

ATTACHMENT A

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RESOLUTION DP-1-16/UP-1-16

**A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
APPROVING DESIGN PERMIT DP-1-16 & USE PERMIT UP-1-16
FOR A NEW 3-UNIT CONDOMINIUM BUILDING AT
124 SAN BRUNO AVENUE**

WHEREAS, Jerry Kuhel applied to the City of Brisbane for Design Permit and Use Permit approval to construct a new multi-family condominium structure at 124 San Bruno Avenue, such application being identified as DP-1-16/UP-1-16; and

WHEREAS, on April 14, 2016, 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, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15303(b) 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 Design Permit and 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, 2016 did resolve as follows:

Design Permit DP-1-16 and Use Permit UP-1-16 are approved per the findings and conditions of approval attached herein as Exhibit A.

ADOPTED this 14th day of April, 2016, by the following vote:

AYES:
NOES:
ABSENT:

TuongVan Do
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

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Action Taken: Conditionally approved Design Permit DP-1-16 and Use Permit UP-1-16, per the staff memorandum with attachments, via adoption of Resolution DP-1-16/UP-1-16

Findings:

Design Permit DP-1-16

- A. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.
- B. The orientation and location of buildings, structures, open spaces and other features integrate well with each other and maintain a compatible relationship to adjacent development.
- C. Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses.
- D. The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability.
- E. The property is not located on a hillside.
- F. The site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking. There is an adequate circulation pattern within the boundaries of the development. Parking facilities are adequately surfaced, landscaped and lit.
- G. The property's location and direct sidewalk access provides alternatives for pedestrians to access public transit and shuttle stops within a quarter-mile radius on Bayshore Boulevard, Old County Road, and San Bruno Avenue.
- H. The site provides open areas and landscaping to complement the buildings and structures. Landscaping is also used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy. Landscaping consist of drought-resistant, California native species. The property is not located near protected habitat or wildland areas.
- I. The proposal takes reasonable measures to protect against external and internal noise.
- J. Consideration has been given to avoiding off-site glare from lighting and reflective building materials.

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K. Trash and recycling receptacles are adequately screened, and utilities and mechanical equipment are located within the structure.

L. No signage is included in the application.

M. The proposed residential units will not have employees.

Use Permit UP-1-16

A. The project is consistent with the nature and condition of all adjacent uses and structures and with the General Plan. There is no specific plan for the area in question.

B. The establishment, maintenance and operation of the multi-family residential use will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood. The project will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

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Conditions of Approval:

Prior to issuance of a Building Permit:

1. The owner shall obtain a permit to demolish the existing structure.
2. An application including detailed building plans, application forms and fees shall be submitted to the City for issuance of a Building Permit. The building permit application shall comply with all applicable State codes and applicable City of Brisbane Municipal Code provisions for new construction. At a minimum, building plans shall address the following conditions:
 - a. The plans shall be in substantial conformance to the plans approved with this Design Permit, including finish materials and colors (see related conditions below).
 - b. The building permit application shall identify San Bruno Avenue as a noise corridor (60 to 65 dB per the General Plan) to ensure that noise insulation meets state standards for the indoor occupants. Also, the plans shall show all permanent mechanical equipment that could be a source of structural vibration or structure borne noise shall be shock mounted with inertia blocks or bases and/or vibration isolators.
 - c. The plans shall address Fire Dept. requirements for new construction, including but not limited to installation of fire sprinklers, obtaining water flow, smoke detectors, key box, portable extinguishers, clearly visible address, illuminated utility identification, illuminated exit signs, and others applicable to the proposed R-2 occupancy as determined through building permit review.
 - d. The plans shall include undergrounding of utilities to service the building.
 - e. Mechanical equipment may not be mounted on the rooftop, or be otherwise visible from off-site.
 - f. The building permit application shall not include materials which would present an off-site glare due to reflective materials or lighting. If the glass railing for the third-level roof deck is retained, it shall be treated by tinting, sandblasting, or other similar method to reduce potential off-site glare.
 - g. The final complete landscaping plans shall be submitted for approval by the Planning Director. The plans shall be consistent with the Water Conservation in Landscaping Ordinance (BMC Section 15.70). In addition to the proposed landscaping, the three pine trees proposed for removal shall be replaced on a 1x1 ratio with water-conserving species.

