

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of February 13, 2018

**FROM:** Ken Johnson Senior Planner, via John A. Swiecki Community Development Director

**SUBJECT:** **515 Tunnel Avenue;** Design Permit DP-2-17 to allow for construction of a one-story, 4,966 square foot, modular, administrative office building, to replace one existing and one pre-existing building which totaled approximately 9,300 square feet, in the HC Beatty Heavy Commercial Zoning District; Timothy Caulfield, applicant; Sanitary Fill Co. (Recology SF), owner; APN 005-152-330.

**REQUEST:** The applicant proposes to construct a 4,966 square foot new modular administrative office building for the Sanitary Fill Company (Recology), to replace one existing and one previously-removed building which combined totaled approximately 9,300 square feet at 515 Tunnel Avenue. A design permit is required for any new building in this district.

**SITE & VICINITY DESCRIPTION:** The site is located at 515 Tunnel Avenue and houses both a warehouse building and administrative office building for Recology SF. The approximately 6.77 acre lot is also largely paved with a surface parking lot and is generally flat. It lies atop a closed landfill. It is located within the Beatty General Plan Subarea and zoned HC Beatty Heavy Commercial,

The site borders the C-1 Commercial Mixed-Use District to the south, east and across Tunnel Avenue to the west. All of the surrounding uses are industrial in nature. The site to the south is occupied by the Transdev bus yard, to the east are unimproved Baylands areas used for soil and rock recycling, to the west is Tunnel Avenue and the CalTrain rail lines, and to the north are Recology's own facilities and a pipe distribution company (P&F Distributors).

The site itself currently houses Recology's local administrative office. Towards the rear of the site is a warehouse building along with parking for Recology's trucks and equipment. Another warehouse building located adjacent to the office building was removed under permit in 2012. The site is bounded by an approximately 8 foot high chain-link/barbed-wire fence. An abandoned rail spur crosses the proposed building site. Recology owns the spur and has indicated that they would leave it in place, but have no intention to reactivate its use.

**PROJECT DESCRIPTION:** The applicant proposes to construct a 1 story modular office building as a replacement to the existing office building and the building that was removed from the site in 2012. The building would be smaller than the cumulative area of the removed buildings. It does not represent a change or expansion of use at the site, but rather the

modernization of the Recology's office quarters to support their ongoing operations at his location.

No site work or grading is proposed in conjunction with this application, as the proposed building is a pre-manufactured modular type to be assembled on the site and placed on an above-grade structural support system with tie-downs. The project also includes paving in the area of the building to be demolished and restriping the parking lot in the immediate project area. Conditions of approval are also recommended to address the fencing across the front of the site and landscaping.

The proposed structure is 4,966 square feet in size and approximately 13 feet 7 inches in height. It would be set back approximately 23 feet from the front lot line and 28 feet from the closest (southerly) side lot line. It would be located behind a chain-link fence that runs along the property boundaries.

**RECOMMENDATION:** Conditionally approve Design Permit DP-2-17, via adoption of Resolution DP-2-17 with Exhibit A containing the findings and conditions of approval.

**ENVIRONMENTAL DETERMINATION:** Replacement structures of substantially the same size are categorically exempt from the provisions of the California Environmental Quality Act per Section 15302(b). This project meets the criteria for this exemption and the exceptions to the categorical exemptions referenced in Section 15300.2 do not apply.

**APPLICABLE CODE SECTIONS:** Brisbane Municipal Code (BMC) Section 17.15.080 requires design review of any building in the HC Beatty Heavy Commercial District. Also, off-street parking requirements are provided in BMC Chapter 17.31.

**ANALYSIS AND FINDINGS:** The construction of any building in the HC Beatty Heavy Commercial zoning district is subject to the granting of a design permit in accordance with the findings contained in BMC Chapter 17.42. This application meets all of the applicable findings as discussed in the attachment, with the recommended conditions of approval. A listing and discussion of all required findings is provided as Attachment E.

While the detailed discussion of each of the design permit findings is attached, it should be noted that, as with any discretionary permit, consideration should be given to the context of the development. In this case, the building is intended as a temporary structure and so it is a modular unit. It would be similar to the Transdev bus-yard office, located immediately to the south. This is appropriate given that long term development plans for this property and the larger adjacent Baylands area are in flux.

The HC Zoning District does not establish development standards such as height limits, setbacks, etc. Rather, the zoning district anticipates such development standards will be established via specific plan. However in this particular case, the replacement of two building with a single building with no net increase in floor area does not trigger the specific plan requirement. This design permit will regulate the appearance, form and location of the proposed building.

The building will be located deeper into the lot than the current building and will be located behind a 6 to 8 foot slatted chain link fence, with a total building height of approximately 13 feet 7 inches. Conditions of approval are recommended to require that the slatted fence be replaced and the landscaping along the front of the fence be updated to improve the appearance of the front of the site.

Off-street parking shall comply with the regulations set forth in BMC Chapter 17.36, which requires 1 space per 300 square feet of floor area for administrative offices. Given the 4,966 square foot floor area for the proposed building, a total of 17 spaces would be required. A total of 40 spaces are located within the immediate area of the building, and would be available for the users of the building. Additional parking is located off-site along the street frontage. Also, there is additional parking on-site associated with the warehouse building to the rear of the site.

This proposed project was reviewed by the City's Public Works, Building, Fire and Police Departments, as well as the San Mateo County Environmental Health Dept., Regional Water Quality Control Board. Also included in the review, were the San Francisco Public Utilities Commission and Bayshore Sanitary District, since the project would connect to those utility provider systems. Conditions of approval are included in the draft resolution to address comments raised by other departments and agencies and these would be addressed through the Building Permit application process.

**ATTACHMENTS:**

- A. Draft Resolution with Findings and Conditions of Approval
- B. Aerial of Site Vicinity
- C. Applicant's Project Description
- D. Applicant's Plans & Renderings
- E. Findings Outline and Discussion

Draft  
RESOLUTION DP-2-17  
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING DESIGN PERMIT DP-2-17  
FOR A REPLACEMENT ADMINISTRATIVE OFFICE BUILDING  
AT 515 TUNNEL AVENUE

WHEREAS, Timothy Caulfield, the applicant, on behalf of Sanitary Fill Co. (Recology SF), applied to the City of Brisbane for Design Permit approval of a new administration office building at 515 Tunnel Avenue, to replace the existing administrative office building at same location; and

WHEREAS, on February 13, 2018, 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 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 proposal represents replacement floor area of the existing administrative office along with a pre-existing warehouse building, such that there is no net increase in the building floor area and so a specific plan is therefore not also required; and

WHEREAS, the proposal is for a continuation of the existing office use in support of Recology SF's existing recycling activities in this district and does not include an expansion or intensification of the pre-existing uses; and

WHEREAS, the proposal is for a replacement structure as provided in California Environmental Quality Act (CEQA) Guidelines Section 15302(b), and is thereby categorically exempt from the provisions of the CEQA and the exceptions to the categorical exemptions 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 Design Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of February 13, 2018, did resolve as follows:

Design Permit DP-2-17 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this thirteenth day of February, 2018, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Jameel Munir

Chairperson

ATTEST:

JOHN A SWIECKI, Community Development Director

**Draft  
EXHIBIT A**

**Action Taken:** Conditionally approve Design Permit DP-2-17 per the staff memorandum with attachments, via adoption of Resolution DP-2-17.

**Findings:**

- 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 site is not on a hillside, so the hillside development 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.
- G. The proposal encourages alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation.
- 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 is generally water conserving and is appropriate to the location. Attention is given to habitat protection and wildland fire hazard as appropriate.
- 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.

- K. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment.
- L. There is no signage included in this application and the signage finding is not applicable.
- M. Provisions have been made to meet the needs of employees for outdoor space.

## **Conditions of Approval:**

### **Prior to issuance of a Building Permit or Grading Permit:**

1. Prior to the issuance of a Building Permit and 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.
2. If the project development costs are \$1,000,000 or more the property owner shall contribute, an amount equal to at least one percent (1%) of their building development costs into the Brisbane public art fund as an in-lieu contribution, for the City's "art in public places program", per BMC Section 15.85.050.A.2.
3. An application including detailed building plans, application forms and fees shall be submitted to the City for issuance of a Building Permit. The proposed building shall be required to 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 reference the materials and colors as approved with this Design Permit (see related conditions below), or as approved by the Planning Director.
  - b. Parking designated for clean air vehicles shall be provided on-site in accordance with BMC Section 17.34.060.
  - c. Short and long term bicycle parking shall be provided in accordance with BMC Section 17.34.070, which includes one bike rack and one long term bike parking space (i.e.: bike locker, lockable enclosure, bike room, etc). Bike locker and/or bike rack cut sheets and locations shall be provided for Planning Director approval.
  - d. The building permit plans shall include replacement fencing along the Tunnel Avenue site frontage to a height of 6 to 8 feet in height. Chain-link fence shall be slatted in accordance with the provisions of BMC Section 17.32.050. No barbed wire or razor wire shall be allowed for the replacement fencing.

- e. An outdoor employee break area shall be included in the Building Permit plans and shall be subject to Planning Director approval. The break area is to include seating within or adjacent to the landscaping along the southern edge of the property.
- f. Building plans shall address Fire Dept. requirements for new construction, including fire sprinklers for the new building and conformance with Chapter 33 of the California Fire Code.
- g. The building permit shall include undergrounding of utilities to service the building.
- h. Any new lighting shall be designed to avoid glare as viewed from off-site locations.
- i. The building shall not include reflective materials or darkened or mirrored windows.
- j. The building permit plans, shall include solar energy generation and may be required to include cool roofs, in accordance with the Energy Conservation and Generation ordinance, BMC Chapter 15.81. If solar panels are placed on the roof of this building, they may not exceed 2 feet above the roof surface, except by approval by the Planning Director, based on a determination that they have been placed as close to the roof as is reasonable while providing proper solar orientation.
- k. The applicant shall comply with all applicable state and City stormwater requirements prior to issuance and during the performance of the building permit. The final design of the on-site stormwater management system for replacement impervious surface is subject to the City Engineer and Planning Director approvals. This includes compliance the C.3 provisions, per the Municipal Regional NPDES Stormwater permit in effect at the time of the Building Permit application.
- l. The applicant shall demonstrate compliance with the Recycling Area Requirements, contained in BMC Section 17.15.040.B, that a fully enclosed, adequate, accessible and convenient area for depositing, collecting and loading recyclable materials in receptacles shall be provided to serve the building.
- m. The final detailed landscaping plans, for landscaping in compliance with the C.3 provisions or other landscaping that may be proposed, shall be submitted for Planning Director approval.
  - Compliance with the provisions of BMC Section 15.70, the Water Conservation in Landscaping Ordinance, subject to separate administrative application and fee.
  - Size, scale and form of plants that is appropriate to the context. The planted area to the south of the building is to include large shrubs or small trees, in addition to lower order plantings.



- The landscape plans shall include replacement plantings, including trees or large shrubs, along the southern edge for the site, along the project extent.
  - The planting bed along the front of the fence shall be replanted.
4. An encroachment permit shall be obtained prior to any work within the public right-of-way.
  5. Applicant shall coordinate with and provide documentation to the San Francisco PUC and Bayshore Sanitary District to demonstrate that the water and sewer connections will meet with their requirements. Documentation of San Francisco PUC and Bayshore Sanitary District approvals shall be required by the City prior to Building permit issuance.
  6. Applicant shall coordinate with the Regional Water Quality Control Board and San Mateo County Dept. of Environmental Health for final approval of the structure over the landfill cap, including documentation of compliance with California Code of Regulations Title 27 Section 21190 Post Closure Land Use. Documentation of their approval of the building permit plans shall be required prior to Building Permit issuance.

