

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission

For the Meeting of 6/12/2018

FROM: Julia Capasso, Associate Planner, via John Swiecki, Community Development Director

SUBJECT: **Design Permit DP-2-18 and Grading Review EX-2-18; 221 Tulare Street; R-3 Residential District;** Design Permit and Grading Review to allow demolition of an existing single-family dwelling and construction of new three-unit condominium development on an approximately 6,355 square foot lot, requiring 1,384 cubic yards of soil excavation and export; Fred Herring, Herring & Worley Inc., applicant; Harold Lott, owner.

REQUEST: The applicant proposes to demolish an existing one-story, 1,482 square foot single-family home, and construct a new 3,690 square foot, three-unit condominium building on the subject 6,355 square foot lot in the R-3 Residential zoning district. The project includes removal of two street trees with trunk circumferences measuring 30 inches or more, qualifying as protected tree under BMC Chapter 12.12. The project plans comply with all development standards of the R-3 Residential District, including floor area and unit density, lot coverage, building height, setbacks, landscaping, and on-site parking standards.

In order to build the project as designed, the following permit approvals are required:

- A Design Permit for the new three-unit condominium building, including draft condominium plan and covenants, conditions, and restrictions (CC&Rs); and
- Grading Review for 1,384 cubic yards of soil cut and export from the property to accommodate a new driveway and the structure itself.

RECOMMENDATION: Conditionally approve Design Permit DP-2-18 and Grading Review EX-2-18, via adoption of Resolution DP-2-18/EX-2-18 with Exhibit A containing the conditions and findings of approval.

ENVIRONMENTAL DETERMINATION: Demolition of a single-family dwelling is categorically exempt from the provision of the California Environmental Quality Act (CEQA) per Section 15301(l) of the CEQA Guidelines. Construction of a multi-family structure containing four or fewer units is categorically exempt from the provisions of the CEQA per Section 15303(b) of the CEQA Guidelines. The exceptions to those categorical exemptions referenced in Section 15300.2 do not apply.

APPLICABLE CODE SECTIONS: Removal of protected trees is addressed in BMC Chapter 12.12. Development standards for new structures in the R-3 Residential zoning district are contained in BMC §17.10.040. Design Permit requirements and findings of approval are located

in BMC Chapter 17.42. Condominium regulations are located within BMC Chapter 17.30. Planning Commission review of grading operations including more than 50 cubic yards of soil export from any site is required by BMC §17.32.220.

ANALYSIS AND FINDINGS:

Project Description

The subject property is 6,355 square feet in size with an approximately 41% slope upward from the Tulare Street right-of-way. As is common in Brisbane's hillside neighborhoods, the paved portion of the Tulare Street right-of-way adjacent to the front lot line is approximately 21 feet wide, significantly less than its 50 foot total width. Per the submitted boundary and topographic survey, the front lot line is located approximately 17 feet, nine inches to the east and approximately nine feet above the paved portion of Tulare Street. The existing single-family dwelling is setback approximately 23 feet from the front lot line and approximately one foot, six inches from the southerly lot line shared with 223 Tulare Street. There is no curb cut or on-site parking provided. Two striped public parking spaces are located adjacent to the property on Tulare Street.

The applicant proposes to demolish the existing single-family dwelling and excavate approximately 1,384 cubic yards of soil from the site and 148 cubic yards from the public right-of-way to accommodate an approximately 31 foot wide curb cut and driveway, as well as one public parking space on Tulare Street. The driveway width and depth would accommodate three uncovered, standard sized on-site parking spaces. The garage would be three spaces wide but would accommodate six cars utilizing mechanical lifts, for a total of nine on-site parking spaces. Storage for each unit and an elevator would be located adjacent to the garage.

The second level, stepped back behind the garage face, would be occupied by Unit 1, an approximately 830 square foot, one-bedroom unit extending horizontally across the width of the site with an exterior balcony extending over the garage. Units 2 and 3 would be located above and behind Unit 1, each with two-story floor plans and extending separately as two wings toward the rear of the property, separated by two private terraces dedicated to each unit and separated by planted retaining walls. At the fourth level, the second stories of Units 2 and 3 would accommodate sleeping rooms as well as two additional private terraces, and pathways to shared open areas in the rear of the property. Unit 2 would total approximately 1,254 square feet and Unit 3 would be approximately 1,332 square feet. Due to the stepped design of the structure, no portion of the structure would exceed two stories as seen from adjacent properties to the north and south.

Design Permit

Design Permit Findings

A detailed discussion of the 20 individual design permit findings is attached in Exhibit B to the attached Resolution DP-2-18/EX-2-18. The required findings fall into four topic areas, briefly discussed below:

1. Neighborhood Compatibility

2. Building Design Form and Details
3. Site Access and Circulation
4. Landscaping

Neighborhood Compatibility: The findings regarding neighborhood compatibility, as it relates to the Design Permit findings, include the language, "...mitigating potential impacts on adjacent land uses..." and "...maintain a compatible relationship to adjacent development." Overall, the project's density and scale are compatible with structures in the immediate vicinity.

The R-3 District corridor along Tulare Street features a mix of multi-family, duplex, and single-family homes, consistent with the variety of residential product types allowed in the R-3 District. Structures showcase a variety of architectural styles and aesthetics, consistent with the General Plan's encouragement of diversity and creativity in residential design. To the south, the subject property abuts a three-story single-family home at 223 Tulare Street of approximately 1,031 square feet (see attached site photos and aerial vicinity map). A single-family dwelling is proposed to be developed to the north of the subject property at 219 Tulare Street, currently vacant. To the east, the subject property's rear lot line abuts 41 Thomas Avenue, a 10-unit, three-story apartment building. Also abutting the rear of the subject property is 99 Thomas Avenue, for which the Planning Commission recently approved a Design Permit for a three-story single-family dwelling.

The project's two-story scale and stepped proportions are harmonious with the established development pattern in the neighborhood and with existing and proposed adjacent structures. 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 and the single-family homes. 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 proposed single-family home abutting the rear of the property. These design elements ensure compatibility with neighboring development.

The subject property is not located on a mapped ridgeline per BMC Section 17.02.695. Views from the subject property and surrounding properties to the north, south, and east are oriented to San Bruno Mountain to the north and west, as Thomas Hill obscures views of the Brisbane Lagoon and San Francisco Bay.

Building Design, Form, and Details: The application proposes a unique and distinctive, organic architectural design that respects and blends with the natural topography of the site. The stepped design of the four-level structure and natural color palette of light sand/beige, natural cedar wood, and slate roofing is compatible with surrounding development in regards to scale, form, and materials. The roof, building façade, and retaining walls feature complementary linear and curvilinear forms. Visual interest and articulation are provided on all building elevations through the incorporation of varied window openings, exterior balconies and roof overhangs. The third and fourth level building wings break up the building massing as seen from the front and rear of the building and allow for relatively private outdoor open areas for residents in between. Ceiling

heights in the living units are varied to provide a modulated building form while maintaining a consistent two-story scale.

Exterior building materials will include a complementary mixture of modern and rustic elements, with shiplap cement-board siding and natural red cedar soffits at the roofline and overhangs. Contrasting texture is provided by stucco retaining wall finishes at the side and front setbacks. The exterior color palette would be an organic mix of shades of beige at the building walls and retaining walls, natural finish (red) cedar soffits, defined by distinctive slate-colored roofing and window frames. As discussed in detail in Exhibit B to Resolution DP-2-18/EX-2-18, the structure's design is consistent with passive solar design practice as is practicable on the site.

The location of outdoor spaces provides both private and shared space for residents via a series of private balconies and terraces and shared, landscaped space. Private terraces are sufficiently spaced on the site to avoid conflicts with neighbors, or are screened by landscaped planters where they are nearer to other private outdoor spaces.

Site Access and Circulation: The site would be accessed from Tulare Street via a new 31 foot wide driveway leading to a six-car garage (three car lengths in width, with mechanical lifts doubling parking capacity) to accommodate the minimum five required on-site parking spaces. The driveway is of sufficient width to accommodate three additional uncovered parking spaces, but these spaces cannot be formally recognized by the Zoning Ordinance as they are tandem to the tandem garage spaces. However, that would not prevent their use as guest parking. The width of the driveway would eliminate one of two existing on-street spaces along the property frontage (as recognized by the Zoning Code), but would preserve and improve the remaining on-street parking space.

While the proposed 31 foot curb cut exceeds the maximum 18 foot curb cut for multi-family dwellings, the City Engineer may approve exceptions to the maximum curb cut if certain findings can be made, as detailed in Exhibit B to Resolution DP-2-18/EX-2-18. BMC §17.34.030 requires the parking for each unit to be independently accessible. Considering the steep slope of the site, the proposed layout and location of the garage would require the least amount of excavation by locating it as close to the front property line as possible. Additionally, even an 18 foot curb cut would eliminate one of the standard on-street parking spaces recognized per the Zoning Ordinance, as the minimum length of a parallel parking space is 20 feet; with a 56.5 foot frontage, an 18 foot curb cut with 1.5 flares on either side would leave only 35.5 feet along the property frontage for on-street parking where at least 40 feet is required by the Zoning Ordinance. The City Engineer has reviewed the project and has not required street widening.

Landscaping: The project's proposed lot coverage leaves more than half of the site dedicated to landscaping and outdoor living areas. As summarized in the project data table in Attachment 3, front yard landscaping would exceed the minimum 15% requirement, and overall site landscaping would be more than double the required 10% overall site landscaping requirement. The conceptual landscape plan identifies a variety of native and non-native, non-invasive low-water use trees, shrubs, groundcover, and vine species planted throughout the site. The two private terraces between the two building wings would be physically separated and screened by a

variety of shrubs and trees to provide privacy and enhance usability. Shrubs are also proposed along the north and south side property lines to soften and screen the structure from neighbors.

In addition to complying with the landscaping standards of the R-3 Residential district, the project complies with the outdoor living space requirements for condominiums contained in BMC Chapter 17.30. The project provides 2,037 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 yard landscaping, while active outdoor spaces include four private terraces (two each for Units 2 and 3), and one balcony (Unit 1).

Grading Review Findings:

BMC §17.32.220 requires Planning Commission Grading Review when fifty (50) cubic yards or more of material is to be removed from any single parcel of land. While there are no findings in the Zoning Ordinance for review of such applications, in 2003, the Planning Commission adopted guidelines that contain findings for approval, as described below. With the suggested conditions of approval contained in the attached Resolution, the application **would meet** these findings.

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

The project meets this finding. The paved portion of the Tulare Street right-of-way adjacent to the front lot line is approximately 21 feet wide, significantly less than its 50 foot total width. As such, the front property line is located approximately 17 feet, nine inches to the east and approximately nine feet above the paved portion of Tulare Street.

Considering the site's relationship above and beyond the paved roadway, the proposed 1,384 cubic yards of soil excavation and export from the site is the minimum required to access the site and required five on-site parking spaces. Considering the steep slope of the site, the proposed layout and location of the garage parallel to the front lot line would require the least amount of excavation in considering the variety of ways to provide the required on-site parking such that they are independently accessible for each unit, as required by BMC §17.34.030.

Beyond the excavation required for the driveway and garage, the grading plan proposes minimal excavation of the steeply sloped lot by utilizing a stepped design whereby each building segment is limited to no more than two stories, as demonstrated in the site sections and building elevations. Additionally, existing grades would be maintained at the north and south side lot lines. This design approach ensures the structure fits comfortably with the natural topography.

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

With the Conditions of Approval in the attached Resolution, the project meets this finding. While the grading plan would result in several exposed retaining walls within setbacks, the majority of these walls would measure less than six feet in height from adjacent grade as seen from

neighboring properties. The tallest exposed wall is located with the public right-of-way at the northern edge of the driveway, adjacent to the public parking space, ranging from five to approximately seven feet in exposed height. A retaining wall within the south side setback extending from the driveway to the entry of Unit 3 would range from one to seven feet above adjacent, existing grade. A retaining wall within the north side setback extending from the driveway to the entry of Unit 2 would range from one to five feet above adjacent, existing grade.

BMC §17.32.050 requires vegetative screening or wall treatments for retaining walls over six feet in height **only** if they are located within a setback area. Condition of Approval 2.a.iii in the attached resolution requires that the final landscaping plan submitted with the building permit include vegetative screening for these walls such that no more than six feet (vertically) is visible, or that the walls be treated with different textures or materials to break up the height of the wall into no more than six foot segments.

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

The project would meet this finding. One cedar tree with a trunk exceeding 30 inches in circumference would be removed from the rear yard, requiring a ministerial permit as it does not qualify as a protected tree per BMC Chapter 12.12. While no replacement is required under the BMC, seven new trees will be planted. The project also proposes removal of two trees in the public right-of-way exceeding 30 inches in circumference that are protected under BMC Chapter 12.12. Their removal is required due to their proximity to the proposed structure and driveway, and as such is necessary for the redevelopment of the site consistent with applicable Zoning standards. New retaining walls and landscaping will prevent erosion, and the project will incorporate site design measures to retain and infiltrate stormwater, including direction roof runoff onto vegetated areas and using landscaped micro detention basins. Considering the seven trees to be planted on site, and existing trees to remain in the neighborhood, the removal of the two street trees would have minimal impact on shade, privacy, or scenic beauty of the area. The proposed seven trees on-site are adequately sited to ensure their healthy growth over time.

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

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

Compliance with the Subdivision Map Act

While establishment of a condominium development is subject to the Subdivision Map Act, the project is eligible for a Parcel Map waiver per BMC Section 16.12.050 and the applicant has indicated his intent to apply for such waiver. Condition of Approval 6 requires the waiver to be approved prior to issuance of the building permit.

State Housing Accountability Act

The Planning Commission's review of this application is subject to the State Housing Accountability Act (Government Code §65589.5). Under this law, a housing development project that complies with objective design standards may be denied or reduced in density only if the decision-making body can make specific findings related to unmitigatable public health and safety impacts.

ATTACHMENTS:

1. Draft Resolution DP-2-18/EX-2-18 with recommended Findings and Conditions of Approval
2. Summary of Project Data
3. Aerial site map
4. Site photos
5. Applicant's grading and architectural plans
6. Applicant's supporting statements
7. Materials and color board- *to be provided at the public hearing by the applicant*

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ATTACHMENT 1

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RESOLUTION DP-2-18/EX-2-18

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
APPROVING DESIGN PERMIT DP-2-18 & GRADING REVIEW EX-2-18
FOR A NEW 3-UNIT CONDOMINIUM BUILDING AT
221 TULARE STREET

WHEREAS, Fred Herring, Herring & Worley Inc., applied to the City of Brisbane for Design Permit and Grading Review approval to construct a new three-unit condominium development at 221 Tulare Street, such application being identified as DP-2-18/EX-2-18; and

WHEREAS, on June 12, 2018, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

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

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Sections 15301(l) and 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 Grading Review;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of June 12, 2018 did resolve as follows:

Design Permit DP-2-18 and Grading Review EX-2-18 are approved per the findings and conditions of approval attached herein as Exhibit A and B.

ADOPTED this 12th day of June, 2018, by the following vote:

AYES:
NOES:
ABSENT:

COLEEN MACKIN
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

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EXHIBIT A

Action Taken: Conditionally approved Design Permit DP-2-18 and Grading Review EX-2-18, per the staff memorandum with attachments, via adoption of Resolution DP-2-18/EX-2-18

Findings:

Design Permit DP-2-18

A. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project, as described in detail Exhibit B to Resolution DP-2-18/EX-2-18.

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, as described in detail in Exhibit B to Resolution DP-2-18/EX-2-18.

C. Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses, as described in detail in Exhibit B to Resolution DP-2-18/EX-2-18.

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, as described in detail in Exhibit B to Resolution DP-2-18/EX-2-18.

E. The proposal respects the topography of the site and is designed to minimize its visual impact, and significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park are preserved, as described in detail in Exhibit B to Resolution DP-2-18/EX-2-18.

F. As described in detail in Exhibit B to Resolution DP-2-18/EX-2-18, 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, as described in detail in Exhibit B to Resolution DP-2-18/EX-2-18.

H. As described in detail in Exhibit B to Resolution DP-2-18/EX-2-18, 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 in protected habitat or wildland areas.

I. The proposal takes reasonable measures to protect against external and internal noise, as described in detail in Exhibit B to Resolution DP-2-18/EX-2-18.

J. Consideration has been given to avoiding off-site glare from lighting and reflective building materials, as described in detail in Exhibit B to Resolution DP-2-18/EX-2-18.

K. Trash and recycling receptacles are adequately screened, and utilities and mechanical equipment are located within the structure, as described in detail in Exhibit B to Resolution DP-2-18/EX-2-18.

L. No signage is included in the application.

M. The proposed residential units will not have employees.

Grading Review EX-2-18

- The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography (General Plan Policies 43, 245 & 312 and Program 18a). Considering the existing topographic conditions of the site's relationship to the public right-of-way described in the staff report, the bulk of the proposed 1,384 cubic yards of soil excavation and export from the site is the minimum required to accommodate the required five on-site parking spaces (one covered space per unit and two guest parking spaces that may be uncovered). Because BMC §17.34.030 requires the required parking for each unit be independently accessible from other unit parking spaces, the covered parking facilities must provide three independently accessible parking spaces. Considering the steep slope of the site, the proposed layout and location of the garage parallel to the front lot line would require the least amount of excavation in considering the variety of ways to provide the required on-site parking. Additionally, as there is no existing curb cut for the property, driveway excavation is required to allow access to the on-site parking facilities from the street.

The grading plan proposes minimal excavation of the steeply sloped lot by utilizing a stepped design whereby each building segment is limited to no more than two stories, as demonstrated in the site sections and building elevations. Additionally, existing grades would be maintained at the north and south side lot lines. This design approach results in a grading plan that is minimized and ensures the structure fits comfortably with the natural topography.

- With the Conditions of Approval contained in this Resolution, the proposed grading is designed to avoid large exposed retaining walls (General Plan Policies 43 & 245). While the grading plan calls for several exposed retaining walls within setbacks, most wall segments would measure less than six feet in height from adjacent grade as seen from neighboring properties. The tallest exposed wall would be located with the public right-of-way at the northern edge of the driveway, adjacent to the public parking space, ranging from five to approximately seven feet in exposed height. A retaining wall within the south side setback extending from the driveway to the entry of Unit 3 would range from one to seven feet above

adjacent, existing grade. A retaining wall within the north side setback extending from the driveway to the entry of Unit 2 would range from one to five feet above adjacent, existing grade.

Condition of Approval 2.a.iii requires that the final landscaping plan submitted with the building permit include vegetative screening for these walls such that no more than six feet of the wall (horizontally) is visible, or that the walls be treated with different textures or materials to break up the height of the wall into no more than six foot (horizontal) segments.

- The proposed grading necessitates the proposed removal of two street trees having a circumference of at least 30 inches measured 24 inches above natural grade that are protected under BMC Chapter 12.12. However, their removal is required due to their proximity to the proposed structure and driveway, and as such is necessary for economic enjoyment of the property as it is redeveloped to a higher use and intensity. New retaining walls and landscaping will prevent erosion, and the project will incorporate site design measures to retain and infiltrate stormwater, including direction roof runoff onto vegetated areas and using landscaped micro detention basins. Considering the seven trees to be planted the property, and existing trees to remain in the neighborhood, the removal of the two street trees would have minimal impact on shade, privacy, or scenic beauty of the area. The proposed seven trees to be planted on the property on-site are adequately sited to ensure their healthy growth over time.
- The proposed grading is not located within the San Bruno Mountain Area Habitat Conservation Plan Area.

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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. A tree removal permit application may be applied for with the demolition permit or with the building permit at the applicant's option.
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), with the following modifications:
 - i. All awnings proposed in side yard setbacks must maintain at least a 2 foot, 6 inch setback from side lot lines per BMC Section 17.32.070.
 - ii. A final landscaping plan shall be submitted demonstrating the total square footage of permanently irrigated landscape area, and shall comply with the provisions of BMC Chapter 15.70, Water Conservation in Landscaping, as applicable. The final landscaping plans shall be subject to approval by the Community Development Director.
 - iii. All walls located within setbacks that exceed six feet in height from adjacent grade shall be screened with vegetation, per the final landscaping plan, such that no more than six feet (vertically) is visible, or that the walls be treated with different textures or materials to break up the height of the wall into no more than six foot segments.
 - b. 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 as determined through building permit review.
 - c. The plans shall include undergrounding of utilities to service the building.
 - d. Mechanical equipment other than the required rooftop solar panels may not be mounted on the rooftop, or be otherwise visible from off-site. Should mechanical equipment be located outdoors, it shall be properly screened with fencing or landscaping consistent with the final landscaping plan submitted with the building permit.

- e. The building permit application shall not include materials which would present an off-site glare due to reflective materials or lighting.
 - f. The plans shall specify that lighting will be directed away from and not cause glare onto adjacent properties.
 - g. Each unit shall be provided with remote-controlled garage door openers, and an electronic keypad shall be installed to ensure efficient ingress and egress from the garage.
 - h. Final color and material samples and/or cut sheets shall be provided for Planning Director approval to confirm they are in substantial conformance with the approved Design Permit. Materials samples shall also be provided for windows.
 - i. All windows shall match each other and shall not be dark or reflective.
 - j. The driveway curb cut width 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. 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. The CC&Rs shall conform to the requirements of BMC Chapter 17.30, Condominiums. The condominium plan shall dedicate each uncovered parking space located within the driveway to a condominium unit.
6. Prior to building permit issuance, the applicant shall apply for a Parcel Map Waiver per BMC Section 16.12.050.

During Construction:

- 7. Prior to foundation construction, a surveyed staking plan prepared by a licensed land surveyor or engineer authorized to conduct land surveying under California law shall be submitted to the City Building and Planning Departments.
- 8. 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.

9. 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:

10. The property owner shall enter into a standard landscape maintenance agreement with the City for landscaping, to the satisfaction of the City Attorney.
11. All landscaping shall be installed and inspected by Planning staff to confirm conformity with the approved landscape plan.
12. 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.
13. Prior to certificates of occupancy the applicant shall demonstrate conformance with all of the above Design Permit conditions of approval.

Other Conditions:

14. 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.
15. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
16. This Design Permit and Grading Review shall expire two years from the effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the approved project.

