

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission

For the Meeting of 10/10/2019

**SUBJECT:** **Interim Use Permit UP-4-19 & Grading Review EX-3-19; 600 Tunnel Avenue;** C-1 Commercial District (Baylands); Interim Use Permit to allow staging of up to 90 Google Commuter buses on an approximately 3 acre vacant site on the Baylands. The proposal further involves approximately 4,075 cubic yards of site preparation grading. Eric Aronsohn of Universal Paragon Corporation (Oyster Point Properties Inc.), applicant/owner; Assessor's Parcel Numbers 005-340-040 & 005-350-080.

**REQUEST:** An Interim Use Permit and Grading Review is requested by Universal Paragon Corp. on behalf of Google to allow for utilization of the subject vacant site as a staging yard for up to 90 Google commuter buses. Prior to parking buses on the site it would be prepared by grading of approximately 4,075 cubic yards with placement of base rock.

The requested term of the Interim Use Permit would be for 5 years. Parking, or staging, of the buses would be allowed 24 hours a day, seven days a week. A schedule of projected trips in and out of the yard is provided in the project description section below and in the applicant's project description.

No utilities or office facilities are proposed with this use.

**RECOMMENDATION:** Conditionally approve Interim Use Permit UP-4-19 and Grading Review EX-3-19, recommending City Engineer approval of the proposed grading, via adoption of Resolution UP-4-19/EX-3-19 with Exhibit A containing the findings and conditions of approval.

**ENVIRONMENTAL DETERMINATION:** This project, a minor temporary use of land having negligible or no permanent effects on the environment, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Sections 15304 of the CEQA Guidelines. The exceptions to this categorical exemption, referenced in Section 15300.2, do not apply.

**APPLICABLE CODE SECTIONS:** Brisbane Municipal Code Chapter 17.41, adopted June 10, 1996, establishes procedures and required findings for the approval of interim uses in the Baylands subarea. Required findings are set forth in BMC Section 17.41.060, and mandatory conditions of approval are listed in BMC Sections 17.41.060.F and 17.41.070.

BMC Section 17.32.220 requires Planning Commission review of a grading permit when more than 50 cubic yards of material is to be removed from the site and/or when more than 250 of material are involved.

**SITE DESCRIPTION:** The site is approximately 3 acres in size and is located south of the Golden State Lumber storage yard, between the CalTrain rail lines and Tunnel Avenue, on the westernmost edge of the former municipal landfill. Most of the parking area will be set back from Tunnel Avenue by approximately 78 to 100 feet and set back from CalTrain by approximately 40 to 115 feet.

The subject area is vegetated with Coyote brush scrub and grasses that have grown on the soil cap over the landfill following cessation of the landfilling in this area in the mid-1900's. The City's biological consultant for the Baylands has previously identified seasonal wetlands in the areas east and west of this site, but the proposal site would not encroach into those areas.

The attached photo by staff taken in September 2019 shows the general state of the site.

**PROJECT DESCRIPTION:** The proposed operations as described by the applicant are summarized as follows:

**Site Preparation** The site would run parallel to Tunnel Avenue with a one-way entrance from Tunnel Avenue at the north end and a one-way exit at the south end of the site.

Prior to occupying the site with the buses, the site would be prepared by grubbing the vegetation and laying base rock across the site. The total grading volume would be approximately 4,075 cubic yards. Approximately 400 cubic yards of the grubbed material would be exported from the site and approximately 3,675 cubic yards would be imported base rock to provide a parking surface.

A six foot high chain link fence would be placed around the perimeter of the site, with a manually operated, lockable gate at the driveway entrance and exit. Solar powered temporary light standards would be placed at eleven locations across the site for safety and security, as shown on the applicant's site plan.

Per a draft condition of approval, prior to preparing the site for the proposed use, the nearby wetlands would be marked by the project biologist, to the satisfaction of the Community Development Director, to prevent inadvertent disruption of those areas during the site preparation work.

**Proposed Use** As indicated above, the site would be used for staging up to 90 Google buses for transporting Google employee commuters. The buses would be picked up and dropped off by contracted Google bus drivers Monday through Friday, between 3 and 7 am and 3 and 9 pm. Drivers arriving by personal vehicle would park those vehicles on the site, in place of the Google buses. The total vehicle trips per day is estimated at 360, with the peak hours being between 4 and 6 am at a rate of 60 trips per hour and between 7 and 8 pm at a rate of 50 trips in that hour.