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- h. The plans shall specify that lighting will be directed away from and not cause glare onto adjacent properties.
 - i. The plans shall indicate that no reflective exterior equipment shall be allowed. Roof vents shall be painted to match or blend with the rooftop.
 - j. Each unit shall be provided with remote-controlled garage door openers, and an electronic keypad shall be installed to ensure efficient ingress and egress from the garage.
 - k. Color and material samples and/or cut sheets, where appropriate, shall be provided for Planning Director approval. Materials samples shall also be provided for windows.
 - l. All windows shall match each other and shall not be dark or reflective.
 - m. The driveway curb cut width shall be subject to City Engineer review and approval.
- 3. An encroachment permit shall be obtained prior to any work within the public right-of-way.
 - 4. Grading, paving and drainage plans, per Brisbane Municipal Code §12.24.010 & §15.08.140, shall be submitted for approval by the City Engineer prior to the issuance of a building permit. Drainage shall comply with the National Pollutant Discharge Elimination System (NPDES) permit issued by the San Francisco Bay Regional Water Control Board. The property owner(s) shall be responsible for ongoing operation and maintenance of any permanent structural stormwater controls.
 - 5. Subject to the approval of the City Attorney, the property owner shall execute an agreement including a covenant running with the land and enforceable by the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.
 - 6. Following review and approval of the final documents by the City Attorney, the condominium plan and accompanying covenants, conditions, and restrictions shall be recorded with the County of San Mateo.
 - 7. The underlying subdivision lots shall be merged, via recordation of a declaration of lot merger with the County, subject to a separate City administrative application form and fee.

During Construction:

- 8. Prior to foundation construction, a surveyed “staking” plan shall be submitted to the City Building and Planning Departments.

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9. The project shall comply with the stormwater Best Management Practices, as provided in the applicable state regulations and included in the applicant's stormwater checklist for Small Projects.
10. Any prehistoric Native American cultural resources found during the course of construction shall be conserved in accordance with State and Federal requirements (Appendix K of the State CEQA Guidelines).

Prior to Occupancy:

11. The property owner shall enter into a standard landscape maintenance agreement with the City for landscaping, to the satisfaction of the City Attorney.
12. All landscaping shall be installed.
13. House numbers shall be affixed to the building at a location visible from the street and a size, color and style subject to approval by the Planning Director and Fire Department.
14. Prior to certificates of occupancy the applicant shall demonstrate conformance with all of the above Design Permit conditions of approval.

Other Conditions:

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

Findings Outline & Discussion

The following is an outline of the required Design Permit and Use Permit findings:

Design Permit Findings:

BMC §17.10.050 requires approval of a Design Permit prior to construction of any principal structure containing more than two dwelling units within the R-3 Residential district. The Planning Commission may grant a design permit if the Commission finds that the proposed development is consistent with the general plan and any applicable specific plan, and makes the findings in subsections A through M, as applicable. The application is consistent with the General Plan and meets all of the applicable Design Permit findings located in BMC §17.42.040 as outlined below.

General Plan Consistency: The proposed development is consistent with the general plan and any applicable specific plan.