Exhibit B Findings Outline & Discussion

The following is a detailed analysis of the required Design 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. With the Conditions of Approval included in the attached Resolution, 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 0.15 acres, resulting in a density of 20 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, organic architectural design that respects and mimics the natural topography of the site. The stepped design of the four-level structure and natural color palette of light sand/beige walls and slate roofing is compatible 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, organic architectural form distinct from surrounding structures and presenting 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 200-block of Tulare Street features a mix of multi-story single-family, duplex, and multi-family homes consistent with the residential product types allowed in the R-3 Residential District. Immediately adjacent structures include a 10-unit, three-story multi-family building to the east (41 Thomas Avenue) with a residential density of 44 du/ac, and a three-story single-family dwelling to the south (223 Tulare Street) with a density of 12.5 du/ac. Single-family dwellings are planned to be constructed on the adjacent properties to the north (219 Tulare Street) and the east (99 Thomas Avenue).

The project's density of 20 du/ac falls in the range between adjacent larger multi-family developments and surrounding single-family development. Further, the stepped design of the structure up the hillside would ensure its compatibility with adjacent single-family dwellings

as each building segment would be limited to two stories. The proposed 20 foot setback from the rear lot line and five foot setbacks to the side lot lines would provide adequate buffer between adjacent structures, and landscape screening of the front and side building and retaining walls would 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.
- 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. The project design would dedicate 21% of the site to landscaping where 15% is required by the R-3 District regulations. Additionally, the project would provide more than the minimum 400 square feet per unit in combined private and shared common outdoor space required by BMC Chapter 17.30, Condominiums.
- 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. By demolishing the existing single-family dwelling and constructing a three-unit development, the project would increase the City's supply of housing while complying with all applicable development standards in the R-3 District.

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 unique and distinctive, organic architectural design that mimics the natural topography of the site. The four-level structure is stepped up the hillside such that each building segment is no more than two stories as seen from the north and south side elevations. The natural color palette of light sand/beige walls and slate roofing, coupled with the undulating roof form, allow the structure to blend seamlessly with the surrounding topography. The roof, building façade, and retaining walls feature complementary linear and curvilinear forms. Visual interest and articulation is provided on all building elevations, including varied window openings, exterior balconies and roof overhangs. The third and fourth level building wings break up the building massing as seen from the front and rear of the building and allow for relatively private outdoor open areas for residents in between. Ceiling heights in the living units are varied to provide a modulated building form while maintaining a consistent two-story scale. The structure would maintain five-foot setbacks from the side lot lines.

Exterior building materials will include a complementary mixture of modern and rustic elements, with shiplap cement-board siding and natural red cedar soffits at the roofline and overhangs. Contrasting texture is provided by stucco retaining wall finishes at the side and front setbacks. The exterior color palette would be an organic mix of shades of beige at the building walls and

retaining walls, natural finish (red) cedar soffits, defined by distinctive slate-colored roofing and window frames.

- 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.

The project meets this finding. The subject property is located between existing and proposed single-family dwellings to the north and south, and a multi-family building and proposed single-family dwelling to the east, varying from two to three stories in height. Accordingly, the project's two-story scale and stepped proportions are harmonious with the established development pattern in the neighborhood and with existing and proposed adjacent structures. 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 proposed single-family home abutting the rear of the property.

The location of outdoor spaces would provide both private and shared space for residents. The balcony for Unit 1 would be set back from the garage at the first level to afford for additional privacy from the street, while the private patios provided for Units 2 and 3 are located wholly within the interior of the lot between the two building wings, set into the hillside. In addition to being physically separated from structures on adjacent properties, the terraces would be separated from each other by landscaped planters and other landscaped areas.

- 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 and the single-family homes. In addition to providing the minimum required five-foot side setbacks, the building's stepped form up the hillside would limit the maximum height of any building segment to two-stories. Further, the 20 foot rear setback would provide a significant buffer between the new structure and the existing multi-family dwellings and proposed single-family home abutting the rear lot line. These design elements adequately 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 63 feet and depth of approximately 100 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 practice. South-facing windows are shaded by the roof which overhangs the building wall by two feet, six inches. While the east-facing front

façade features large windows, the windows are stepped back from the surrounding building wall, allowing for shadowing. The east (rear)-facing building wall of the east wing (Unit 2) is almost completely below grade, with a clerestory window shaded by the overhanging roof providing additional shade. The east (rear)-facing wall of the west wing (Unit 3) is above grade and features a large picture window, but the roof overhang and retained adjoining patio provide additional shading. The rear yard landscaping, to include several new trees, will provide natural shading during warm summer months for the rear yard common landscaping area and the structure below. 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, and with BMC Chapter 15.80, requiring installation of a solar energy system (proposed by the applicant on the roof of the structure).

- 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.

The project meets this finding. The subject property is not located on a mapped ridgeline, but rather lies just below the mapped ridgeline along Thomas Avenue. Views from the subject property and surrounding properties to the north, south, and east are oriented to San Bruno Mountain to the north and west, as Thomas Hill obscures the Brisbane Lagoon and San Francisco Bay. As described in Finding A above, the structure is stepped up the hillside such that each building segment is no more than two stories as seen from the north and south side elevations. As such, the design will not result in significant impacts to views of San Bruno Mountain from adjacent properties to the east and south. Because the property is located on the upslope side of Tulare, the project would not impact views from properties to the west downslope of the subject property.

- 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. A six-car garage (three car lengths in width, with mechanical lifts doubling parking capacity) is proposed to accommodate more than the minimum three required covered parking spaces. The proposed new driveway would accommodate an additional three uncovered parking spaces, but cannot be formally recognized as such by the Zoning Ordinance as they are tandem to the garage spaces. However, that would not prevent their use as guest parking. The width of the driveway would require elimination of one of the two existing on-street spaces, but would preserve and improve the remaining on-street parking space.

While the proposed 31 foot curb cut exceeds the maximum 18 foot curb cut for multi-family dwellings, the City Engineer may approve exceptions to the maximum curb cut per BMC §12.24.015 if the greater width will substantially reduce the amount of excavation that would otherwise be necessary to provide the required off-street parking, the greater width will not eliminate existing usable on-street parking and the greater width will not preclude future on-

street parking, given any expected street widening. The findings can be made in this case, as the Zoning Ordinance requires three covered parking spaces, one for each unit. Because BMC Section 17.34.030 requires the required parking for each unit to be independently accessible from that required for any other unit, the covered parking facilities must provide three independently accessible parking spaces. Considering the steep slope of the site, the proposed layout and location of the garage would require the least amount of excavation by locating it as close to the front property line as possible. Additionally, even an 18 foot curb cut would eliminate one of the standard on-street parking spaces recognized per the Zoning Ordinance, as the minimum length of a parallel parking space is 20 feet; with a 56.5 foot frontage, an 18 foot curb cut with 1.5 flares on either side would leave only 35.5 feet along the property frontage for on-street parking where at least 40 feet is required by the Zoning Ordinance. The City Engineer has reviewed the project preliminarily and has not identified street widening as part of the subject application.

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. 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 46%, leaving more than half of the site dedicated to landscaping and outdoor living areas. The project would provide landscaping in the front yard in excess of the minimum 15% requirement, and overall site landscaping would be more than double the required 10% overall site landscaping requirement per the R-3 Residential district standards. The conceptual landscape plan identifies a variety of native and non-native, non-invasive low-water use trees, shrubs, groundcover, and vine species planted throughout the site. The two private terraces between the two building wings would be physically separated and screened by a variety of shrubs and trees to provide privacy and enhance usability. Shrubs are also proposed along the north and south side property lines to soften and screen the structure from neighbors. As a condition of approval, the final

landscape plans submitted with the building permit application will be subject to further review for compliance under BMC Chapter 15.70, Water Conservation in Landscaping, and minor modifications as to species type and location on site as deemed necessary by the Community Development Director.

One cedar tree with a trunk exceeding 30 inches in circumference would be removed from the rear yard, requiring a ministerial permit as it does not qualify as a protected tree per BMC Chapter 12.12. The conceptual landscape plan proposes planting seven new trees on-site, representing a 7x1 increase in trees on-site. The project proposes removal of two trees in the public right-of-way (Monterey Pine and eucalyptus) exceeding 30 inches in circumference that are protected under BMC Chapter 12.12. Their removal is required due to their proximity to the proposed structure and driveway, and as such their removal is necessary for economic enjoyment of the property as it is redeveloped to a higher use and intensity. The grading plan proposes soil excavation retained by walls in their location, which will prevent erosion, and the applicant will incorporate stormwater retention measures to ensure retention of stormwater on-site as required by the Municipal Regional Stormwater Permit. Considering the seven trees to be planted on site, and existing trees to remain in the neighborhood, the removal of the two street trees would have minimal impact on shade, privacy, or scenic beauty of the area. The proposed seven trees on-site are adequately sited to ensure their healthy growth over time.

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 2,037 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 yard landscaping, while active outdoor spaces include four private terraces (two each for Units 2 and 3), and one balcony (Unit 1).

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. The site is not located within a mapped traffic noise in the 1994 General Plan. However, as part of the building permit application process, the Building Code includes provisions to mitigate noise transmission between attached condominium dwelling units, which will be applied to 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.

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

The project meets this finding. As a condition of approval, the building permit application shall demonstrate that all mechanical equipment, including water heaters and HVAC systems for each unit, will be screen or located in the interior of the structure. Trash and recycling bins would be located inside the structure adjacent to the garage. 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.

ATTACHMENT 2

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Summary of Project Data

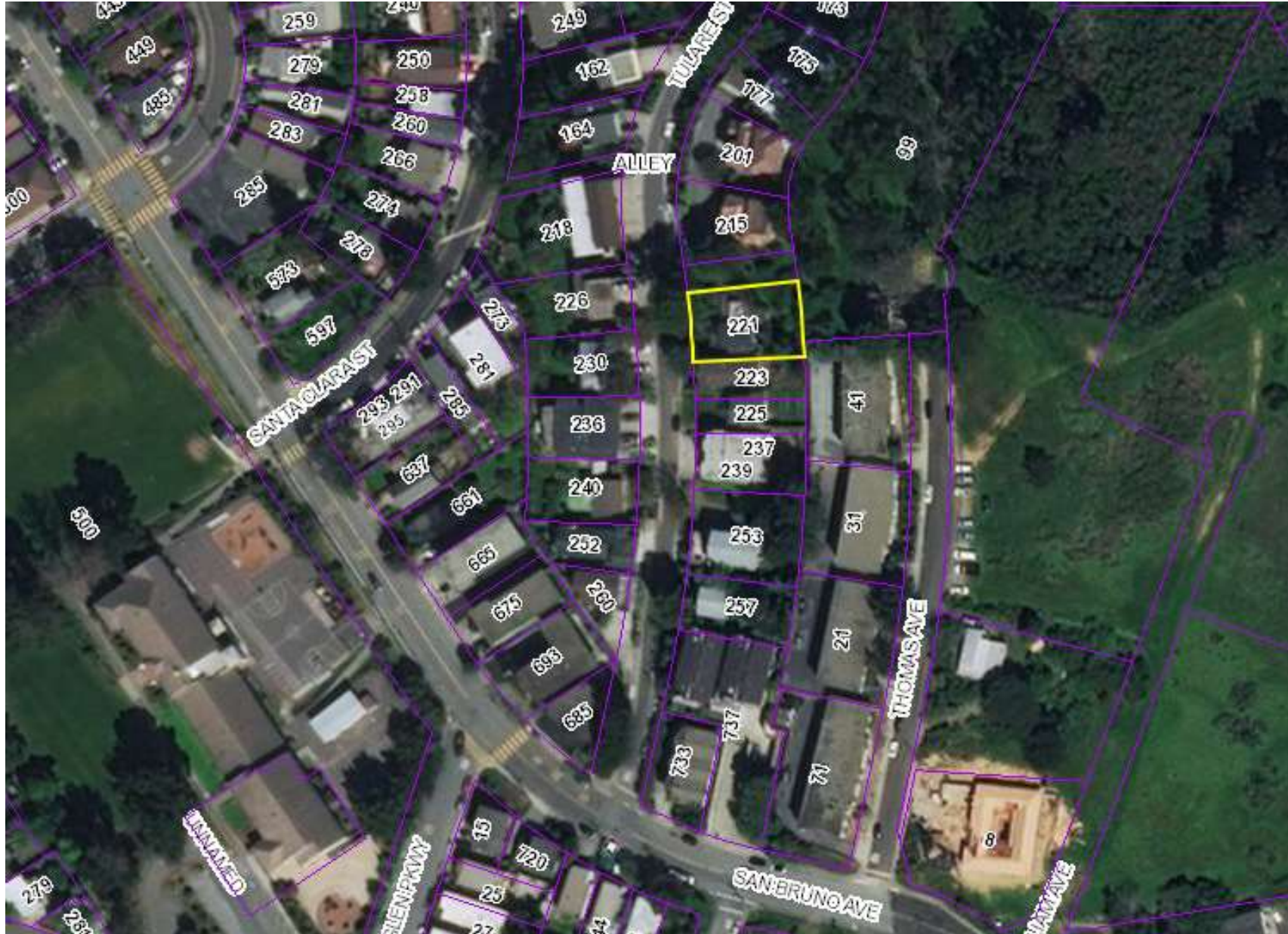
ADDRESS	221 Tulare Street				
APN	007-361-220				
ZONING DISTRICT	R-3 Residential District				
DESCRIPTION	Design Permit and Grading Review for new 3-unit condo				
Development Standard	Existing	Proposed	Min/Max	Complies	Does not comply
Lot Area	6,355 SF	n/c	5,000 SF	X	
Lot Slope	41%	48%	n/a	n/a	
Lot Coverage		46% or 2,905 SF	60% or 3,813 SF	X	
Floor Area		3,690 SF or 0.58 FAR	4,575.6 SF or 0.72 FAR	X	
Setbacks					
N Side Lot Line	16' 3"	5'	5'	X	
S Side Lot Line	1' 6"	5'	5'	X	
Rear Lot Line	49' 9"	20'	10'	X	
Front Lot Line	17' 9"	10'	0'	X	
Garage	n/a	0'	0' if complies with height	X	
Height	~ 10'	20'	30'	X	
15' from front lot line	n/a	Home: 12' Garage: 14' above ST centerline	20'; 15' above ST centerline for garage in FYSB	X	
Parking		6 covered (in lifts; considered tandem)	3 covered spaces (1 per unit), 2 uncovered spaces (no guest pkg; < 5 units)	X	
Outdoor Living Space		1,057 SF private + 980 SF shared (rear yard above patios) = 2,037 SF	1200 SF (400 SF/unit)	X	
Articulation					
Front		N/a	Applies to walls > 20' x 20'	n/a	
Rear		N/a	Applies to walls > 20' x 20'	n/a	
Landscaping					
15% of FYSB	-	108 SF	85 SF	X	
10% of total lot	-	1,362 SF	635.5 SF	X	
Condo Requirements					
Washer drier hookups or laundry facilities	-	WD provided in ea. Unit	Hookups for each unit OR one washer and one drier shall be installed in a laundry room for every three (3) units.	X	
Storage areas	-	> 125 CF provided for ea unit on 1st fl	125 CF enclosed storage area per unit.	X	
Outdoor areas	-	Total: 2,037 SF	Avg = 400 SF per unit or total 1200 SF	X	

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ATTACHMENT 3

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Aerial Map
221 Tulare Street



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ATTACHMENT 4

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Site Photos
221 Tulare Street



Above: Approximate location of proposed curb cut shown in hatching.

Left: View of existing structure and two street trees to be removed from the public right-of-way (to the left/north of existing home)

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ATTACHMENT 5

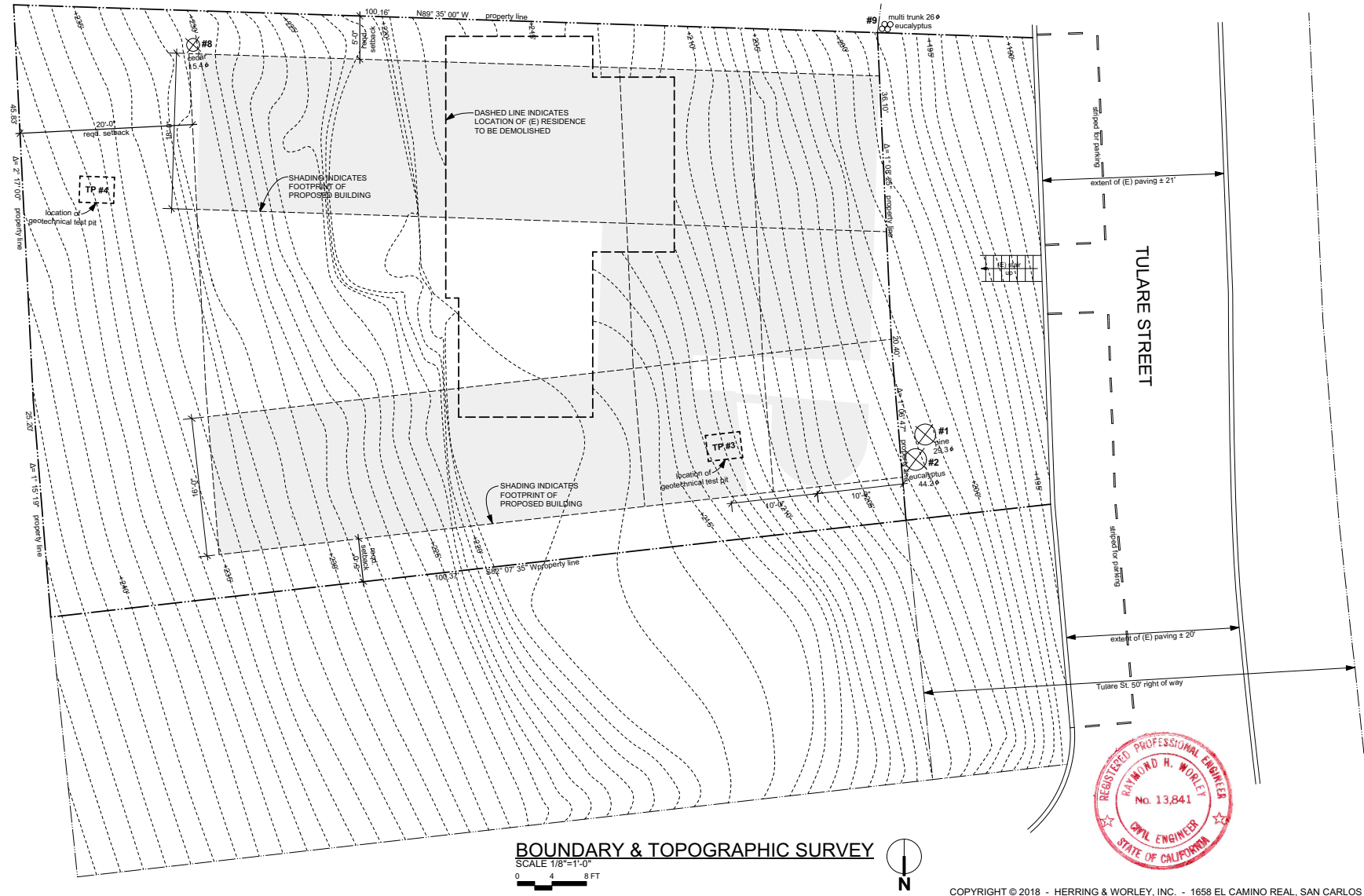
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221 TULARE STREET, BRISBANE, CA.

DRAWING INDEX:

Cover	Photo of architectural model, Index to drawings
C-1	Boundary & Topographic Survey
C-1.1	Geotechnical report, Site plan with test pit locations and Schematic site sections
C-2	Grading Plan, Quantity Fabulation
C-2.1	Grading Sections
C-3	Erosion Control Plan, Details
C-4	Best Management Practice
C-5	Supporting Statements
L-1	Arborists report, Tree protection plan
L-2	Planting plan, Plant list
A-1	Site plan, Project data
A-1.1	Height Limit Conformance Diagram/Long section
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A-5	Window & Door Schedule/Diagrams
A-5.1	Window & Door Schedule/Diagrams
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A-5.21	Exterior Lighting Plan - Fixture Schedule
A-5.3	Exterior Materials Specifications



221 TULARE STREET, BRISBANE, CA.

November 15, 2017

Mr. Fred Herring
Herring & Worley, Inc.
1658 El Camino Real
San Carlos, California 94070

Subject: Geotechnical Feasibility Study
Proposed Multi-Family Residential Structure
221 Tulare Street
Brisbane, California 94005

Dear Mr. Herring:

1.0 INTRODUCTION

This report presents the results of a study regarding the geotechnical feasibility for the design and construction of a proposed wood-framed, residential building to be constructed at the subject location (the Project).

The objectives of this study were to 1) confirm the geotechnical feasibility of the proposed Project; and 2) provide preliminary geotechnical data that may be useful in the planning and preliminary stages of the Project.

To achieve these objectives, the following services were performed:

- Review pertinent geotechnical data which is located in our files;
- Performance of a site visit to observe the readily available, geotechnical conditions at the subject property (the Property); and,
- Preparation of this written, letter report presenting the findings of this study.

This report has been prepared for Mr. Fred Herring to be used solely for the feasibility study for the development of the Project. This report may not contain sufficient information for other uses or the purposes of other parties.

2.0 SITE and PROJECT DESCRIPTIONS

2.1 Site Description

As you are aware, the Project will be constructed in a hillside, residential portion of Brisbane. As you are also aware, the Property is currently developed with a wood-framed, single family residence. The residence appears to have been constructed more than 60 years ago, and although it appears to have been uninhabited at the time of our visit, is reported to have recently been inhabited with no significant signs or reported areas of foundation or ground movement.

2.2 Proposed Construction

The Project will consist of the construction of a new, wood-framed multi-family residence. Such construction is expected to require demolition of the existing improvements, grading (i.e. cutting and filling) activities, as well as the construction of pavements, foundation elements, concrete slabs on grade, and retaining walls.