**During Construction:**

7. Noise producing construction activities are limited by the provisions of BMC Chapter 8.28 Noise Control, including but not limited to construction only being allowed between the hours of seven (7:00) a.m. and seven (7:00) p.m. on weekdays and nine (9:00) a.m. to seven (7:00) p.m. on weekends and holidays.
8. Processing of demolition materials for recycling shall not be conducted on site (ie: no on-site chipping or grinding of building materials).
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 C.3 checklist.
10. The project shall comply with requirements for notification to the State Water Board and County Health Dept. for excavation prior to ground disturbing work.

**Prior to Occupancy:**

11. All landscaping shall be installed prior to certificate of occupancy and may be subject to a recorded maintenance agreement.
12. The existing office building shall be demolished, via building permit, per the approved plans. Note that, upon request, the Building Official may grant a temporary conditional occupancy to allow for a staged office moving period from one building to the other.

13. Prior to certificate of occupancy the applicant shall demonstrate conformance with all of the above design permit conditions of approval.

**Other Conditions:**

14. No advertising signage is included in this application. Advertising signage is subject to a separate application form and fee.
15. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
16. This Design 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.

# Aerial of Site Vicinity



2000 ft



Beatty Rd.

Site Location

US 101

Tunnel Ave

CalTrain

Project Area

Bayshore Boulevard

Google earth

6.1.11



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OCT 13 2017

Comm. Dev. Dept. Brisbane

# 515 Tunnel Avenue Recology SF

## Project Narrative, Photos, & Historic Data

BY:

Tim Caulfield  
Project Manager  
Construction and Facilities  
Recology San Francisco

M: 415.539.9021 | [tcaulfield@recology.com](mailto:tcaulfield@recology.com)  
501 Tunnel Ave. | San Francisco, CA 94134

WASTE ZERO



Sunset Scavenger Modular Building:  
Brisbane Design Permit Coordination & Proposed Scope of Work

**Phase #1: Install Pre-Fabricated ModSpace Office Complex**

Install (1) temporary modular office complex provided by ModSpace, the Manufacturer. The proposed units will provide roughly 5,000 square feet (60'x83') of office space in order to house the existing Sunset Scavenger work force; currently operating out of 515 Tunnel Avenue. The unit will replace roughly 9,300 SF of previous office and storage buildings. (Current Office = 3,300SF + Previously Demo-ed Chet Smith Building 6,000SF = 9,300 total SF)

Items to note:

- 1) ModSpace has installed a similar unit directly next to the location Sunset Scavenger is proposing (see Photos) at the Para-Transit lot.
- 2) The proposed location is within the land parcel already owned by Recology SF.
- 3) The office will be under a temporary (5) year lease with the assumption that a new permanent office will either be built to house the current operations or an existing sunset scavenger/Recology (TBD) building will be renovated to house the current operations
- 4) We assume water, electrical, and sewer will have to be permitted and it is our current plan to develop tie-ins to our existing property.
- 5) We would make all MEP connections to the Modular units and then decommission the existing building and begin demolition.
- 6) The current modular design comes with foundation/tie-down engineering for structural permitting
- 7) General Parking will not change, but additional parking spots will be created in front of trailers. All other parking remains at the front of the property along Tunnel Ave.
- 8) The current areas proposed is being used as fleet parking and bin storage. We will be reconfiguring the fleet and bins upon approval.

**Phase #2: Demolition of 515 Tunnel Avenue Office Building**

Due to an aging existing office building there are a multitude of upgrades and safety items which Sunset Scavenger has deemed below standard, therefore Sunset Scavenger is proposing to demolish the existing facility after the new office has been installed under phase #2. The demoed building area will allow for maximized use of our parcel.

Items to note:

- 1) Demolition of the existing building will allow for maximized operation space and additional parking for operation vehicles, bin storage, and work force.
- 2) It is assumed a demolition permit will be required for this project. Please provide steps we need to take in order to remove the existing building.



**LEGEND**

Photo location and view direction

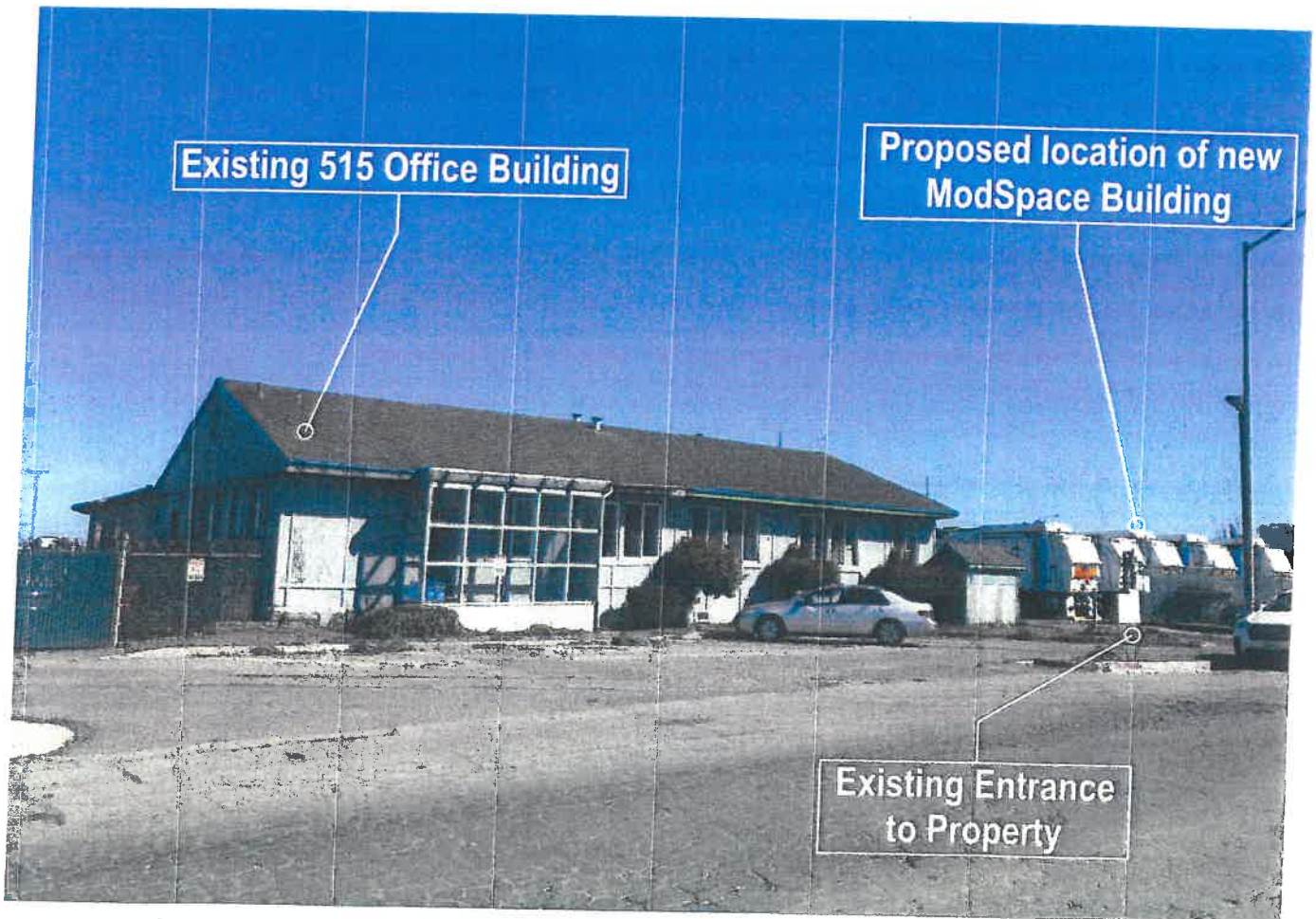
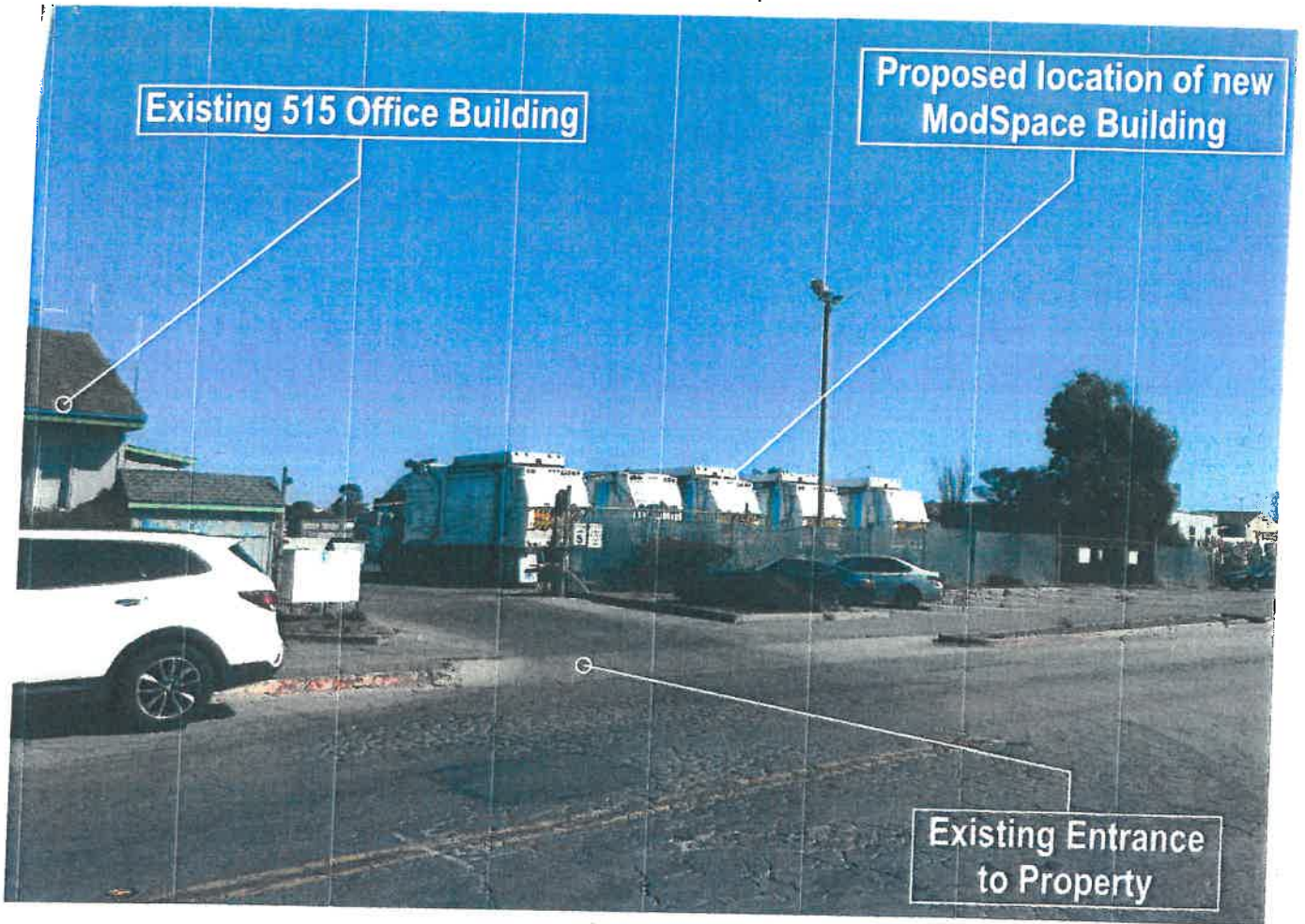
Proposed Building Location