Note that a trip is counted for each time either a personal vehicle or bus would enter or exit the yard.

Vehicle maintenance would not be conducted on the site.

No permanent employees would be located on the site, since the site would only serve as a staging location to store, pick up and drop off buses. The buses are equipped with lavatories and trash receptacles and so no restroom or trash collection facilities are planned for the site. All waste products would be handled off-site, outside of Brisbane.

As indicated above the yard would be fenced and gated for security. Additionally, security personnel would periodically patrol this site along with two other nearby Google sites 7 days a week. Portable solar-powered lighting standards with security cameras would be located on the site for security and safety during early morning and evening vehicle transfers. Lighting would be on in the mornings at 4:30 am and in the evenings to 11 pm. The Police Department reviewed the applicant's proposal and had no objections.

**ANALYSIS AND FINDINGS:** The required findings under BMC Sections 17.41.060.A-F and project analysis are as follows:

#### **Interim Use Permit**

a) The interim use will not be detrimental to the public health, safety or welfare, or injurious to nearby properties or improvements;

The proposal **complies** with this finding.

The site is within an industrial area of Brisbane and the proposal is not anticipated to have any detrimental or injurious effects. The area is largely surrounded by vacant lands, and the CalTrain rail line. CalTrain's north-south rail lines run adjacent to the site immediately to the west. The Golden State Lumber storage yard is located approximately 200 feet to the north. To the east, across Tunnel Avenue, are the Brisbane Recycling Company and Brisbane Soil Processing operations. To the south are vacant lands of the Baylands. Note that CalTrain has indicated that their fiber line runs on the property and appears to be immediately to the west of the proposed yard. To ensure that there is no damage to the nearby fiber line, a condition of approval is included to coordinate locating it in the field prior to grading.

Given the site's location, the closest residential uses are approximately 1/3 mile away, to the southwest, at the Northeast Ridge, and slightly more distant to the west and north in Daly City and San Francisco, at approximately 1/2 mile. Given those distances, and the operational conditions of approval, including the number of vehicle trips per hour, the use is not anticipated to have any detrimental effects on the residential areas. Despite that, since the CalTrain Bayshore station is located approximately 1/4 mile to the north on Tunnel Avenue, due to the anticipated increase in bus traffic, CalTrain has requested that

prior to the start of operations, outreach be made by Google to the nearby residential neighborhood. This would be to inform the nearby residents that the Google buses, to be housed on the subject site, will be operating near that station.

b) the interim use will not create any significant environmental impacts;

The proposal **complies** with this finding.

The use is temporary in nature with no permanent structures or utilities and the use would have negligible or no permanent effects on the environment. As such it is categorically exempt from the provisions of CEQA. As indicated above, there are wetlands in the vicinity of the site, but these are outside the area of proposed use. A condition of approval is included for a qualified project biologist to delineate the wetlands in the field and that they be marked with temporary orange fencing to prevent inadvertent damage during grading.

The use of buses for Googles employees will serve to remove single occupancy vehicles from the roadways and thereby reduce greenhouse gas emissions for the region, reducing environmental impacts that would otherwise result from single occupant vehicles.

c) the interim use will not obstruct redevelopment;

The proposal **complies** with this finding.

In considering approval of the Interim Use Permit, the Planning Commission must find that the use "...will not obstruct, interfere with, or delay the intended redevelopment of the property..." (BMC Section 17.41.060.C). Given the short duration of the proposed use and that fact that it will not include any permanent structures, there would be no obstruction to redevelopment plans. A condition of approval is included to address vacation of the site should redevelopment be advanced during the permit period.

d) all required public utilities and other infrastructure are or will be available;

This proposal **complies** with this finding.

The infrastructure of the roadway is provided via Tunnel Avenue with nearby U.S. 101 freeway access via Beatty Avenue. No utilities are required for this use.

e) the use will benefit the property and/or the public;

The proposal **complies** with this finding.

The use would benefit the public in that the bus yard would support the use of commuter buses and thereby reduce greenhouse gas emissions for the region.

f) encourage the employment of Brisbane residents to the extent it is reasonably possible to do so.

The proposal **complies** with this finding.

