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ATTACHMENT D

EXTERIOR MATERIAL AND COLOR SAMPLES

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LIMESTONE
VENEER STONE AT SITE AND BUILDING WALLS
DESCRIPTION: NATURAL AGED / TUMBLED WITH LIGHT PIGMENT TO EARTH TONES
SUPPLY COMPANY: ECO OUTDOOR
PRODUCT NAME: JERICOH



CEDAR SIDING
HORIZONTAL WOOD SIDING AT BUILDING WALLS AND SOFFITS
DESCRIPTION: 3/4" x 6" T&G WESTERN RED CEDAR
CLEAR VERTICAL GRAIN
SUPPLY COMPANY: BERONIO LUMBER OF SAN FRANCISCO
OR OTHER LOCAL SUPPLIER



EXTERIOR DOORS AND WINDOWS
DUAL-GLAZED ALUMINUM FRAME
DESCRIPTION: DARK BRONZE ANODIZE FINISH
SUPPLY COMPANY: FLEETWOOD WINDOWS & DOORS
PRODUCT NAME: SLIDING DOORS - SERIES 3070
SWING DOORS - SERIES 3500 + 3400P
WINDOWS - SERIES 3800 WITH 250 INSERT



EXTERIOR GLASS RAILING
1/2" THICK, TEMPERED CLEAR GLASS PANEL IN CONCEALED ALUMINUM SHOE BASE WITH 1 1/4" SQUARE STAINLESS STEEL CAP RAIL
GLASS SUPPLY COMPANY: PALO ALTO GLASS OF PALO ALTO, CA
OR OTHER LOCAL SUPPLIER
TOP RAIL AND SHOE BASE SUPPLY COMPANY: CRLAURENCE
OR EQUAL



COPPER FASCIA AND STANDING SEAM ROOF
16 Oz UNTREATED COPPER TO OXIDIZE / PATINA WITH TIME
SUPPLY COMPANY: SEQUOIA BRASS & COPPER OF HAYWARD, CA
OR OTHER LOCAL SUPPLIER









SINGLE PLY THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOF
DESCRIPTION: GREY 60 or 80 MIL MEMBRANE
SUPPLY COMPANY: JOHNS MANVILLE OR APPROVED EQUAL



BALLASTED ROOF AREAS
DESCRIPTION: 1" MINIMUM DIAMETER ROUND RIVER ROCK BALLAST
LOOSE LAID OVER SLOPED ROOFING MEMBRANES
UNIFORMLY GRADED LRV NOT TO EXCEED 40%
SUPPLY COMPANY: BAYSIDE BUILDING MATERIALS OF SAN MATEO
OR OTHER LOCAL SUPPLIER



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Tree: Accent Deciduous 15-20 ft Sun/Partial		AES CAL <i>Aesculus californica</i> California Buckeye Spring	This local tree is one of the earliest plants to leaf out in winter, its bright green leaves and light grey branches sharply contrast with the tans and browns of late winter in the bay area. Candles of fragrant white to pinkish flowers appear in late spring. In late summer it drops its leaves exposing an intricate branching habit.
Tree: Accent Evergreen 35 ft Sun/Partial		ARB MAR <i>Arbutus 'Marina'</i> Arbutus Marina Fall	Offers bark and habit similar to CA native Madrone (<i>A. menziesii</i>), but much easier to cultivate. Leaves are smaller, not as glossy, and flowers are pink, borne in pendant clusters in summer. Fruit is large, red, quite ornamental. Wonderful, smooth red brown bark that peels off to reveal the green to tan new bark beneath.
Tree: Accent Deciduous 6-10 ft Sun/Partial		CER OCC <i>Cercis occidentalis</i> Western Redbud Spring	A large shrub or small tree with a short, often twisted trunk and spreading branches. Alternate, simple, cordate in shape leaves with an entire margin, 3 to 5 inches long and wide. The leaves are thin and papery, and may be slightly hairy below. Flowers are very showy, light to dark pink in color, 1/2 inch long, appearing in March to May.
Tree: Accent Evergreen 70 ft Sun/Partial		QUE AGR <i>Quercus agrifolia</i> Coast Live Oak	Domed top and crooked branches. Dense foliage. Ok salt tolerance for reclaimed water irrigation.
Tree: Fruit Evergreen 8-10 ft Sun		CIT MEY <i>Citrus 'Improved Meyer'</i> Improved Dwarf Meyer Lemon	Excellent foliage is displayed on this medium to large shrub or small tree. Fragrant flowers produce thin skinned, juicy lemons year round. Protect from frost. Attractive accent. Moderate-growing to 8 to 10 feet high, 12 feet wide. Smaller in containers. Cutting grown and grafted on Carrizo Citrange rootstock.
Shrub: Tall Evergreen 10-15 ft Sun/Partial		HET ARB <i>Heteromeles arbutifolia 'Davis Gold'</i> 'Davis Gold' Toyon Summer	A selection from UC Davis of our native Toyon, the 'Davis Gold' has golden yellow berries instead of the red berries that are typical for this species. It has also proved to be more disease resistant. This shrub is valued for its screening ability and creamy summertime flowers, and for its berries, that enliven the garden in the winter.
Shrub: Tall Evergreen 10-15 ft Sun/Shade		MYR CAL <i>Myrica californica</i> Pacific Wax Myrtle Spring	Rapid growth to 10-15' tall with neat, dense glossy dark green leaves. Great evergreen shrub for almost any situation; will take sun or shade, almost any soil, wet or relatively dry conditions. Good screen plant for sun or shade. Deer resistant. No showy flowers, but the tiny, hard fruits attract songbirds.
Shrub: Med Evergreen 4-6 ft Sun/Partial		CAR ELI <i>Carpenteria californica 'Elizabeth'</i> Elizabeth Bush Anemone Summer	Larger and more profuse flowering than species. Scented late spring flowers in clusters, resembling white roses, cover dark green foliage. Likes well-drained garden conditions with part-day (afternoon) shade, doing well near the sea. Water in summer until well-established; leaf edges go brown if too dry.
Shrub: Med Evergreen 5 ft Sun		SAL CLE <i>Salvia clevelandii 'Winifred Gilman'</i> Cleveland Sage Summer	Highly sought after for its dark blue flowers on reddish stems. This selection has the most intense flower color of any native shrubby sage. This selection will grow to 5' tall and wide with an upswept airy look. Best in full sun with well-drained soil and little or no supplemental irrigation after establishment. Deer resistant.
Perennial Deciduous < 12 in Sun/Partial		ARB BLE <i>Arabis blepharophylla</i> Rock Cress	A charming and edible cress with a bright pink bloom to 1 foot high, <i>Arabis blepharophylla</i> grows wild on Twin Peaks and other natural areas in the Bay Area. It is listed as uncommon by the Jepson Manual, mostly due to habitat loss. A suitable candidate for the rock garden or mixed perennial bed.
Perennial Deciduous 1 ft Shade/Partia		DIC FOR <i>Dicentra formosa</i> Western Bleeding Heart	Fermy foliage makes a lacy groundcover in shady areas. Clusters of pendulous pink heart-shaped flowers in spring-summer. Will spread rapidly when happy, enjoying moist woodland conditions. Tolerates dry shade where it goes dormant with drought. This species attracts hummingbirds and is deer resistant.
Perennial Evergreen 3-5 ft Sun		EUP WUL <i>Euphorbia characias wulfenii</i> Milkwort Spring-Summer	Distinctive and drought tolerant, this <i>Euphorbia</i> deserves to be used as a specimen. Its cylindrical flower heads are yellow-green and can reach 6 to 9 in. across and 9 in. high. Blooms March-June.
Perennial Deciduous 4 ft Sun		LUP ALB <i>Lupinus albus</i> Silver Bush Lupine Spring	A lovely if unassuming silver-leaved 4' shrub much of the year, Silver Bush Lupine is a showstopper in April and May when its bright purple 1' flower spikes cover the plant. This tough plant needs full sun, good drainage, and a fairly dry situation to do its best, but will take a little extra water. Attracts Hummingbirds and adult butterflies.