2.3 Geologic Information

2.3.1 Regional Geology

According to the "Preliminary Geologic Map of San Mateo County, California", compiled by Earl E. Brabb & Earl H. Pampeyan (1972) and published by the United States Geological Survey as Miscellaneous Field Studies Map MF-328, (a portion of which serves as the basis for Figure 1, "Geologic Map") the Property is located in an area whose surficial geology is described as being Jurassic or Cretaceous aged Sheared Rock of the Franciscan Assemblage. According to this map, the material is described as:

"sheared rocks; hard rounded masses or "knockers" of sedimentary, metamorphic, and volcanic rocks in a softer matrix of clay minerals"

2.3.3 Faults and Seismic Issues

The Property is located in the seismically active Bay Area and is, therefore subject to the effects of large magnitude earthquakes. The significant earthquakes that have occurred in the Bay Area are associated with crustal movement generally along well-defined, active fault zones that include the San Andreas, Calaveras and Hayward Faults. The zone that is closest to the Property is the San Andreas, which is located about 7 kilometers (4.5 miles) to the southwest.

Section 4.2.1 of this report contains information necessary for the evaluation of earthquake loads in accordance with Section 1613 of the 2016 California Building Code, "Earthquake Loads".

3.0 SUBSURFACE EXPLORATIONS

3.1 Subsurface Explorations

As discussed, your firm excavated two test pits using hand tools in the vicinity of the proposed construction. During my site observation I observed the presence of about 6 inches of medium brown top soil with numerous roots and organic material. Below this organic material and extending to the varying depths, alluvial soils were observed. No evidence of seepage or groundwater was observed, although groundwater conditions may change with time.

4.0 FINDINGS and RECOMMENDATIONS

As described more fully in the following paragraphs, the development of the Project is feasible from a geotechnical standpoint.

4.1 Groundwater

Due to the location of ground elevation at the Property, the sloping topography and the lack of groundwater being observed in the test pits, it is not expected that groundwater will be encountered during construction of the proposed construction.

4.2 Seismic Issues

4.2.1 2016 California Building Code Seismic Parameters

It is expected that during the life of the proposed structure, the Property will be affected by a significant seismic event which will cause significant ground shaking. Issues associated with such shaking are discussed in the following paragraphs.

Based on information presented in Chapter 16 of the 2016 California Building Code, a Site Class type "D" may be used in the lateral design of the proposed construction.

Additionally, based on the Maximum Considered Earthquake (MCE) Ground Motion Parameters as generated by the "Java Ground Motion Parameter Calculator" as presented on the United States Geological Society's web site:

<http://earthquake.usgs.gov/research/hazmaps/design/>

for the latitude and longitude of the Property (37.6812 degrees north latitude and 122.3977 degrees west longitude) as given by Google Earth for the Property, the following Spectral Response Accelerations may be used for a seismic analysis of various elements at the Property:

S_{DS} = 1.169 g
 S_{D1} = 0.811 g

4.2.2 Fault Rupture

Due to the lack of earthquake faults across the Property, it is not expected that ground rupture from an earthquake will occur at the Property.

4.2.3 Liquefaction Potential

Based on the relatively dense, fine-grained nature of the on-site soils, it is not expected that liquefaction will occur during a seismic event that could affect the Property within the life of the proposed residence.

4.3 Shallow Foundation System

Given the relatively light loads expected from the proposed construction as well as the anticipated elevation of the proposed footings relative to the existing ground surface, it is expected that a shallow foundation system deriving support from the underlying bedrock materials will provide satisfactory support for the proposed construction.

Continuous footings and isolated pads should have a minimum embedment of 12 inches below the lowest adjacent bedrock surface. Such elements should be designed for a maximum vertical bearing value of 2000 pounds per square foot (psf) for all dead and frequently applied live loads. This value may be increased by 1/3 for loads that result from wind or seismic forces.

Foundation settlement of shallow footings bearing on bedrock is expected to be less than 1/2-inch.

4.4 Retaining Walls

Walls required for the development of the Project and whose tops are allowed to rotate should be designed for an active, triangular distribution of 60 pounds per cubic foot (pcf). This value was determined considering a relatively thin layer of soil overlying bedrock materials and includes an allowance for potential, additional lateral forces than may be imparted onto the walls during a seismic event.

Walls which are restrained from movement at the top should be designed for a uniform pressure distribution of 8H where H is the retained height of the wall in feet.

4.5 Soil Erosion

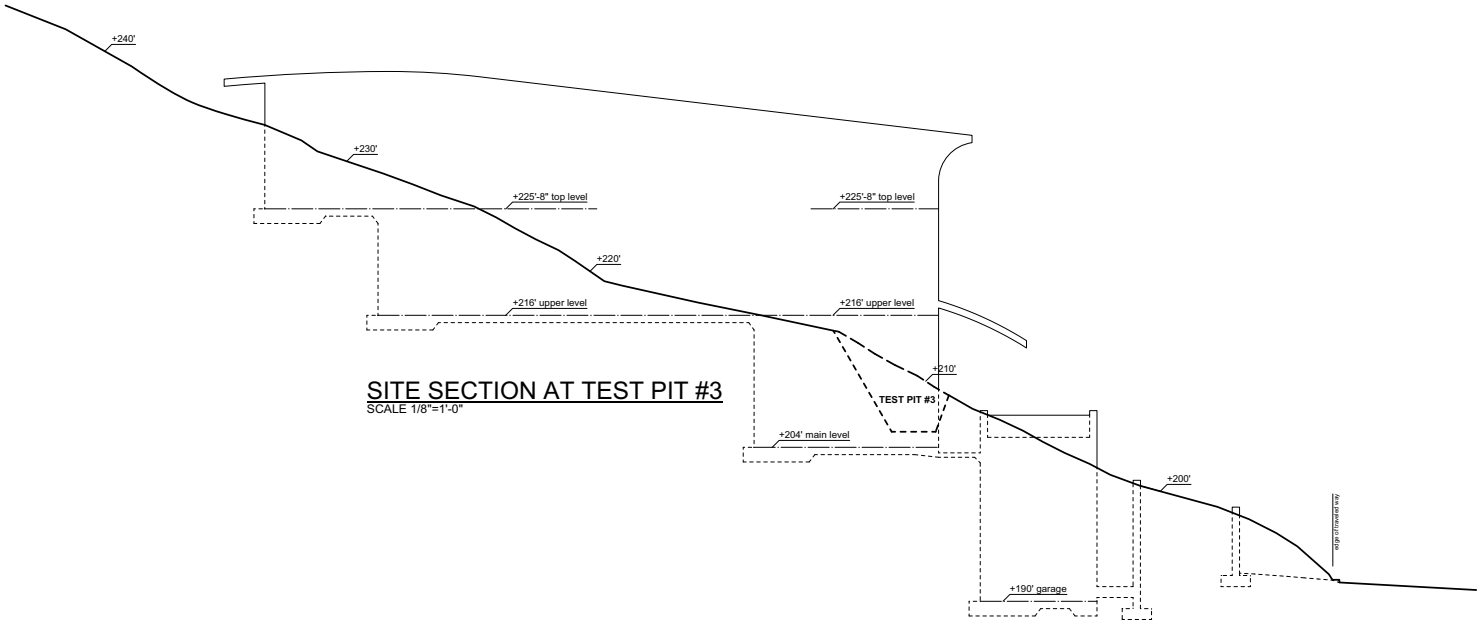
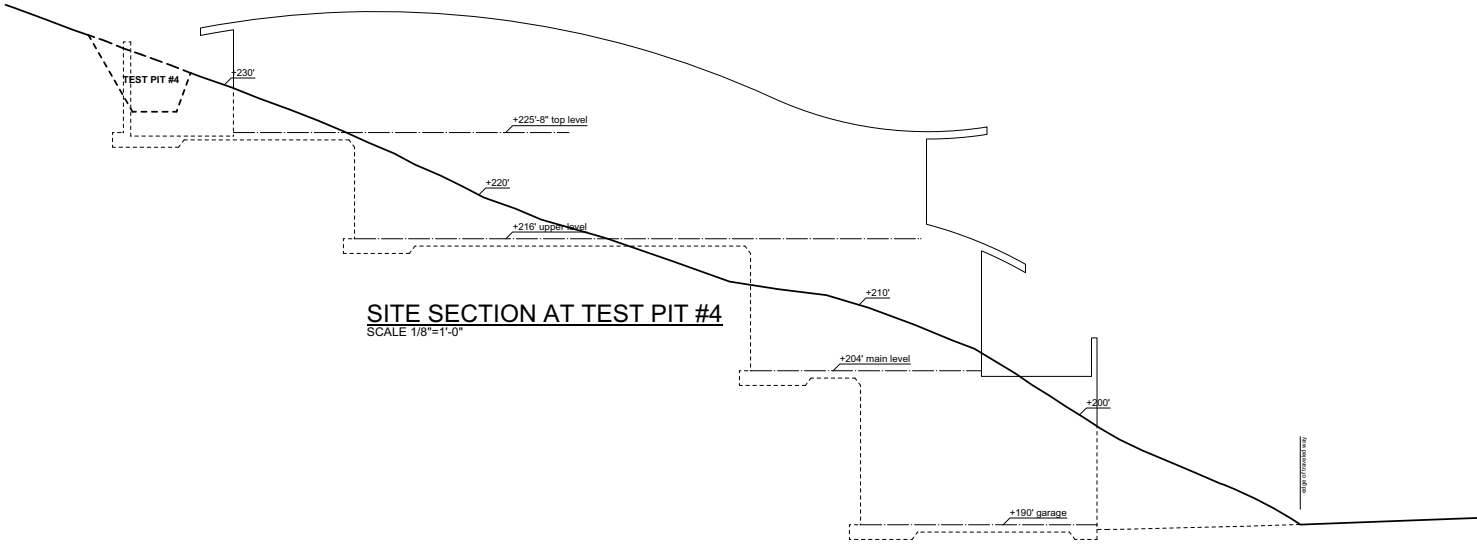
Provided customary and standard erosion control techniques are implemented during construction (i.e. silt fences, straw bales, jute netting), soil erosion during construction is not expected to occur. Additionally, provided 1) the proposed Project is constructed with roof gutters and downspouts as well as area drains that are collect rain water away from foundation elements and direct such water to a non-erosive drainage device, and 2) all slopes are covered with some type of vegetation, it is not expected that soil erosion will occur after construction of the addition and remodel has been completed.

Thank you for the opportunity to be of service. Should you have any questions regarding this feasibility study, please do not hesitate to contact me.

Respectfully submitted,

DAVID JONES ASSOCIATES

David Jones, P.E.



221 TULARE STREET, BRISBANE, CA.

June 4, 2018

C-1.1

GEOTECHNICAL REPORT,
TEST PIT LAYOUT & SITE SECTIONS
SCALE 1/8"=1'-0"

G.2.41



GRADING PLAN
SCALE 1/4"=1'-0"
0 2 4 FT

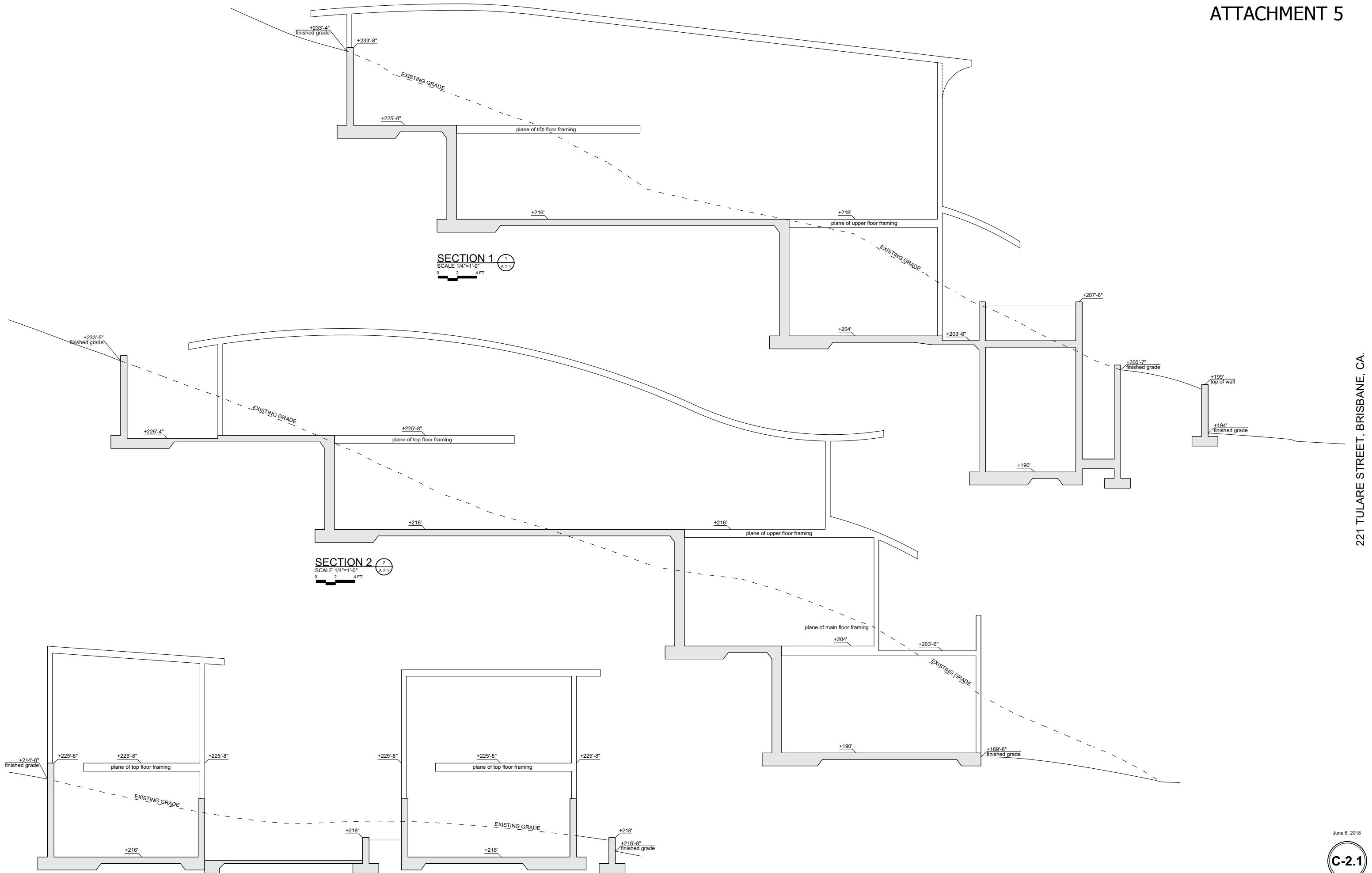
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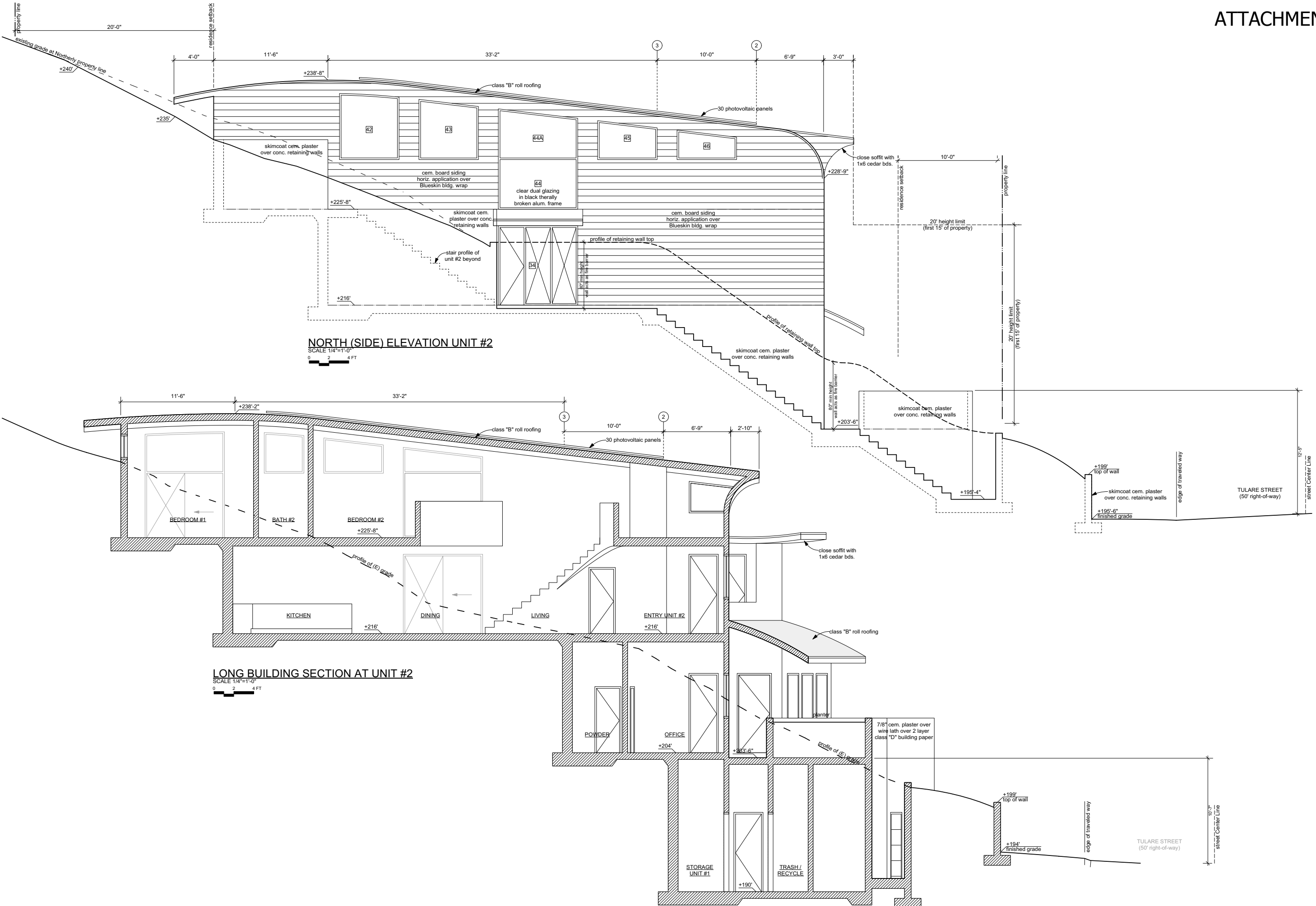
Location	Cut	Fill	Total
Garage & Entry level	802	0	802
Main level	148	0	148
Upper level	258	0	258
Top level	176	0	176
	984	0	1384 cu. yrd.

Total export quantities = 1384 cu. yrd.
(NOTE: 148 cu. yds. cut at driveway area within right-of-way)

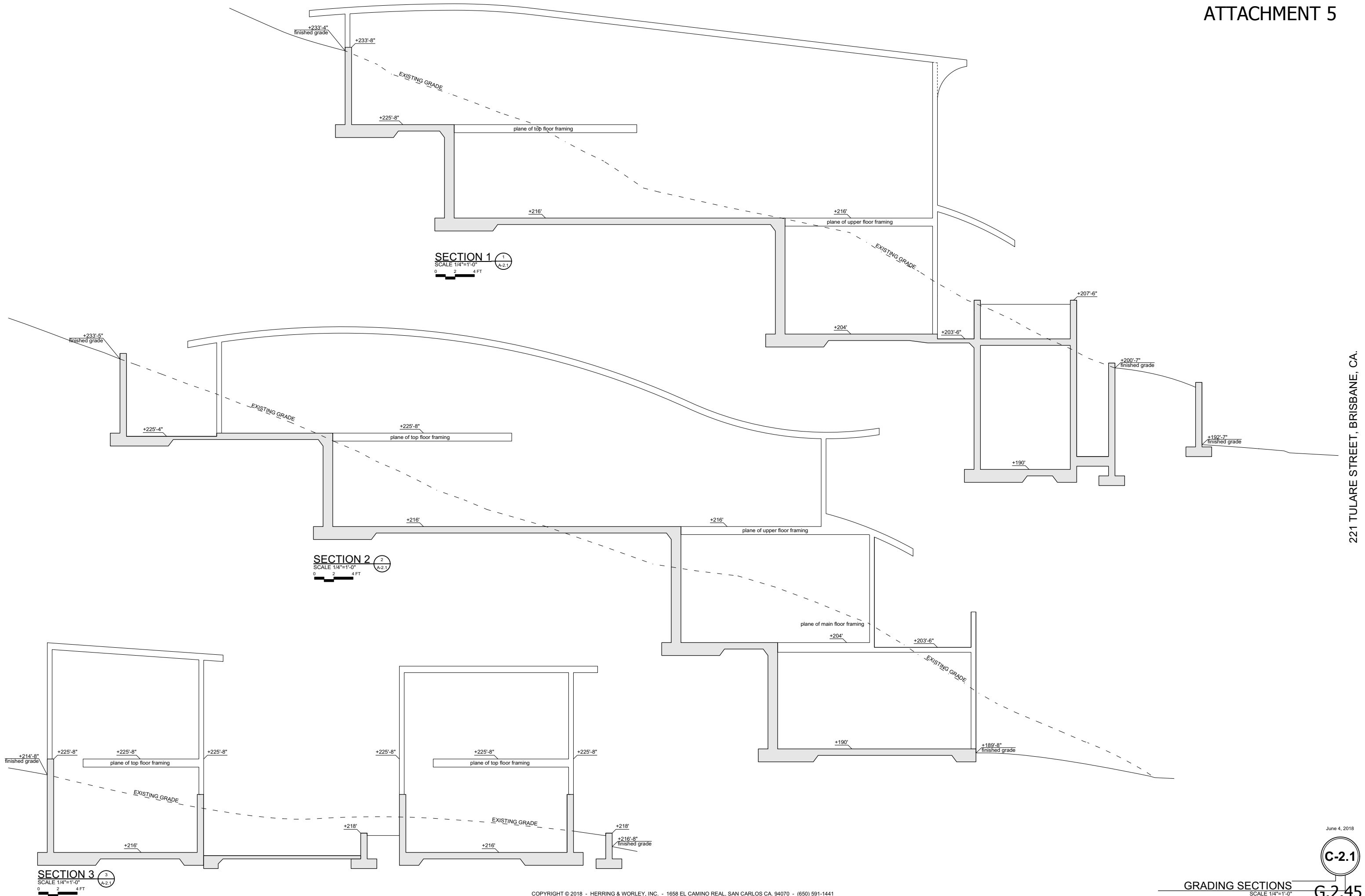
June 6, 2018

C-2

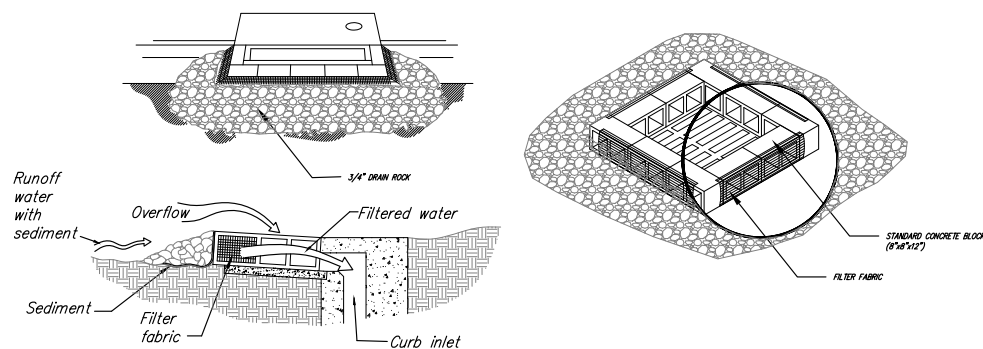




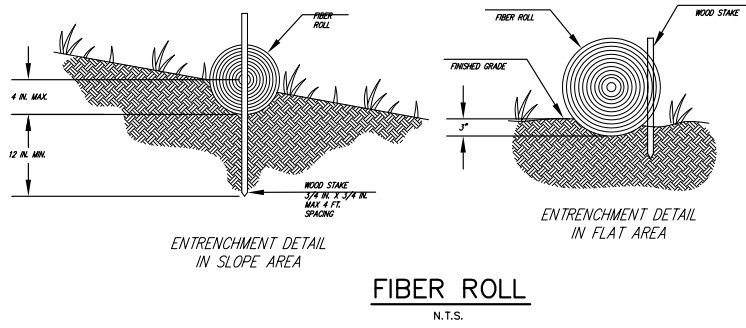
221 TULARE STREET, BRISBANE, CA.