The applicant indicates that their employment recruitment program will include directed outreach to Brisbane residents, to the extent possible. Google utilizes vendor partners for bus driver services and has indicated that they will encourage those vendors to post job openings in the City's Chamber of Commerce publication, the Luminary.

### **Grading**

In 2003, the Planning Commission adopted guidelines and findings for reviewing grading applications based on General Plan policies.

- a. The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography.
- b. The proposed grading is designed to avoid large exposed retaining walls.
- c. The proposed grading is designed to conserve existing street trees.
- d. 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.

The proposal either **complies or is not applicable to** these findings. The only applicable finding is the first and the grading will not appreciably change the relatively flat topography of the site, except to even out the surface of this relatively flat site and provide a layer of base rock. There would be no retaining walls, no effected trees and the site is not within the HCP. It should be noted that technical issues such as soil stability, erosion control and site drainage are under the purview of the City Engineer, as a separate grading permit.

Finally, note that this application was routed to the City Engineer/Public Works Director, Fire Dept., Police Dept., San Mateo County Environmental Health, Regional Water Quality Control Board, Bayshore Sanitary District, San Francisco Water and CalTrain JPB for review and comment. There were no objections to the proposed use. Proposed conditions of approval are provided with the attached resolution.

**ATTACHMENTS:**

- A. Vicinity Map
- B. Site Photograph
- C. Applicant's Project Description
- D. Applicant's Vehicle Trip Estimates
- E. Applicant's Proposed Plans
- F. Draft Resolution UP-4-19/EX-3-19



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Ken Johnson, Senior Planner



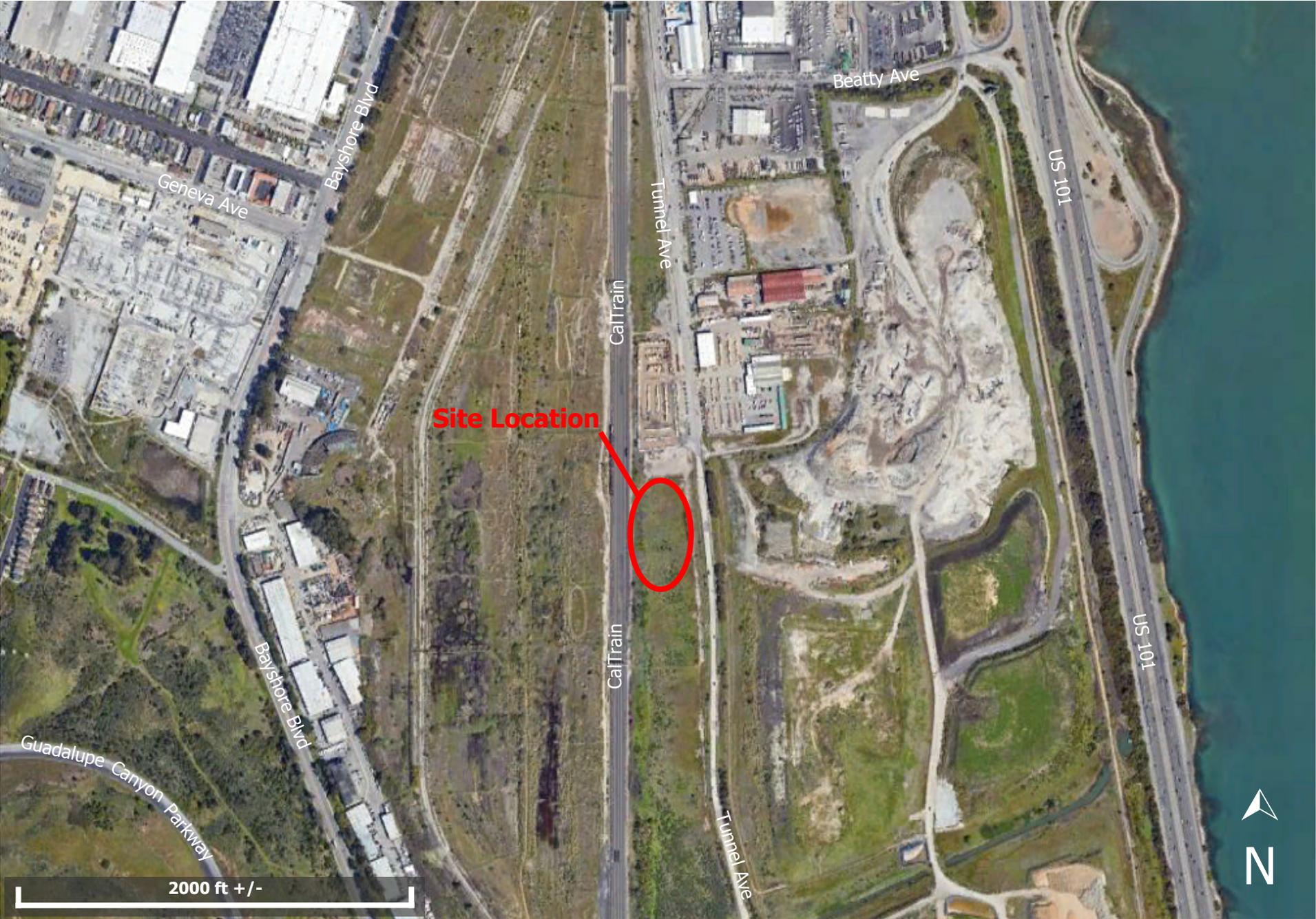
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John Swiecki, Community Development Director