Perennial
Deciduous
1 ft
Sun/Partial



LUP FOR
Lupinus formosus
Creeping Lupine
Spring

A creeping lupine that grows along in much of the California coastal valleys. Grows in openings between the oaks and chaparral. Foliage is silver gray.

Perennial
Evergreen
2 ft
Sun/Partial



MON PUR
Monardella villosa x purpurea
Coyote Mint
Summer-Fall

This cross between two of our native Coyote Mints was discovered in the wild in San Luis Obispo County. It shares the attributes of its parents; nicely scented green foliage, and lovely purple flowers that attract butterflies. It will form a nice mound about 2 by 2 feet and should be pruned a little each winter to keep it compact.

Perennial
Evergreen
6-8 ft
Sun



PHO GUA
Phormium 'Guardsman'
Guardsman New Zealand Flax
Spring-Summer

Strong upright growth to 6-7 feet with 1 1/2" wide bronze-maroon leaves with scarlet margins. Can tolerate fairly dry conditions (Coastal) but looks best with occasional to regular irrigation. Hardy to 15-20 F. Possibly root hardy below these temperatures but with severe foliage damage unless protected.

Perennial
Evergreen
< 12 in
Sun/Partial



STA PRI
Stachys byzantina 'Primrose Heron'
Lamb's Ear
Summer-Fall

Perennial: Drought and coast tolerant. Deer resistant. Good border, edging and ground cover plant. Does well under high branching oaks. Attracts bees and butterflies. Nice yellowish chartreuse wooly foliage. Blooms: summer-fall. Color: pinkish purple. Height: 1.5-2 feet. Exposure: sun/part shade. Water: moderate.

Succulent
Evergreen
3-4 ft
Sun/Shade



AGA NOV
Agave attenuata 'Nova'
Blue Fox Tail Agave

Much bluer and has wider leaves than *A. attenuata* and the flower stalk is erect where *A. attenuata* droops over. Culture and growth patterns are otherwise similar to the species. Grows to about 3-4 feet tall by as wide. Hardy to about 28 degrees F.

Succulent
Evergreen
1-2 ft
Sun



ECH AFT
Echeveria 'Afterglow'
Afterglow Echeveria
Spring-Summer

This very beautiful and vigorous succulent has wide powdery pinkish-lavender leaves that have a brighter pink edging and are aptly described as an "out-of-this-world" color. It grows on a short stout stem that holds 12-16 inch wide rosettes. The deep orange-red flowers can emerge from below lower leaves.

Succulent
Evergreen
3 ft
Sun



HES PAR
Hesperaloe parviflora
Red Yucca
All year

Tall spikes hold deep rose-pink flowers almost year-round; effective plant for rock garden, landscape accent, or in containers. An evergreen perennial, best used with other desert-like plants. Full sun. Moderate grower to 3 to 4 feet tall and wide; flower stalks to 4 to 6 feet.

Succulent
Evergreen
< 12 in
Sun/Partial



SED SPA
Sedum spathulifolium
Stonewort
Summer

A lovely creeping succulent, easy to grow in full sun and drought, native to the Bay Area. The bright yellow blooms in summer attract the rare and endangered San Bruno Elf and numerous other butterflies.

Grass
Evergreen
1-2 ft
Sun



HEL SEM
Helictotrichon sempervirens
Blue Oat Grass

Blades are narrow, blue grey with powdery white bloom. Older leaves turn straw yellow in winter. Bold, dependable, large scale ornamental grass, one of the best and most popular varieties. Sun, little summer watering, frost hardy.

Grass
Evergreen
3 ft
Sun



MUH RIG
Muhlenbergia rigens
Deer Grass

Forms dense tight clumps of narrow bright green leaves up to 3 feet tall. Slender flower stalks are erect at first, then leaning can reach 6 ft.