221 TULARE STREET, BRISBANE, CA.

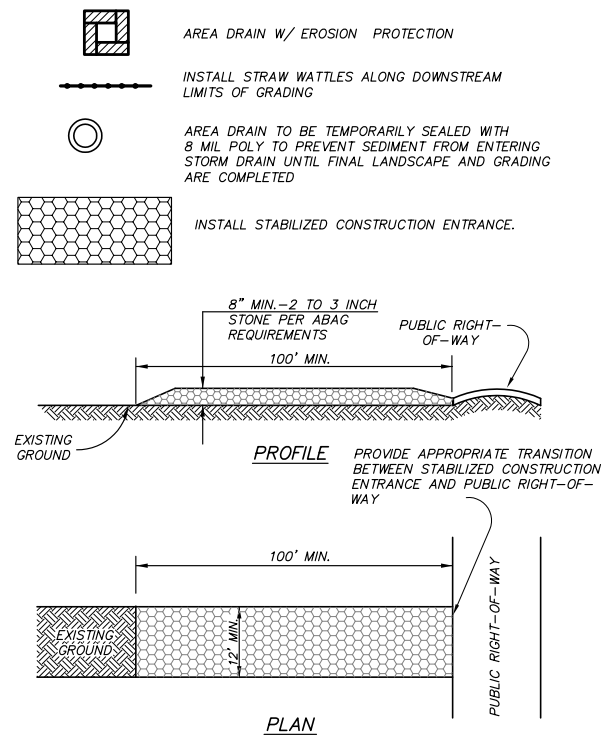


INLET PROTECTION
N.T.S.



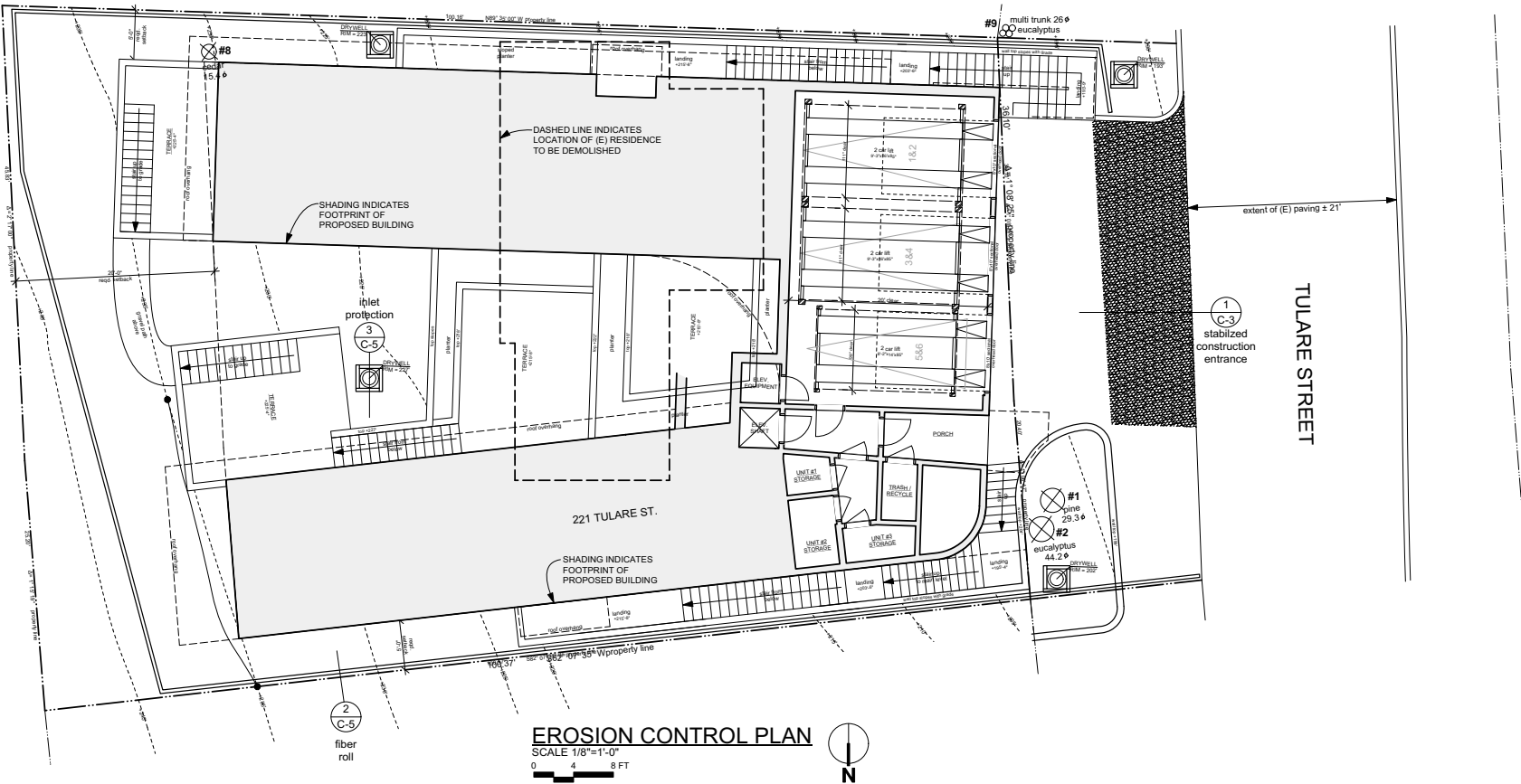
- EROSION CONTROL NOTES
1. EROSION CONTROL MEASURES SHALL CONFORM WITH THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK, REGIONAL WATER QUALITY CONTROL BOARD EROSION AND SEDIMENT CONTROL FIELD MANUAL AND THE COUNTY OF SANTA CLARA REQUIREMENTS INCLUDING:
 - a. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 15th AND APRIL 15th. STABILIZATION SHALL INCLUDE THE PLACEMENT OF JUTE MESH FABRIC ON EXPOSED SLOPES IN INSTALLED CONFORMANCE WITH DETAIL EC-7 OF THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK.
 - b. REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILES SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OF OTHER WATERPROOF MATERIAL.
 - c. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES IN A MANNER WHICH AVOIDS THEIR ENTRY INTO LOCAL STORM DRAIN SYSTEMS OR WATER BODIES.
 - d. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE.
 - e. IMPLEMENT THE APPROVED STORMWATER MANAGEMENT PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 2. ALL MATERIALS FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15th.
 3. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15th THROUGH APRIL 15th, WHICHEVER IS LONGER.
 4. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM..
 6. ANY AREAS OF DISTURBED SOIL SHALL BE SEEDED OR REPLANTED TO THE SATISFACTION OF THE COUNTY INSPECTOR PRIOR TO OCTOBER 15th, OR FINAL INSPECTION, WHICHEVER IS SOONER.
 7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE COUNTY ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
 8. PROJECT SHALL PREVENT THE DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEM. ANY ACCUMULATED MATERIALS SHALL BE REMOVED IMMEDIATELY BY MEANS OF DRY SHOVELING AND/OR SWEEPING.
 9. TREE PROTECTION SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.

EROSION CONTROL LEGEND



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

MAINTAIN ENTRANCE PER ABAG REQUIREMENTS, ADDING STONE AS NECESSARY. IN MUDDY CONDITIONS IT MAY BE NECESSARY TO WASH WHEELS BEFORE EXISTING SITE. THIS SHALL BE DONE ON A SEPARATE STABILIZED AREA WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR BASIN. CLEAN TRACKED MUD FROM PUBLIC RIGHT OF WAY IMMEDIATELY.



SUPPORTING STATEMENTS

Findings Required for Approval of All Design Permits

Brisbane Municipal Code §17.42.060

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

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

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

THE PROPOSED PROJECT IS COMPOSED OF THREE DISTINCT UNITS. THE SCALE OF EACH OF THESE UNITS IS COMPARABLE TO ADJACENT SINGLE-FAMILY DWELLINGS. MATERIALS (EXAMPLE: SIDING) SPECIFIED ARE RESIDENTIAL IN CHARACTER.

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

STEPPING THE PROPOSED UNITS UP THE STEEPLY SLOPED SITE ALLOWS THE PRESERVATION OF PRIVACY BETWEEN UNITS AS WELL AS BETWEEN PROPOSED UNITS AND EXISTING NEIGHBORS.

C. How do the design and location of proposed buildings and structures mitigate potential impacts to adjacent land uses?

THE PRIVACY OF ADJACENT DWELLINGS IS PRESERVED BY BOTH THE (U-SHAPED) CONFIGURATION OF PROPOSED UNITS AND THE STEPPED (UPSLOPE) BUILDING FORM.

D. How does the project design utilize natural heating and cooling opportunities through building placement, landscaping and building design to promote sustainable development and to address long-term affordability? What site constraints exist, if any, that limit the use of natural heating and cooling opportunities?

THE BUILDING FORM ALLOWS THROUGH VENTILATION OF EACH UNIT. THE ELECTION TO INSET THE BUILDING INTO A STEEP UPSLOPE SITE PROVIDES (EARTH!) INSULATION OF MANY PROPOSED SPACES.

E. For hillside development, how does the proposal respond to the topography of the site? How does the design minimize the project's visual impact? How does the design preserve significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park?

THE PROPOSED STRUCTURE STEPS UP AND IS SET INTO ITS STEEP UPSLOPE SITE. THE PROJECT LOCATIONS MEAN THAT NO VIEWS OF THE BAY, BRISBANE LAGOON OR SAN BRUNO MOUNTAIN CAN BE BLOCKED/REDUCED BY THIS PROPOSAL.

F. How does the location and dimensions of vehicular and pedestrian entrances and exits minimize traffic impacts on abutting streets? Is the proposed off-street parking and interior site circulation adequate to meet the needs of the project? Are parking facilities adequately surfaced, landscaped and lit?

PROJECT SITE DICTATES THAT BOTH AUTO AND PEDESTRIAN ACCESS TO THE PROPOSED DWELLINGS BE FROM NARROW, MUCH-TRAFFICED TULARE STREET. SITE PARKING IS IN CONFORMANCE WITH CITY STANDARDS AS ARE PEDESTRIAN ENTRYWAYS TO EACH UNIT.

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

BICYCLE STORAGE IS PROVIDED WITHIN GARAGE/STORAGE AREAS ALLOCATED TO EACH UNIT.

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

SPECIFIED LANDSCAPING IS ARRANGED TO MAXIMIZE PRIVACY BETWEEN PROPOSED UNITS AND NEIGHBORING PROPERTIES.

I. How does the project design protect against external and internal noise?

AREAS OF "COMMON" WALL AND/OR FLOOR/CEILINGS HAVE BEEN MINIMIZED TO INSURE AUDIO (INTERNAL) PRIVACY BETWEEN PROPOSED UNITS. EXTERIOR OPENINGS ARE DUAL GLAZED AND ORIENTED TO MINIMIZE EXPOSURE OF EACH UNIT TO EXTERNAL NOISE SOURCES (FROM NEIGHBORING HOMES OR ROAD TRAFFIC).

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

PROPOSED EXTERIOR LIGHTING IS DOWN-LIGHTING (WITHIN ROOF OVERHANGS) OR INSET INTO WALLS ADJACENT TO EGRESS/INGRESS WALKWAYS AND STAIRS.

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

NO ROOFTOP EQUIPMENT IS PROPOSED. P.V. PANELS ARE INSET INTO THE ROOF STRUCTURE TO FORM A CONTINUOUS PLANE). MECHANICAL EQUIPMENT FOR EACH UNIT WILL BE LOCATED WITHIN THE UNIT THAT EQUIPMENT SERVES.

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

NOT APPLICABLE

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

NOT APPLICABLE

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

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

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

NOT APPLICABLE

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

In addition to the findings required under BMC §17.42.060, the Planning Commission must also affirmatively make the below special finding for structures in the R-BA District located on a ridgeline, per BMC §17.12.040.L2:

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

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

NOT APPLICABLE

THE BUILDING LOCATION MEANS THAT THIS PROPOSAL CANNOT INTERFERE WITH PUBLIC VIEWS OF SAN BRUNO MOUNTAIN.

B. How do the design details articulate the building and emphasize the relationship to the pedestrian environment?

NOT APPLICABLE

C. How does the design incorporate creative use of elements that are characteristic of the area, such as awnings, overhangs, inset doors, tile decoration, and corner angles for entry?

NOT APPLICABLE

D. How are color and texture provided at the street level through the use of signage, lighting, planter boxes, or other urban landscape treatments?

NOT APPLICABLE

E. How has landscaping been incorporated to enhance the design and enliven the streetscape?

NOT APPLICABLE

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

A. Project Information
A.1 Project Name: 221 Tulare Street
A.2 Project Address: 221 Tulare Street, Brisbane, CA 94005
A.3 Project APN: 007-361-120, 130
A.4 Project Description: New four level condominium with three units and attached garage
A.5 Slope on Site: 40 %
A.6 Total Area of land disturbed during construction (include clearing, grading, excavation and stockpile areas): 0.109 Acres

B. Select Appropriate Site Design Measures
B.1 Does the project create and/or replace 2,500 square feet or more of impervious surface? ☒ Yes ☐ No
If yes, and the project received final discretionary approval on or after December 1, 2012, the project must include at least one of the Site Design Measures listed below in section C through F. Fact sheets regarding site design measures a through f may be downloaded at www.townofbrisbane.org/towndevelopment/factsheets
If no, or the project received final discretionary approval before December 1, 2012, the project applicant shall be encouraged to implement appropriate site design measures from the list below, which may be required at municipality discretion. Consult with municipal staff about requirements for your project.
B.2 On the list below, indicate whether each site design measure is included in the project plans and the plan sheet number:
Yes No Plan Sheet No.
☐ ☒ a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☐ ☒ b. Direct roof runoff onto vegetated areas.
☐ ☒ c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☐ ☒ d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☐ ☒ e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
☐ ☒ f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
☐ ☒ g. Minimize land disturbance and impervious surface (especially parking lots).
☐ ☒ h. Maximize permeability by clustering development and preserving open space.
☒ ☐ C-2 i. Use micro-detention, including distributed landscape-based detention.

See Standard Industrial Classification (SIC) codes 100.
Complete the C-3/C-4 Development Review Checklist if the project is not an individual single-family home, and it creates and/or replaces 10,000 square feet or more of impervious surface, or if it is a restaurant, retail gasoline outlet, auto service facility, or parking lot project that creates and/or replaces 5,000 square feet or more of impervious surface.
See MRP Provision C.3.i.
See MRP Provision C.3.a.i.(6).

☐ ☒ j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
☐ ☒ k. Self-treating area (see Section 4.2 of the C-3 Technical Guidance)
☐ ☒ l. Self-retaining area (see Section 4.3 of the C-3 Technical Guidance)
☐ ☒ m. Plant or preserve interceptor trees (Section 4.1, C-3 Technical Guidance)

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

Are these features in project? Features that require source control measures Source control measures (Refer to Local Source Control List for detailed requirements) Is source control measure included in project plans?
Yes No Yes No Plan Sheet No.
☐ ☒ Storm Drain * Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent. ☐ ☐ N.A.
☐ ☒ Floor Drains * Plumb interior floor drains to sanitary sewer (or prohibit). ☐ ☐ N.A.
☐ ☒ Parking garage * Plumb interior parking garage floor drains to sanitary sewer.² ☐ ☐ N.A.
☒ ☐ Landscaping * Retain existing vegetation as practicable.
* Select diverse species appropriate to the site. Include plants that are pest-and/or disease-resistant, drought-tolerant, and/or attract beneficial insects.
* Minimize use of pesticides and pesticide-release fertilizers.
* Use efficient irrigation system design to minimize runoff. ☒ ☐ L-1
L-2
☐ ☒ Pool/Spa/Fountain * Provide connection to the sanitary sewer to facilitate draining.² ☐ ☐ N.A.
☐ ☒ Food Service Equipment (non-residential) Provide sink or other area for equipment cleaning, which is:
* Connected to a grease interceptor prior to sanitary sewer discharge.²
* Large enough for the largest pot or piece of equipment to be cleaned.
* Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area. ☐ ☐ N.A.
☒ ☐ Refuse Areas * Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff.
* Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.² ☒ ☐ A-2
☐ ☒ Outdoor Process Activities * Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.² ☐ ☐ N.A.
☐ ☒ Outdoor Equipment/Materials Storage * Cover the area or design to avoid pollutant contact with stormwater runoff.
* Locate area only on paved and contained areas.
* Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer², and contain by berms or similar. ☐ ☐ N.A.
☐ ☒ Vehicle/Equipment Cleaning * Roofed, paved and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer, and sign as a designated wash area.
* Commercial car wash facilities shall discharge to the sanitary sewer.² ☐ ☐ N.A.
☐ ☒ Vehicle/Equipment Repair and Maintenance * Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas.
* No floor drains unless pretreated prior to discharge to the sanitary sewer.²
* Connect containers or sinks used for parts cleaning to the sanitary sewer.² ☐ ☐ N.A.
☐ ☒ Fuel Dispensing Areas * Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break.
* Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area. ☐ ☐ N.A.
☐ ☒ Loading Docks * Cover and/or grade to minimize run-on and to runoff from the loading area.
* Position downspouts to direct stormwater away from the loading area.
* Drain water from loading dock areas to the sanitary sewer.²
* Install door skirts between the trailers and the building. ☐ ☐ N.A.
☒ ☐ Fire Sprinklers * Design for discharge of fire sprinkler test water to landscape or sanitary sewer² ☐ ☐ T.B.D.
☐ ☒ Miscellaneous Drain or Wash Water * Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.
* Roof drains shall drain to unpaved area where practicable.
* Drain boiler drain lines, roof top equipment, all wastewater to sanitary sewer.² ☐ ☐ N.A.
☐ ☒ Architectural Copper * Drain knee water to landscaping, discharge to sanitary sewer², or collect and dispose properly off-site. See fire "Requirements for Architectural Copper."

D. Implement construction Best Management Practices (BMPs) (Required for all projects)
D.1 Is the site a "High Priority Site"? (Municipal staff will make this determination; if the answer is yes, the project will be referred to construction site inspection staff for monthly stormwater inspections during the wet season - October 1 through April 30) ("High Priority Sites" require a grading permit, are "blonde projects" (defined starting 7/7/16 as discharging >= 5,000 sq.ft. of land area and a slope based on municipal criteria or map or >=15%) are adjacent to a creek, or are otherwise High priority for stormwater protection during construction per MRP Provision C.6.e.(62).) Yes ☐ No ☐

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

Yes No Best Management Practice (BMP)
C-4 ☒ ☐ Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
C-3 ☒ ☐ Temporary erosion controls to stabilize all disturbed areas until permanent erosion controls are established.
L-1 ☒ ☐ Delineate with field markers the following areas: clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees to be protected and retained, and drainage courses.
A-1 ☒ ☐ Provide notes, specifications, or attachments describing the following:
* Construction, operation and maintenance of erosion and sediment controls, include inspection frequency;
* Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material.
* Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization;
* Provisions for temporary and/or permanent irrigation.
C-4 ☒ ☐ Perform clearing and earth moving activities only during dry weather.
C-4 ☒ ☐ Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
C-3 ☒ ☐ Protect all storm drain inlets in vicinity of site using sediment controls (e.g., berms, socks, filter rolls, or filter.)
C-4 ☒ ☐ Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, compost blankets or jute mats, covers for soil stock piles, etc.
C-2 ☒ ☐ Divert on-site runoff around exposed areas, divert off-site runoff around the site (e.g., swales and dikes).
C-3 ☒ ☐ Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filter, dikes, silt fences, or other measures as appropriate.
C-3 ☒ ☐ Limit construction access routes and establish designated access points.
C-4 ☒ ☐ No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wastewater is contained and treated.
C-4 ☒ ☐ Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
C-4 ☒ ☐ Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.
C-4 ☒ ☐ Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wastewater or sediments, reuse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.



Mayne Tree Expert Company, Inc.