There is no specific plan for this area of Brisbane. The underlying land use designation for the subject property is Residential at 15-30 dwelling units per acre (du/ac). The project proposes three residential units on 0.13 acres, resulting in a density of 23 du/ac within the permitted density range. The project is consistent with the following applicable General Plan policies:

- General Plan Policy 20 encourages diversity of development and individual expression in residential and commercial development in Central Brisbane. The application proposes a unique and distinctive contemporary modern architectural design while maintaining compatibility with surrounding development in regards to scale, form, and materials.
- General Plan Policy 21 requires new development to respect Brisbane's vernacular architectural heritage. As noted above, the application proposes a unique combination of modern architectural elements resulting in a cohesive and attractive design.
- General Plan Policy 252 requires that new development retain the existing scale, character and intensity of use of residential & commercial districts. The San Bruno Avenue corridor features a mix of multi-family, duplex, and single-family homes consistent with the R-3 Residential district standards. Immediately adjacent structures to the subject property include a 13-unit, three-story multi-family building to the north (100 San Bruno Avenue) with a residential density of 108 du/ac, and an 11-unit multi-family building to the south (200 Monterey Street) consisting of two residential floors above parking with a residential density of 50 du/ac.

The rear yard of the subject property borders 217 Mariposa Street and 242 Monterey Street, both developed with single-family homes. The proposed setbacks from the rear lot line and landscaping plan would provide a buffer and ensure compatibility with adjacent properties.

- General Plan Policy 253 encourages diversity and individual expression in residential and commercial construction. As addressed previously, the proposed design is unique and respectful of Brisbane's vernacular architectural heritage.

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- General Plan Policy 258 requires new residential development to retain open areas through setback, lot coverage and landscape requirements in the Zoning Ordinance. The project complies with all setback, lot coverage, and landscape area requirements in both the R-3 Residential zoning district and condominium development regulations.
- Housing Element Policy H.D.1 encourages retention of the small town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts.

Design Permit Findings:

- A. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.

The project meets this finding. The application proposes a contemporary modern architectural design incorporating a flat roof, asymmetrical façade, geometric wall planes and window openings, and mix of exterior materials. The front façade features varied wall planes, with a second-story overhang and recessed front entryway maintaining varied setbacks from the front lot line between 15 and 23 feet, 8 inches. Visual interest and articulation would be provided on all building elevations, including rectangular window fascia, a linear band running the length of both north and south side exterior walls, and two rear upper and lower level decks connected by a spiral staircase. Ceiling and floor heights in the living units are varied to provide a modulated building form while maintaining a two-story scale. The structure would maintain five-foot setbacks from the side lot lines.

A second-story overhang, recessed entryway, and setback rooftop deck articulate the front façade of the building, breaking up the massing of the structure. Tongue-in-groove Hardie Plank wrapped around the garage accents the building's stucco finish, providing texture and contributing to the building's modern aesthetic. A mix of standard and customized stucco paint colors would complement one another and strengthen the unique character of the structure. The paint colors include a light tan on the upper level (Benjamin Moore, Valley Forge Tan- custom); a creamy yellow for the band visually separating the first and second levels (Benjamin Moore, Sail Cloth); a gray-tan on the lower level (Benjamin Moore, Kingsport Gray- custom); and a deep navy accent wall at the recessed entry way (Benjamin Moore, Hale Navy- custom). Additional architectural features providing visual interest and articulation include rectangular window fascia, a linear band separating the upper and lower levels on the north and south walls, and upper and lower level rear decks connected by a spiral staircase.

The materials samples and artist's renderings provided by the applicant provide information for the Commission to visualize the proposal.

- B. The orientation and location of buildings, structures, open spaces and other features integrate well with each other and maintain a compatible relationship to adjacent development.

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The project meets this finding. The subject property is located between two existing 3-story, multi-family buildings to the north and south, and its rear lot line abuts two properties developed with a single-story home and two-story home, respectively. Accordingly, the two-story scale, modern form, and proportions of the proposal are harmonious the existing development pattern in the neighborhood. The structure's two-story height and setbacks meeting or in excess of the minimum requirements mitigate any potential impacts to adjacent structures' access to light and air to the north and south. The building's forward placement on the property and generous rear setbacks and rear landscaping would adequately buffer the new structure from the single-family homes abutting the rear of the property.

