ("subject property"). Length of the fence is one hundred twenty-four (124') feet.

Materials used:

- 1-inch x 8-inch x 6 foot redwood fence boards
- 4-inch x 4-inch pressure treated wood
- 2-inch by 4-inch pressure treated wood

Style:

The fence is traditional up wright (vertical) fence boards.

Exception request

We are requesting a fence exception for the following reasons:

1. Privacy. The lot/yard grade is ten (10') feet lower than the street/grade level it was very easy to view the property's back yard from the sidewalk. This creates a privacy concern for the subject property. Anyone living at the subject property should be able to enjoy privacy in their own back yard.
2. Safety. Given the sharp 10 foot drop from the street's grade to the back yard's floor grade we felt that it was in the City's, Owner's and pedestrians' best interest to minimize or (better yet) eliminate any liability from someone tipping over and falling 10 feet down into the back yard.
3. Esthetics. The fence improves the esthetics of not only the subject property but also the esthetics of the street and passersby. The fence shows that the subject property has been completed and shows an esthetically pleasing fence.



Subject property

Fence

Lake St

San Bruno Ave



Subject property

Fence

Subject property



6' fence

6'

Subject property



6' fence



PROJECT DATA

100 & 100A LAKE ST. BRISBANE, CA
(N) 2-2 STORY WOOD STRUCTURES
APN: 007-461-020
OCCUPANCY GROUP: DWELLING R-3, GARAGE U
CONSTRUCTION TYPE: V-B FIRE SPRINKLERED.
LOT SQUARE FOOTAGE: 5770

TOTAL STRUCTURAL SQUARE FOOTAGE: 2095 (36% OF LOT)
PRIMARY STRUCTURE: 1545 SQ FT ADU: 550 SQ FT

TOTAL INTERIOR SQUARE FOOTAGE: 3780
PRIMARY STRUCTURE: 2890 SQ FT ADU: 890 SQ FT

PROJECT DESCRIPTION

CONSTRUCT NEW SINGLE FAMILY RESIDENCE WITH DETACHED ACCESSORY DWELING UNIT

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS

1.0 GENERAL NOTES:

1.01 THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

1.02 THESE PLANS ARE FOR THE GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.

1.03 THERE WILL BE NO OBSERVATION BY THE DESIGNER DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THE PROJECT.

1.04 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

1.05 GENERAL CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.

1.06 DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL SUPERCEDE SCALE OF DRAWINGS. ANY DISCREPANCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF KUHEL DESIGN PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF WORK IS CONTINUED IN THE AFFECTED AREA WITHOUT INSTRUCTION OR CLARIFICATION BY KUHEL DESIGN, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.

1.07 AT JOB COMPLETION, PRIOR TO SUBMITTING THE REQUESTION FOR FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A REDLINED SET OF BLUEPRINTS SHOWING AS-BUILT CONDITIONS.

1.08 FIRE SPRINKLER SYSTEM TO BE ISSUED UNDER A SEPARATE PERMIT. SYSTEM TO BE DESIGNED BY A LICENSED C16 PLUMBING CONTRACTOR. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING AND OBTAINING PERMIT.

1.09 COORDINATE ACTUAL LOCATIONS OF WATER METER AND SEWER CLEAN-OUT WITH PUBLIC WORK DEPARTMENT

1.10 SPECIAL INSPECTION REQUIRED FOR CONCRETE PIER PLACEMENT

1.11 81' ROOF TRUSS CALCULATIONS TO BE A DEFERRED SUBMITTAL. PROJECT ENGINEER TO REVIEW AND PROVIDE APPROVAL LETTER TO CITY OR PROVIDE A REVIEW STAMP STATING THAT THE TRUSSES AND LAY-OUT SHEET CONFORM WITH THE DESIGN OF THE BUILDING

1.12 4" SEWER LATERAL WITH CLEAN OUT

1.13 ENCROACHMENT PERMIT REQUIRED FOR ALL WORK BEYOND PROPERTY LINES

1.14 CRASH BARRIER

1.15 2" Ø WATER LINE TYP.