Groundcover
Evergreen
< 12 in
Partial/Shad



ASA CAU
Asarum caudatum
Wild Ginger

Evergreen perennial native to coastal redwood forest forms a dense groundcover with large, soft, fragrant, dark green heart shaped leaves and interesting flowers usually hidden at ground level. An excellent choice for dry shade, or areas of moderate summer watering. One of our more formal looking native plants. Needs good drainage and

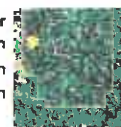
Groundcover
Evergreen
1 ft
Sun/Partial



CEA DIA
Ceanothus griseus 'Diamond'
Variegated Carmel Creeper
Spring

This is a beautiful spreading shrub with 1 inch long rounded leaves that are a yellow lime-green color with splashes of dark green. The yellow tones are brightest in warmer weather and full sun while the green is more dominant in winter or in heavily shaded plantings. Deer like to munch all griseus varieties.

Groundcover
Evergreen
1-3 in
Sun



DYM MAR
Dymondia margareta
Silver Carpet
Spring, Summer

This is a slowly spreading, very flat (just a few inches tall at best) groundcover with green on top of leaves and white underneath. Yellow daisy-like flowers bloom amongst the foliage in summer. Looks best in full sun with regular water, but it is a drought tolerant plant. It is hardy to about 25-30 degrees F.



Groundcover
Evergreen
1-2 in
Sun/Partial



THY ELF
Thymus praecox 'Elfin'
Elfin Thyme
Summer

Works exceptionally well as a groundcover without eating up all of your garden space. When planted between pavers it will eventually fill in densely, & YES, you can walk on it if you want to! Drought tolerant but watering will help it grow faster.

Vine
Deciduous



Vitus californica 'Roger's Red'
California Wild Grape

An outstanding Northern California native heralded for its beauty and wildlife value. Fast growing wild grape produces clusters of small currant-like fruits relished by wildlife. Autumn foliage is brilliant burgundy red with orange highlights. Vigorous plants are quick to cover large shade arbors, fences or dead trees in wild/country

Design Considerations ~ Applicant's Statement

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

The form of the proposed building arose from careful considering the project as a unified whole. Conceptually, a rigid, rectilinear form was 'broken' apart, to create a design that distributed itself horizontally along the top portion of the sloped site. The proposed three-story structure nestles itself into the hillside, making only two stories visible from the main entry. This strategy allows the house's proportions at the front entry to be at a humanized scale. On the downward slope of the site, the third story reveals itself. Here the three-story structure co-exists amongst tall trees. Juxtaposed, these trees make the building's scale modest by comparison.

The proportions of the project were deliberately conceived, with care taken to size each of the form's components in an aesthetically appealing way that matches and enhances the human scale.

The materials and their colorings were carefully selected to complement the project's form and modern style. By using natural materials (wood and stone) the building blends harmoniously with the landscape. In conjunction with the building's design intent of horizontal dispersion, the exterior wood surfaces are to be patterned in a horizontal configuration.

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 proposed project includes a detached garage. A continuous roof bridges the primary dwelling and the garage, creating a visual continuity between the two forms.

The building form extends itself to create and define outdoor spaces. For example, the building wraps around to create the front courtyard. In other areas, walls and/or rooms are extruded out to define outdoor spaces.

The locations of the built elements are deliberately kept afar from adjacent properties, preserving the existing openness of the setting. The neighboring residences have varied forms and compositions, with the natural setting serving as their common denominator. By the proposed building so heavily embracing its natural surroundings, it develops a compatible relationship with these adjacent properties.

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

The proposed building would reside atop the hill, preserving the majority of the existing natural landscape. The new residence's impact on the neighbors was taken into consideration, and this project will not obstruct adjacent land use.

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 proposed layout was developed strategically to allow for natural heating by placing large expanses of glazing along the southern facade. A large overhang deters the sun's penetration during the summer months, but during the winter as the sun moves lower in the sky, the rays will be able to pass through into the interior of the home. Through operable windows, cross

Design Considerations

ventilation can be achieved for the warmer seasons. Further, by nestling the building into the site, the earth will serve as a terrific thermal mass, regulating the diurnal temperature swings.

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

By the project being sited on the flat, top portion of the site, and embedded into the earth, the project respects the site's topography. If the adjacent neighbors have views of any of the aforementioned locations, they are greatly preserved. It's presumable any neighboring views would occur in the area of the steeper hillside, which is to be left intact.

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.

As the front entry of the home is rather far from the street, parking considerations were a paramount concern. In addition to a two-car garage, an additional parking platform is intended behind the garage structure. Additionally, a 20' wide driveway is planned for adequate vehicular circulation. By providing adequate parking and sufficient circulation clearances for vehicular traffic, no adverse effects will be made to the abutting street. Further, the parking areas are to be adequately surfaced, landscaped, and illuminated.

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

The illuminated, 20' wide driveway would permit for safe access for pedestrians and bicycles. A bus stop on Bayshore Boulevard is a convenient 15-minute walk from the property.

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.

The landscape plan was derived to complement the building's design. As seen on the landscaping plans, the landscape design defines private areas for outdoor use. The landscaping respects California's current drought, and was developed to insure water conservation and appropriateness to the site. Attention has been given to habitat protection, and a Habitat Conservation Plan (HCP) is attached to this submittal. Appropriate steps have also been taken to mitigate the risk of wild fire, through the use of a buffer zone, and by proposing to remove dead and decay trees from the site.

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

By insulating the building the effects of noise pollution will be diminished. In regards to exterior-generated noise, the majority of communal areas exist with at least one, if not two or three, wall enclosures, which will serve as noise and privacy buffers.

Design Considerations

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

The primary building materials, wood and stone, are to be of matte finish, and will not exhibit off-site glare. Lighting will be selected and positioned as to not shine on neighboring sites.

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

The mechanical equipment will be located in the lowest level of the home, and will not be visible from the exterior. Trash containers are to be stored in the garage on non-collection days. Utility structures and rooftop equipment are not applicable to this project.