Internally, the orientation of outdoor spaces would provide both private and shared space for residents. The two lower level patios (assigned to Units 1 &3, respectively) would be physically separated by an attractive bamboo planter, and the roof deck (assigned to Unit 2) would be set back adequately from the front and side building walls to provide a buffer from adjacent structures and the roadway.

- C. Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses.

The project meets this finding. As the site is currently developed with a single-story, single-family home, the primary potential impact of concern for any new development proposal would be to light and air for the adjacent multi-family buildings and the single-family homes to the rear. In addition to complying with the required five-foot side setbacks, the building height would be limited to two-stories (with the exception of the roof deck entry enclosure, less than 100 square feet and set back from the lower building walls). Further, the 28-47 foot rear setbacks would provide a significant buffer between the new structure and the single-family homes abutting the rear lot line. These design elements mitigate potential impacts to adjacent land uses.

- D. The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability.

The project meets this finding. The subject property is generally rectangular in shape, with an average width running north-to-south of 48 feet and depth of approximately 120 feet. Because of the lot's rectangular shape and orientation, the building's longest sides are oriented north-to-south, consistent with passive solar design. South-facing windows are largely clerestory. While the east-facing front façade features large windows, the windows are stepped back from the surrounding building wall, allowing for shadowing. Additionally, the east-facing garage will aid in buffering thermal energy from the lower-level living space. The rear yard landscaping, to include several new trees, will provide natural shading during warm summer months for the rear yard patios. At building permit stage, the project must comply with Title 24 energy requirements, which address insulation and materials to moderate heat loss and gain within the home.

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- E. For hillside development, the proposal respects the topography of the site and is designed to minimize its visual impact. Significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park are preserved.

This finding is not applicable.

- F. The site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking. There is an adequate circulation pattern within the boundaries of the development. Parking facilities are adequately surfaced, landscaped and lit.

The project meets this finding. All five required off-street, covered parking spaces would be accommodated in a five-car garage accessed from a driveway on San Bruno Avenue. Tandem parking spaces would be assigned to separate units to ensure that tenants' cars would not block the cars of other tenants.

The 32-foot curb cut, 14 feet wider than the standard curb cut of 18 feet, is required to provide safe ingress and egress for the parking garage. Though the wider curb cut would eliminate one existing on-street parking space, the wider driveway (partially within the public right-of-way) could accommodate additional off-street guest parking spaces, which the applicant has assigned to each unit. As the driveway guest spaces would be in tandem to the garage spaces, they would not meet the definition of off-street parking in the Zoning Ordinance; however, that would not prevent their use as such. One on-street parking space would remain, partially overlapping with the 100 San Bruno Avenue frontage. The final striping of street parking and the sidewalk configuration would be done to the satisfaction of the City Engineer.

Parking facilities will be required to meet state building code regarding construction. A recommended condition of approval would require that each unit be supplied with an automatic garage door opener and that the garage door be equipped with a coded keypad in the event of an opener being misplaced. This is to enable the vehicles to efficiently get off the street and into the garage spaces.

- G. The proposal encourages alternatives to travel by automobiles where appropriate, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation.

The project meets this finding. The Zoning Ordinance does not require new residential development to provide bicycle parking facilities. In regards to transit proximity, the subject property is located within ¼ mile to existing SamTrans bus and shuttle stops located along Old County Road, Bayshore Boulevard, and San Bruno Avenue (at Mendocino Street).

- H. The site provides open areas and landscaping to complement the buildings and structures. Landscaping is also used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy.

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Landscaping is generally water conserving and is appropriate to the location. Attention is given to habitat protection and wildland fire hazard as appropriate.

R-3 Residential district regulations allow up to 60% of the lot area to be occupied by structures. The project's proposed lot coverage is well below this maximum at approximately 53%, leaving almost half of the site available for landscaping and outdoor living areas. Landscaping in the front and rear yards would comply with the R-3 Residential district standards and would feature drought-tolerant, California native grass, shrub, and tree species. The project includes removal of three pine trees exceeding 30 inches in circumference, rendering them protected under BMC Chapter 12.12. As a recommended condition of approval, the trees to be removed should be replaced by trees that will have similar canopy spread at maturity. The final landscaping plan, including number of plantings, would be subject to Planning Director review and approval prior to installation.