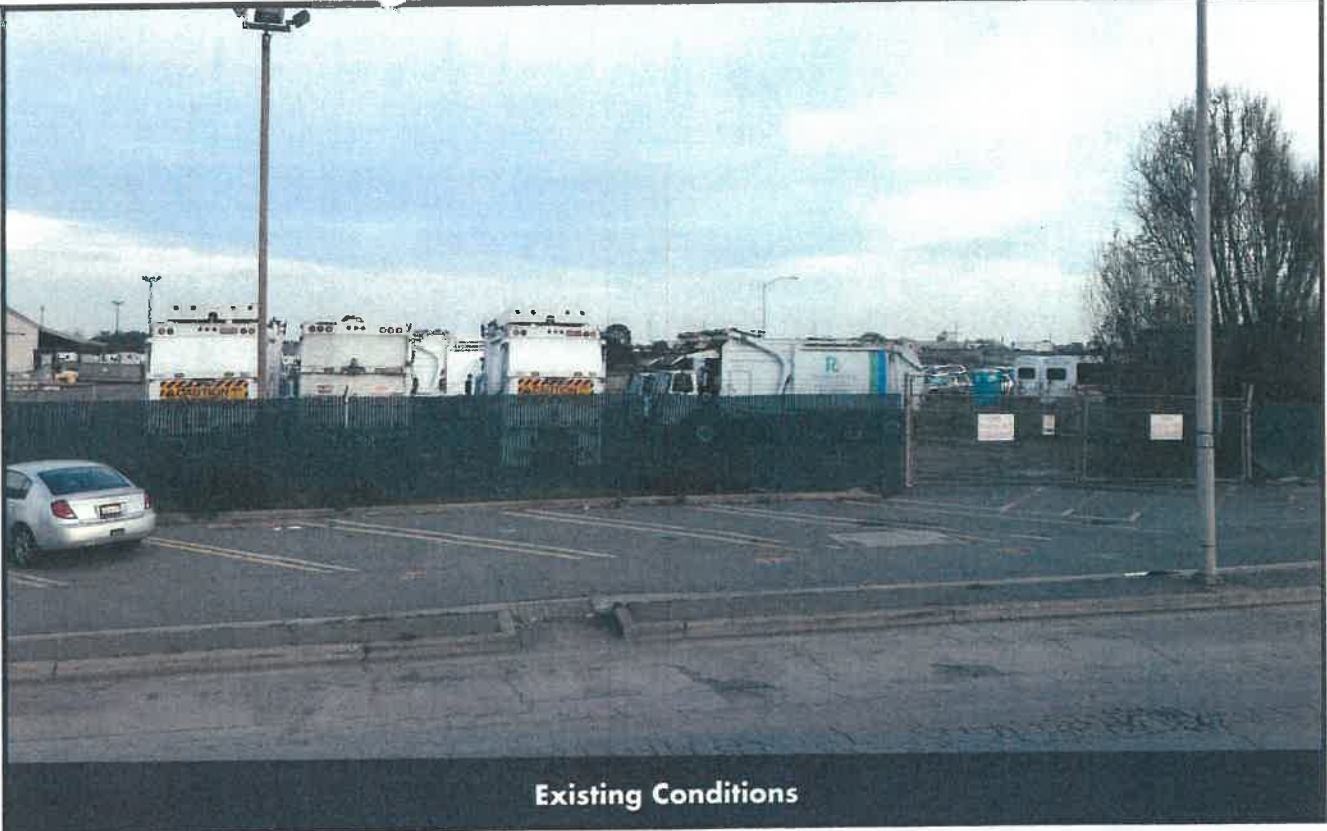
Note: Views north of location "A" along Tunnel Ave. & Beatty Ave. are obscured by existing buildings and are not included.

**515 Tunnel Ave  
Modular Office Building**

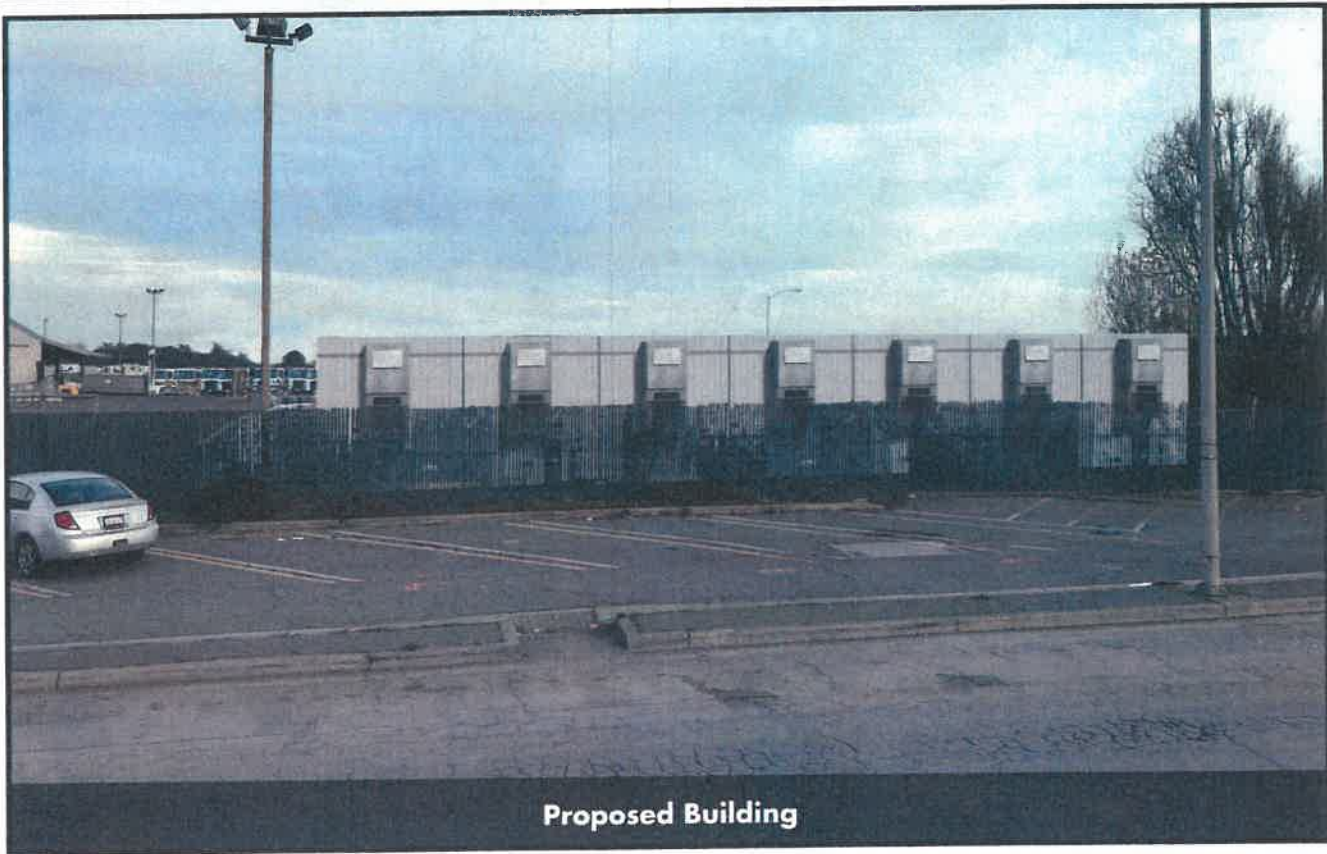
Photographic Simulations  
View Locations