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

The appropriate signage, which for the case of this residential project would be the house numbers, will be located at the main entrance, visible from the street. Their size, type, and color will be simple and attractive and complement the project's design concept.

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

As this is a residential project, this item is not applicable to our design.

ATTACHMENT E

DRAFT

**RESOLUTION DP-2-16/EX-2-16/HCP-1-16
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING DESIGN PERMIT DP-2-16,
GRADING PERMIT EX-2-16 & HABITAT CONSERVATION PLAN PERMIT HCP-1-16
FOR A NEW SINGLE-FAMILY RESIDENCE
AT 99 THOMAS AVENUE**

WHEREAS, Mark English, the applicant, applied to the City of Brisbane for Design Permit, Grading Permit, and Habitat Compliance Permit approval for removal of the remnants of a former single family residence and construction of a new single-family residence at 99 Thomas Avenue; and

WHEREAS, on January 23, 2018, the Planning Commission conducted a hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, the plans, studies, and photographs, 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 demolition and removal of the ruins of the former single family residence and construction of a new single family residence is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Sections 15301(l)1 and 15303(a) of the CEQA Guidelines. The exceptions to these categorical exemptions, referenced in Section 15300.2, do not apply; and

WHEREAS, the proposed single family residence would meet the applicable development regulations; and

WHEREAS, the Planning Commission makes findings attached herein as Exhibit A, in connection with the Design Permit, Habitat Conservation Plan compliance and Grading Permit review;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of January 23, 2018, did resolve as follows:

Design Permit Application DP-2-16 is approved per the conditions of approval attached herein as Exhibit A.

The Grading Permit EX-2-16 is approved, thereby recommending City Engineer approval of the proposed grading to include approximately 1,411 cubic yards of cut and 652 cubic yards of fill be approved, subject to the requisite technical review, per the conditions of approval attached herein as Exhibit A.

The Habitat Conservation Plan compliance review HCP-1-16 is approved, including adoption of the Operating Program for Operating Unit 2-03-19, attached as Exhibit B.

ADOPTED this twenty-third day of January, 2018, by the following vote:

AYES:
NOES:
ABSENT:

JAMEEL MUNIR
Chairperson

ATTEST:

JOHN A SWIECKI, Community Development Director

draft
EXHIBIT A
RESOLUTION DP-2-16/EX-2-16/HCP-1-16

Action Taken: Conditionally approve Design Permit DP-2-16, Grading Permit EX-2-16 and Habitat Conservation Plan compliance review HCP-1-16, per the staff memorandum with attachments, via adoption of Resolution DP-2-16/EX-2-16/HCP-1-16, including adoption of the Operating Program for Operating Unit 2-03-19.

Findings:

- A. As a ridgeline lot, the buildings' placement, height, bulk and landscaping will preserve those 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 that are found to be of community-wide value.
- B. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.
- C. 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.
- D. Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses.
- E. 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.
- F. As a 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.
- G. 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.
- H. The finding that the proposal encourages alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation is not applicable to a single family residence.
- I. 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 will be

required to be water conserving through application of the provisions of the Water Conservation in Landscaping Ordinance and is appropriate to the location. Attention is given to habitat protection and wildland fire hazard as appropriate.

- J. The proposal takes reasonable measures to protect against external and internal noise, consistent with state building code requirements for a single family home.
- K. Consideration has been given to avoiding off-site glare from lighting and reflective building materials.
- L. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment.
- M. The finding that signage is appropriate in location, scale, type and color, and is effective in enhancing the design concept of the site is not applicable.
- N. The finding that provisions have been made to meet the needs of employees for outdoor space is not applicable.
- O. The proposed grading is minimized and designed to fit comfortably with the natural topography.
- P. The proposed grading is designed to minimize and screen exposed retaining walls.
- Q. 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, as appropriate.
- R. The proposal is in compliance with the San Bruno Mountain Area Habitat Conservation Plan (HCP) Agreement and Section 10(a) Permit, which includes a site-specific Operating Program, for Operating Unit 2-03-19.

Conditions of Approval:

A. Prior to Construction:

Declarations & Agreements: Note that all of the following declarations and agreements will be required to be recorded with the County, to run with the land, prior to issuance of a building permit, except that on a case-by-case basis the Planning Director may authorize completion to be prior to certificate of occupancy.

1. The property owner(s) shall enter into a standard landscape maintenance agreement cross-referencing the requirements of the HCP Operating Program for Management Unit 2-03-19.
2. The property owner(s) shall execute an agreement waiving the right to protest the inclusion of the property within an underground utility district.
3. The property owners shall comply with the one-time, habitat conservation funding obligation provided in Operating Program, Obligation 1.a, for the HCP Management Unit 2-03-19.
4. The property owners shall become a signatory to the San Bruno Mountain Area Habitat Conservation Plan Agreement by signing an “Agreement to Comply with the Terms and Conditions of the Agreement with Respect to the San Bruno Mountain Area Habitat Conservation Plan and Section 10(a) Permit” and shall record a Declaration of Covenants and Restrictions per Exhibit G of the Agreement with Respect to the San Bruno Mountain Area Habitat Conservation Plan, which shall be included the requirement to participate in the ongoing HCP funding, per Operating Program Obligation 1.b.

Applications:

5. The applicant’s geotechnical consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, retaining walls and driveway) to ensure that the geotechnical consultant’s recommendations have been properly incorporated. The results of the plan review are to be summarized by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to issuance of the building permit.
6. A Grading Permit Application, via separate form and fee, shall be obtained, which shall be subject to review and approval by the City Engineer, consistent with this grading review permit EX-2-16. Prior to grading permit issuance, an engineering geology report shall be submitted with the grading permit application and its recommendations shall be incorporated into the project, subject review and approval by the City Engineer. The City Engineer may require further review by the City’s Engineering Geologist peer review consultant. The applicant shall be responsible for peer review consulting fees.
7. Grading, paving and drainage plans, 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.
8. An Encroachment Permit, via separate form and fee, shall be obtained prior to any work within the public right-of-way.