In addition to the landscaping and lot coverage standards of the R-3 Residential district, the project complies with the outdoor living space requirements for condominiums contained in Chapter 17.30. The project provides 1,700 square feet of active and passive outdoor space, exceeding the Code requirement of 1,200 square feet (400 square feet per unit). Passive outdoor space includes the rear and front yard landscaping, while active outdoors spaces include upper and lower level balcony, deck, and patio areas assigned to each unit. Vegetation separating the lower level patios and physical separation of the second and third-level decks allow for adequate usability and privacy from other tenants and neighboring residents.

The site is not within a habitat conservation area or adjacent to wildlands.

- I. The proposal takes reasonable measures to protect against external and internal noise.

The project meets this finding. Because the site is located within the San Bruno Avenue traffic noise corridor, as indicated in the 1994 General Plan, a condition of approval is included to notify the Building Department as part of the plan check process to insure that sound insulation addresses noise protection to California Building Code standards. The Building Code also includes provisions to mitigate noise transmission between attached dwelling units, which will be incorporated into the project through the building permit process.

- J. Consideration has been given to avoiding off-site glare from lighting and reflective building materials.

The project meets this finding. A condition of approval will require that exterior lighting be directed away from neighboring properties. Though the project includes a glass railing at the third-story deck, a condition of approval is also recommended to require the railing be treated by tinting, sandblasting, or similar methods to mitigate potential off-site glare.

- K. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment.

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The project meets this finding. All mechanical equipment, including water heaters and HVAC systems for each unit, would be located within the garage. Trash and recycling bins would be screened by fencing and vegetation in the front and side yards. No utility structures are proposed.

- L. Signage is appropriate in location, scale, type and color, and is effective in enhancing the design concept of the site.

No signage is included in this application.

- M. Provisions have been made to meet the needs of employees for outdoor space.

This finding is inapplicable as the proposal does not include commercial development.

Use Permit Findings:

BMC §17.030.020 requires a Use Permit prior to construction of new condominium developments in any zoning district in the City. The application meets the required findings for a Use Permit located within BMC §17.40.060, as discussed below.

- C. *“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.”*

The project meets this finding. There is no specific plan for this area of Brisbane. The underlying land use designation for the subject property is Residential at 15-30 dwelling units per acre (du/ac). The project proposes three residential units on 0.13 acres, resulting in a density of 23 du/ac within the permitted density range. The project is consistent with the following applicable General Plan policies, as detailed in the Design Permit findings: General Plan Policy 20, 21, 252, 253, 258, and Housing Element Policy H.D.1.

Structures immediately adjacent to the subject property include a 13-unit, three-story multi-family building to the north (100 San Bruno Avenue), and an 11-unit multi-family building to the south (200 Monterey Street) consisting of two residential floors above parking. Both properties have a higher residential density than the proposal, at 108 du/ac and 50 du/ac, respectively. By limiting the height of the propose to two stories and maintaining front and rear setbacks in excess of the minimum requirements, the application will not significantly impact adjacent structures' access to light and air.

The subject property's rear lot line abuts 217 Mariposa Street and 242 Monterey Street, both developed with single-family homes. The project's proposed setbacks from the rear lot line and proposed rear yard landscaping would buffer the new structure and ensure compatibility with the adjoining single-family properties.

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In addition to being compatible with nearby development in terms of land use and density, the project meets or exceeds relevant development standards pertaining to property line setbacks, building height, lot coverage, and parking.