# ATTACHMENT A

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**Aerial Vicinity Map  
600 Tunnel Ave.**



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# ATTACHMENT B

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600 Tunnel Avenue Site Photo  
View to the South  
September 23, 2019

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# ATTACHMENT C

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JUN -3 2019

Comm. Dev. Dept. Brisbane

## Project Description - Google Shuttle Bus Parking

May 31, 2019

Sunquest Properties in partnership with Google is requesting a new 5-year Interim Use for 3-acres (130,680 sf of land) ("Site") intended as a bus parking location so Google can consolidate three separate parking locations in San Francisco and South San Francisco.

The purposed tenant, Google (GOOG), is a leading global technology company with tens of thousands of employees based locally. Google is headquartered in Mountain View, CA with offices in San Francisco, San Bruno, and Sunnyvale. With employees and offices spread across the region, the Google Bus operation has become a major component of the company's strategy for managing their workforce's transportation needs. The Google Bus operation also supports the Companies efforts to reduce congestion and emissions caused by single-occupant cars, especially during peak commuting times.

The Google Bus, also known as "GBus", program has expanded its operation year after year with 2018 being a record year in terms of ridership. In 2018, GBuses provided more than 4 million rides – picking up at 262 shuttle stops across nine Bay Area Counties. In aggregate, the shuttle program saved more than 40 thousand metric tons of CO2 and has helped Google employees avoid over 100 million vehicle miles on the year.

The Location is ideal for the use given its central location and convenient and direct access to 101 and other regional highways. GBuses will be able to come and go with the least amount of impact on local commuters due to the near-by on and off ramps which puts buses on the highway, in route to their shuttle stops in 2-5 minutes.

## USE AND LOCATION

Google is pursuing the ability to use this site on a temporary basis, while they continue to pursue a permanent location in the region. Google has toured the site and based on the professional opinions of those interviewed, the tenant is confident they can make the site work economically, physically, and ecologically with minimal improvements. The project site will be graded, and gravel will be placed on the site to the City's standards, to allow for up to 90 buses to be temporarily parked and returned/retrieved with minimal dust in the air and dirt on the road. Lighting and security equipment will be powered by self-contained PV and storage systems which will power the necessary equipment for running the site safely and securely. Access will be provided through two gates along Tunnel Ave which will help streamline the flow of buses into and out of the property. Reducing idling time and minimizing traffic impacts on the public right of ways are of paramount importance.

## FACILITY OPERATION AND VEHICLE ROUTING

## Monday-Friday

- Up to 90 buses may be parked at any given time. The peak parking demand time is overnight from 10:00pm to 5:00am.
- Normal Operations:
  - Buses leave the site starting at 4:00am and return around 7:00pm
  - Buses are parked from around 7:00pm to 4:00am.
  - Up to 90 buses will be parked overnight until the shift begins at 4am the following day.
  - ~~In rare instances, light maintenance may need to occur and this would include battery jump starts, emergency tire repair, topping off fluids, etc.~~
  - Up to 90 personal vehicles to be parked when buses are in service. Personal vehicles would belong to bus drivers and other support staff

## Saturday-Sunday and holidays:

- Up to 90 buses may be parked at any given time

Days and hours of operation:

- Monday - Friday: 4am-11pm, no activity between 10am-7pm as all buses will be out in service.
- Buses park midday in Mountain View, CA

#### ON-SITE PERSONNEL

There shall be no permanent on-site personnel. Google will utilize a contracted security officer, who monitors and patrols the Companies assets in South San Francisco and San Bruno.