ESTABLISHED 1931 STATE CONTRACTOR'S LICENSE NO. 276793
CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON PRESIDENT 535 BRAGATO ROAD, STE. A SAN CARLOS, CA 94069-6111
JEROMEY INGALLS CONSULTANT/ESTIMATOR TEL: (950) 591-4400 FAX: (950) 591-4403 EMAIL: info@maynetree.com

November 10, 2017

Mr. Fred Herring
Herring & Worley Inc.
1658 El Camino Real
San Carlos, CA 94070

Dear Mr. Herring,

RE: 219 & 221 TULARE STREET, BRISBANE

At your request, on October 24, 2017, I visited the above-referenced sites. The purpose of my visit was to identify, inspect, and comment on any trees larger than 9 inches in diameter that are on the sites.

Limitations of this report

The information within this report is based on a visual-only inspection. I accept no responsibility for any unknown or unidentified defects associated with any of the trees in this report or on this property. Trees #1, #2, #6, and #9 are located on the 221 Tulare Street property and trees #3-#7 are located on the 219 Tulare Street property.

Method

Each tree was identified and given a number that was scribed onto a metal foil tag and placed on the trunk of the tree at eye level. This identification number has also been placed on the provided site plan to show the approximate location of each tree on the property. The diameter of each tree was found by measuring the diameter of the trunk at 24 inches off of the natural grade as described in the heritage tree ordinance for the City of Brisbane. The height of each tree was estimated and the canopy spread was paced off to show the approximate dimensions for each tree. A condition rating was given to each tree; this rating is based on form and vitality and can be further defined by the following table.

0	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

Lastly, a comments section is included to give more individualized detail for each tree.

Tree #	Species	Diameter (inches)	Condition (percent)	Tree Survey		Comments
				Height (feet)	Spread (feet)	
1	Monterey Pine	29.3	50	25	33	Partially covered root crown; leans southwest; codominant at 9 feet; one-sided canopy growth to the southwest; decaying stump opposite the lean of the tree at the base; healthy canopy.
2	Blue Gum Eucalyptus	44.2	55	45	36	Partially covered root crown; two-stem at 15 feet with included bark; minor amount of interior deadwood; fair vigor and form.
3	Monterey Pine	23.3	50	35	27	Root crown covered; heavy lateral limbs; most of the canopy growth is to the northwest; large dead limbs present in the canopy.
4	Italian Stone Pine	18.6	45	30	18	Root crown covered; two-stem at 4 feet with included bark; one-sided canopy growth to the west; abundance of interior deadwood.
5	Italian Stone Pine	17.2	45	35	21	Root crown covered; burl at 7 feet; suppressed growth by adjacent tree canopies; heavy lateral limbs; slight lean to the northwest; an abundance of interior deadwood.
6	Italian Stone Pine	23.6	45	45	33	Root crown covered; two-stem at 4 feet with included bark; abundance of interior deadwood; multi-stem tops at 30 feet; leans northwest toward the neighbor's home.
7	Coast Live Oak (est.)	10.0	60	18	12	Root crown covered; multi-stem at the base; thick healthy foliage; no tag.
8	Deodar Cedar	15.4	70	18	15	Root crown covered; good vigor and form.
9	Silver Dollar Eucalyptus (est.)	28.0	55	25	36	Root crown covered; three-stem at 2 feet; healthy canopy that has been routinely topped in the past at 20 feet; no tag, located on neighbor's property.

Observations

This report is on two adjoining properties located on a hillside. One of the properties (221 Tulare Street) is developed and the current home is in a significant state of disrepair. The other property (219 Tulare Street) is an empty lot with an abundance of small brush shrubs and several trees. Trees #1, #2, and #6 are on the 221 Tulare Street property. Trees #3 - #7 are located on the 219 Tulare Street property. Tree #9 is located on the neighboring property to the west of 221 Tulare Street.

Tree #1 is a Monterey Pine located in the front of the 221 property. This tree has a covered root crown and a significant lean southwest toward the street. At the tree's base, opposite the lean, is an old stump cut from a previously removed leader. This area has started to decay and may increase the risk of failures. I found a codominant attachment at 9 feet and excess weight on the lateral limbs.

Tree #2 is a large Blue Gum Eucalyptus located near the street adjacent to tree #1. Soil and other organic material cover the root crown of this tree. There is a two-stem attachment at 15 feet and excess weight on the lateral limbs. Overall, this tree has fair vigor.

Tree #3 is a Monterey Pine located near the right front corner of the 219 Tulare Street property. The root crown of this tree is covered, an abundance of deadwood is present, and, due to a competition for light, most of the canopy growth is toward the northwest.

Trees #4 - #6 are all Italian Stone Pines located along the right side of the 219 Tulare Street property. Soil and other organic material cover all three trees' root crowns. All three trees have a moderate amount of interior deadwood and lean slightly to the northwest toward the neighboring property and home. Trees #4 and #6 each have two-stem attachments at 4 feet with included bark between the two stems.

Tree #7 is a small Coast Live Oak located along the right side of the property. This tree has a multi-stem attachment near the base and a healthy thick canopy. I was not able to measure the trunk of this tree due to the large amount of foliage present.

Tree #8 is a Deodar Cedar located at the right rear corner of the 221 Tulare Street property. Soil and other organic material cover the root crown. The tree has good form and vigor with a minor amount of interior deadwood present.

Tree #9 is a Silver Dollar Eucalyptus located on the right neighbor's property of the 221 Tulare Street site. This tree is within 5 feet of the property line, has a three-stem attachment at two feet, and has been routinely topped at 20 feet high. This tree has good vigor and poor form.

All the trees on these properties are in need of routine tree maintenance that should include exposing the root crowns, large deadwood removal, and end weight reduction of the heavier lateral limbs.

All work performed as a result of this report should be accomplished by a qualified licensed tree care professional. If I can be of further assistance, please contact me at my office. I believe this report is accurate and based on sound arboricultural principles and practices.

Sincerely,

Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:pmd



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November 10, 2017

Mr. Fred Herring
Herring & Worley Inc.
1658 El Camino Real
San Carlos, CA 94070

Dear Mr. Herring,

RE: 219 & 221 TULARE STREET, BRISBANE

At your request, I reviewed the proposed construction plans for the above addresses. During my review, I determined that two new structures will be built upon the properties, one structure on each site.

Limitations of this Letter

The following Tree Protection Plan is based on my interpretation of the plans that were provided to me. I accept no responsibility for any misinterpreted portions of the construction project or if the provided plans for the project were changed without my knowledge after I received a copy.

The following letter is not a contract to become the site arborist or for any future inspections that might be needed. A separate contract would need to be established to perform the role of site arborist for this project.

Plan Review

During the proposed construction projects, trees #1-#8 located on the two sites will be significantly impacted by the project and will need to be removed. Tree #9 will have roughly 40 percent of its root zone impacted by the excavation needed for the basement on the 221 Tulare Street site. This tree should survive the project but may need some upper canopy trimming to allow proper access for construction equipment.

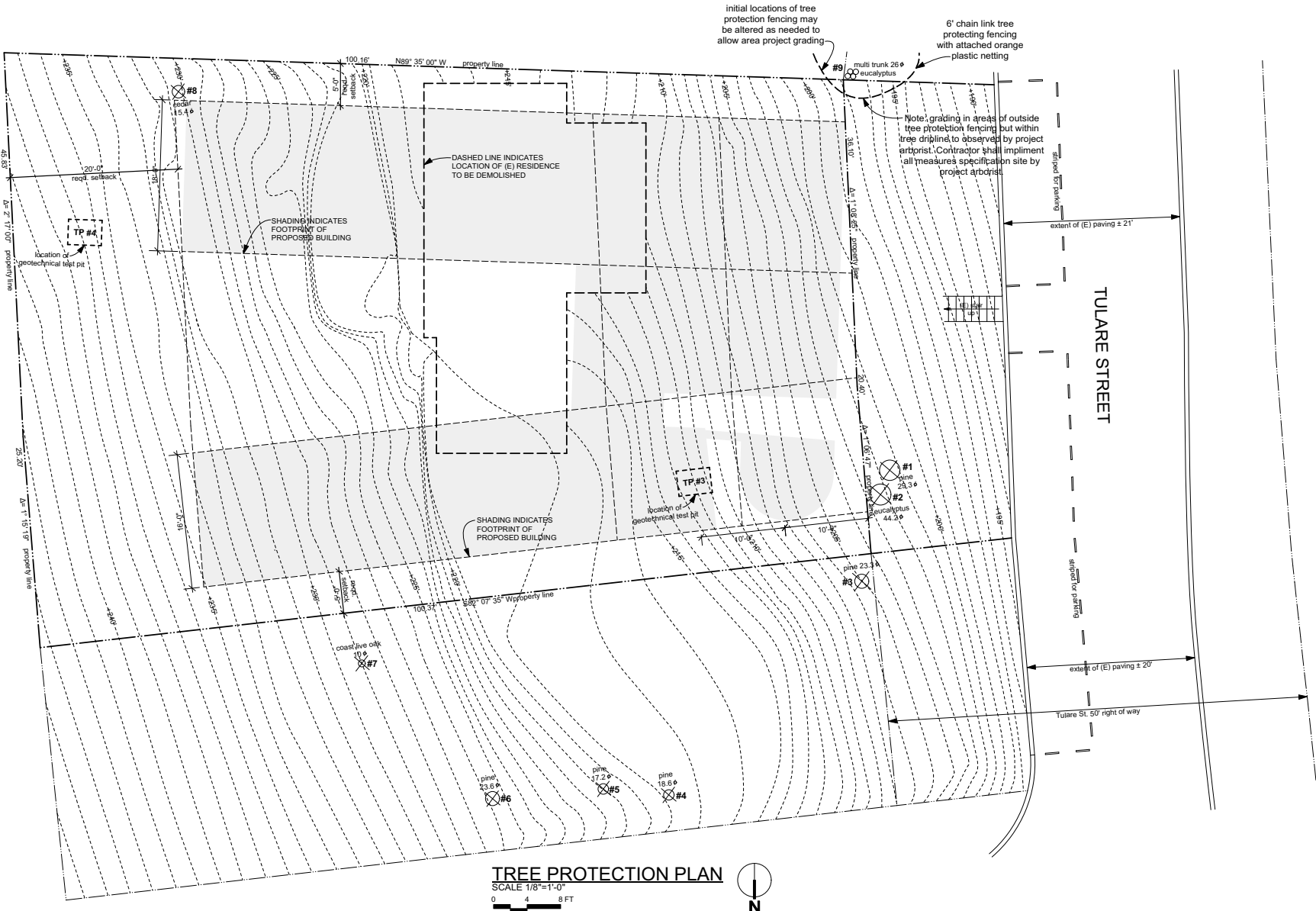
TREE PROTECTION SPECIFICATIONS

- Establish a perimeter around the protected tree(s) that follows the tree's dripline as close as possible. This perimeter should consist of 6 foot tall chain link fencing supported by 1.5 to 2 inch diameter metal pipes. These support pipes shall be no more than ten feet apart. This enclosed area is the Tree Protection Zone (TPZ) and should be off limits to workers, construction debris and construction activities.
- Temporary movable barriers, such as chain link fencing panels that are supported by cement blocks, can be used in place of fixed fencing in certain situations. Permission to use such panels will need to be discussed with the project arborist prior to installation. Once the location of these panels is established, they should not be moved closer to the tree without the consent of the project arborist or city arborist.
- To protect the health, structural integrity, and vigor of the protected tree(s) and their roots:
DO NOT:
 - Allow runoff or spillage of damaging materials into the area below any tree canopy.
 - Store materials, stockpile soil, or park or drive vehicles within the TPZ.
 - Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
 - Allow fires under and adjacent to trees.
 - Discharge exhaust into foliage.
 - Secure cable, chain, or rope to trees or shrubs.
 - Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
 - Apply soil sterilants under pavement near existing trees.
- When work is being completed within the dripline of any protected tree it is important to minimize the disturbance to the roots of the tree. Therefore, any excavations within the dripline of any protected tree should be accomplished by hand digging or use of compressed air tools.
- All roots less than two inches in diameter that are exposed during any excavation should be cut cleanly with hand pruners or loppers back to the wall of excavation nearest to the tree. Any roots found that are larger than two inches in diameter should be left uncut and intact and the site arborist shall be contacted immediately. The roots in this area should be left untouched until the site arborist can identify, inspect, document, and make a final decision as to the root's fate.
- Trenches should be filled as soon as possible to minimize the drying out of any exposed roots of the protected trees. If any trenches are to be left open for longer than 24 hours, then the wall of excavation that is closest to the protected tree shall be lined with 3 to 4 layers of burlap. These burlap layers shall be kept moist throughout the duration of the trench being open.
- When possible, any pipes or utility lines shall be kept outside the dripline of the protected tree or at least 10 times the trunk diameter of the protected tree. Tunneling or directional boring under the tree is an option, but should take place at least three feet below the surface of the ground.
- Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
- An ISA Certified Arborist or ASCA Registered Consulting Arborist may be required by the City to be retained as the Project Arborist to monitor the tree protection specifications. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist.
- Violation of any of the above provisions may result in sanctions or other disciplinary action.

Sincerely,

Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:pmd

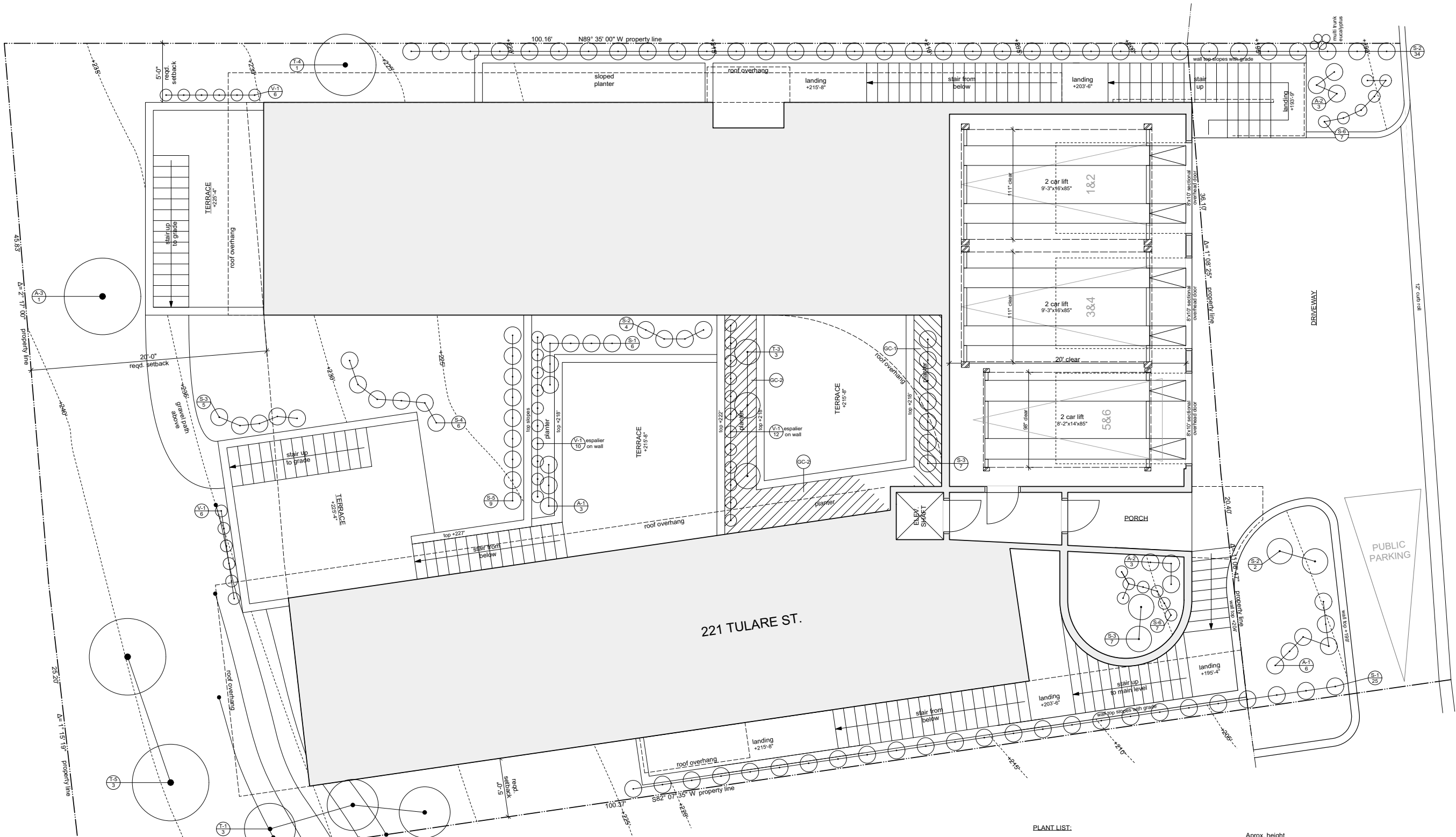


TREE PROTECTION PLAN

SCALE 1/8"=1'-0"

0 4 8 FT





PLANT LIST:

I. TREES		Size	Aprox. height at maturity
T-1	Small (8'-12')		
T-1	Arbutus menziesii/Madrone	15 gal	10'
T-2	Arbutus unedo/Strawberry tree	15 gal	10'
T-3	Arctostaphylos manzanita 'Dr. Hurd'	5 gal	10'
Large (20' high-30' wide)			
T-4	Quercus douglasii/Blue oak	15 gal	20'
T-5	Quercus agrifolia/Coast Live oak	15 gal	20'
Note: Available in standard or multi trunk			
II. SHRUBS			
S-1	Rhus ovata/Sugar bush (4'-10')	5 gal	6'
Note: Plant in groups - white flowers			
S-2	Rhamnus californica 'Eve Case'	5 gal	8'
Note: Colorful berries			
S-3	Nerium oleander 'Dwarf red' (3'-4')	1 gal	8'
S-4	Myrtus communis/Myrtle (5'-6')	5 gal	6'
Note: White flowers			
S-5	Arctostaphylos 'Sunset' (Sunset manzanita)	5 gal	5'
S-6	Lavandula dentata/French lavender	1 gal	2'

III. ACCENT PLANTS

A-1	Rosa banksiae/White Lady Banks' rose	5 gal	2'
Note: Sprawling w/o support, needs regular water			
A-2	Muhlenbergia capillaris/Pink muhly	1 gal	3'
Note: Grass with showy flowers			
A-3	Yucca aloifolia/Spanish bayonet (10' - 5' wide)	15 gal	20'
Note: Very large			
IV. GROUND COVERS			
GC-1	Lavandula dentata/French lavender (3')	1 gal	2'
GC-2	Lavandula stoechas/Spanish lavender	1 gal	2'
V. VINES			
V-1	Campsis spp. (Trumpet creeper)	1 gal	2'

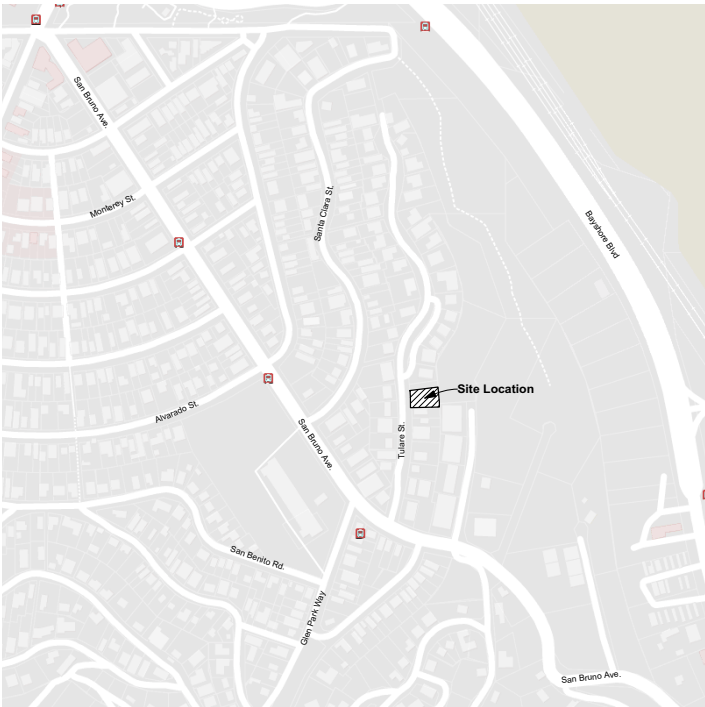
PROPOSED LANDSCAPE:

Proposed landscape area 1815#>635.5#minimum (10% of lot total) OK
(6355x0.10=635.5#minimum)

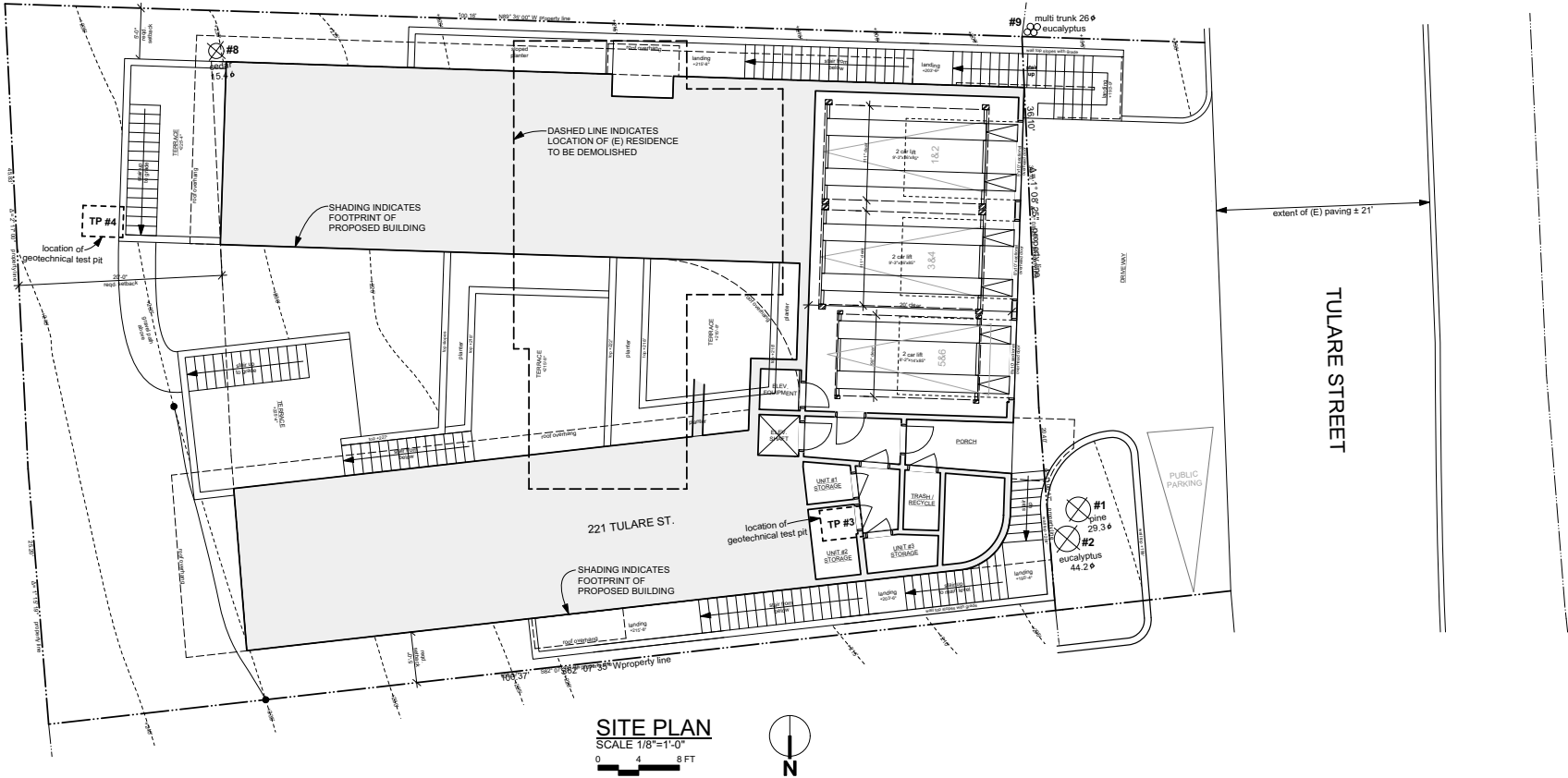
Within front yard setback 85# = 85#minimum (15% of front yard setback) OK
(665x0.15=99#minimum)

June 4, 2018

L-2



VICINITY MAP
N.T.S.



