

ATTACHMENT G

VISUAL IMPACT ANALYSIS (Prepared by staff)

As indicated in the body of the agenda report, the applicant has had story poles installed to depict the locations and final elevations of the corners of the proposed single family residence. The finding for ridgeline development indicates that, “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.” Also the hillside finding states, “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.”

In addition to the story pole requirement, given the location of the proposed house in amongst the trees, the applicant has also provided orange netting at the foremost edge, so that the location of the structure would be visible from the Bay Trail locations and the community park.

Staff observed that the netting was barely visible along limited segments of the Bay Trail and the Community Park and given the presence of the trees the proposal would not block views of San Bruno Mountain State and County Park from the public view areas indicated in the Municipal Code.

Staff has provided photos from both where the proposed home would be visible as well as other angles, for reference. Photos were taken from six locations, one at the center of the Community Park, three from the Bay Trail along the Lagoon, starting at the Fisherman's Park and two from the Bay Trail at Sierra Point.

Note that using either the naked eye or the staff photos with the closest to natural view (14 mm lens on a micro four-thirds format camera), it is difficult to locate the story poles at such distances as the Bay Trail or the Community Park. In order to view the story poles with the netting a zoom lens is necessary, but that provides an unrealistic view of the impacts. Staff suggests that the commissioners visit the Bay Trail and Community Park individually, with the map key and photos in hand as a reference and to make your own observations regarding how the proposal relates to the required finding. Note that the most visible location appears to be from the Community Park, given its closer proximity, but from that view this home would be a continuation of the existing development of Central Brisbane and would not stand out significantly.

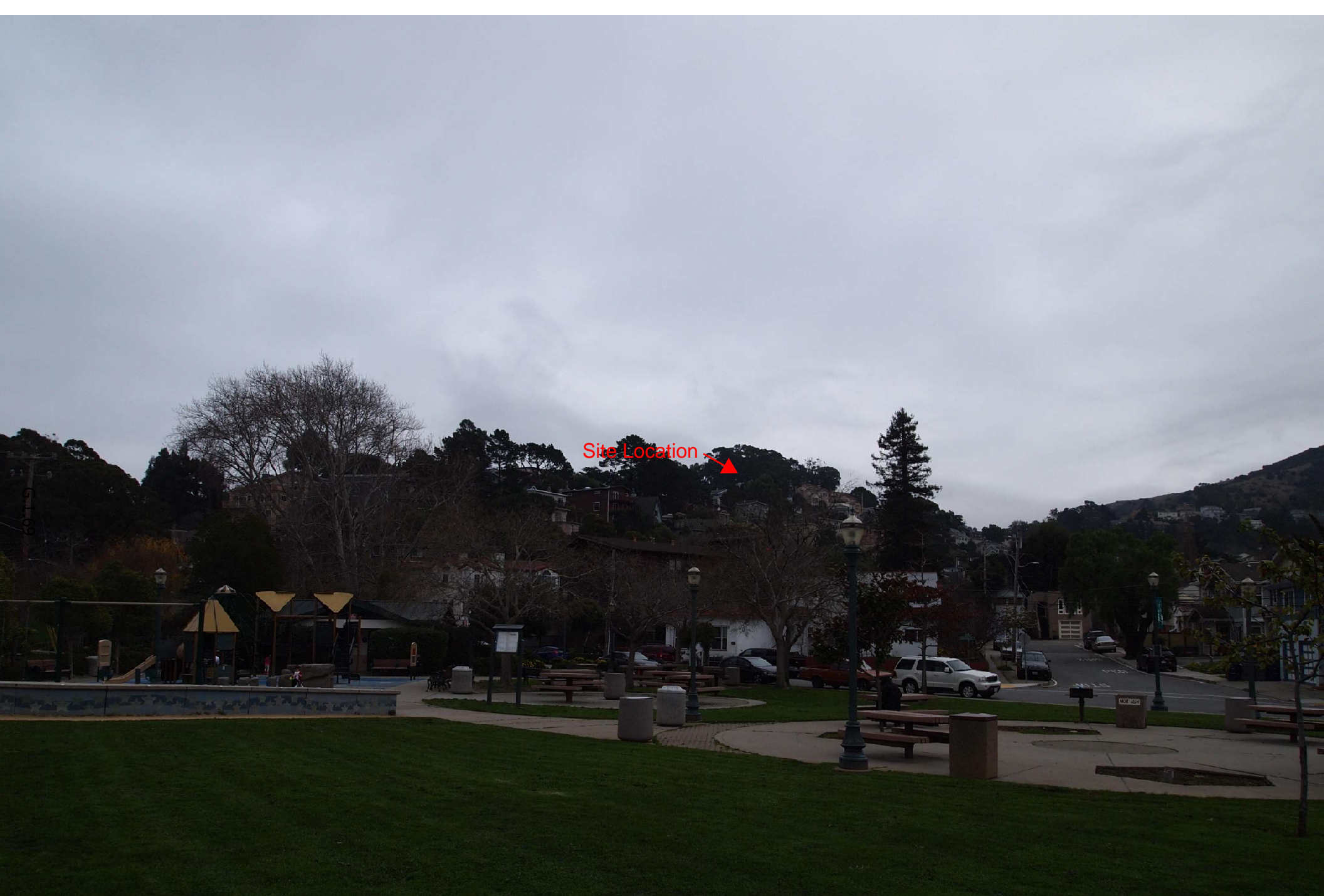
It should be noted that the proposed structure, as viewed from the Bay Trail, would generally follow the line of homes that have previously been built along the ridge of Tulare Street, but that this home would be in amongst the trees (existing and proposed) and would therefore have peek-a-boo views. It would be stepped up from the closest grouping of Tulare Street homes located just below it on the hillside, but follow the general line as seen from such distances.