#### VEHICLE MAINTENANCE

There will be absolutely no vehicle maintenance performed on this site. Bathrooms will be pumped out at an offsite facility.

#### FENCING, SECURITY, AND SITE LAYOUT

Proposed perimeter fencing and vehicle barriers {e.g., concrete K-rail} will be added as shown in the attached site plan. A manually operated security gate will also be installed at the entrance. These additions will enhance the existing perimeter elements and mitigate the potential for unwanted access to this portion of the site. Two ingress/egress gates servicing the site from Tunnel Avenue with adequate clearance to accommodate the vehicle and bus operations will also be provided as shown on the site plan.

#### GRADING

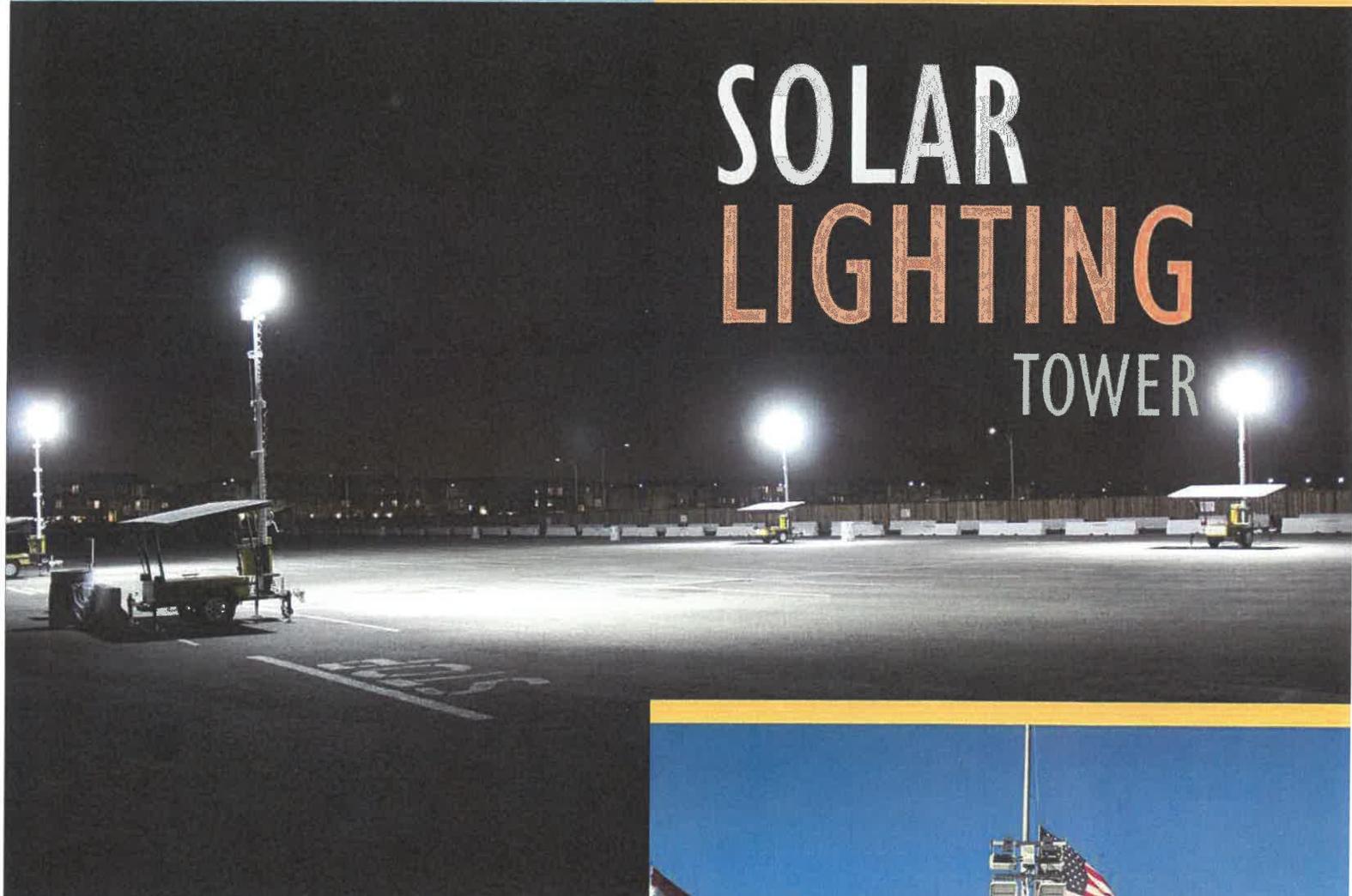
The existing topography of the site will remain essentially as-is while grading will serve to level out soil piles and clear brush and debris. A crushed rock overlayer will sit above any exposed dirt to mitigate the potential of airborne dust resulting from the operations at the site.