SITE PLAN
SCALE 1/8"=1'-0"



PROJECT DATA:

Property: 221 Tulare Street
Brisbane, 94005 CA.

APN: 007-361-120, 130

Lot area: 6355±

Average lot width: 63.8'

Max. permitted floor area:

.72 x 6355 = 4575.6± permitted

Lower floor (storage, trash, entry)	170±
Main floor (Unit #1)	832±
Upper floor (Unit #2)	704±
Upper floor (Unit #3)	850±
Top floor (Unit #2)	550±
Top floor (Unit #3)	482±
Total Livable area	3588± < 4575.6± permitted

Garage: 630±

Grand Total: 4218±

Max. permitted coverage:

.60 x 6355 = 3813± permitted

Proposed bldg. footprint: 2905± < 3813± OK

Setbacks:

Front (West) to garage	0'
to living	10'
Side (South)	5'
Rear (East)	20'
Side (North)	5'

Occupancy: U/R-3

Building Type: ▽ B

Existing Parking:	
Street parking (7' width)	4 spaces
Required (one residence)	3 spaces
	1 space "surplus"

Proposed Parking:	
Street parking (7' width)	1 spaces
On site parking	6 spaces
	7 total

Requires	6 spaces
	1 spaces "surplus"
	(or 1 + passing lane)

PROJECT DESCRIPTION

New four story condominium with three units and attached garage.
Unit #1 832± with 1 bedroom, 2 bath
Unit #2 1255± with 2 bedrooms, 2.5 bath
Unit #3 1332± with 2 bedrooms, 2.5 bath

IMPERMEABLE SURFACES:

	Existing condition (pre-project)	Post-project condition
Building roof	952±	3,265±
Rear & Side yard, Walkways, Terraces, Driveway	404±	1,878±
Total:	1356±	5,143±

Lot area: 6,355 = (.145 ac.)
Impervious proposed 5,143 = (.118 ac.)
2,171 = natural/planted areas

Increase in impervious area (5,143 - 1356 = 3787 = .087 ac.)

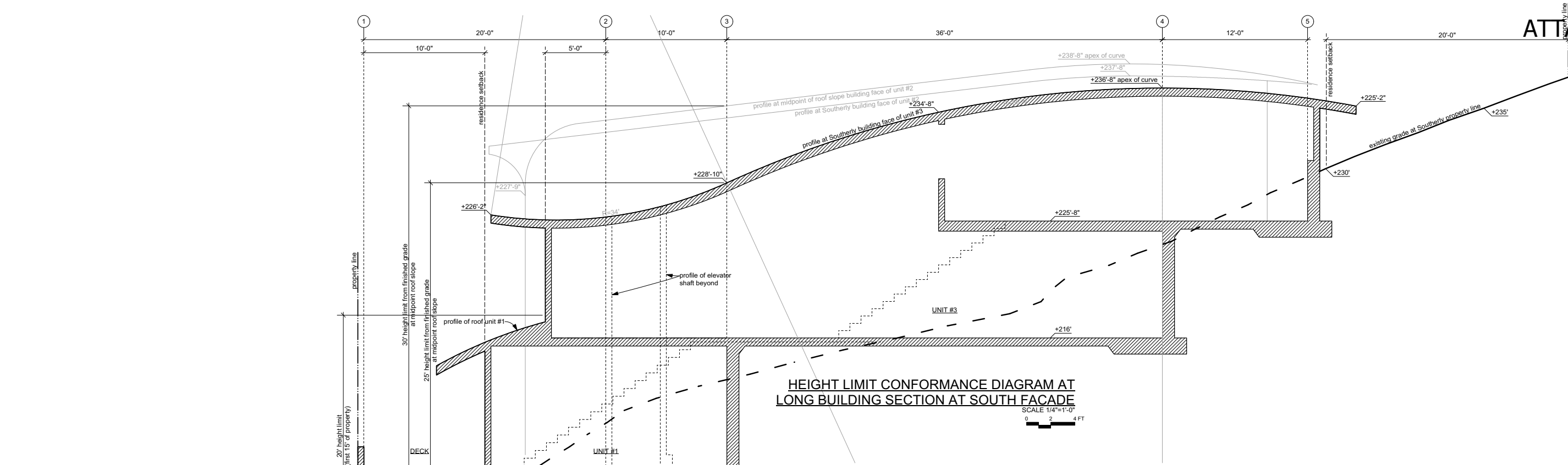
FIRE PROTECTION:

Structure to be protected with automatic fire
sprinkler system compliant with NFPA 13D.

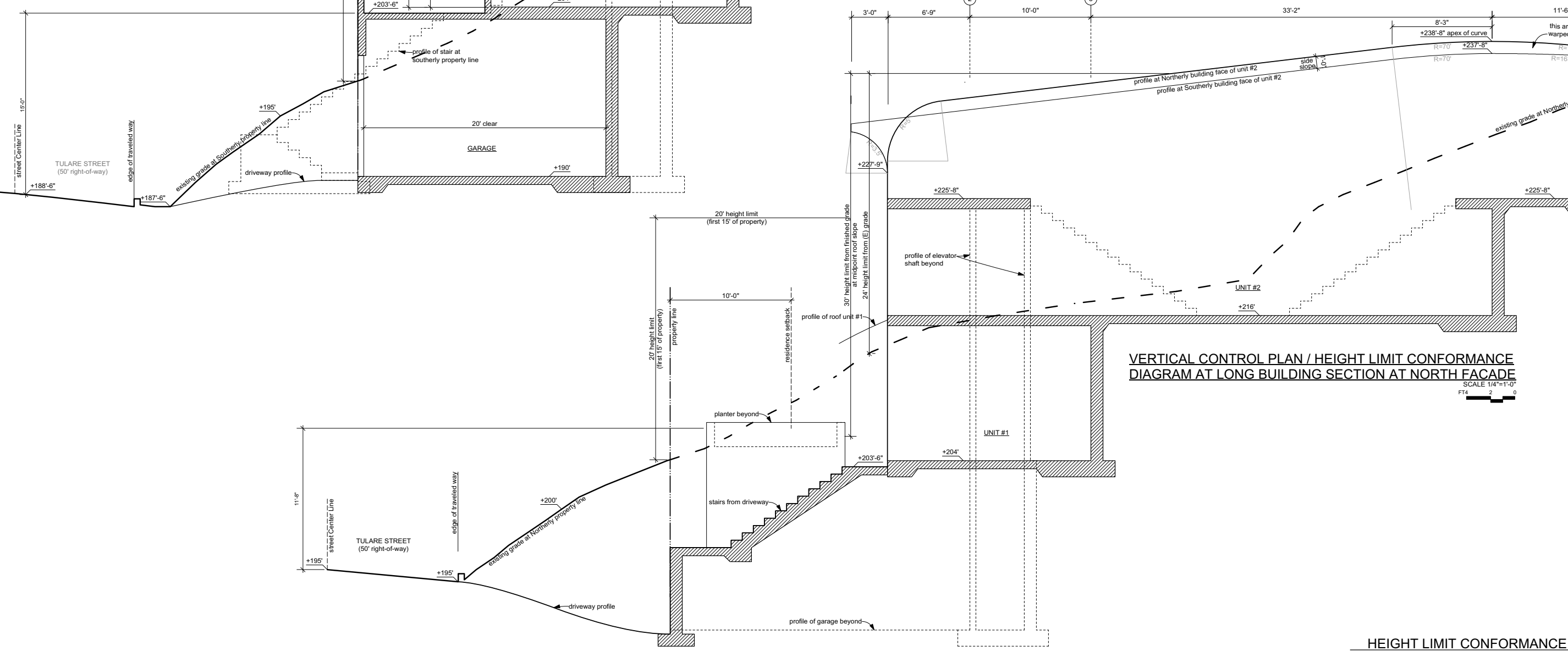
APPLICABLE CODES:

2016 California Building Code
2016 California Residential Code
2016 California Electrical Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Green Building Standards Code
2016 California Energy Code

221 TULARE STREET, BRISBANE, CA.

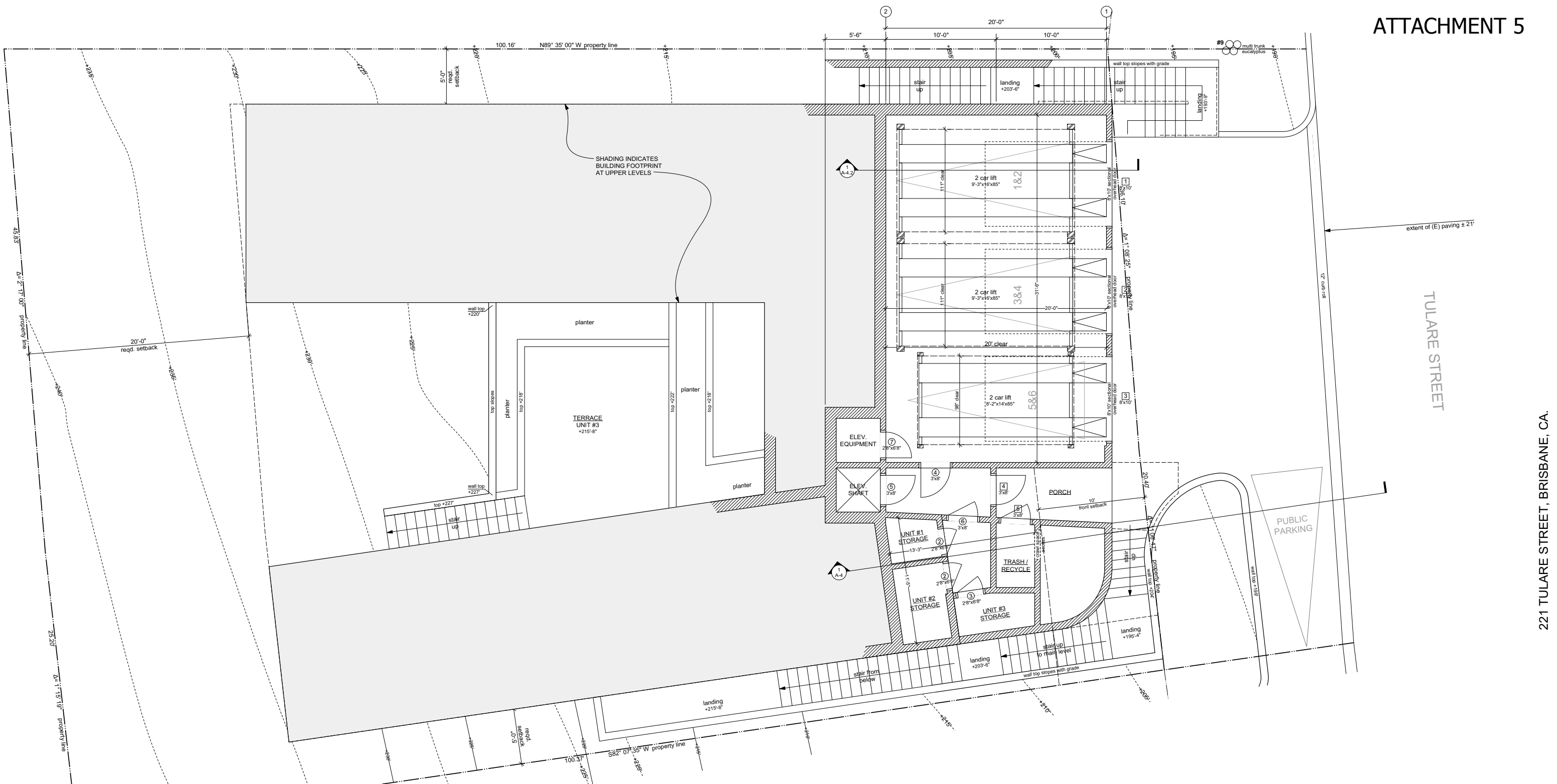


HEIGHT LIMIT CONFORMANCE DIAGRAM AT LONG BUILDING SECTION AT SOUTH FACADE
SCALE 1/4"=1'-0"



VERTICAL CONTROL PLAN / HEIGHT LIMIT CONFORMANCE DIAGRAM AT LONG BUILDING SECTION AT NORTH FACADE
SCALE 1/4"=1'-0"

221 TULARE STREET, BRISBANE, CA.



GARAGE & LOWER FLOOR PLAN
SCALE 1/4"=1'-0"
0 2 4 FT
elevation +193'
630# Garage



Specs of Intended Parking Lift/Stacker System:

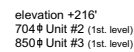
Auto Lift Car-Park-9 9,000 lb. Storage/Parking Lift
The FP9K-DX-XLT Four Post Lift is designed and constructed to be a commercial grade lift, with industry leading Runway length & Drive-Thru width.

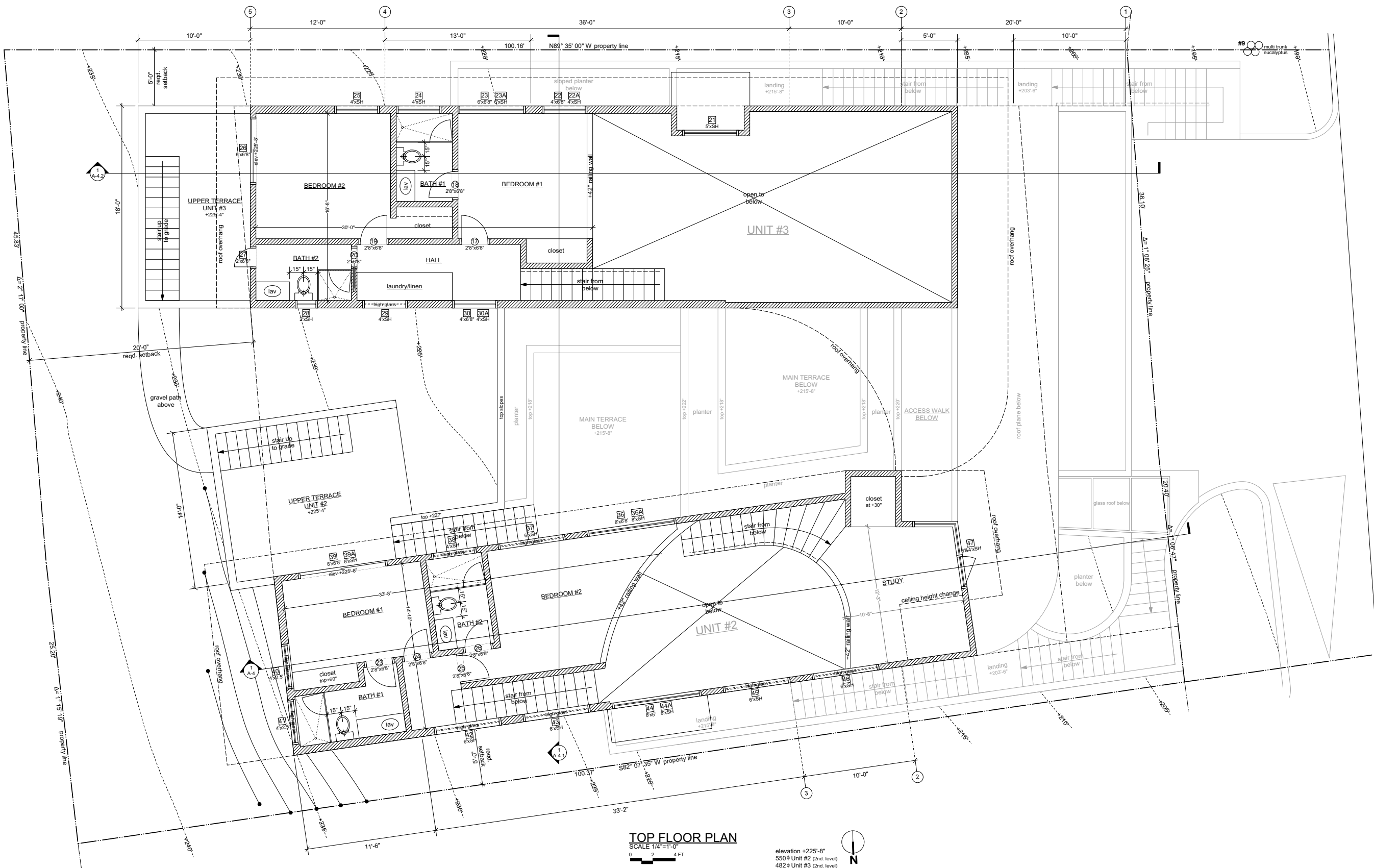
Specifications	AL FP9K-DS-XLT
Capacity	9,000 lbs.
Overall Length w/ Ramp	239'
Overall Length No Ramp	197"
Overall Width	123"
Overall Width w/ Power Unit	134.5"
Column Height	96"
Lifting Height	85"
Approach Ramp Length	37"
Runway Tread Width	20"
Runway Length	188.5"
Runway Height	4.80"
Clearance Between Columns	111.5"
Clearance Between Runways	39.5"
Outside to Outside Runway	79"
Clearance Under Runway	81"
Lifting Speed	90 sec.
Power	110V-15Amp / 1PH

PARKING:

Existing Parking:	
Street parking (7' width)	4 spaces
Required (one per residence)	3 spaces
	1 space "surplus"
Proposed Parking:	
Street parking (9' width)	1 spaces
On site parking	6 spaces
	7 total
Requires	3 spaces
	4 spaces "surplus"