Existing Conditions



Proposed Building

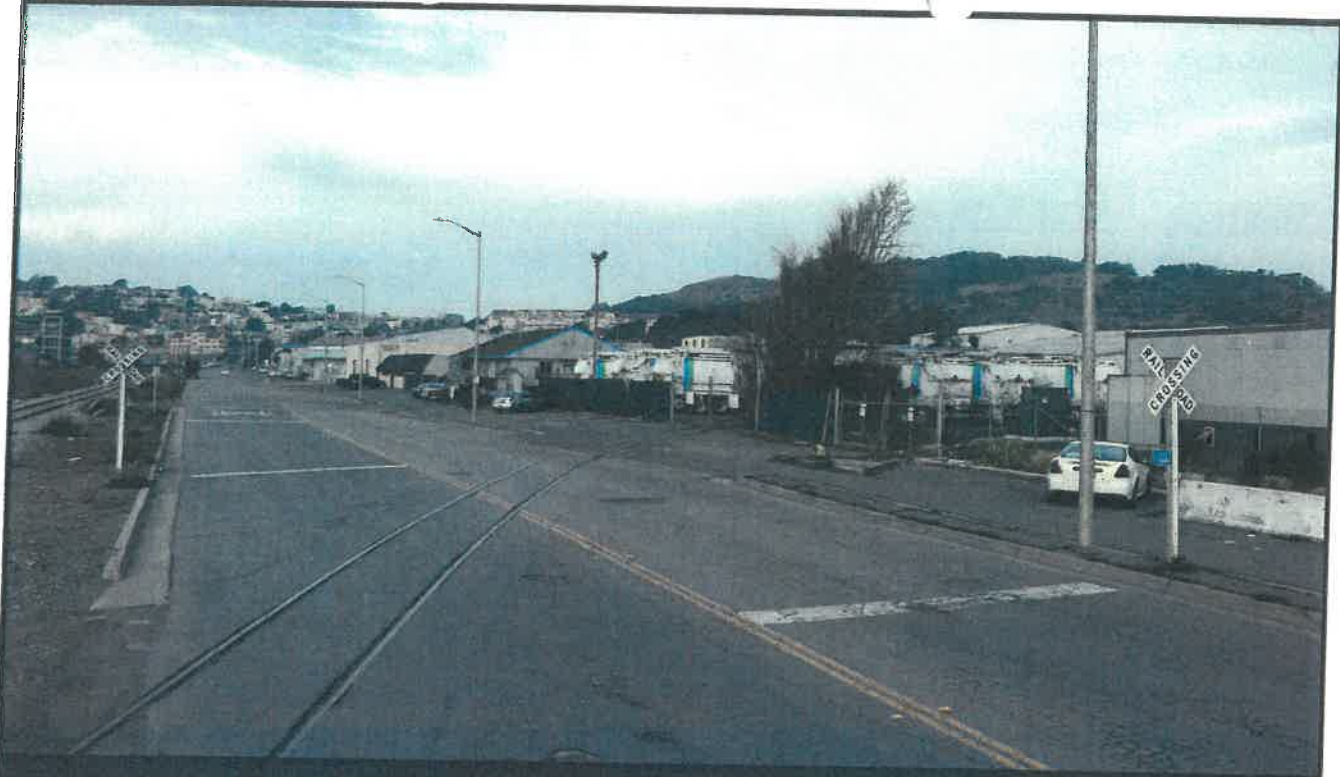


515 Tunnel Ave  
Modular Office Building

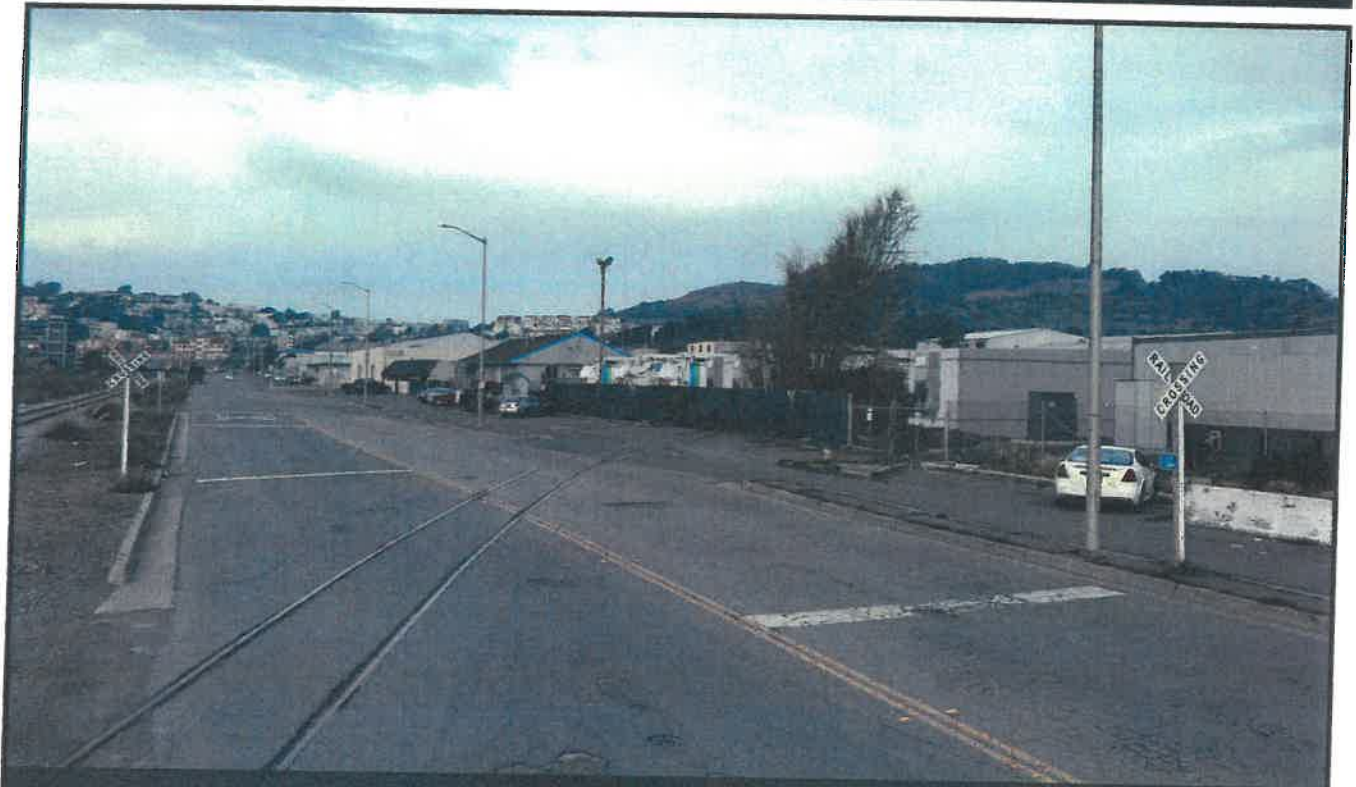
Photographic Simulation from View A







Existing Conditions



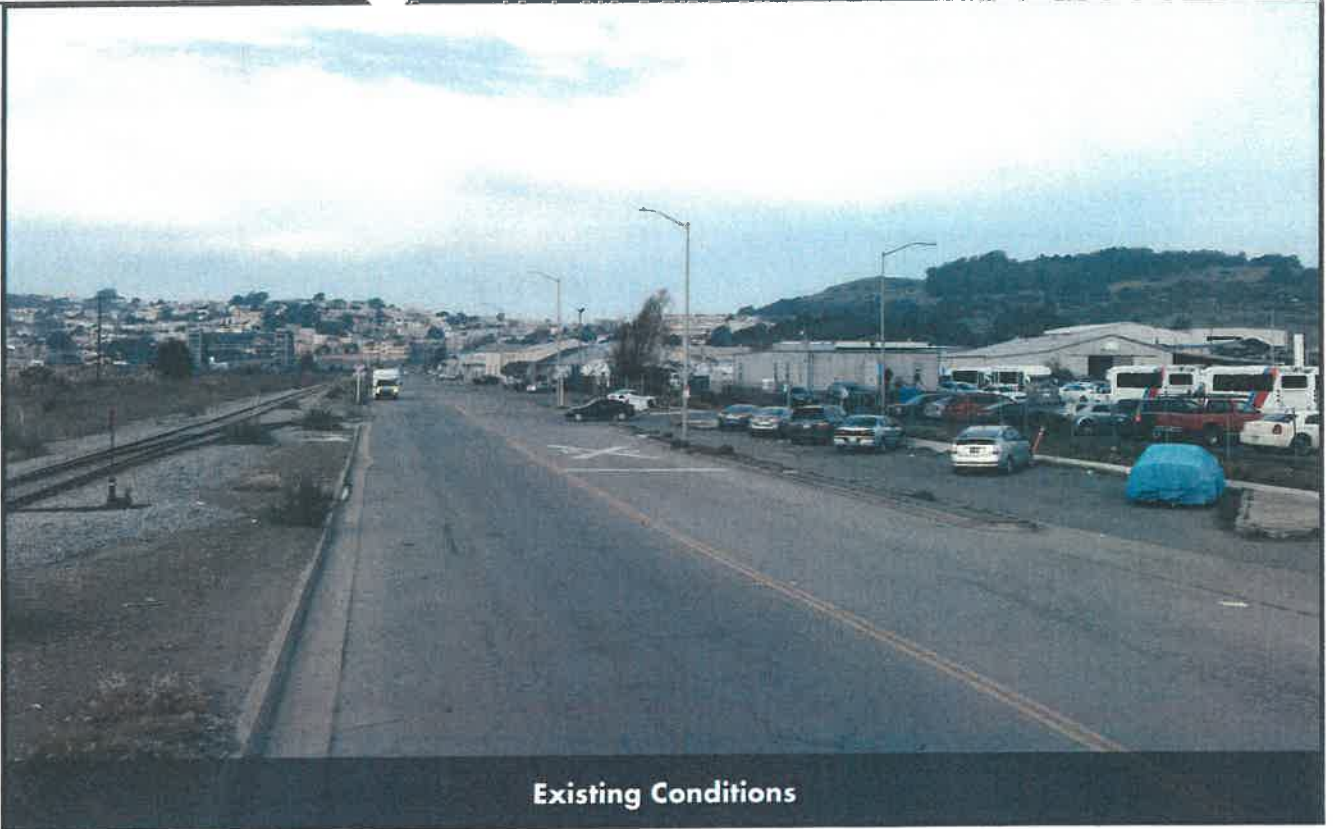
Proposed Building



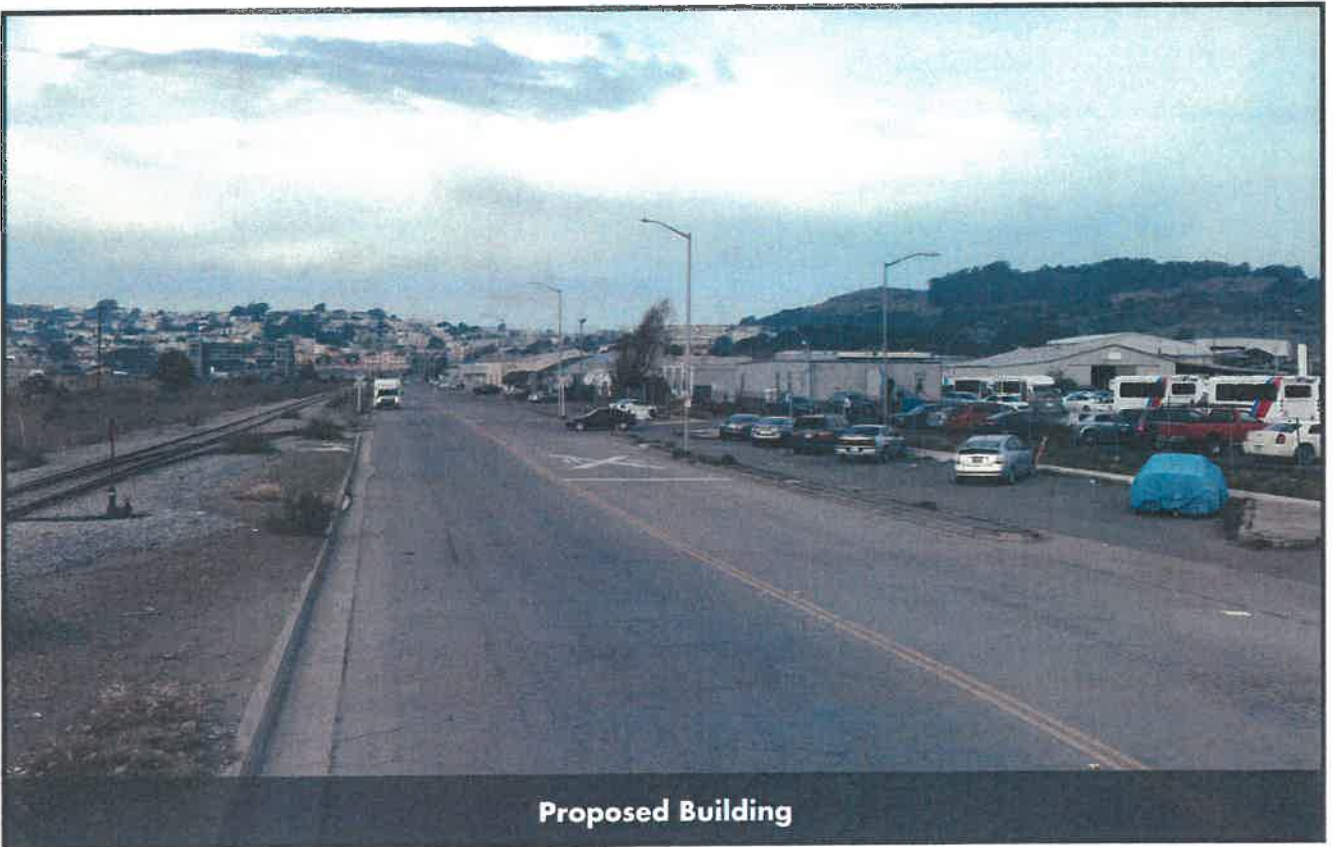
515 Tunnel Ave  
Modular Office Building

Photographic Simulation from View B





Existing Conditions



Proposed Building

515 Tunnel Ave  
Modular Office Building

Photographic Simulation from View C





3D Rendering - View Looking South, Adjacent to Tunnel Ave



3D Rendering - Proposed Building Front Entrance, Looking South West

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515 Tunnel Ave  
**Modular Office Building**