Trusted by World Leading Organizations



# SOLAR LIGHTING TOWER



[Info@king-solarman.com](mailto:Info@king-solarman.com)

**Northern California:**

48949 Milmont Dr., Fremont, CA 94538

**Southern California:**

1261 South Grove Ave., Ontario, CA 91761

**TEL:** 408.373.8800 / 626.833.0575 / 626.376.3393

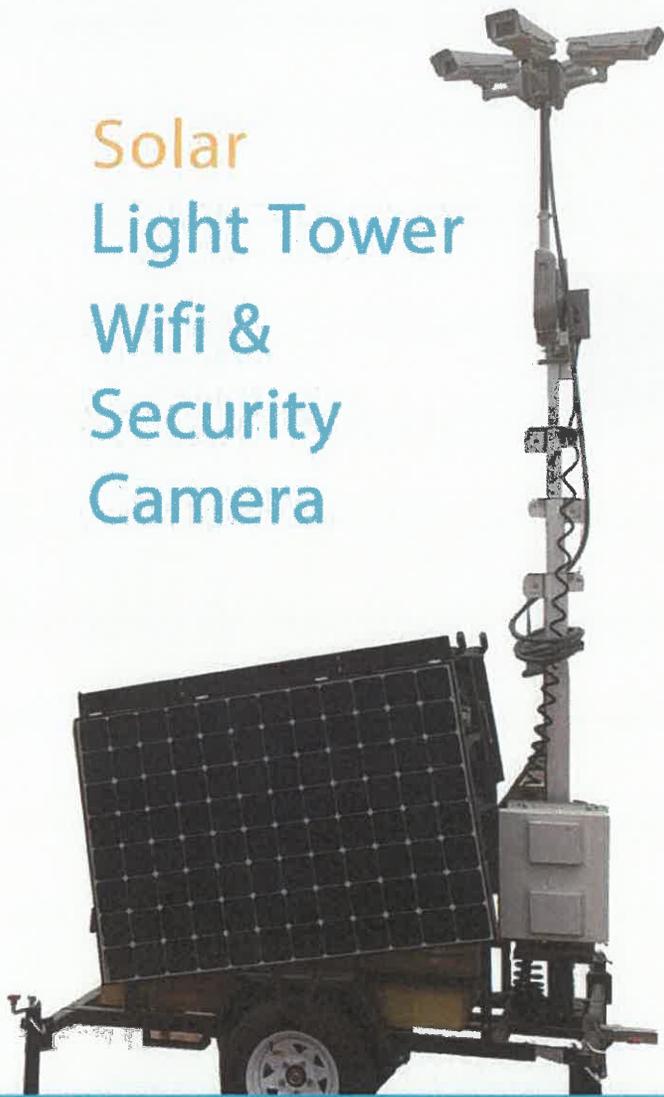
Deployment to all 50 States and Around the World

[www.SolarLightingTower.com](http://www.SolarLightingTower.com)

[www.SolarCamera.com](http://www.SolarCamera.com)

H.2.19

# Solar Light Tower Wifi & Security Camera



WiFi access over a mile  
with high gain or 4G LTE  
or Point to Point connected



Remote Control  
Features

*No messing around when our  
Tower is in place*



Real Time Video Streaming & Play Back on  
Android, iOS and Microsoft Computer



Motion Detction Alert to E-mail &  
Cell Phone Text

Android, iOS  
control &  
recording



24/7 Solar WiFi Security Camera Trailer  
running over 60 days per Sun Charge with  
Android, iOS control & 30-60 days recording