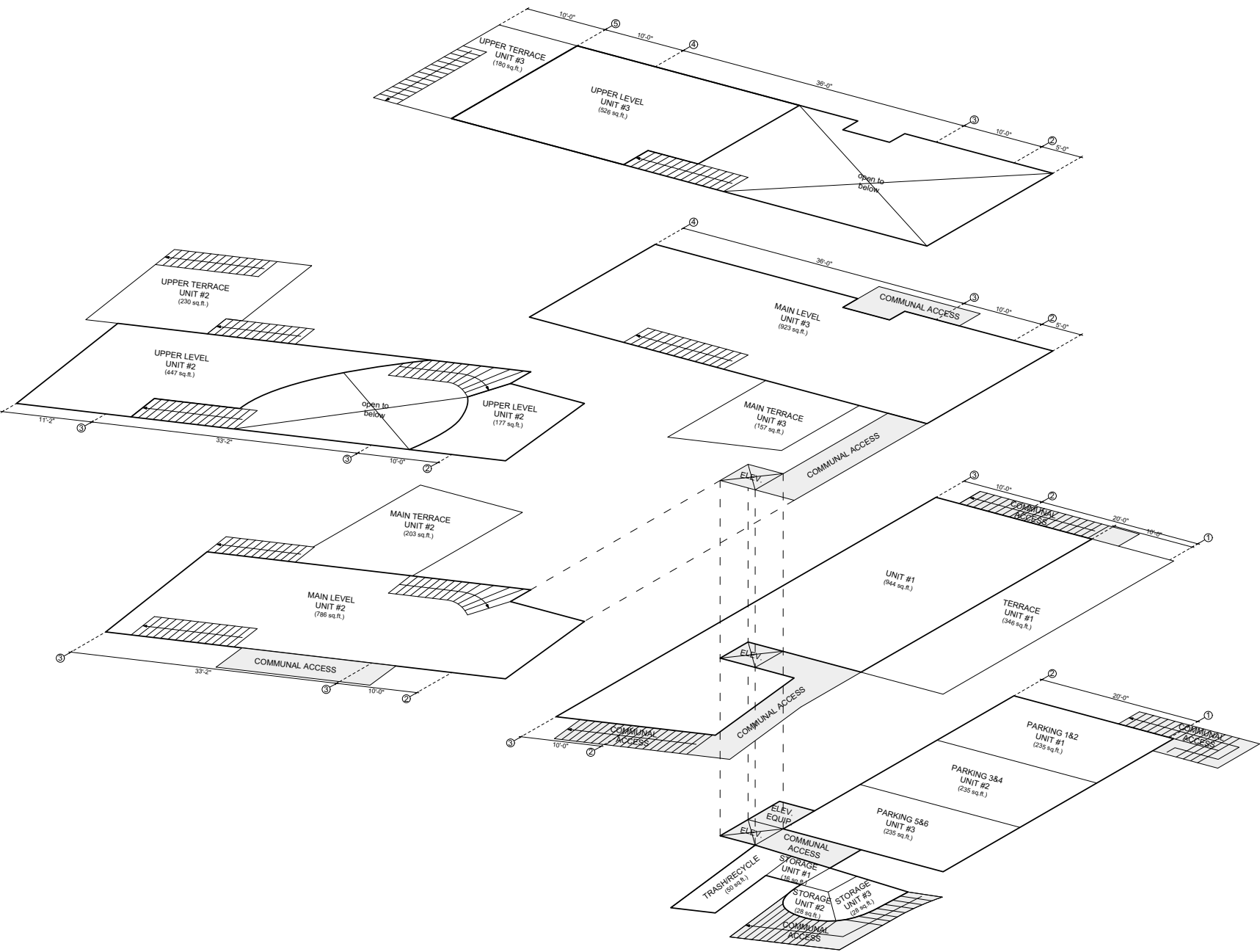




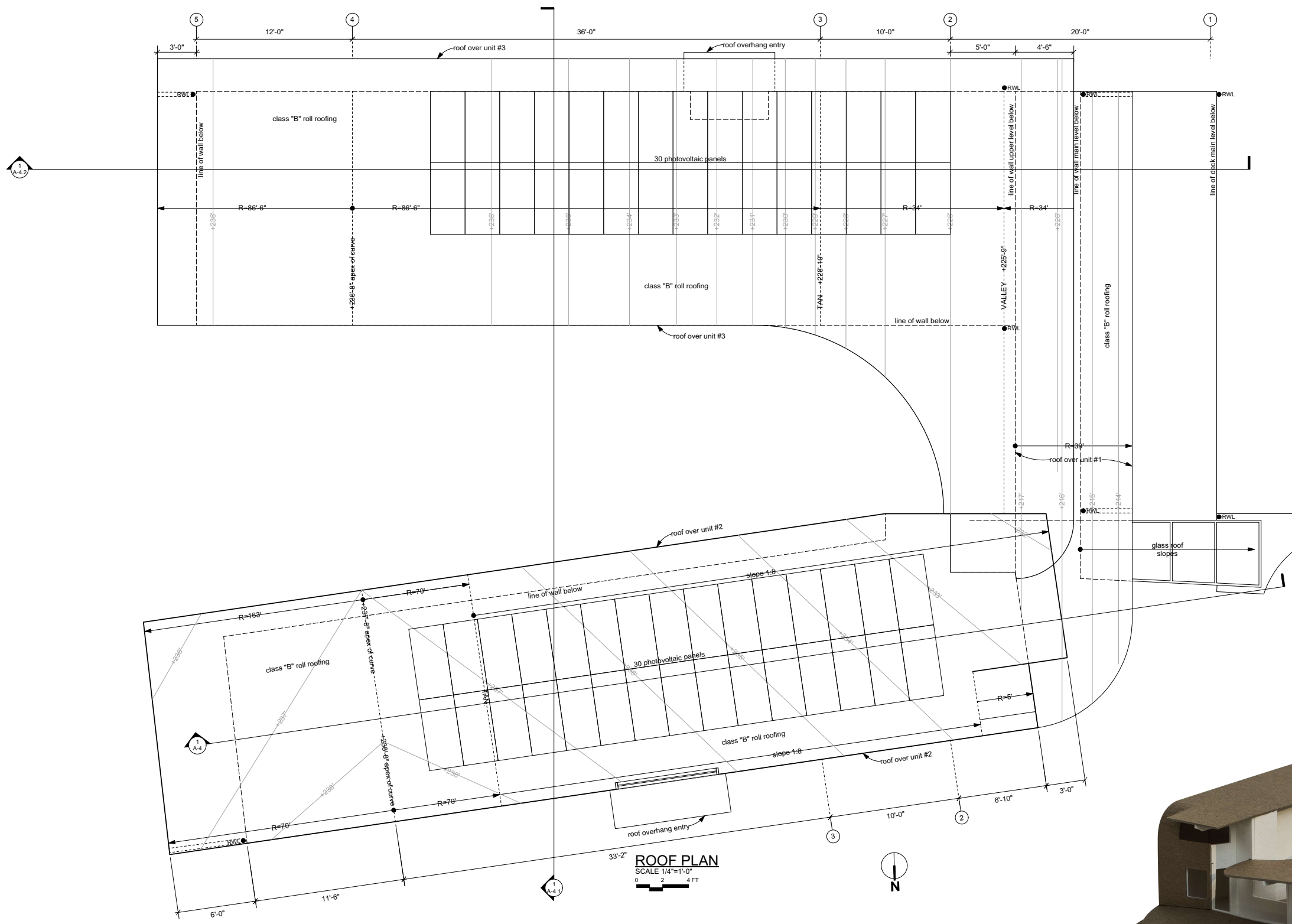
TOP FLOOR PLAN
SCALE 1/4"=1'-0"

elevation +225'-8"
550# Unit #2 (2nd level)
482# Unit #3 (2nd level)

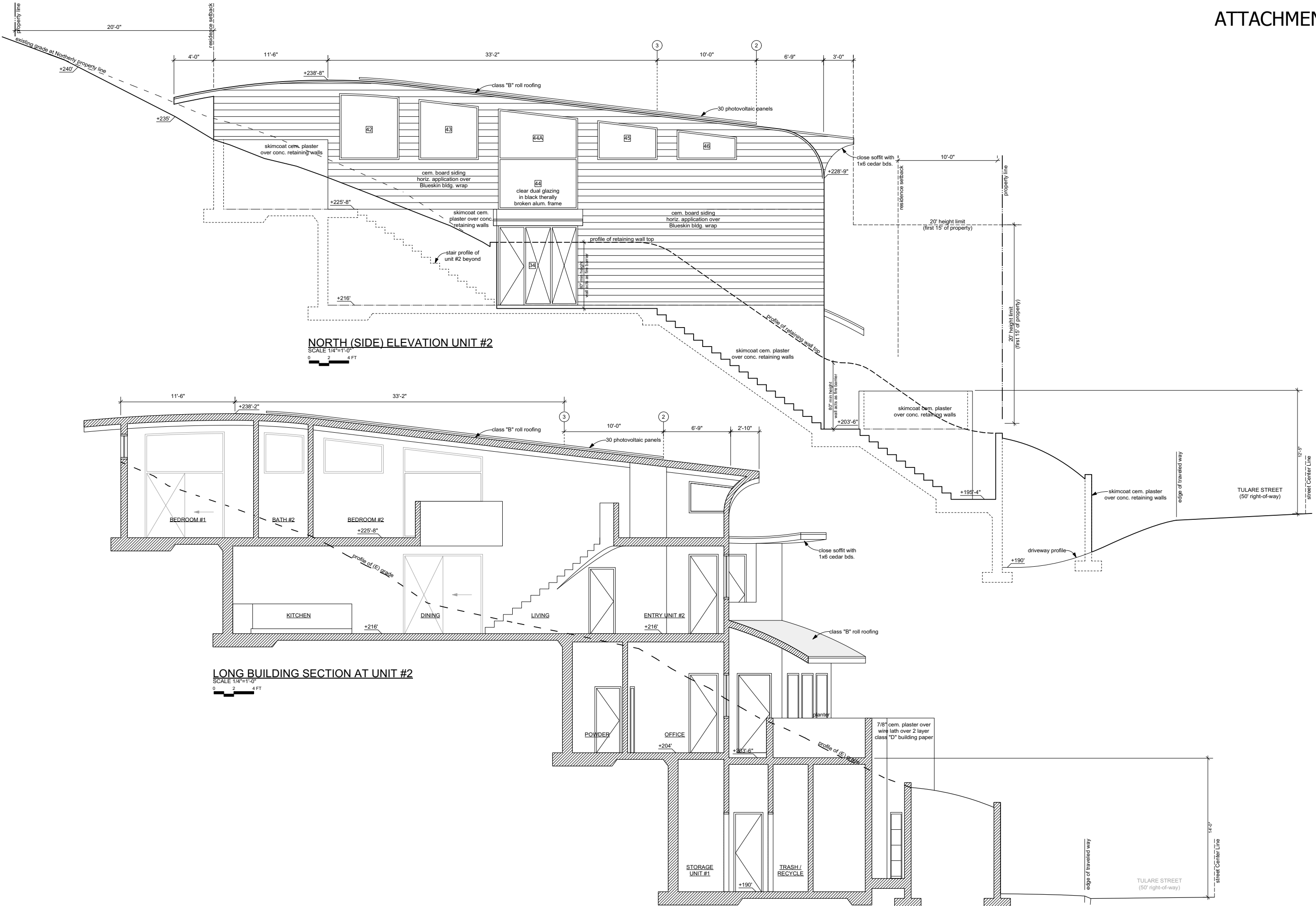
TULARE STREET



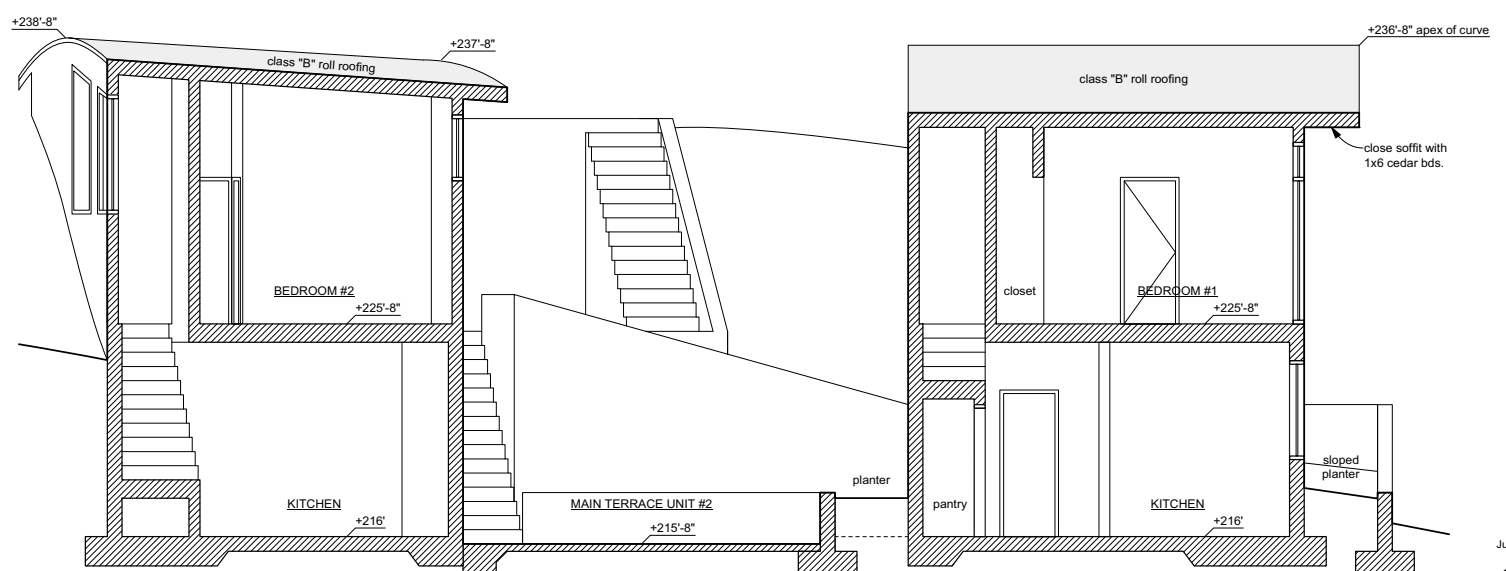
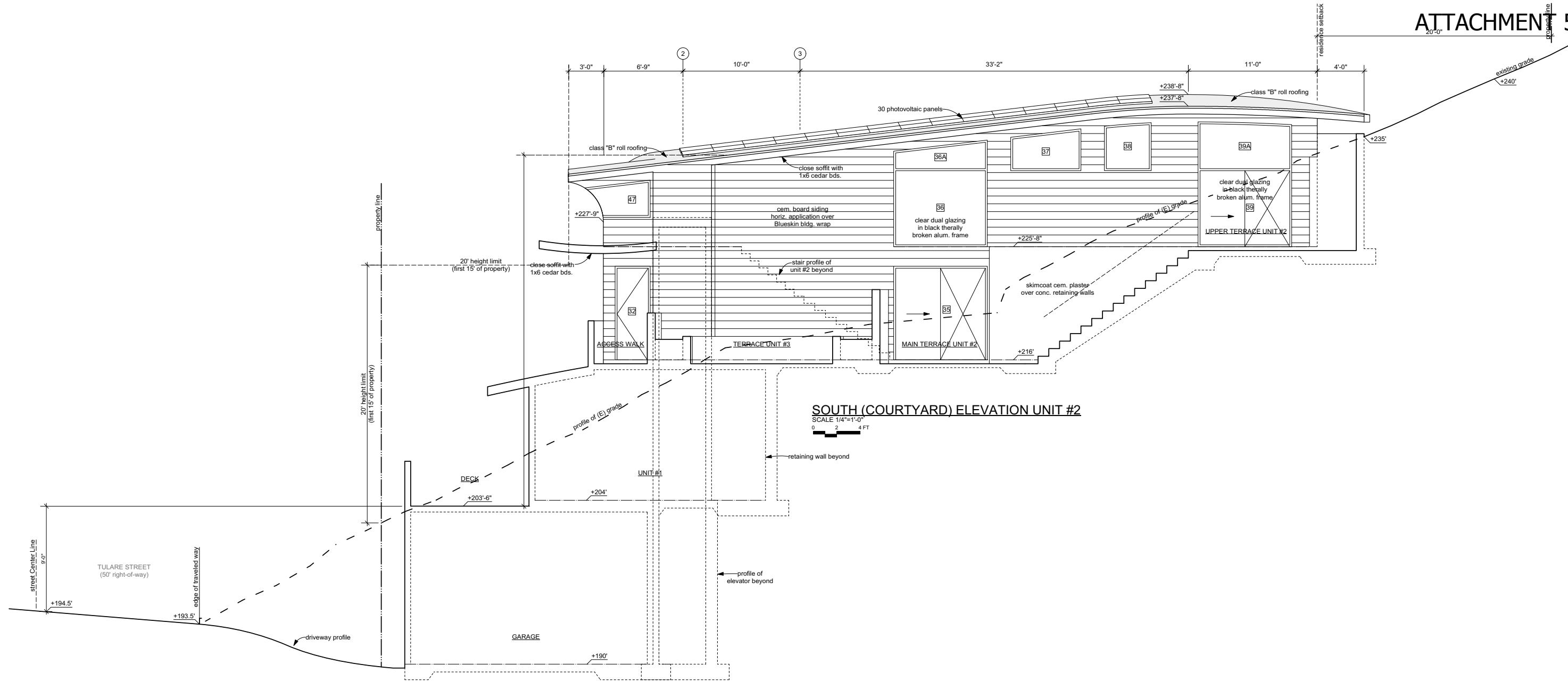
221 TULARE STREET, BRISBANE, CA.



221 TULARE STREET, BRISBANE, CA.

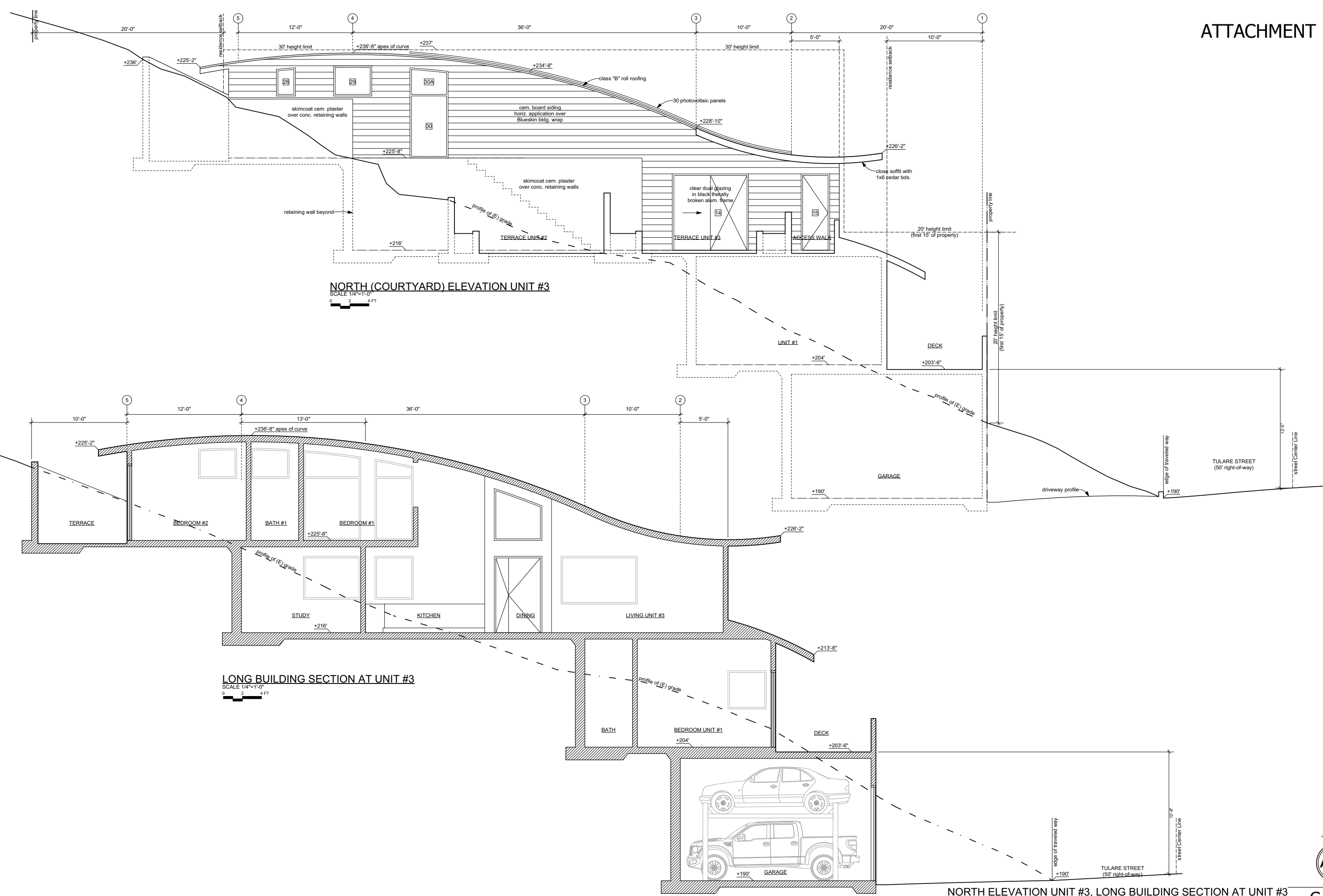


221 TULARE STREET, BRISBANE, CA.

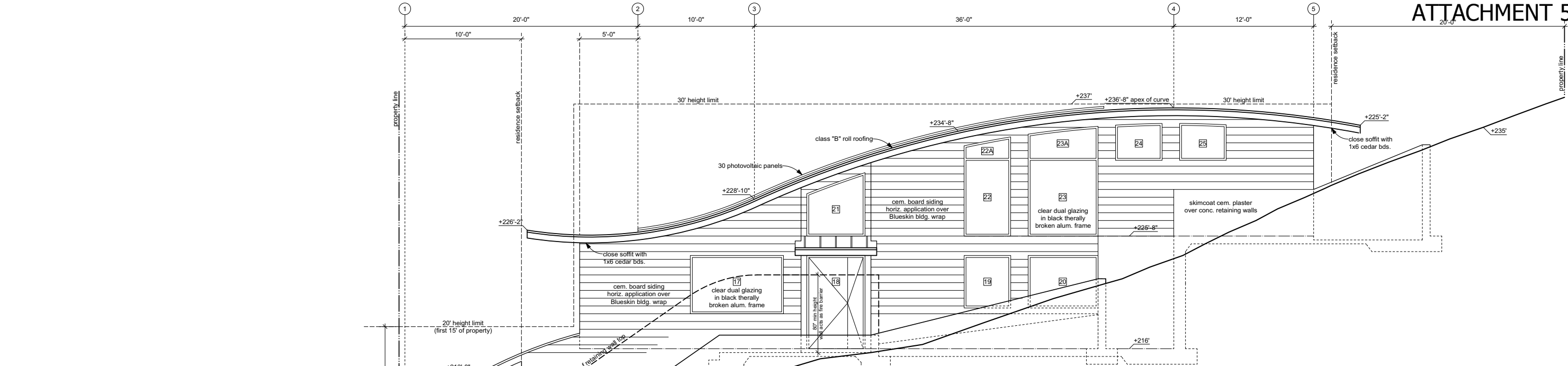


CROSS SECTION

SOUTH ELEVATION UNIT #2,
EAST ELEVATION, CROSS SECTION



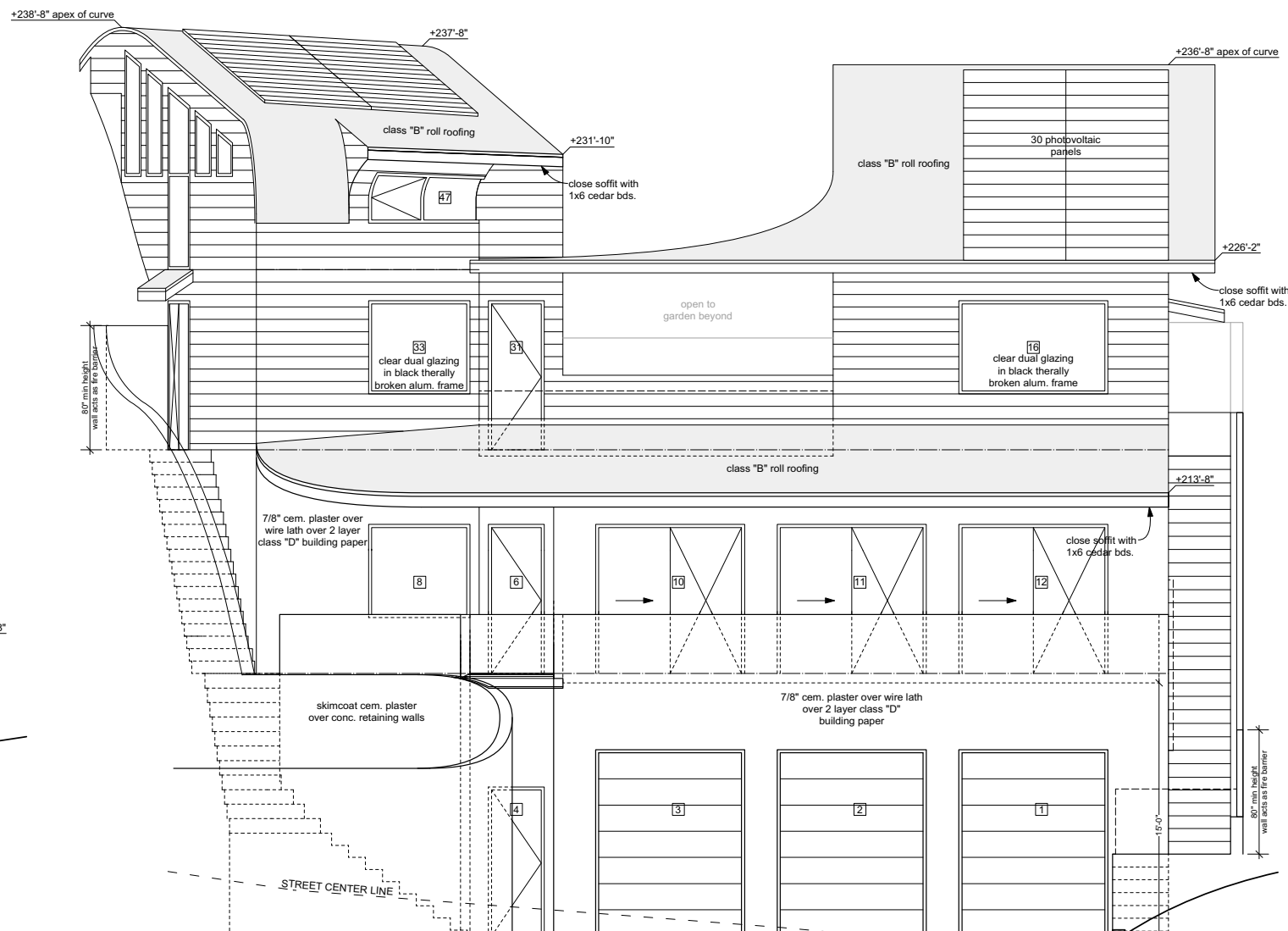
221 TULARE STREET, BRISBANE, CA.