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

The proposed use would not be detrimental to those residing or working in the neighborhood, to other property or improvements or the welfare of the City. As detailed in Finding A above and in the Design Permit Findings, the project’s density, form, and scale is compatible with surrounding development and the use itself is consistent with the General Plan. The project would enhance the neighborhood by providing additional housing units on an infill lot within walking distance to Brisbane shops and restaurants and transit stops.

As the site is currently developed with a single-story, single-family home, the primary potential impact of concern for any new development proposal would be to light and air for the adjacent multi-family buildings and the single-family homes to the rear. In addition to complying with the required five-foot side setbacks, the building height would be limited to two-stories (with the exception of the roof deck entry enclosure, less than 100 square feet and set back from the lower building walls). Further, the 28-47 foot rear setbacks would provide a significant buffer between the new structure and the single-family homes abutting the rear lot line. These design elements mitigate potential impacts to adjacent land uses.

All five required off-street, covered parking spaces would be accommodated in a five-car garage accessed from a driveway on San Bruno Avenue. Tandem parking spaces would be assigned to separate units to ensure that tenants’ cars would not block the cars of other tenants. The 32-foot curb cut would provide safe ingress and egress for the parking garage while accommodating additional off-street guest parking spaces, assigned to each unit.

Finally, the project will require a building permit and must comply with all health and safety regulations contained in the California Building Code and Brisbane Municipal Code, ensuring the continued safety of the building for both residents and neighbors.