9. A Demolition Permit shall be obtained for removal of the existing ruins of the former single family residence and shall comply with BMC Chapter 15.75, Recycling and Diversion of Debris from Construction and Demolition. (Notes: Demolition may be as a combined permit with the Building Permit for construction of the new home. See also, the timing requirements contained in the condition #28, regarding bats' maternity season.)
10. If tree removals are to be done in advance of the issuance of the Grading Permit and Building Permit, the applicant shall apply for a separate Tree Removal Permit, through the Planning Dept. (Note: See also, the timing requirements contained in the condition #28, regarding the bird nesting season).
11. A Building Permit, via separate form and fee, shall be obtained. The plans submitted for a Building Permit shall comply with the requirements of the Brisbane Municipal Code, California Fire Code, California Building Code and the California Code of Regulations in effect at the time of Building Permit application.
12. The plans submitted for a Building Permit shall meet all of the zoning district development regulations, consistent with this design permit.
13. A fire sprinkler system, fire alarm system and smoke detectors shall be provided per plans approved by the North County Fire Authority, per applicable state and local provisions in effect at the time of Building Permit application.
14. Fire protection facilities including the access drive shall be installed prior to time of construction, to the satisfaction of the Fire Dept.
15. Fire flow and any photovoltaic system shall meet the California Fire Code requirements in effect at the time of Building Permit application as determined by North County Fire Authority.
16. Building Permit plans shall include undergrounding of on-site utilities, including power and telecommunications lines.
17. The plans shall include water and sanitary sewer service and storm drainage details as required by the City Engineer. Note that the plans indicate that the gravity flow utilities are to be pumped to Thomas Avenue. Final plans for utilities shall be subject to City Engineer approval through the Building Permit process.
18. Building Permit plans shall show the trash and recycling bin storage areas, which shall be enclosed, so as not to be in contact with stormwater, and screened from public view. Storage designated inside the garage area shall not encroach into the required parking spaces.
19. The exterior building materials shall not be highly-reflective. Materials are to be as provided in the sample board provided with this design permit application, with minor modifications subject to Planning Director approval. A sample of the windows shall be provided to the

Planning Director for approval prior to installation. The windows shall be clear or lightly tinted. Dark or mirrored windows will not be permitted.

20. A Landscaping Application, via separate form and fee, shall be obtained to comply with the Water Conservation in Landscaping Ordinance, BMC Chapter 15.70. Approval of the final landscaping plans shall be subject to Planning Director approval. Landscaping shall be in general conformance with the conceptual plans submitted with the Design Permit. See the following additional landscaping conditions:
 - a. The final landscape plan shall keep approximately the same proposed percentage, or more, of California native and low to very low water use plants and shall retain the proposed number of native trees (i.e.: Coast Live Oak, California Buckeye, etc.) as shown in the design permit.
 - b. Landscaping shall provide screening of the retaining walls and house along the western side of the property, consistent with the design permit landscape plans.
 - c. Plants that are listed as butterfly host plants within the San Bruno Mountain HCP (i.e.: *Lupinus albifrons*, *L. formosus* and *Sedum spathafolium*) are to be purchased from a nursery authorized by the HCP Plan Operator (San Mateo County Parks Dept.) to collect and propagate these species. Currently the only authorized nursery is Mission Blue Nursery in Brisbane. Alternatively, if these plants cannot be sourced from an authorized nursery, they will need to be removed from the landscaping plan and suitable replacement species provided, subject to the Planning Director approval. (Note that butterfly host plants are optional, since this site is not intended as a reclamation site, but since host plants may spread beyond the limits of this property the County has requested use of an authorized nursery.)
 - d. *Euphorbia characias wulfenii* is to be removed from the plant schedule and planting notes (Sheet L3.1) and a suitable replacement species provided, subject to the Planning Director approval. That plant has been noted by the County as being potentially invasive.
 - e. Planting notes on the final plans are to include precautions against transfer of a set of soil-borne pathogens, called *Phytophthora* spp. The best management practices for *Phytophthora* spp., as provided by the County, are to be incorporated into the landscaping plan.
21. Existing trees that are proposed to remain shall be protected from root damage as directed by an arborist during construction. Measures for protection are to be indicated within the Building Permit plans. If, despite protection measures, trees to remain are irreparably damaged during construction, or based on arborist advice one or more of the trees should be removed prior to construction, a suitable California native tree shall be substituted. In that case, species selection shall be subject to Planning Director approval.

22. The design and specifications on any fencing, paving materials, retaining wall and other landscape materials not already specified in this design permit shall be provided as part of the final landscape plan, for Planning Director approval.

23. The applicant shall comply with all applicable state and City stormwater requirements prior to issuance and during the performance of the building permit. Consistent with the state's C.3.i stormwater provisions (individual single family home projects that create and/or replace 2,500 square feet or more of impervious surface) and as indicated in the stormwater form completed by the applicant, the project will:
 - a. Direct runoff onto vegetated areas, subject to City Engineer approval.
 - b. Construct walkways and patios with permeable surfaces.
 - c. Direct roof runoff into cisterns or rain barrels use for irrigation or other non-potable use.
 - d. Provide a roofed, enclosed area for refuse and recycling containers.
 - e. Storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.
 - f. Any interior floor drains, shall be connected to the sanitary sewer system, subject to approval by the City Engineer.
 - g. Fire sprinkler test water shall be discharge to onsite vegetated areas, or, alternatively shall be discharged to the sanitary sewer system, subject to approval by the City Engineer.
 - h. Architectural copper shall be handled in accordance with the San Mateo Countywide Water Pollution Prevention Program best management practices (BMPs) to prevent discharges to stormwater of water used in the installation, treating or washing of architectural copper. The BMPs shall be included in the Building Permit plan set for installation and provided to the owner for ongoing maintenance.
 - i. The project shall comply with the stormwater Best Management Practices.
 - j. Prior to construction, all Best Management Practice improvements necessary to prevent stormwater pollution per NPDES shall be in place and shall be maintained thereafter to the satisfaction of the Public Works Department.