1.16 2" Ø GAS LINE TYP.

1.17 SLOPE TERRAIN AWAY FROM FOUNDATION MINIMUM 2% SLOPE AT HARDSCAPE AREAS & 5% SLOPE MINIMUM AT LANDSCAPE AREAS AT BUILDING PERIMETER

1.18 CURB DRAIN DETAIL 5/10

1.19 FIRE SPRINKLERS SHALL BE REQUIRED THROUGHOUT BOTH BUILDINGS. THE MAIN RESIDENCE AND ADU. PROVIDE PLANS UNDER SEPARATE SUBMITTAL AND PERMIT.

1.20 ALL BUILDINGS ARE REQUIRED TO BE PROVIDED WITH AN ADDRESS THAT IS CLEARLY VISIBLE FROM THE STREET OR ROADWAY. THE NUMERALS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND AND WHITE IN COLOR IF LOCATED ON GLAZING.

1.21 PARKING SPACES MAY BE 4" THICK PCC ON 4' CLASS 2 AGGREGATE BASE WITH WEAKENED PLANE JOINTS AT REGULAR INTERVALS OR 4' AC OVER 4' AB. SPACE TO BE CONSTRUCTED OUTBOARD OF THE TOP OF THE GUTTER AND SLOPED AT 1-2% TO SHEET DRAIN TO STREET.

1.22 UPGRADE EXISTING SIDEWALK ON SAN BRUNO AVE. TO 4' IN WIDTH.

1.23 PROVIDE NEW CURB RAMP AT INTERSECTION OF SAN BRUNO AVE. AND LAKE ST. SHEET A10 / 9

1.24 SOLDIER PILE RETAINING WALL DETAIL: SHEET S10 / 3 GRADING: IMPORT/EXPORT REMAINS THE SAME.

DRAWING INDEX

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- A2 CALGREEN NOTES
- A3 100 - 1ST FLOOR PLAN
- A4 100 - 2ND FLOOR PLAN
- A5 100 - ELEVATIONS
- A6 100 - ROOF PLAN & SECTION
- A7 100A - FLOOR PLANS
- A8 100A - ELEVATIONS
- A9 100A - ROOF PLAN AND SECTION
- A10 DETAILS
- A11 GRADING PLAN
- A11.1 GRADING PLAN
- A12 GRADING SECTIONS
- A13 EROSION CONTROL