3-Dimensional Renderings of  
 Proposed Building

Comm. Dev. Dept. Brisbane





DESIGN PERMIT APPLICATION - NOT FOR CONSTRUCTION

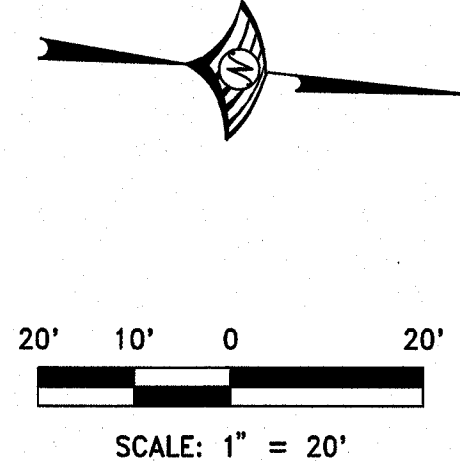
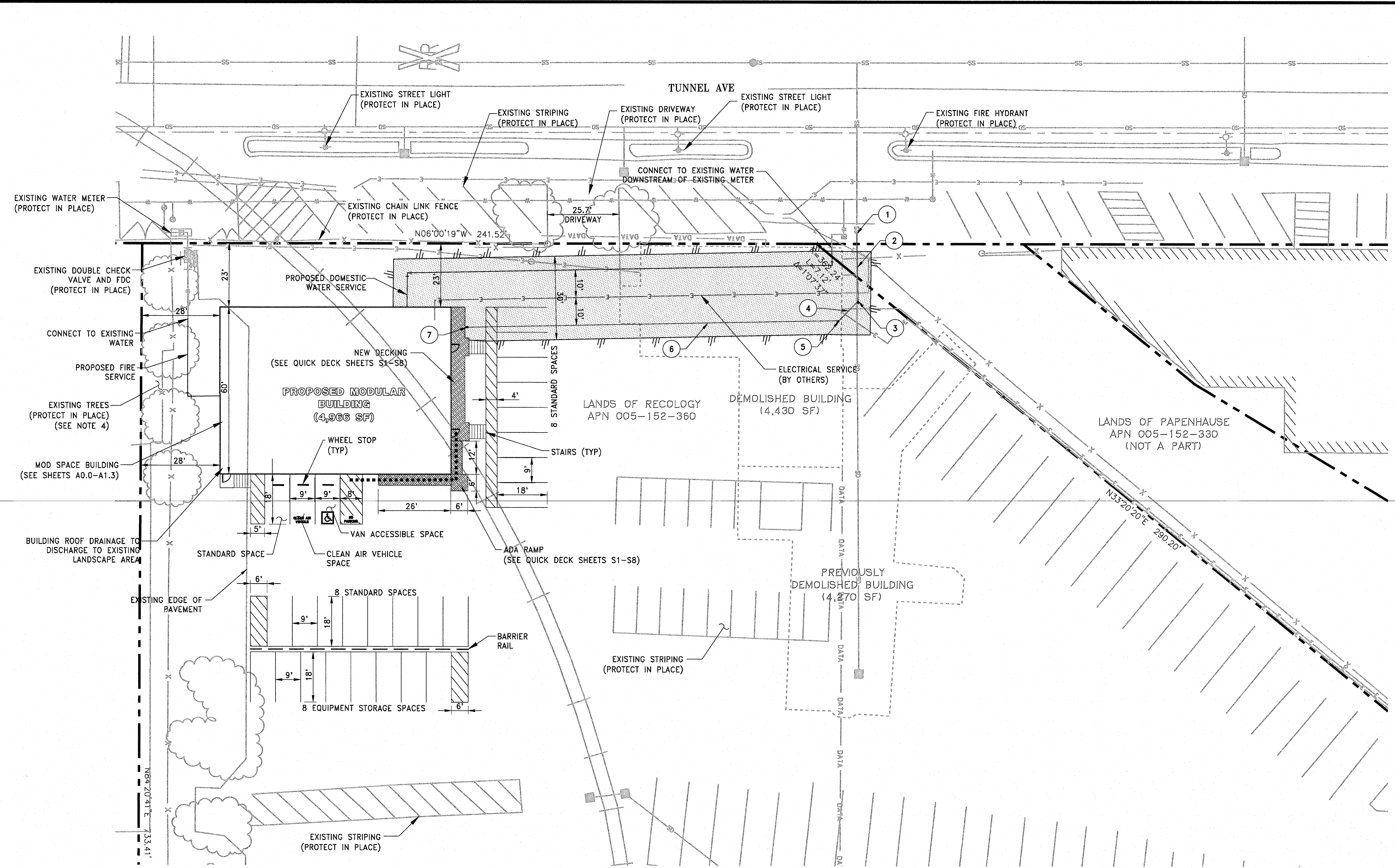
DATE: JANUARY 2018	NO.	DESCRIPTION	DATE
SCALE: 1" = 20'			
DRAWN BY: BAM			
DESIGNED BY: BAM			
CHECKED BY: CONCEPTUAL			

**WOOD RODGERS**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. C 79603  
 Exp. 9-30-19  
 CIVIL  
 STATE OF CALIFORNIA  
 1/8/18  
 CONSULTING RELATIONSHIPS ONE PROJECT AT A TIME  
 10000 W. 10th Street, Suite 100  
 Redwood City, CA 94063  
 Phone: 650.962.4000  
 Fax: 650.962.4002

**Recology**  
 WASTE ZERO

IMPROVEMENT PLANS FOR  
**515 TUNNEL AVE**  
**MODULAR OFFICE BUILDING**  
**CONCEPTUAL**  
**SITE AND UTILITY PLAN**

PROJECT NO. 8757001  
 DRAWING SU-1



**LEGEND:**

- EXISTING RIGHT OF WAY
- /// FULL DEPTH SAWCUT
- ..... ADA ACCESSIBLE ROUTE
- ▨ TRENCH PATCH

**CONSTRUCTION NOTES:**

- NEW PARKING TO BE INSTALLED FOR PROPOSED MODULAR BUILDING. EQUIPMENT STORAGE SPACES ARE NOT TO BE INCLUDED IN THE PARKING COUNT.
- CONTRACTOR TO REPAIR AND REPLACE ALL STRIPING DAMAGED DURING CONSTRUCTION ON ALL PUBLIC ROADWAYS.
- ALL DIMENSIONS AND DISTANCES ARE TO BACK OF CURB, CURB RETURN, FACE OF WALL, FLOW LINE, PROPERTY LINE, CENTER OF STRIPING, CENTER LINE OF PIPE, OR END OF IMPROVEMENTS.
- PROTECT EXISTING TREES AND PROVIDE CONSTRUCTION FENCING TO PROHIBIT GRADING AND CONSTRUCTION ACTIVITY WITHIN SENSITIVE ROOT ZONE.
- TEMPORARY RESTROOM FACILITIES TO BE PROVIDED DURING UTILITY CROSSOVER/ BUILDING DEMOLITION.

**UTILITY NOTES:**

- ELECTRICAL SERVICES TO BE CONSTRUCTED BY OTHERS.
- ALL SEWER AND STORM DRAIN ARE PRIVATE UNLESS NOTED OTHERWISE.
- ALL WATER PRIVATE UNLESS NOTED OTHERWISE.
- REFER TO PLUMBING PLANS FOR CONNECTIONS FOR SEWER, DOMESTIC DOMESTIC WATER, AND ROOF DRAINS
- EXISTING UTILITY TIE-IN INFORMATION HAS BEEN OBTAINED FROM BOTH RECORD DRAWINGS AND FIELD SURVEY WHERE EXISTING IMPROVEMENTS COULD BE LOCATED. CONTRACTOR TO VERIFY ACCURACY OF INFORMATION PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BEFORE COMMENCING WORK.

**GRADING NOTES:**

- PROPOSED BUILDING SHALL BE PLACED OVER EXISTING PAVEMENT WITHOUT REMOVING THE EXISTING PAVEMENT. AS A RESULT, EXISTING DRAINAGE PATTERNS WILL NOT BE ALTERED. BUILDING IS ELEVATED FROM EXISTING PAVEMENT AND SURFACE WATER WILL BE ABLE TO DRAIN UNDER THE BUILDING FOOTPRINT IF NECESSARY.
- SITE GRADING IS NOT ANTICIPATED TO COMPLETE THIS PROJECT.

**SITE / BUILDING STATISTICS:**

APN:	005-152-360
ADDRESS:	515 TUNNEL AVENUE
PARCEL AREA:	6.77 ACRES
PREVIOUSLY DEMOLISHED BUILDING AREA:	4,270 S.F.
PROPOSED DEMOLISHED BUILDING AREA:	4,430 S.F.
PROPOSED BUILDING AREA:	4,966 S.F.

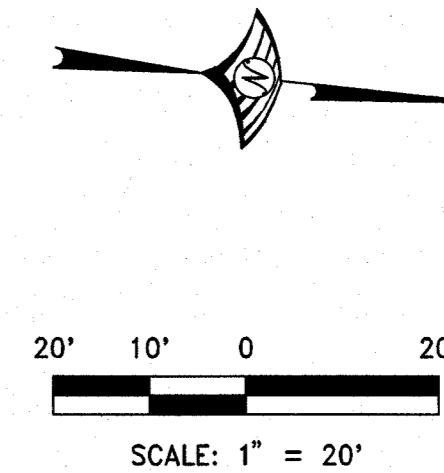
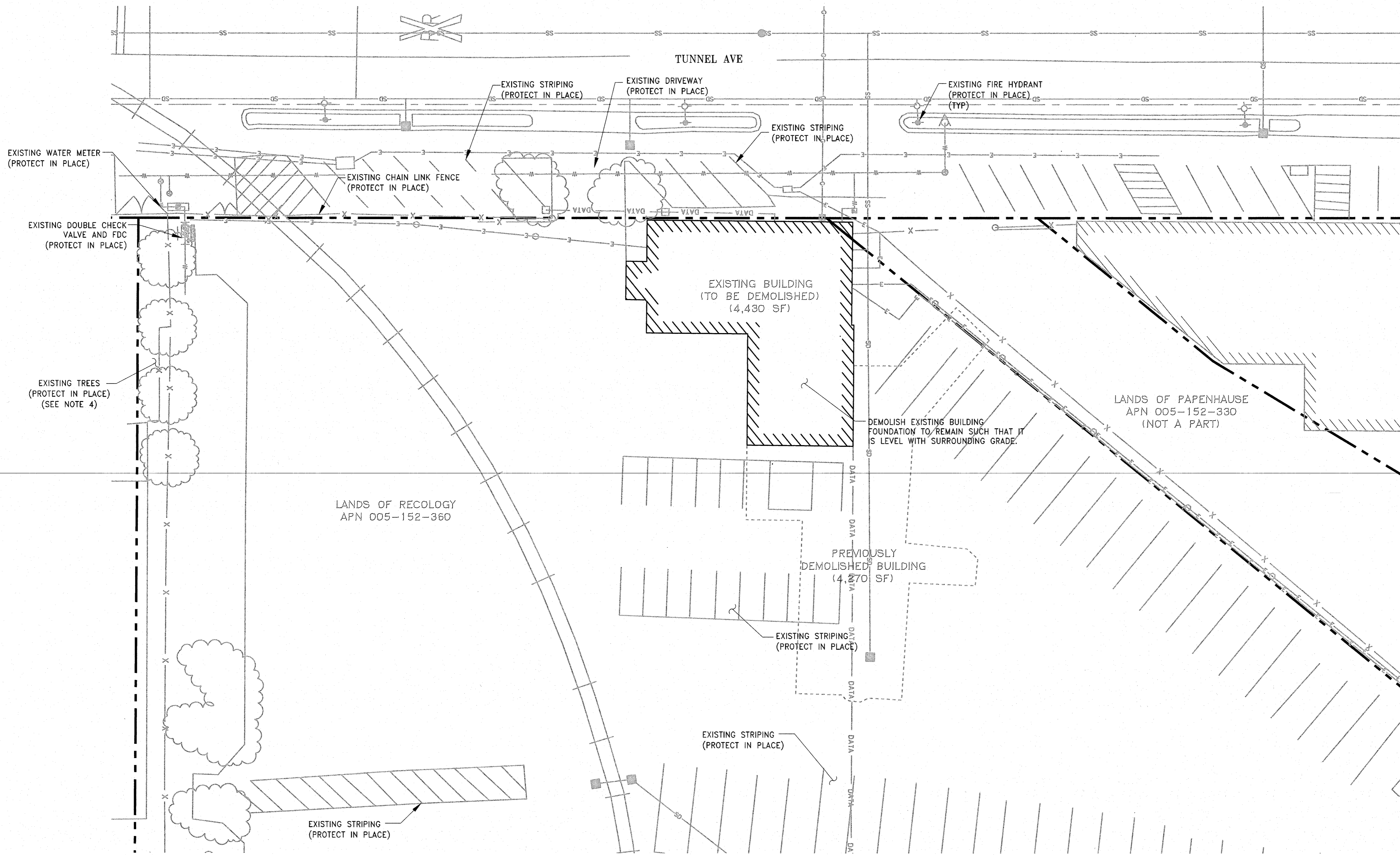
**PARKING CALCULATION:**