ATTACHMENT C

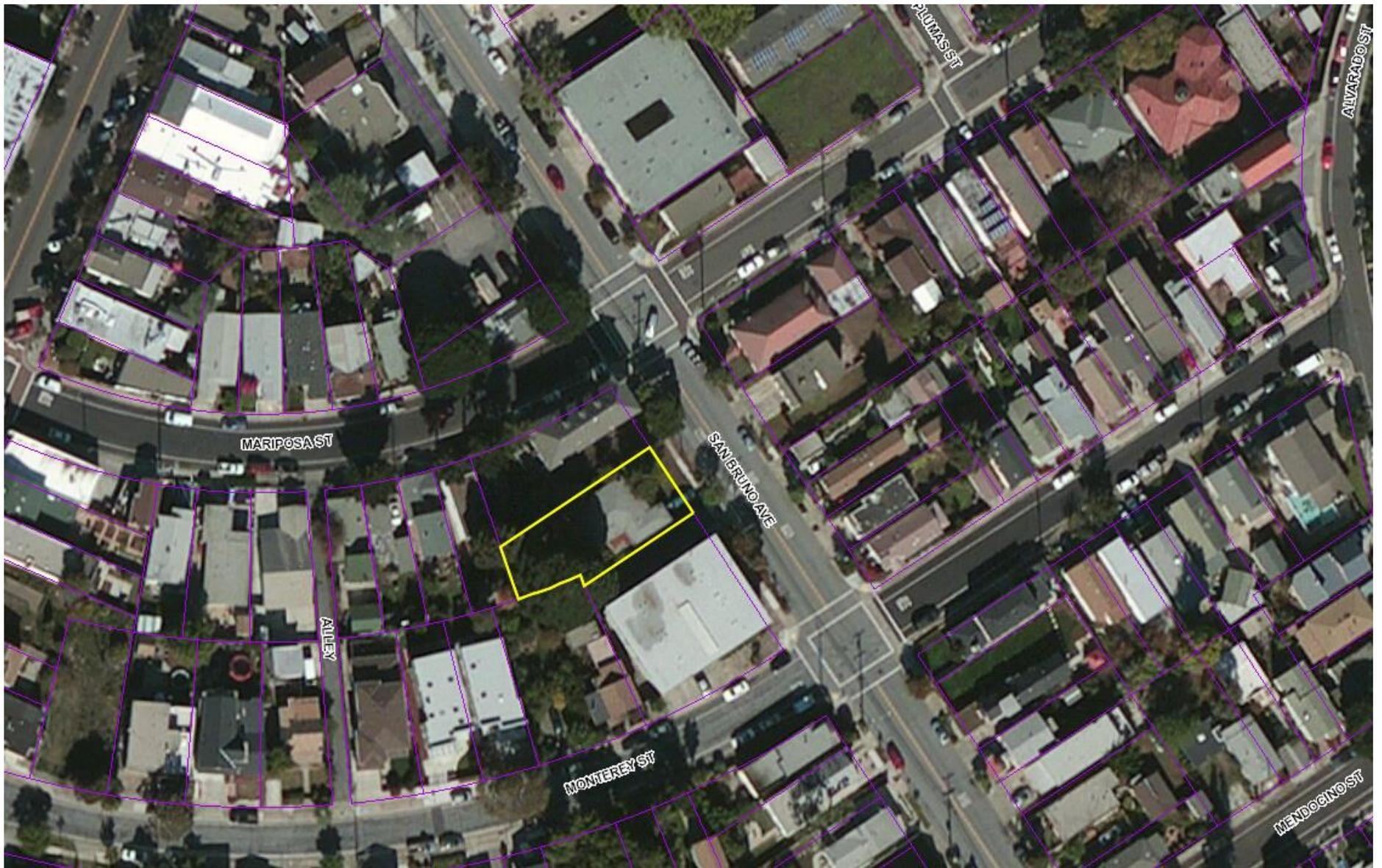
Summary of Project Data

ADDRESS	124 San Bruno Avenue			
APN	007282020			
ZONING DISTRICT	R-3 Residential			
APPLICATION #	DP-1-16/UP-1-16			
Development Standard	Existing	Proposed	Min/Max	Status
Lot Area	5,679 SF	-	n/a	Complies with standard. R-3 allows 1 unit per 1500 SF of lot area; max. 3 units for this lot.
Lot Slope	1%	-	-	28 ft ht limit per slope
Lot Coverage	31% or 1,744 SF	53% or 3,011 SF	60% or 3,407 SF	Complies with standard
Setbacks				
North Side Lot Line	5'	5'	4.975'	Complies with standard
South Side Lot Line	5' 6"	5'	4.975'	Complies with standard
Rear Lot Line	48'	28' 4"	10'	Complies with standard
Front Lot Line	18' 6"	15' (overhang); 17' 6" (lower level)	15'	Complies with standard
Floor Area	0.25 FAR or 1,396 SF	0.71 FAR or 4,044 SF	0.72 FAR or 4,088.9 SF	Complies with standard (garage area does not count toward FAR)
Height	< 28'	28'	28'	Complies with standard
Parking	-	5 spaces garage	1.5/unit = 5 spaces	Complies with standard
Landscaping	Front yard setback	32% or 242 SF	15% of the front setback area = 112 SF	Complies with standard
	Entire Lot	1,630 SF or 30% of lot area	10% of the lot area = 568 SF	Complies with standard
	Condo requirements (17.30.030)	1,700 SF (includes private patios, deck, balconies, and landscaped rear yard)	1200 SF of active or passive outdoor space	Complies with standard
Articulation	n/a	Front outside wall: n/a. Rear outside wall: 30%	Front outside wall: 30%. Rear outside wall: 30%	Complies with standard

ATTACHMENT C

Stormwater	n/a	More than one measure incorporated into plans per completed checklist	Small projects must incorporate at least one site design measure on Small Projects Checklist	Complies with standard
Trees	-	Appears development will require removal of at least 2 trees. Plans/survey do not identify tree species.	n/a	Trees TBR qualify as protected. Landscape plan to identify replacement trees.
Trash Enclosure	n/a	n/a	n/a	Not required for fewer than 5 units.
Misc. Condo Requirements	Washer/dryer in each unit	Hookups provided in each unit per floor plans	Hookup in each unit or 1 laundry room	Complies with standard
	Storage	126 CF storage per unit	125 CF of storage per unit	Complies with standard

Aerial Map
124 San Bruno Avenue



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JAN 22 2016

Comm. Dev. Dept. Brisbane