LANDSCAPING

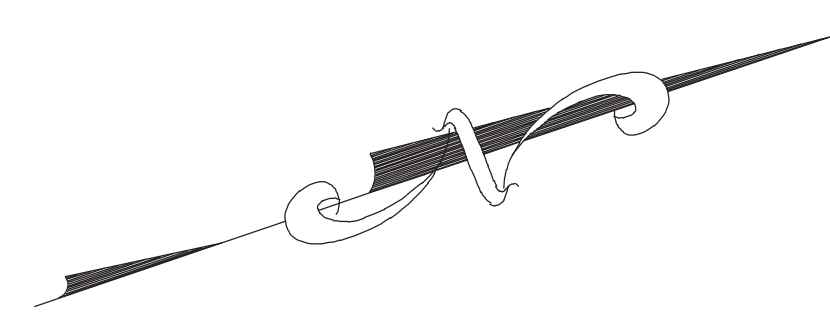
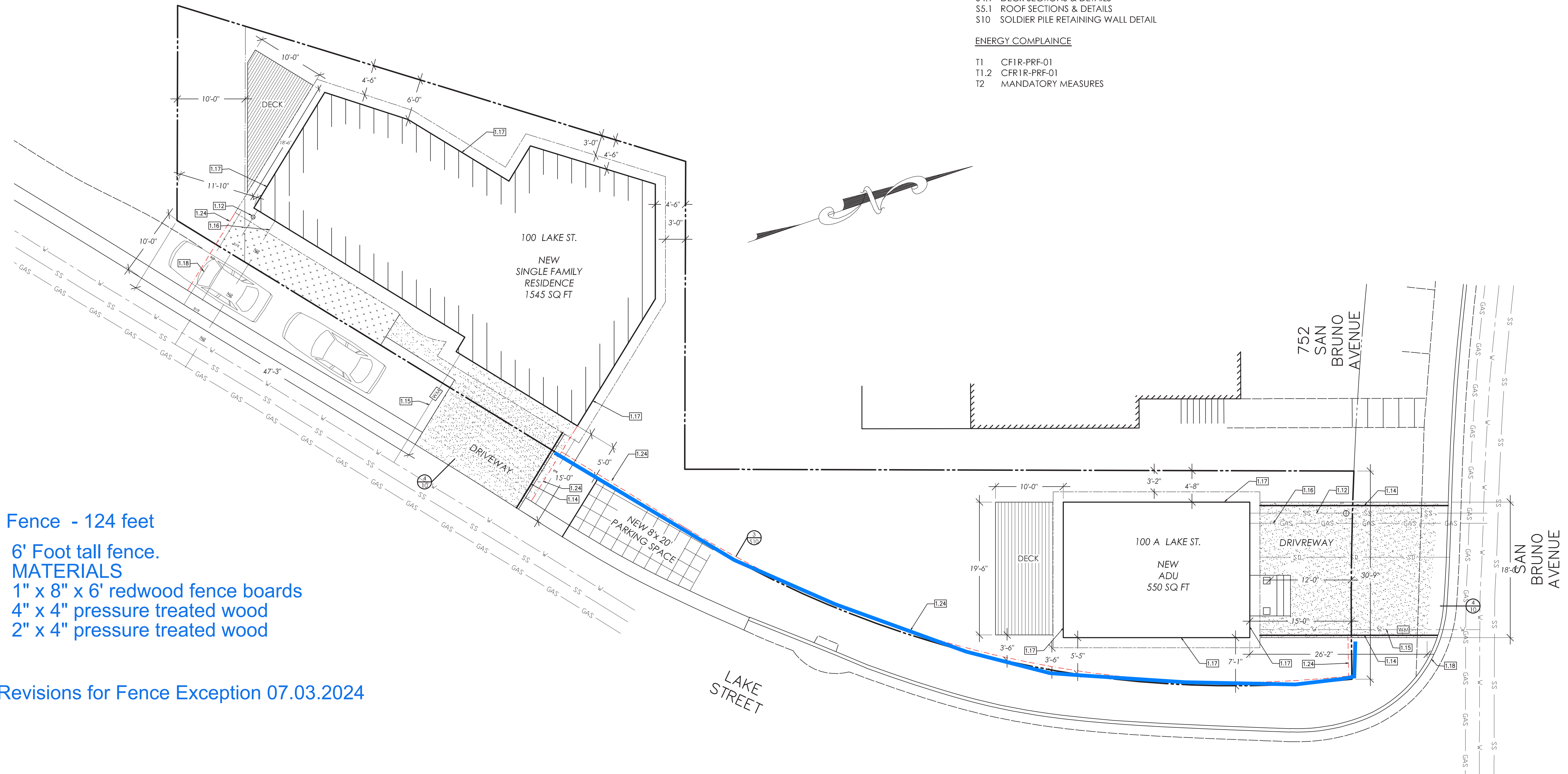
- L001 EXISTING LANDSCAPE
- L002 HARDSCAPE
- L003 SOFTSCAPE
- L004 IRRIGATION