PARKING REQ'D BY CITY:	17
PARKING PROVIDED:	19
ACCESSIBLE STALLS REQ'D:	1
ACCESSIBLE STALLS PROVIDED:	1
CLEAN AIR VEHICLE REQ'D:	1
CLEAN AIR VEHICLE PROVIDED:	1

**SANITARY SEWER CONSTRUCTION NOTES:**

- CONNECT TO EXISTING SEWER SERVICE  
INV=3.60 (VERIFY)
- CONSTRUCT 24 LF 4" SDR35 PVC SEWER SERVICE S=1.0% (PRIVATE)  
INV(US)=3.84  
INV(DS)=3.60
- CONSTRUCT 4" CLEANOUT (PRIVATE)  
INV=3.84
- CONSTRUCT 10 LF 4" SDR35 PVC SEWER SERVICE S=1.0% (PRIVATE)  
INV(US)=3.94  
INV(DS)=3.84
- CONSTRUCT 4" CLEANOUT (PRIVATE)  
INV=3.94
- CONSTRUCT 133 LF 4" SDR35 PVC SEWER SERVICE S=1.0% (PRIVATE)  
INV(US)=5.27  
INV(DS)=3.94
- CONSTRUCT 4" CLEANOUT (PRIVATE)  
INV=5.27

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**DEMOLITION NOTES:**

1. EXISTING UTILITY INFORMATION HAS BEEN OBTAINED FROM BOTH RECORD DRAWINGS AND FIELD SURVEY WHERE EXISTING IMPROVEMENTS COULD BE LOCATED. CONTRACTOR TO VERIFY ACCURACY OF INFORMATION PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BEFORE COMMENCING WORK.

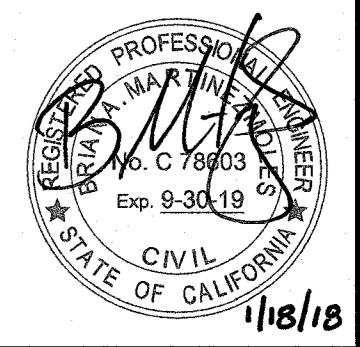
**LEGEND:**

- EXISTING PROPERTY LINE
- /// FULL DEPTH SAWCUT

DESIGN PERMIT APPLICATION - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

DATE: JANUARY 2018  
 SCALE: 1" = 20"  
 DRAWN BY: BAM  
 DESIGNED BY: BAM  
 CHECKED BY: MAC



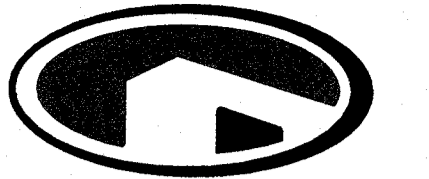
**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 9840 Canyon Blvd  
 Reno, NV 89502  
 Phone: 775.823.4086  
 Fax: 775.823.4088



IMPROVEMENT PLANS FOR  
**515 TUNNEL AVE**  
**MODULAR OFFICE BUILDING**  
**CONCEPTUAL**  
**DEMOLITION PLAN**

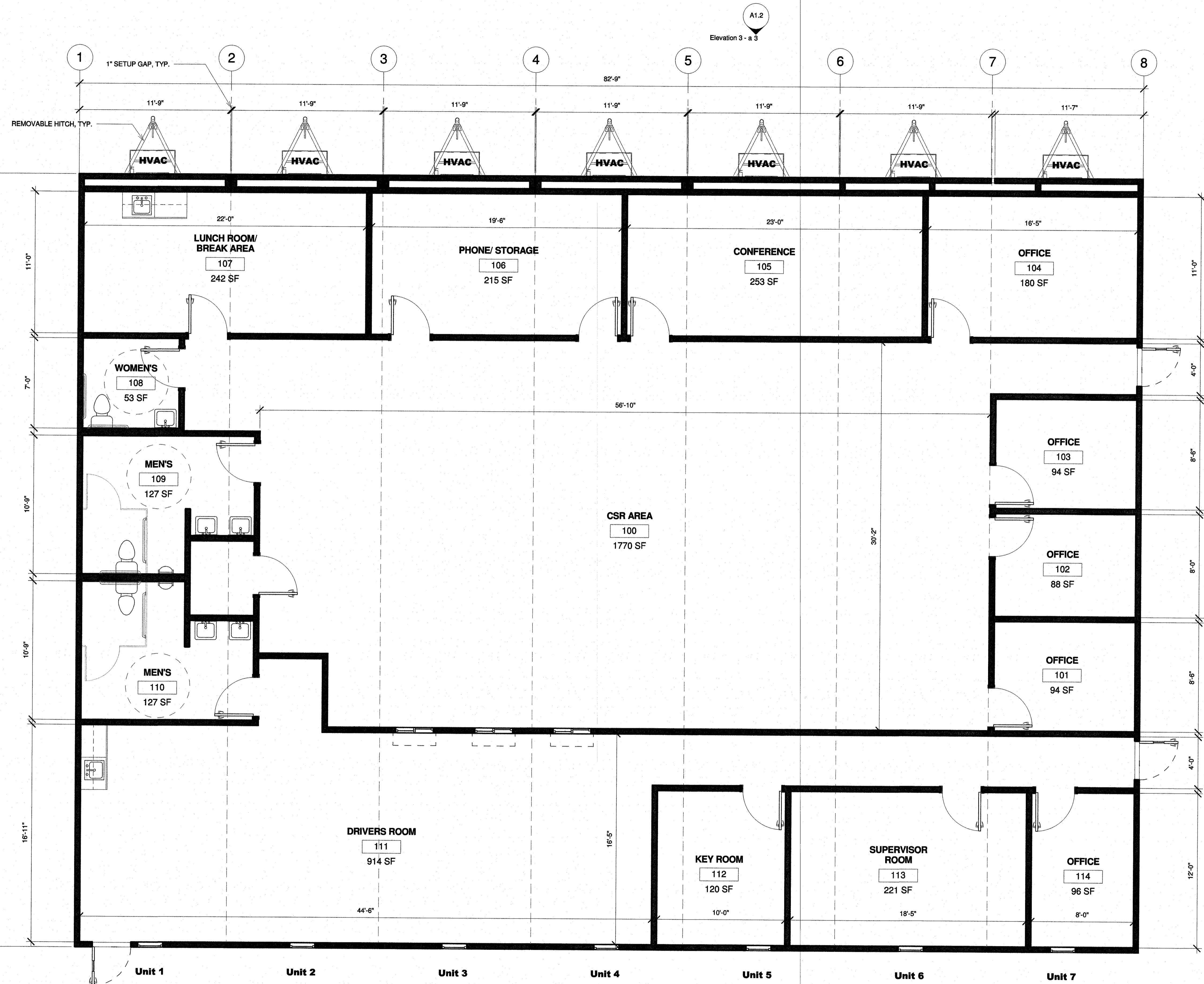
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1 Floor Plan  
1/4" = 1'-0"

A/E SEAL

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DRAWING TITLE  
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REVISIONS

Date	Description

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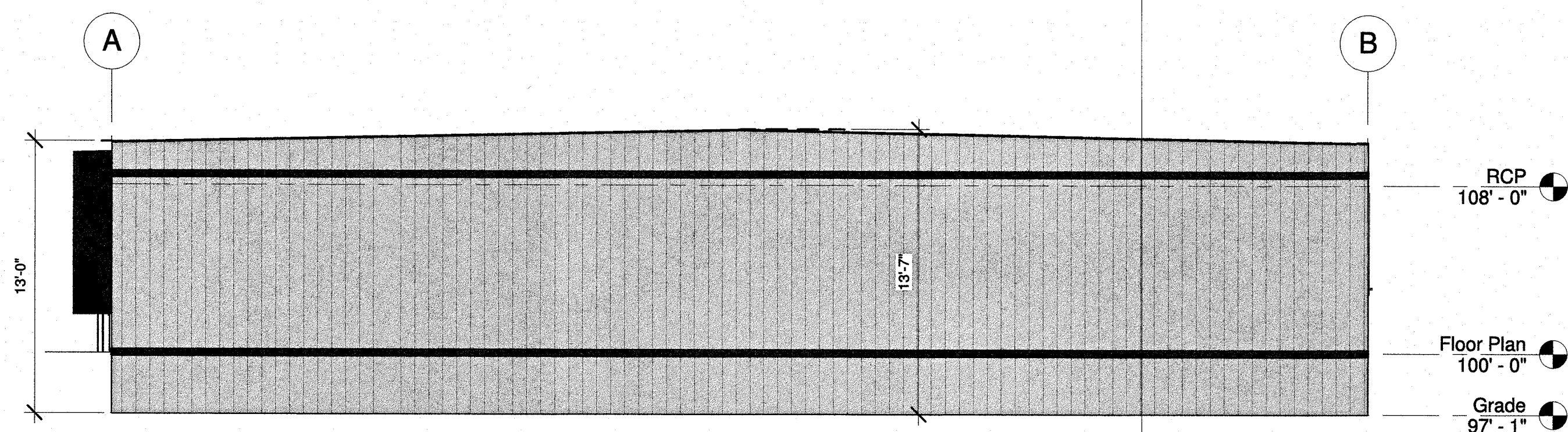
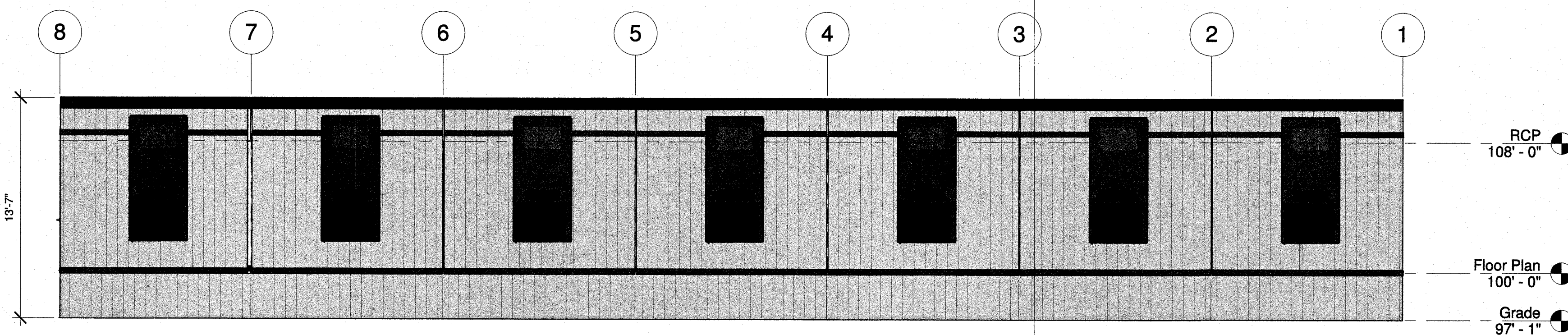
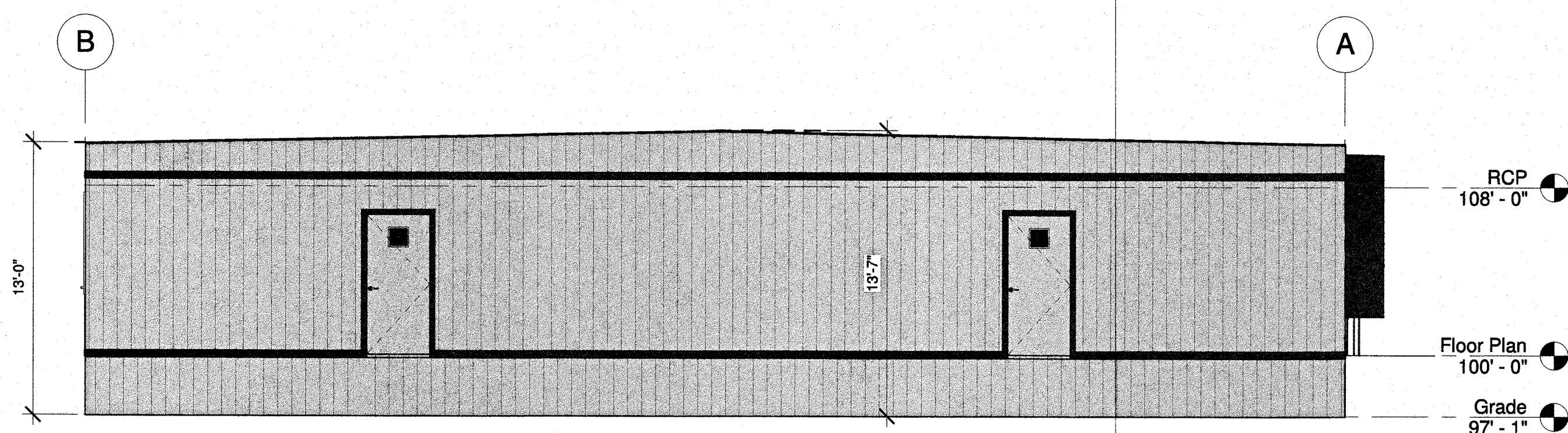
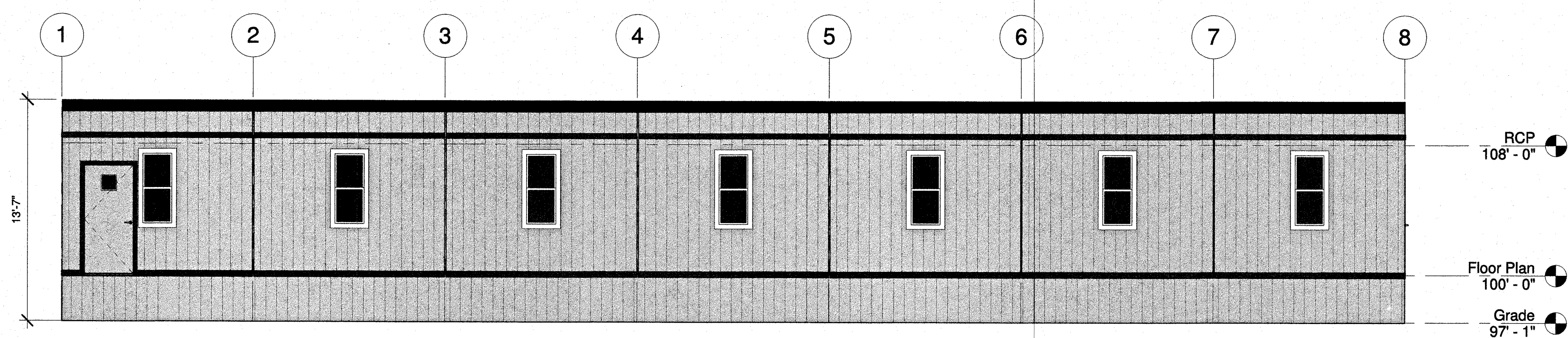
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ELEVATIONS