24. Plans shall include a sectional roll-up garage door with automatic opener and with manual release mechanism.

25. Building Permit plans shall include exterior lighting that shall not present a glare or nuisance to nearby properties. Lighting shall be included at the front entry and the parking areas to the satisfaction of the Planning Director.

26. The Building Permit plans shall include solar energy generation and, if required based on energy calculations, cool roofs in areas not covered by solar panels, per BMC Chapter 15.81, Energy Conservation and Generation. The height of rooftop solar panels shall be in compliance with BMC Chapter 15.82 Small Residential Rooftop Solar Energy Systems.

B. During Construction:

27. The geotechnical consultant shall inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundation and retaining walls prior to placement of steel and concrete. The results of these inspections are to be described by the geotechnical consult in a letter and submitted to the City Engineer for review prior to final inspection and occupancy.
28. Stormwater requirements, as outlined in condition #23 above and any other stormwater requirements that may be imposed through the grading or building permit approval process shall be adhered to. The site will be subject to routine stormwater compliance inspections.
29. The removal of trees and existing structures should occur outside the bird nesting season and bat maternity season. The bird nesting and bat maternity season runs from February 1 through August 31. Project related ground-disturbance should likewise commence outside of the nesting season for birds, and if such work continues into/through the nesting season, it should be with minimal breaks during which the project site would be free from ground-disturbance. If a break from ground-disturbance occurs for greater than 1 week during the nesting season, the applicant shall hire a qualified biologist to conduct a survey for nesting birds prior to recommencement of ground disturbing activities, with the results of the survey submitted to the Planning Director.
30. Prior to foundation construction, a surveyed plot plan and staking plan shall be submitted to the City Building and Planning Departments.
31. All grading shall comply with applicable Bay Area Air Quality Management District's standard dust control measures.
32. If any prehistoric Native American cultural resources are found during the course of construction, they shall be conserved in accordance with State and Federal requirements (Appendix K of the State CEQA Guidelines).

C. Prior to Occupancy:

33. All landscaping shall be installed and certified in compliance with the Water Conservation in Landscaping Ordinance.
34. The address number shall be affixed on the property at a location and a size subject to approval by the Fire Dept.
35. A mail box shall be provided at a location(s) and design subject to Community Development Director approval and the Brisbane Post Office.
36. Prior to issuance of a Certificate of Occupancy, the County of San Mateo Department of Parks shall be notified in order to begin the annual assessment of San Bruno Mountain Area

Habitat Conservation Plan fees, in compliance with the HCP Operating Program for Management Unit 2-03-19

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

D. Other Conditions:

38. 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.
39. The “Y” shaped vehicle turnaround shall be maintained in an open state, for Fire Dept. apparatus access.
40. Design permit amendments and minor modifications are subject to the provisions of BMC 17.42.070 - Amendment of design permit—Minor modifications. Minor modifications or amendments to grading, that do not materially affect the nature or appearance of the project may be approved by the City Engineer and Planning Director.
41. The permittee agrees to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside, modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts or determinations taken done or made prior to the granting of such approval, permit or entitlement.
42. The Design Permit shall expire two years from its effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the approved project.

draft
EXHIBIT B
RESOLUTION DP-2-16/EX-2-16/HCP-1-16

Draft HCP Operating Program for Management Unit 2-03-19

2-03-19. This Management Unit comprises a 1.2 acre (52,255 square foot) parcel at 99 Thomas Avenue, Brisbane, CA (APN No. 007-350-170) that is planned for development as a single family home site.

Obligations: The landowner/developer has the following obligations under the San Bruno Mountain Habitat Conservation Plan (HCP):

1. **Funding:** The landowner shall provide the following funding:
 - a. **One-time Habitat Conservation Funding:** Based on the environmental assessment and consistent with the guidance outlined in the 2006 Revised Operating Program for Management Units 2-03-01 and 2-03-02 Section 4.b(1)(c), prior to the City's issuance of a building permit for the construction of the single family home, the landowner shall demonstrate that development of the parcel is consistent with protecting 40 percent of the Brisbane Acres as conserved habitat. This shall be by payment of a one-time fee to the City for habitat acquisition in lieu of 40% of the parcel being established as conserved habitat. This fee shall be computed by multiplying 40 percent of the overall land area in square feet by the highest or most recent per square foot sales price, whichever is greater, within HCP Administrative Parcel 2-03-02 (upper acres) purchased by the City or sold through private transactions, as adjusted for inflation, using the Employment Cost Index-West or any successor index. The overall property area is 52,255 square feet and 40 percent is 20,902 square feet. This fee shall be paid concurrently with, or prior to, the time of receipt of a grading permit from the City of Brisbane.
 - b. **On-going HCP Funding Program:** Upon the City's issuing a certificate of occupancy for the single family home, the landowner shall be assessed on the landowner's property tax bill an annual assessment, which assessment shall be adjusted for inflation as provided in the HCP funding program. Such assessment shall be (i) based on the 2009 HCP amendment and (ii) placed in the San Mateo County administered San Bruno Mountain Conservation Fund. See Chapter V-B for details of funding and timing of assessments.
2. **Reclamation Provisions:** Given the one-time funding obligation 1.a, as detailed above, on-site reclamation provisions are not applicable to this project.
3. **Invasive Species Control:** In order to reduce the potential for invasive plant species to propagate and spread, the site shall be maintained free of French broom, Striatus broom, Fennel, Oxalis, Bristly ox-tongue, Italian thistle, weedy grasses, Eucalyptus seedlings and saplings, and other invasive plants that pose a threat to butterfly habitat.

Draft HCP Operating Program for Management Unit 2-03-19 (continued)

4. Pesticide Control: The Landowner cannot perform aerial or large-scale spraying of pesticides without the approval of the Plan Operator.
5. Buffer Area: The Landowner must establish and maintain a fire buffer around the residence to protect it from fire. The buffer area must be approved by the City.