STRUCTURAL DRAWINGS

- S1.1 STRUCTURAL NOTES
- S1.2 TYPICAL DETAILS
- S2.1 100 - FOUNDATION & FIRST FLOOR FRAMING
- S2.2 100 - SECOND FLOOR FRAMING
- S2.3 100 - ROOF FRAMING
- S2.4 100A - FOUNDATION, FIRST, SECOND FLOOR AND ROOF FRAMING
- S3.1 FOUNDATION DETAILS
- S3.2 FOUNDATION DETAILS
- S4.1 DECK SECTIONS & DETAILS
- S5.1 ROOF SECTIONS & DETAILS
- S10 SOLDIER PILE RETAINING WALL DETAIL

ENERGY COMPLIANCE

- T1 CFR1R-PRF-01
- T1.2 CFR1R-PRF-01
- T2 MANDATORY MEASURES



Fence - 124 feet
6' Foot tall fence.
MATERIALS
1" x 8" x 6' redwood fence boards
4" x 4" pressure treated wood
2" x 4" pressure treated wood

Revisions for Fence Exception 07.03.2024

PLOT PLAN

ZAMBRANO PROPERTY
100 - 100A LAKE STREET
BRISBANE, CALIFORNIA

APPROVED: *Jerry Kuhel*

DRAWN BY: J. KUHEL

DATE: 11-29-21

REVISED: 1-26-22
1-18-23
9-12-23
11-14-23

SCALE: 1/8" = 1'