REVISIONS

Date	Description

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09/21/17

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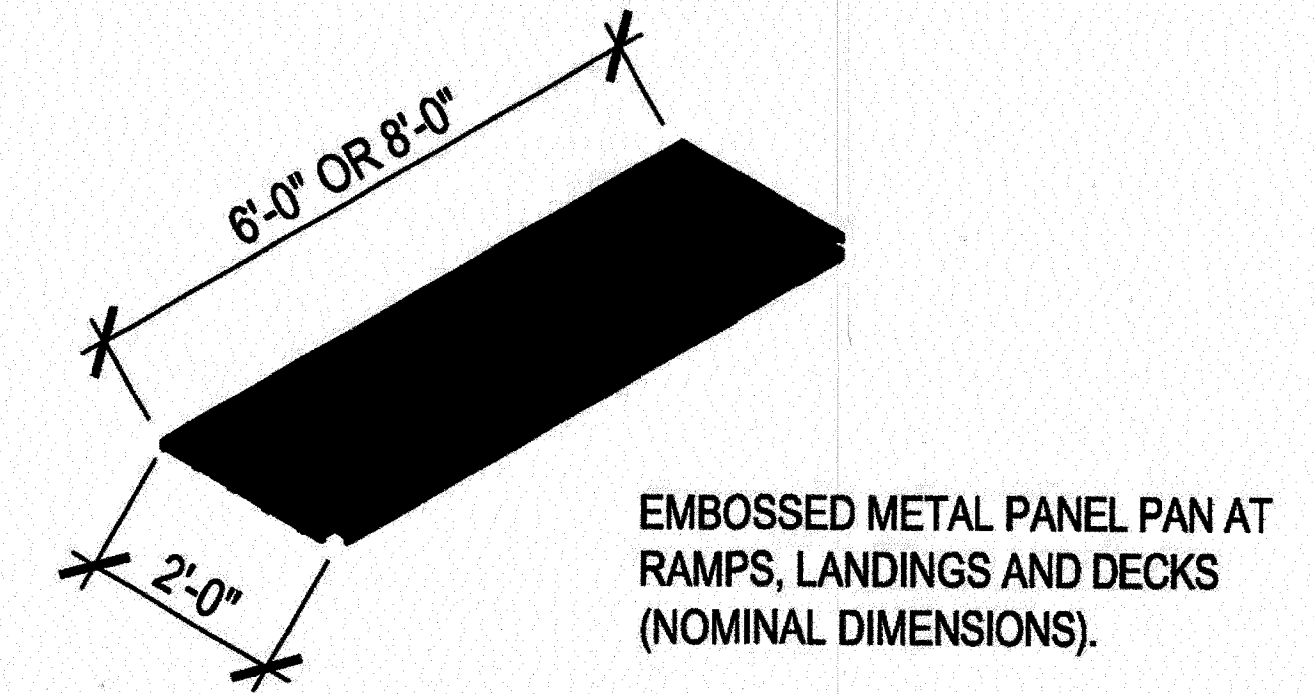
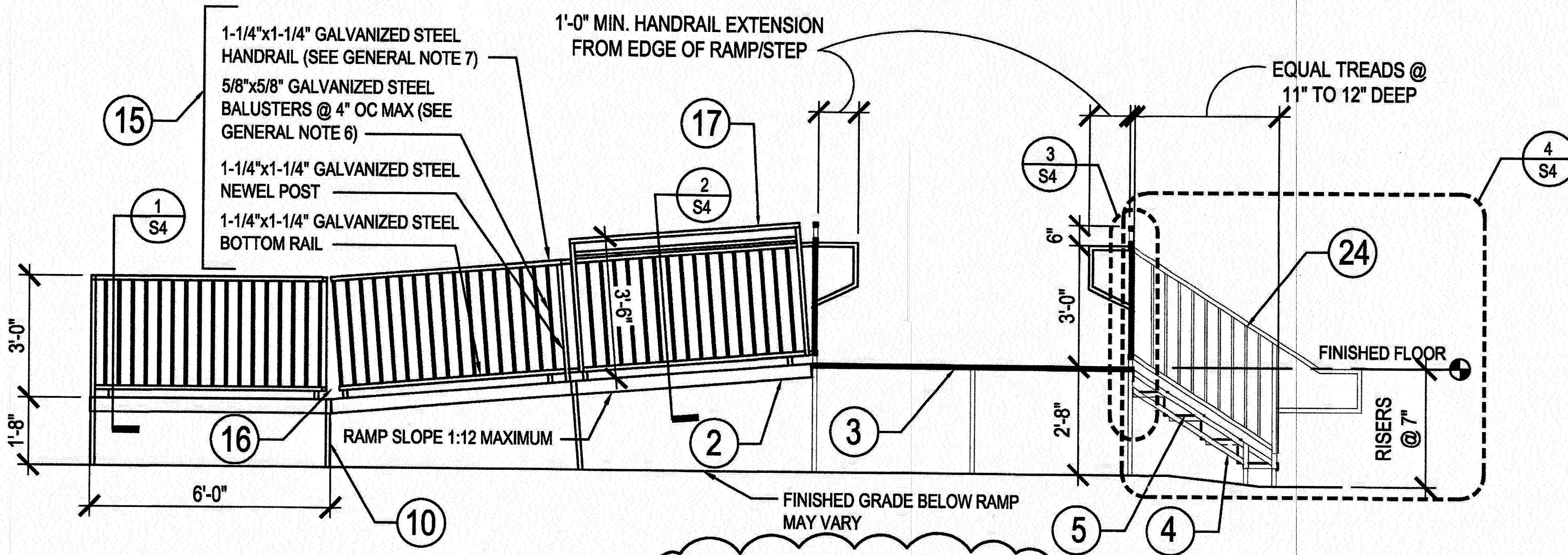
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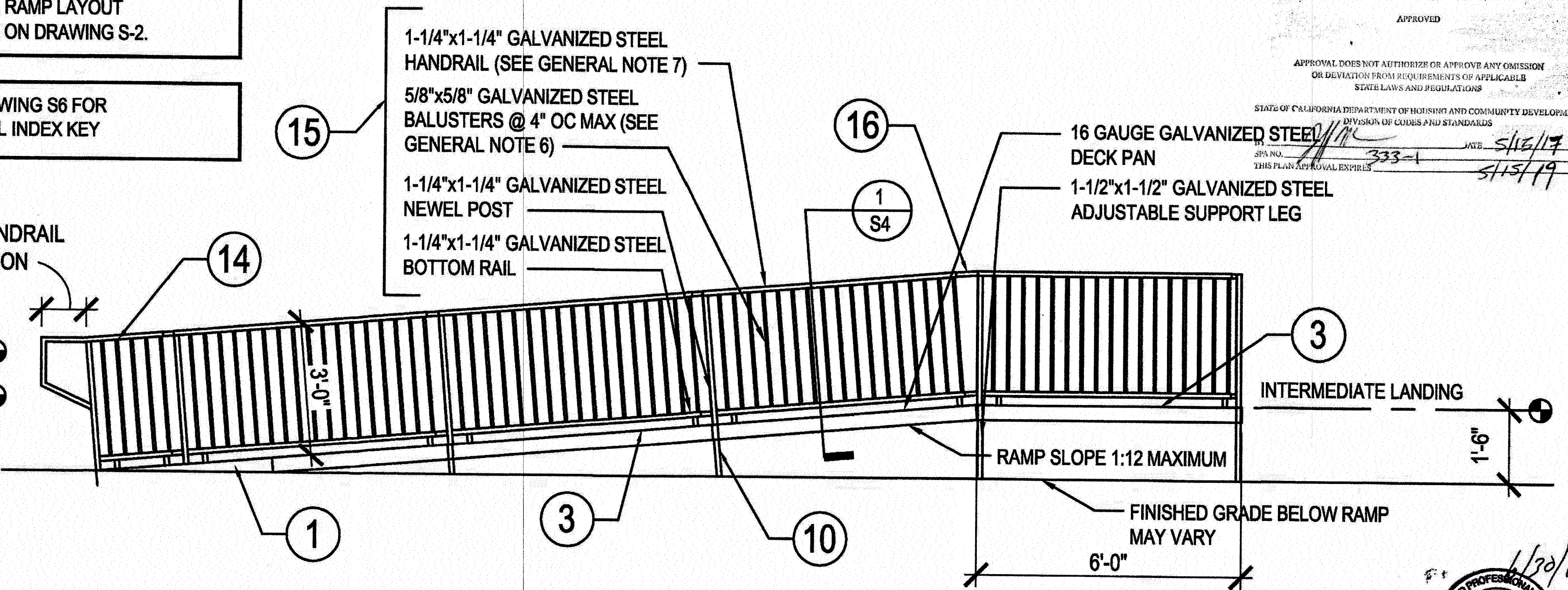
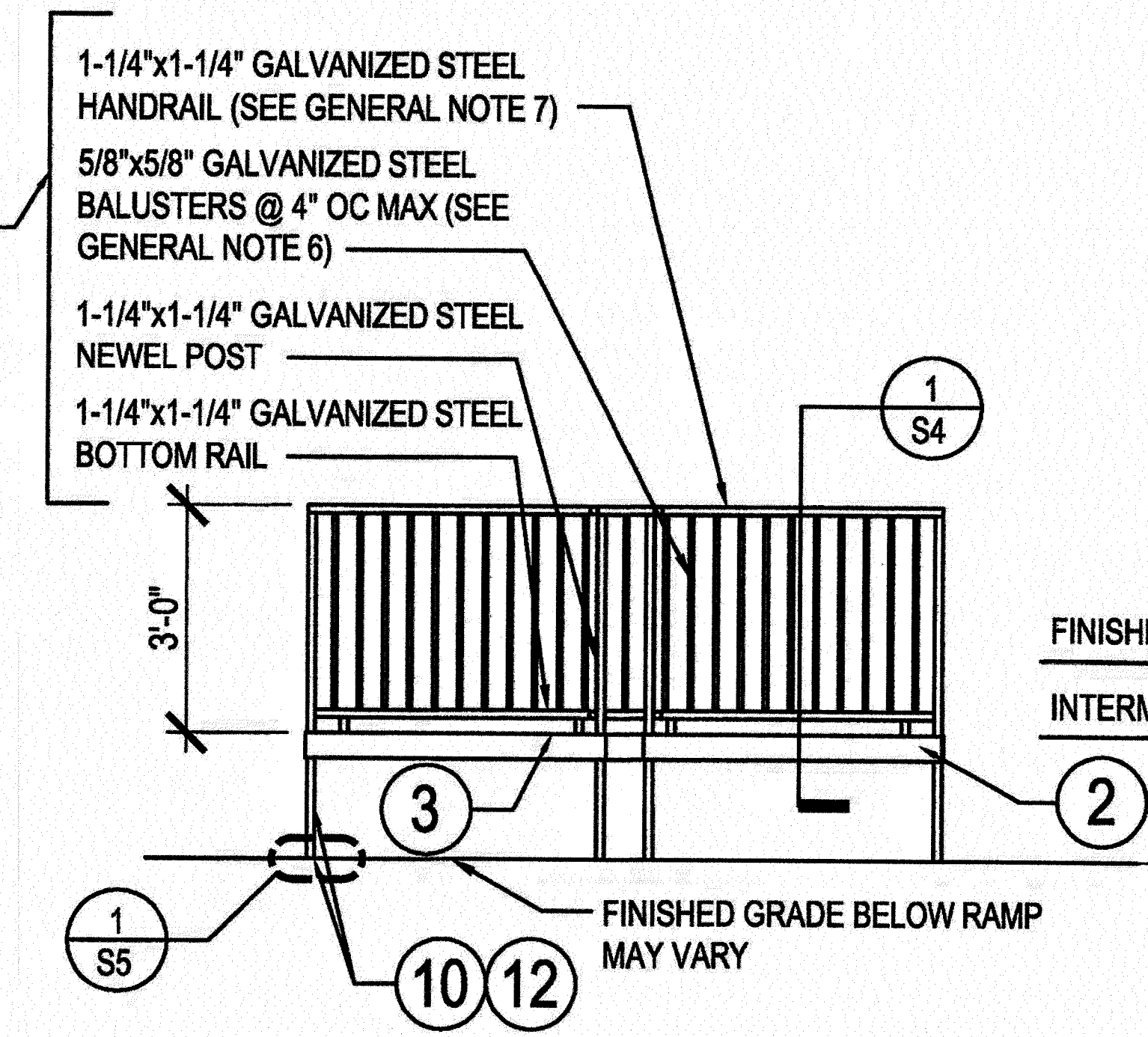
3 ELEVATION  
SCALE: 1/4"=1'-0"