ATTACHMENT F

Required Findings

Design Permit

The following findings are taken in order from BMC Sections 17.12.040.L.2 and 17.42.040. Note that some of the findings are intended for commercial development and are so noted:

- A. ***Ridgeline Development:*** *“The planning commission shall find that the building's placement, height, bulk and landscaping will preserve those 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 that are found to be of community-wide value.”*

The proposal meets this finding. The applicant has included a number of drawings which depict the design. The applicant also placed story poles at the building corners for the single family residence and the garage, to represent the height and location at each of those corners.

As discussed in the body of this agenda report, it's suggested that the commissioners view the site from the Bay Trail for first-hand experience.

Given the long distances and existing vegetation both on the lot and on the adjacent R-BA lots, and placement of the building on the site, any view impacts to the State and County Park beyond the site would not be considered significant.

- B. ***Scale & Form:*** *The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.*

The proposal meets this finding. The proposal is a high-style International design, characterized by cantilevered sections of the house and large ribbons of windows. This gives the building an air of lightness. The design style also is naturally articulated and serves to break up the mass of the building.

The exterior materials include tongue and groove Western Red Cedar siding and stone veneer panels that complement the style of the home.

The home meets all of the development regulations. These are outlined in the Project Description table attached with this agenda report. The scale of the proposed home starts at one story segments for the detached garage and the front of the house, then steps up to two stories, plus there's a basement level on the back of the house, where the land slopes down. At that highest point, on the northwest corner, the home would be 33 feet 1 inch in height. At the front of the house it would be 10 feet 6 inches in height. At the location 15 feet from the side lot line it would be approximately 22 feet in height. The maximum allowable height limit is 35 feet.

While at nearly 5,500 square feet, the home is large, it is located on a large site of approximately 1.2 acres and is not out of scale. The lot size is 52,255 square feet, which is more than twice the minimum lot size of 20,000 square feet for the Brisbane Acres and the home is within the home size maximum of 5,500 square feet, including the garage. With a lot coverage of 7.5 percent, the home and garage would be well under the maximum of 25 percent.

C. *Compatibility with Adjacent Development:* *“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 proposal meets this finding. There were four primary issues to address in the siting of the proposed residence and other site features:

5. Allowing for adequate fire apparatus turnaround on the site, given the location of the site at the end of the Thomas Avenue cul-de-sac;
6. Meeting geotechnical setback requirements from the topographic drop-off that’s located near the center of the site;
7. Meeting the required zoning setbacks from the adjacent properties;
8. Providing landscape features to integrate the structures into the site and help provide for screening and compatibility with the neighboring sites.

The fire apparatus turnaround geometry and the setback to address geotechnical issues related to the proximity of the house to the topographic drop off were all designed in consultation with the applicant’s engineering team as well as the Fire Dept. and the City’s geotechnical engineering consultant. The design meets with their requirements.

In terms of the zoning setback, at the building’s closest point to another site, it would be 15 feet from the western edge lot line. That meets the 15 feet that is required for a side setback. That’s at the northwest corner of the home. Given the curved shape of the lot, that western side setback widens out from there to approximately a 53 foot setback at the garage. The setbacks are even greater to the north, south and east lot lines.

In order to provide for a proper grade for the driveway and fire truck turnaround, stepped retaining walls, up to a maximum height of approximately 8.4 feet, have been included along the western side of the property. While retaining walls may be located in the setback areas, in this case they are set back from the lot line by 21 feet or more.

The retaining walls, the garage, parking areas and the home itself will all be screened by a mix of primarily native landscape plantings.

Finally, given the site’s topography a guard rail has been incorporated into the design to protect against falls from the edge of the drop off, to the north of the proposed home.

D. *Potential Impacts on Adjacent Land Uses:* *“Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses.”*

The proposal meets this finding. As indicated in the discussion on the previous finding the proposed building is appropriately situated on the site and the combination of the proposed setbacks and height will maintain light and air to the adjacent land uses. Also, as mentioned, the landscaping will serve to soften views between this and the adjacent sites.

E. *Natural Heating & Cooling:* “The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability.”

The proposal meets this finding. The design includes abundant windows on all sides to allow for natural daytime lighting. Windows along the southern façade would allow for passive heating in the winter and the large overhand on that side would deter the sun’s penetration during the summer months. This is balanced with the proposed shade trees, especially on the western side, which will help moderate afternoon heating. The design also includes operable windows to allow for passive ventilation.

Per BMC Chapter 15.81, the Energy Conservation and Generation ordinance, as part of the building permit process, the project will be required to incorporate solar energy and if appropriate to the site based on energy calculations as part of the building permit application, cool roofs would be incorporated for those roof areas not covered by solar.

F. *Hillside Development:* “For hillside development, the proposal respects the topography of the site and is designed to minimize its visual impact. Significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park are preserved.”

The proposal meets this finding. The ridgeline runs through the eastern edge of the lot, then the topography drops off steeply towards the center of the site. The high point along Thomas Hill is the knoll located at the southeastern corner of this site, which is shared by the adjacent site to the east. The home is proposed to be situated on the west side of that ridgeline so that even if no trees were present, views from the east side (Bay Trail side) would be at least partially blocked by the hillside. Trees are present however, and views would not be significantly impacted.

While the new home would be partially visible from the east, from along the Bay Trail at the Lagoon, given the existing tree cover no views across the site to San Bruno Mountain behind would be inhibited. Also while a number of trees are proposed to be removed the trees in front of the building site would not be removed and so the visually impact would not be significant.

There are no public views from the north or west that would be significantly impacted by the proposal.

G. *Minimizing Traffic Effects:* “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 proposal meets this finding. The site would be improved with a “Y” shaped turnaround to allow for fire apparatus access and turnaround space. That turnaround provides for a generous turnaround space on the site on a day-to-day basis as well. The design of the turnaround is to comply with the State Building Code requirements.