JOB# 21-453


SHT A1

OF SHTS

A	B	C	D	E	F	G	H																																																																								
0	SCOPE OF WORK: REVISION TO PERMIT B202200176 TO CHANGE SITE SOLDIER PILE RETAINING WALL LAGGING FROM CONCRETE LAGGING TO WOOD LAGGING.	ABBREVIATIONS: A.B. ANCHOR BOLT ATS ANCHOR TIEDOWN SYSTEM BLK BLOCKING BM BEAM B.P. BEARING PLATE BOT BOTTOM CBC CALIFORNIA BUILDING CODE C.I.P. CAST-IN-PLACE CJ CEILING JOIST CLG CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE CONT CONTINUOUS CRC CALIFORNIA RESIDENTIAL CODE DOUGLASS FIR DIA. Ø DIAMETER DN DOWN DSSW DOUBLE SIDED SHEAR WALL DWG DRAWING (E) EXISTING E.C. EACH FACE EL ELEVATION EOR ENGINEER OF RECORD E.N. EDGE NAILING E.W. EACH WAY EXT EXTERIOR FLR FLOOR FRMG FRAMING GALV GALVANIZED HORIZ HORIZONTAL HOLDN HOLDOWN HDG HOT DIP GALVANIZED INT INTERIOR LSL LAMINATED STRAND LUMBER LVL LAMINATED VENEER LUMBER MAX MAXIMUM MFR MANUFACTURER MIN MINIMUM (N) NEW NTS NOT TO SCALE OC ON CENTER O.C. ON CENTER OPNG OPENING PL R PLATE OR PROPERTY LINE PSL PARALLEL STRAND LUMBER P.T. PRESSURE TREATED REIN REINFORCEMENT (REBAR) REQD REQUIRED S.A.D. SEE ARCHITECTURAL DRAWINGS SCH SCHEDULE SIM SIMILAR SMF SPECIAL MOMENT FRAME S.S. SQUARE STD STANDARD SW SHEARWALL T&B TOP AND BOTTOM T&G TONGUE & GROOVE TYP TYPICAL UNO UNLESS NOTED OTHERWISE UNO UNLESS OTHERWISE NOTED VERT VERTICAL V.I.F. CONTRACTOR TO VERIFY IN FIELD (CONDITIONS AND DIMENSIONS, REPORT TO ENGINEER IF DISCREPANCY OR AS REQUIRED) W/ WITH W/O WITHOUT WWF WELDED WIRE FABRIC	GENERAL: 1. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE. 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDMENTS. 2019 CALIF. RESIDENTIAL CODE 2019 CALIF. FIRE CODE 2019 CALIF. BUILDING CODE 2019 CALIF. ELECTRICAL CODE 2019 CALIF. MECHANICAL CODE 2019 CALIF. ENERGY CODE 2019 CALIF. PLUMBING CODE 2019 CALGREEN BLDG CODE STD 3. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK. 4. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. 5. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS. 6. VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS (WHERE APPLICABLE) AT THE JOB SITE AND BRING TO THE ENGINEER'S ATTENTION OF ANY DISCREPANCY. IN THE EVENT OF A DISCREPANCY IN THE STRUCTURAL DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY. 7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. 8. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER. MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION. 9. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION. 10. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. 11. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER. 12. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. 13. VERIFY (E) FLOOR SHEATHING THICKNESS PRIOR TO FASTENING TRANSFER CLIPS TO SHEATHING TO AVOID FASTENER TIPS PROTRUDING ABOVE FLOOR ABOVE. 