**Photo Study Key Map
99 Thomas Avenue**

Imagery ©2018 Google, Map data ©2018 Google 500 ft

G.1.68



Site Location

**Photo 1: Center of the Community Park, between the Gazebo and Picnic Area
14 mm Lens on Olympus E PL1, Micro Four-Thirds Format Camera
(1/16/18)**

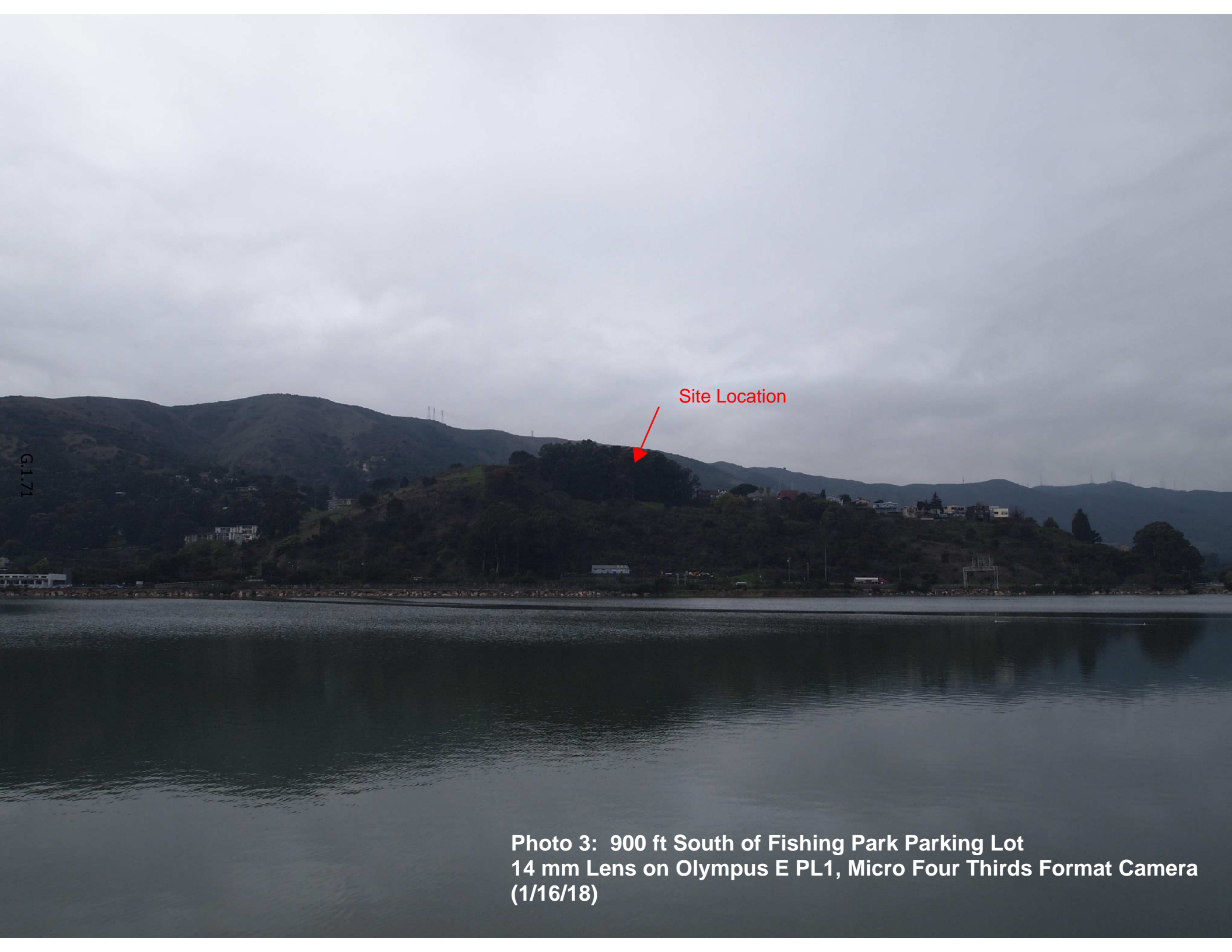


G.1.170

Site Location



**Photo 2: South Edge of Fishing Park Parking Lot
14 mm Lens on Olympus E PL1, Micro Four Thirds Format Camera
(1/16/18)**



G.1.71

Site Location

**Photo 3: 900 ft South of Fishing Park Parking Lot
14 mm Lens on Olympus E PL1, Micro Four Thirds Format Camera
(1/16/18)**



Site Location

Photo 4: 1600 feet south of Fishing Park Parking Lot
14 mm Lens on Olympus E PL1, Micro Four-Thirds Format Camera
(1/16/18)

6.1.72



G.173

Site Location

**Photo 5: Entrance to Fishing Pier at Sierra Point
14 mm Lens on Olympus E PL1, Micro Four-Thirds Format Camera
(1/16/18)**



Site Location

**Photo 6: 1100 feet south of Fishing Pier at Sierra Point
14 mm Lens on Olympus E PL1, Micro Four-Thirds Format Camera
(1/16/18)**