SOUTH (SIDE) ELEVATION UNIT #3

SCALE 1/4"=1'-0"

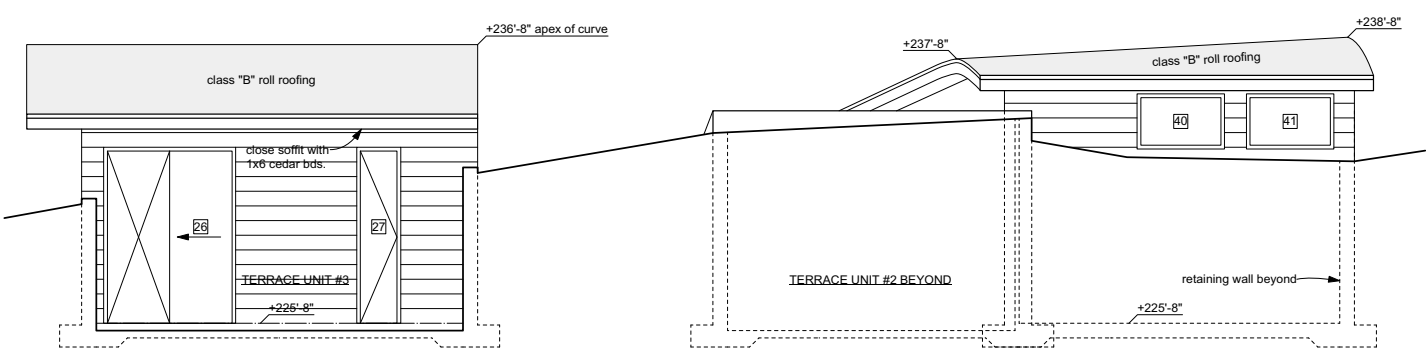
0 2 4 FT



WEST (FRONT) ELEVATION

SCALE 1/4"=1'-0"

0 2 4 FT



EAST (REAR) ELEVATION






SCALE 1/4"=1'-0"

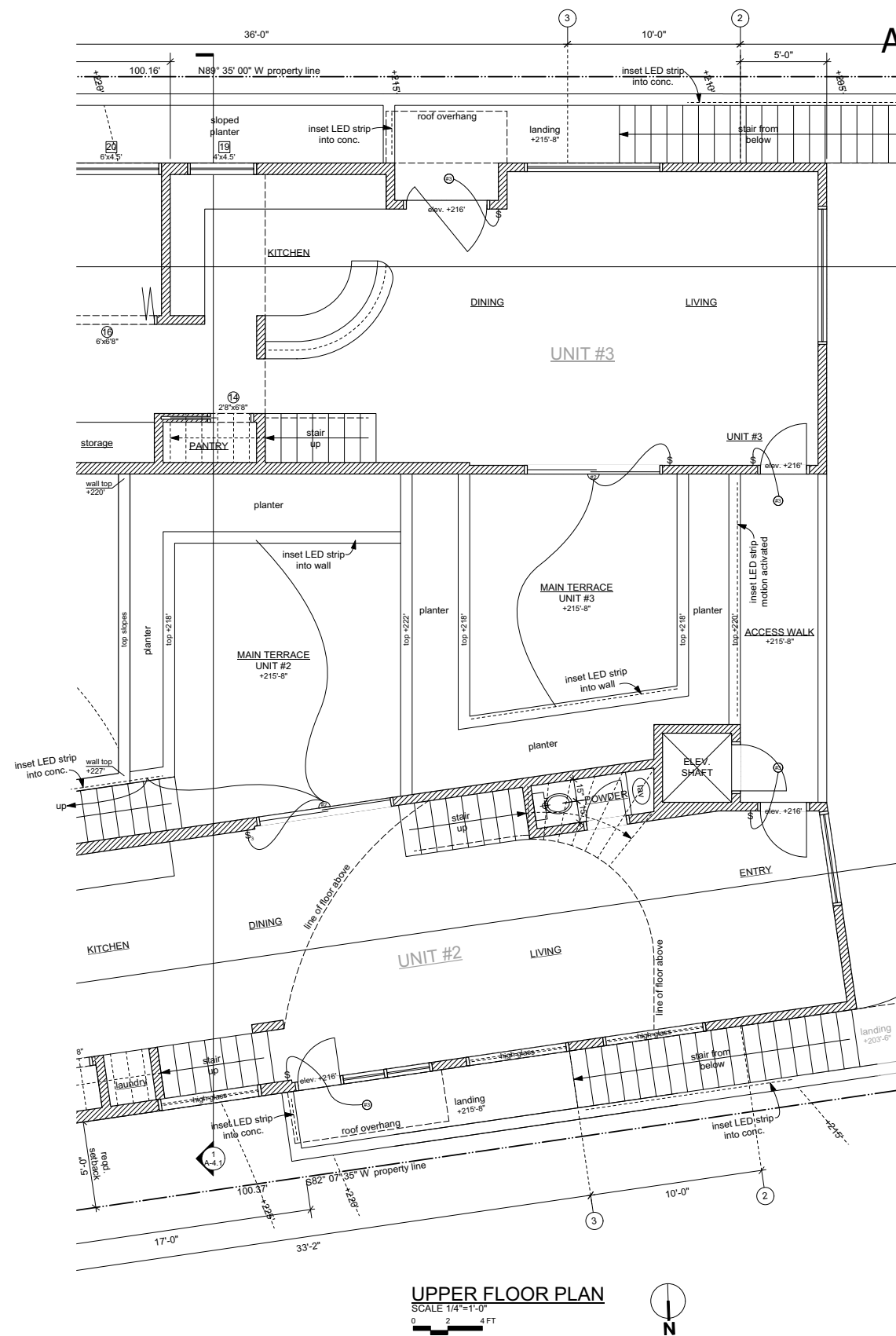
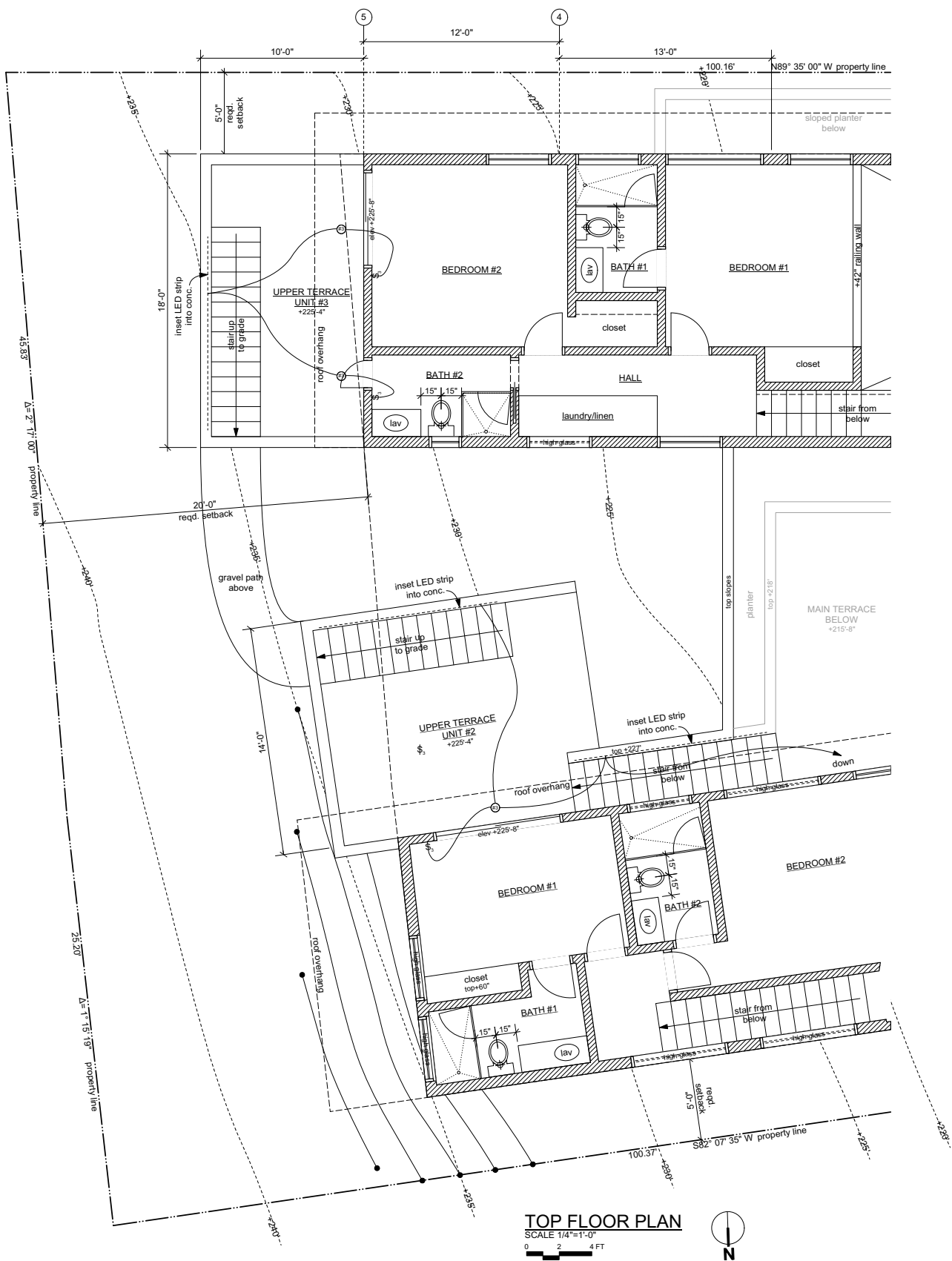
0 2 4 FT

SOUTH ELEVATION UNIT #3, WEST ELEVATION

SCALE 1/4"=1'-0"



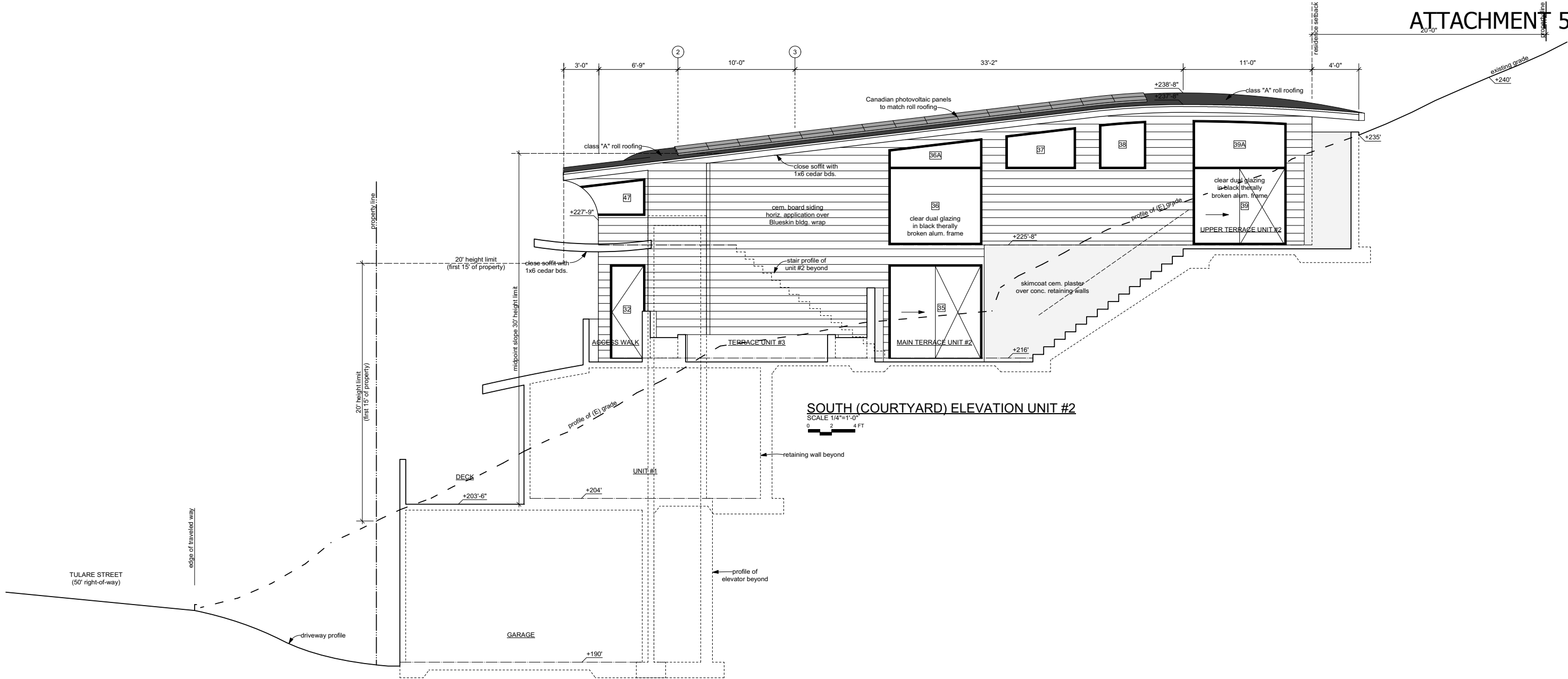
	Switch single pole		
	Switch three way		
	Diode LED	Valent LED tape light 2700K DL-12V-1VA27-9016	16.4ft spool valent LED strip light 0.4"W x 0.05"H 2.2W (wattage per foot)
	Kuzco	LED Wall Sconce P1143-066-L	Sand Black - Etched White Glass 8"W x 8"H x 33/4" Ext. 14W LED (248 lumens)
	Kuzco	Ceiling light 51561	Brushed Nickel & Chrome - White Opal Glass 31 5/8"H x 12" Dia. 60W LED








\$	Switch single pole	
\$	Switch three way	
---	Diode LED	Valent LED tape light 2700K DL-12V-1VA27-9016
⌋	Kuzco	LED Wall Sconce P1143-066-L
⊙	Kuzco	Ceiling light 51561
		16.4ft spool valent LED strip light 0.4"W x 0.05"H 2.2W (wattage per foot)
		Sand Black - Etched White Glass 8"W x 8"H x 3.34" Ext. 14W LED (248 lumens)
		Brushed Nickel & Chrome - White Opal Glass 31/8"H x 12" Dia. 60W LED

June 4, 2018

A-5.21



EXTERIOR MATERIAL SPECIFICATIONS:

Roofing	Class "A" Fire Resistive Roll Roofing Local Supplier	CertainTeed "Colonial Slate" roll roofing 39-3/8" x 32' 11"	
Concrete Walls	Stucco / Plaster Sand finish	Finish coat of C.P. over wire lath over conc. structural wall	
Wood Frame Walls	Cement board Local Supplier	Cement board 1x6 shiplap pattern siding	
Glazing	Alufront Thermally broken alum. frames	Clear dual glazing matte Black finish	
Soffit	Local Lumber Supplier	Native Red Cedar 1x6 board natural finish	

ATTACHMENT 6

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

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

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

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

THE PROPOSED PROJECT IS COMPOSED OF THREE DISTINCT	Plan Sheet Page(s)
UNITS. THE SCALE OF EACH OF THESE UNITS IS COMPARABLE	A-4
TO ADJACENT SINGLE-FAMILY DWELLINGS. MATERIALS	4.1
(EXAMPLE: SIDING) SPECIFIED ARE RESIDENTIAL IN	4.2, 4.3
CHARACTER.	

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

STEPPING THE PROPOSED UNITS UP THE STEEPLY SLOPED	Plan Sheet Page(s)
SITE ALLOWS THE PRESERVATION OF PRIVACY BETWEEN	A-2.2
UNITS AS WELL AS BETWEEN PROPOSED UNITS AND EXISTING	A-4.2
NEIGHBORS.	

C. How do the design and location of proposed buildings and structures mitigate potential impacts to adjacent land uses?

THE PRIVACY OF ADJACENT DWELLINGS IS PRESERVED BY	Plan Sheet Page(s)
BOTH THE (U-SHAPED) CONFIGURATION OF PROPOSED UNITS	A-2.2
AND THE STEPPED (UPSLOPE) BUILDING FORM.	A-4.1

Attachment A
Design Permit Supporting Statements

D. How does the project design utilize natural heating and cooling opportunities through building placement, landscaping and building design to promote sustainable development and to address long-term affordability? What site constraints exist, if any, that limit the use of natural heating and cooling opportunities?

THE BUILDING FORM ALLOWS THROUGH VENTILATION OF	Plan Sheet Page(s)
EACH UNIT. THE ELECTION TO INSET THE BUILDING INTO	A-4.1
A STEEP UPSLOPE SITE PROVIDES (EARTH!) INSULATION OF	A-4.2
MANY PROPOSED SPACES.	

E. For hillside development, how does the proposal respond to the topography of the site? How does the design minimize the project's visual impact? How does the design preserve significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park?

THE PROPOSED STRUCTURE STEPS UP AND IS SET INTO ITS	Plan Sheet Page(s)
STEEP UPSLOPE SITE. THE PROJECT LOCATIONS MEAN THAT	A-2.2
NO VIEWS OF THE BAY, BRISBANE LAGOON OR SAN BRUNO	A-4.1
MOUNTAIN CAN BE BLOCKED/REDUCED BY THIS PROPOSAL.	

F. How does the location and dimensions of vehicular and pedestrian entrances and exits minimize traffic impacts on abutting streets? Is the proposed off-street parking and interior site circulation adequate to meet the needs of the project? Are parking facilities adequately surfaced, landscaped and lit?

PROJECT SITE DICTATES THAT BOTH AUTO AND PEDESTRIAN	Plan Sheet Page(s)
ACCESS TO THE PROPOSED DWELLINGS BE FROM NARROW,	A-2
MUCH-TRAFFICED TULARE STREET. SITE PARKING IS IN CONFORMANCE WITH CITY STANDARDS AS ARE PEDESTRIAN	A-2.1
ENTRYWAYS TO EACH UNIT.	A-2.2

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

Attachment A
Design Permit Supporting Statements

BICYCLE STORAGE IS PROVIDED WITHIN GARAGE/STORAGE	Plan Sheet Page(s)
AREAS ALLOCATED TO EACH UNIT.	A-2

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

SPECIFIED LANDSCAPING IS ARRANGED TO MAXIMIZE	Plan Sheet Page(s)
PRIVACY BETWEEN PROPOSED UNITS AND NEIGHBORING	L-2
PROPERTIES.	

I. How does the project design protect against external and internal noise?

AREAS OF "COMMON" WALL AND/OR FLOOR/CEILINGS HAVE	Plan Sheet Page(s)
BEEN MINIMIZED TO INSURE AUDIO (INTERNAL) PRIVACY	A-4.2
BETWEEN PROPOSED UNITS. EXTERIOR OPENINGS ARE DUAL	
GLAZED AND ORIENTED TO MINIMIZE EXPOSURE OF EACH	A-4
UNIT TO EXTERNAL NOISE SOURCES (FROM NEIGHBORING	
HOMES OR ROAD TRAFFIC).	

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

PROPOSED EXTERIOR LIGHTING IS DOWN-LIGHTING (WITHIN	Plan Sheet Page(s)
ROOF OVERHANGS) OR INSET INTO WALLS ADJACENT TO	A-5.2
EGRESS/INGRESS WALKWAYS AND STAIRS.	A-5.21

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

Attachment A
Design Permit Supporting Statements

NO ROOFTOP EQUIPMENT IS PROPOSED. P.V. PANELS ARE	Plan Sheet Page(s)
INSET INTO THE ROOF STRUCTURE TO FORM A CONTINUOUS	A-3
PLANE). MECHANICAL EQUIPMENT FOR EACH UNIT WILL BE	
LOCATED WITHIN THE UNIT THAT EQUIPMENT SERVES.	

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

NOT APPLICABLE	Plan Sheet Page(s)

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

NOT APPLICABLE	Plan Sheet Page(s)

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

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

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

NOT APPLICABLE	Plan Sheet Page(s)