14. BUILDING ENVELOPE, WATERPROOFING, DRAINAGE BY OTHERS. ANY SUCH ELEMENT SHOWN ARE THE INTENT ONLY.	WOOD: 1. ALL LUMBER HARDWARE (HANGERS, FRAMING ANCHORS, STRAPS, ETC) AS SHOWN ARE STRONG-TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY OF SAN LEANDRO, CALIFORNIA. APPROVED EQUAL HARDWARE MAY BE SUBSTITUTED IF FAVORABLY REVIEWED BY THE ENGINEER. 2. LUMBER SCHEDULE: (UNLESS OTHERWISE NOTED ON FRAMING PLANS OR FOR EXTERIOR APPLICATIONS) <table border="1"> <thead> <tr> <th>USE</th> <th>SIZE / TYPE</th> <th>SPECIES</th> <th>GRADE*</th> </tr> </thead> <tbody> <tr> <td>STUDS/LIGHT FRAMING</td> <td>ANY</td> <td>DF</td> <td>NO. 2</td> </tr> <tr> <td>ROOF/CEILING/FLOOR JOIST</td> <td>ANY</td> <td>DF</td> <td>NO. 1</td> </tr> <tr> <td>BEAM/POST</td> <td>ANY</td> <td>DF</td> <td>NO. 1</td> </tr> <tr> <td>SIL</td> <td>ANY</td> <td>DF</td> <td>PRES. 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THE ENGINEER OF RECORD MAY BE CONTRACTED TO PERFORM SPECIAL INSPECTIONS PER CBC 1704.2.1. HOWEVER, INSPECTIONS REQUIRING LABORATORY WORK OR SPECIALIZED EQUIPMENT MUST BE DONE BY A THIRD PARTY AGENCY. 2. ANY CONTROVERSY ARISING OUT OF A THIRD PARTY SPECIAL INSPECTION AGENCY SHALL BE REFERRED TO THE ENGINEER OF RECORD, WHOSE DECISION SHALL GOVERN. 3. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE SPECIAL INSPECTOR(S) AND TESTING AGENCY ON THE REQUIRED SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS PER THE SIGNED STATEMENT OF SPECIAL INSPECTIONS APPROVED BY THE BUILDING OFFICIAL. 4. THE SPECIAL INSPECTOR(S) AND TESTING AGENCY SHALL FURNISH COPIES OF INSPECTION RECORDS AFTER THE CONCLUSION OF WORK REQUIRING SPECIAL INSPECTION PER CBC 1704.2.4 TO THE ENGINEER OF RECORD, BUILDING OFFICIAL, OWNER, AND CONTRACTOR FOR REVIEW. BEFORE FINAL BUILDING INSPECTION IS SCHEDULED, DOCUMENTATION OF THE SPECIAL INSPECTION COMPLIANCE REPORTS SHALL BE SUBMITTED AND APPROVED BY THE CITY. 5. SHORING, UNDERPINNING, BRACING, FORMWORK, AND ANY TEMPORARY SUPPORTS/STRUCTURE ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. IT IS OUTSIDE THE EOR'S PURVIEW AND THEREFORE MUST BE SUBMITTED UNDER SEPARATE PERMIT. 6. SPECIAL INSPECTION/STRUCTURAL OBSERVATION BY THE EOR IS NOT CONTINUOUS AND CONDUCTED ONLY AT SIGNIFICANT STAGES OF CONSTRUCTION AND ONLY FOR ITEMS STATED IN THE SIGNED SPECIAL INSPECTION/STRUCTURAL OBSERVATION STATEMENT APPROVED BY THE BUILDING OFFICIAL. FOR REPETITIVE AND SIMILAR STRUCTURAL ELEMENTS CONSIDERED SIGNIFICANT, ONLY THE FIRST ELEMENT OF A STAGE REQUIRES INSPECTION/OBSERVATION UNLESS REQUIRED BY CODE OR NOTED OTHERWISE. IT IS NOT POSSIBLE OR PRACTICABLE FOR THE EOR TO INSPECT/OBSERVE AND MEASURE/VERIFY SIZES AND MATERIAL OF EACH AND EVERY STRUCTURAL ELEMENT DURING THESE PERIODIC VISUAL INSPECTIONS/OBSERVATIONS. 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Engineer: Doug Lee, P.E., LEED® AP
Phone: 415-254-8920
Email: DLee6995@gmail.com