More than the required parking would be provided on-site, with 9 spaces to be provided versus the required minimum of 4 spaces. The garage would allow for 2 standard size spaces and the parking court areas would provide for another 7 spaces, that would be outside the area of the “Y” turnaround.

The addition of this single family residence would not trigger requirements for additional traffic measures off site.

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

This finding is not applicable to a single family residence.

*I. **Appropriate Landscaping:** “The site provides open areas and landscaping to complement the buildings and structures. Landscaping is also used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy. Landscaping is generally water conserving and is appropriate to the location. Attention is given to habitat protection and wildland fire hazard as appropriate.”*

The proposal meets this finding. The proposed conceptual landscaping plan would fit well with the site and would serve to help screen the home from the adjacent neighboring properties. The plan would provide for a mix of native plants, including several Coast Live Oak and California Buckeye trees, which are protected trees in Brisbane. The landscaping would be irrigated with drip irrigation.

A condition of approval is included that the final landscape plan is to be submitted for further review and is subject to further review under the Water Conservation in Landscaping ordinance, for confirmation that it meets the provisions for water conservation. Also, while the Fire Dept. had no comments on the landscape plans that were provided with this design permit application and the site is not adjacent to wildlands, the final plans will also be provided for Fire Dept. review to ensure that appropriate fire buffers are provided.

As indicated in the draft Operating Program for the HCP, there is no habitat to protect within this project site, but rather in addition to the annual fee to be paid for HCP funding, the owner has committed to pay a one-time in lieu fee for the City to acquire other lands that are more appropriate to habitat protection. The Operating Program also includes requirements for ongoing management of plants that could be invasive if allowed to propagate.

Removal of the dead and dying trees from the site and replacement with new plantings will help reduce potential fire hazards from the site. The final landscape plans, to be including during the building permit process will be submitted to the Fire Department for further review regarding fire hazards protections.

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

The proposal will meets this finding. Noise generated from the project during development would be regulated by the Noise Ordinance and permitted construction hours. Upon occupancy noise from this single family home would be expected to be the same for this project as for the other single family residences in the this and the adjacent residential districts. Noise exposure from U.S. 101 and Bayshore Boulevard would be addressed through standard noise protection measures through the State Building Code.

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

The proposal meets this finding. The building materials are non-reflective stone and wood siding. A condition of approval has been included to specify that windows and other materials be non-reflective and lighting shall not be allowed to be directed outwards towards neighboring properties.

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

The proposal meets this finding. Utilities will be required to be undergrounded, per the conditions of approval. PG&E meters and electrical boxes will be interior to the site. Trash and recycling has been proposed to be stored inside the garage, but outside the parking space area. Should a separate trash enclosure be proposed it will be required to be enclosed, per the condition of approval.

Solar equipment will be required, per the conditions of approval and in accordance with BMC Chapter 15.81, Energy Conservation and Generation. The height of rooftop solar panels shall be in compliance with BMC Chapter 15.82 Small Residential Rooftop Solar Energy Systems, which allows for solar up to 2 feet off the roof surface without being considered as part of the height of a building. Given that the profile of solar panels would generally follow the roofline and the surrounding, existing trees and new landscaping, the solar component would not be conspicuous. The placement of the solar would be subject to Planning Director approval at the time of Building Permit application.

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

This finding is not applicable to a residential development.

N. Employees: Provisions have been made to meet the needs of employees for outdoor space.

This finding is not applicable to a residential development.

Grading

In 2003, the Planning Commission adopted guidelines with findings for reviewing grading applications based on policies in the General Plan addressing grading and hillside development. **The application meets all of these recommended findings.** It should be noted that technical grading issues such as soil stability, erosion control, and site drainage are under the purview of the City Engineer.

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

The proposed grading is as necessary to establish a “Y” shaped turnaround per state fire code requirements, as directed by the Fire Dept. and to allow for parking and is also to nestle the house into the hillside to the degree practicable, balancing geotechnical engineering requirements of not excessively excavating into the bedrock.

2. Retaining Walls: *The proposed grading is designed to avoid large exposed retaining walls (General Plan Policies 43 and 245).*

Retaining walls would be located at the driveway entrance to allow for the driveway to be cut into the slope up to approximately 5 feet and stepped retaining walls would be located on the western side of the driveway to provide for fill there and a relatively flat driveway and parking area. The cut and fill areas are well designed to minimize the retaining walls on both sides. The proposed retaining walls on the western side would include a set of two separated walls approximately 7 and 8.4 feet. They would be stepped and landscape placed between them and in front of the lower wall to reduce their appearance, consistent with the General Plan policies.

3. Conserving Trees: *The proposed grading is designed to conserve existing street trees (as defined by BMC Section 12.20.020), 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 proposal meets this finding. There are no street trees proposed for removal. The proposal calls for removal of 49 trees and 9 trees are to remain (see sheet L3.0). The dominant species of those to be removed are Monterey Pine and Eucalyptus globulus. None of the protected species, named above, are proposed to be removed. Nine of those trees to be removed include dead

Monterey Pine, with a number of others in poor health. Where possible, the trees that are outside the development footprint that are in viable health are proposed to remain.

Additionally, the landscape plan includes planting five new Coast Live Oak trees, two new California Buckeye trees, both being native protected tree species. Other new native trees would include eleven *Cercis occidentalis* and five *Arbutus 'Marina'* (a cultivar of Madrone) and a number of lower order shrubs, such as Toyon, which may take tree or shrub form.

4. HCP Compliance: *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 is addressed through the HCP draft Operating Program.

HCP Compliance

A biological evaluation was performed in compliance with the requirements of the HCP and a draft Operating Program has been prepared and conditions of approval have been included following the results of that biological evaluation. In addition to initial and on-going funding requirements, the property owners will have obligations under the Operating Program for ongoing invasive weed, pesticide and fire abatement management. These obligations will carry with the land through the HCP agreements to be recorded with the County.