4 METAL SURFACE PANEL - MATERIAL INDEX ITEM 3  
SCALE: 1/4"=1'-0"

SEE DRAWING S-7 FOR OPTIONS FOR GROUNDING THE RAMP FRAME.

HANDRAIL, RAMP, GUARD RAIL, STEP AND RAMP DIMENSIONS AND NOTES TYPICAL FOR ALL RAMP LAYOUT OPTIONS SHOWN ON DRAWING S-2.

X SEE DRAWING S6 FOR MATERIAL INDEX KEY

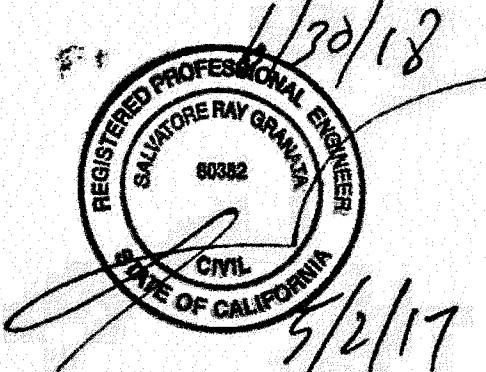


2 ELEVATION  
SCALE: 1/4"=1'-0"

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

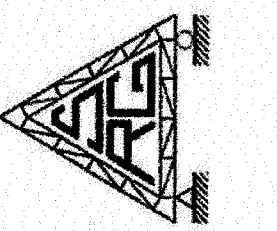
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APPROVAL DOES NOT AUTHORIZE OR APPROVE ANY OMISSION OR DEVIATION FROM REQUIREMENTS OF APPLICABLE STATE LAWS AND REGULATIONS  
STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
DATE: 5/16/17  
THIS PLAN APPROVAL EXPIRES: 5/15/19

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Model Number: QD-2017-40

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Date: 3/29/17  
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Sheet Name:  
ELEVATIONS

S3

## ATTACHMENT E - Findings Outline & Discussion

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

### Design Permit Findings:

The construction of any new building in the HC Beatty Heavy Commercial district shall be subject to the granting of a design permit in accordance with the provisions of BMC Chapter 17.42 of this title.

***BMC Chapter 17.42 Findings:*** The design meets all of the design permit findings contained in BMC Chapter 17.42.

1. Harmonious design: *“The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.”*

The proposed 1 story building is a modular building on a large 6.77 acre industrial lot and would be located interior to the lot, behind a 6 to 8 foot slatted chain link fence. It would be largely hidden from view behind the fence, but would be of a similar type as approved by the Planning Commission for the office for the adjacent MV Transportation bus yard. The color proposed is grey, as indicated in the applicant's rendering. The Planning Director will review the final color sample prior to construction, per the condition of approval.

2. Compatibility: *“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.”*

The orientation of the building has been located to allow for its construction while the existing building remains occupied, to allow for a largely uninterrupted transition from one to the other. The location of the new building would be behind the chain-link fence with a similar setback to the adjacent MV Transportation building and would be compatible with it. The site is already developed and the proposal is to minimize changes to the existing site and it integrates well with it.

3. Mitigation of potential impacts: *“Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses.”*

There are no anticipated impacts to adjacent land uses.

4. Natural heating and cooling: *“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.*“

As a modular office there are limited opportunities for custom measures to address natural heating and cooling. Landscaping is to be provided along the southern edge of the property, which may provide some shading along the southern exposure. Also, the office is expected to be an improvement over the efficiency of the existing building, given advances in HVAC technology over the years and more stringent California Building Code requirements. It is not practicable to impose additional measures on a temporary, prefabricated building at this location.

As an aside, in 2017, City Council adopted the Energy Conservation and Generation Ordinance, BMC Chapter 15.81 which includes provisions solar installation and cool roofs, for on-site energy generation and conservation. The solar photovoltaic provisions would include a minimum of a 3 kilowatt system. Placement may be on the rooftop of the building or elsewhere on the site, subject to Planning Director review.

5. Hillside development: *“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.

6. Traffic impacts: *“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 would retain the existing driveway and would not change the intensity of the traffic on or off of Tunnel Ave. Tunnel Avenue serves as the primary entrance for the office building. There are two other entrances from Beatty Avenue, which serves Recology’s operations at the rear of the site.

The parking layout would meet the City’s design standards for parking and the Building Code requirements for accessibility.

7. Alternative travel modes: *“The proposal encourages alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation.”*

The site is located a short distance (within a few hundred feet) of the CalTrain Bayshore train station to the north along Tunnel Avenue. Additional transit services, bus and light rail, are

provided approximately a half mile to the north along Bayshore Boulevard. The proposal includes a condition of approval for bicycle parking, per BMC Chapter 17.36.

8. Landscaping: *“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 is generally water conserving and is appropriate to the location. Attention is given to habitat protection and wildland fire hazard as appropriate..”*

Given the industrial nature of this property, and the lack of provisions requiring landscaping in this zoning district, the landscaping associated with this project is limited. There is however an existing planting strip along the southern edge of the site, which contains some landscaping and is envisioned as also serving as a stormwater treatment area. It will provide a landscaped backdrop to this building and break up the space between this and the adjacent bus yard site. The applicant has suggested as a C.3 stormwater compliance measure to direct stormwater to the vegetated area, to the south of the building. Conditions of approval are included regarding both the final design of the C.3 measures and the final landscaping plans.

This landscaped strip will also provide a backdrop for an employee outdoor space, which is included as a condition of approval.

Note that there are no plans to reconfigure existing parking lot area outside the project area.

The final planting plan will be required to be water conserving in accordance with the City’s Water Conservation in Landscaping Ordinance.

9. Noise: *“The proposal takes reasonable measures to protect against external and internal noise.”*

The proposal is consistent with uses in this neighborhood and is not anticipated to generate significant noise. Also, the building will be required to meet the state building code for noise insulation from outdoor noises to the interior.

10. Glare: *“Consideration has been given to avoiding off-site glare from lighting and reflective building materials.”*

The proposal is consistent with this finding. A condition of approval has been recommended to require that lighting be directed so as not to result in off-site impacts upon neighboring properties. Although reflective building materials are not proposed, a condition of approval has been included to also prohibit the use of reflective building materials.

11. Screening: *“Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment.”*

There are no utility structures or mechanical equipment of significance, that would be visible to the public. HVAC would be located on the side of the building and would largely blend in with it. A condition of approval is included to include solar in the development. This solar equipment may be placed on the building's rooftop, or elsewhere internal to the site subject to Building Dept. and Planning Director approval.

12. Signage: *"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.

13. Employee outdoor space: *"Provisions have been made to meet the needs of employees for outdoor space."*

A condition of approval is included that an employee break area be provided adjacent to the landscaping along the southern edge of the property.