SEPTEMBER 2023

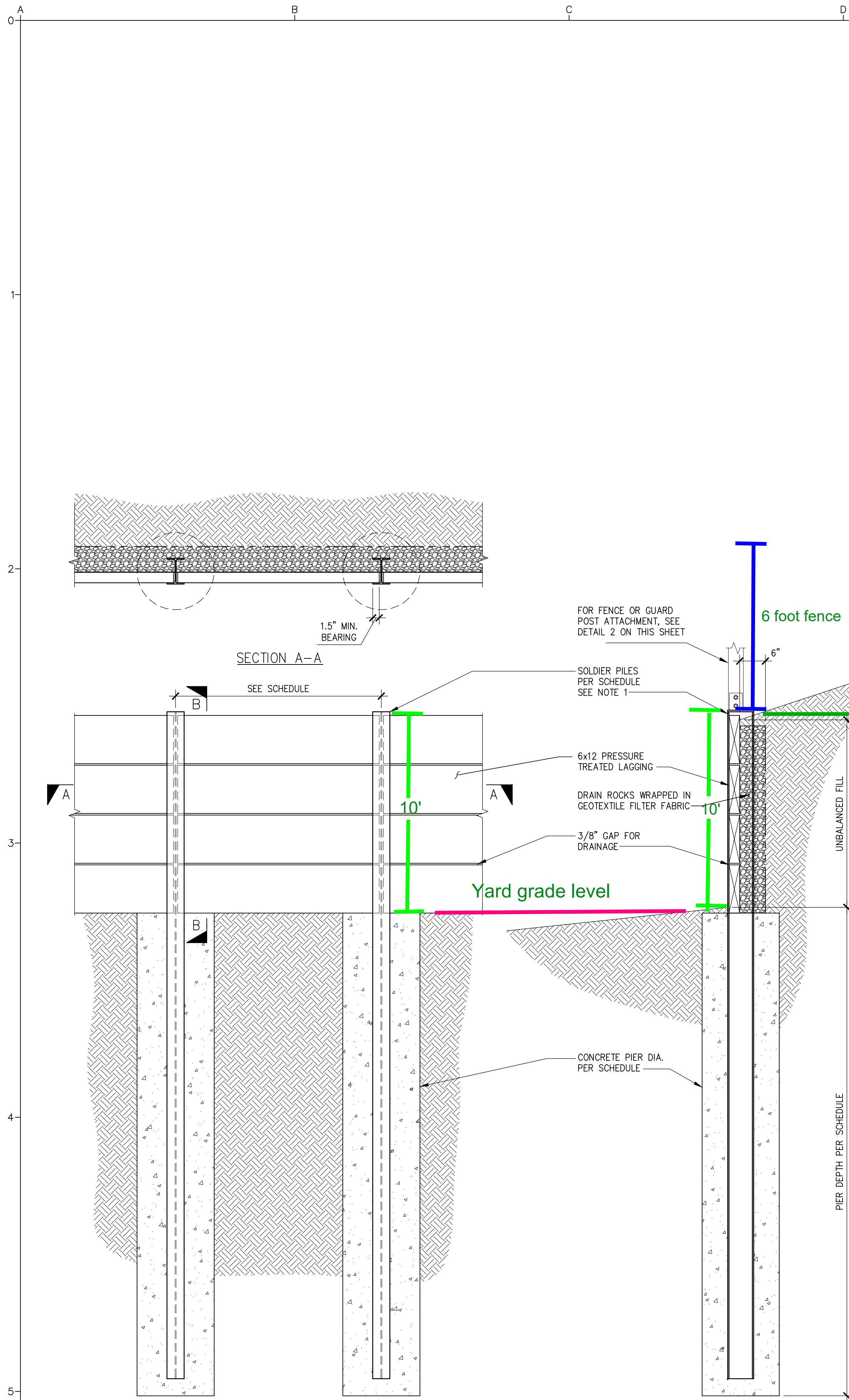


07/01/2023

ZAMBRANO PROPERTY
NEW CONSTRUCTION
100-100A LAKE STREET,
BRISBANE, CA 94005

STRUCTURAL GENERAL NOTES

DRAWN:	
CHECKED:	
DATE:	JULY 2022
SCALE:	AS NOTED
SHEET/FILE:	S1.0

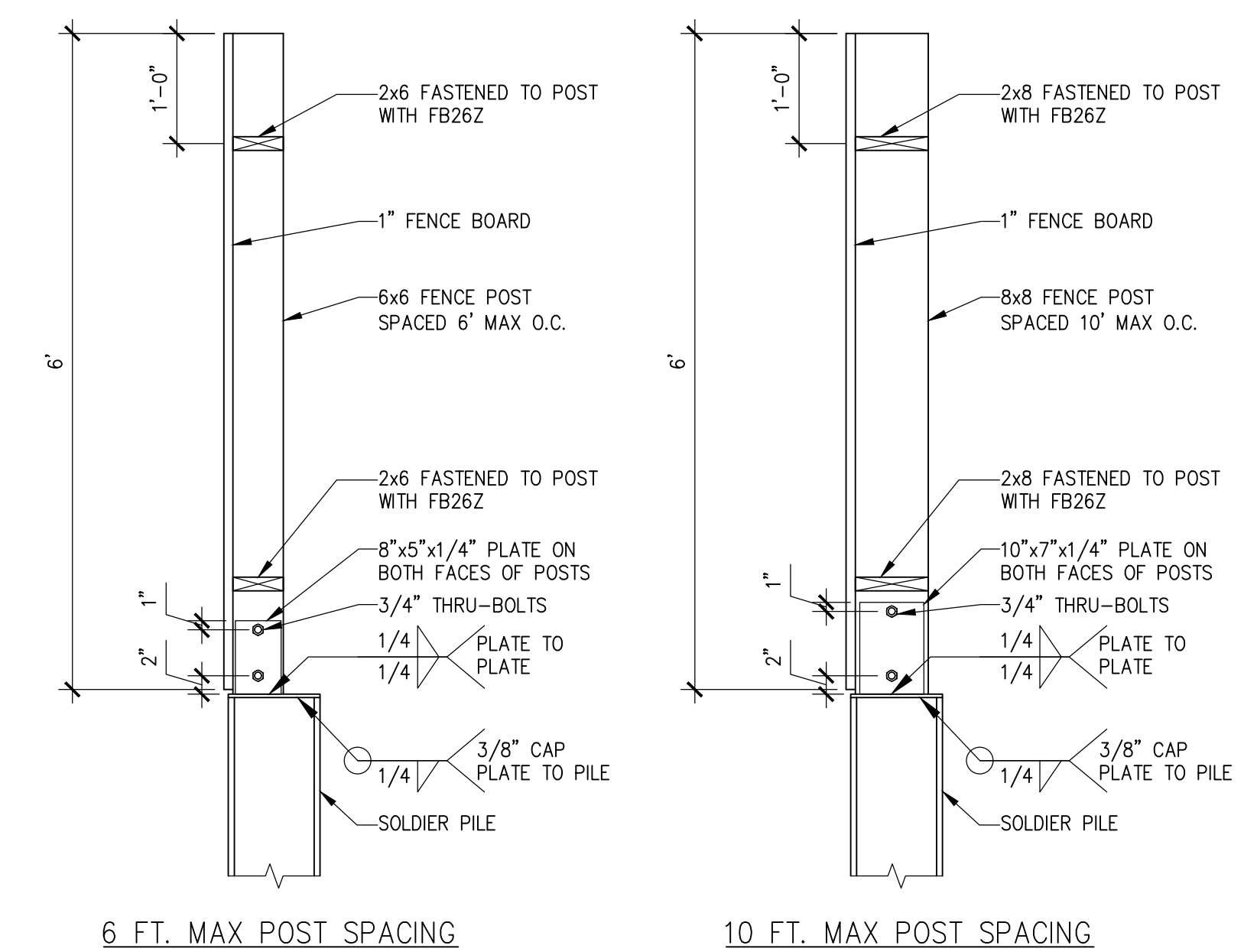


Fence exception proposed revisions 7/5/2024

- Grade/street level
- Yard grade level
- Fence
- Distance from yard grade level to street grade level

RETAINING WALL SCHEDULE				
MAX UNBALANCED FILL	STEEL SHAPE	PILE EMBEDMENT	CONC PILE DIAMETER	MAX SPACING
< 4'-0"	W10x19	10'	18"	10'-0"
4'-0" TO 6'-0"	W10x30	13'	18"	8'-0"
6'-0" TO 8'-0"	W12x45	15'	18"	6'-0"
8'-0" TO 10'-0"	W12x79	18'	21"	6'-0"

CALC 44
CALC 45
CALC 46
CALC 47



NOTES:
1) ALL WELDS SHALL BE PROTECTED WITH GAL-VIZ BY THERMACOTE WELCO, PASADENA, CA; REGALV BY ROTOMETALS, INC., SAN FRANCISCO, CA; OR EQUAL.

FENCE MOUNTED OVER SOLDIER PILES
N.T.S.

2
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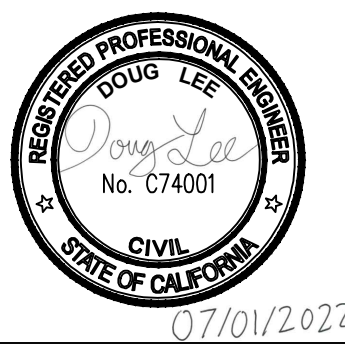
NOTES:
1) STEEL PILES SHALL BE COATED WITH AMERLOCK 400 / SIGMACOVER 400 TWO-COMPONENT, HIGH SOLIDS EPOXY COATING, APPLIED PER MANUFACTURER'S INSTRUCTIONS.

OPTION 2 - SOLDIER PILE RETAINING WALL WITH WOOD LAGGING
N.T.S.

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SEPTEMBER 2023



ZAMBRANO PROPERTY
NEW CONSTRUCTION
100-100A LAKE STREET,
BRISBANE, CA 94005

SOLDIER PILE RETAINING
WALL DETAIL

DRAWN:
CHECKED:
DATE: JULY 2022
SCALE: AS NOTED
SHEET/FILE:

S10