- 01 WiFi 802.11 b/g Access Point (Hotspot)  
4G LTE connected
- 03 PTZ Auto Tracking 360°  
Auto Zoom In & Zoom Out

- 02 Security cameras recording  
on site and on cloud  
over 30 days
- 04 Mobile Deployment & Fast Setup  
to Any Location & 100% Off-Grid



# KS-1300



9.6kWh/20kWh batteries provide longer backup



1,308W solar panels charge batteries quicker than ever



25/50 hours of LED run time on single charge



Optional security camera option increases security



Optional EV Charge available - Level 2, 240V



32,000 lumen of light helps lighting larger area (40,000lm optional available)



Schedule lighting with Timer in control box



No messy and harmful fumes



Proudly made in the U.S.A

## ELECTRICAL SPECIFICATIONS

Model Type	KS-960W	KS-1300
Solar Generation	960W	1,300W
Lumens		8,000 x4 = 32,000
Batteries(C100)	10kWh	10/20kWh
System Voltage		12/24/48V DC, or 110V/240V AC
AC Charger	110V	110V
AC Output		120/240V AC

## MECHANICAL SPECIFICATIONS

Weight	1,700lbs/3,000lbs
Mast Height	10~25 Feet Height
Light Rotation	360 °
Security Lock	Yes
Security Camera	Yes

## DIMENSIONS

Closed	62in(W) x 91in(L) x 10ft(H)
Open	125in(W) x 128in(L) x 25ft(H)

## WARRANTY INFORMATION

60 Months Warranty

## BATTERY STORAGE



## CONTROL BOX



# Where to Use



Apple Headquarter Parking Lot, Cupertino



Google Shopping Express Warehouse, Palo Alto



La Canada Flintridge School, LA



NASA Ames Research Center, Mountain View

# Rental Service



Tesla Factory in Fremont, CA



Solar EV Charging Trailer



PDQ Rental



## Security Camera

Optional security camera multiple units  
10,000-50,000 sq ft area coverage  
and WiFi or LTE 4G connected



## No Pollution

No Sound, No Power Line,  
No Trenching and it is portable  
No Fuel



## Working Hours

30/60 hours of LED lighting hours  
3-6 days



## Timer

Schedule 24/7 multiple lighting on/off



## Lighting

32,000 lumens of LED lighting  
covers 4,000-5,000 sq ft area



## Battery Backup

10/20 kWh Lithium Battery System with  
Battery Management System



## Quick Charge

Quickly charged by 975W/1300W  
SunPower Solar Panel or charged by  
110V AC from the wall. To charge any  
kind of devise for 12/24/48 volts DC  
power and 110V or 240V AC including  
electrical vehical

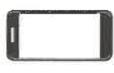


# Solar Energy Solutions that Work for Your Business.

**KING SOLARMAN**

24/7 Solar Wi-Fi Security Camera Trailer running over 60 days per Sun Charge with Android, iOS control & 30-60 days recording

Mechanical Specifications	
Rest Dimensions	50" (W) X 87" (L) X 134" (H)
Operation Dimensions	125" (W) X 123" (L) X 276" (H)
Mast Height	9.5' - 23'
Weight	1700 lbs - 3000 lbs
Mast Raise/Extension	Manually
Max Wind Rating Speed	70 kph
Trailer Details	
Axle	A/T single axle
Shipping Dimensions	50" (W) X 135" (L) X 134" (H)

-  LED Lighting Overnight
-  Security Camera 24/7
-  Police Light
-  Speaker
-  4G LTE Connected
-  Remote Control worldwide with mobile Devices
-  Video Streaming on Android, iOS and PC



H.2.23

# Solar Technology Solutions

Install up to 6 cameras & 4 LED lights



Up to 23'



King Solarman is the manufacturer of Solar Lighting Tower and Solar Security Camera Trailer in Fremont, and in Ontario California. Provides Solar Lighting Tower & Security Camera to Google, Apple, Tesla, Amazon, Turner Construction, US Army, NAVY, San Francisco AT&T Stadium, Oracle Arena, Levi's Stadium, Napa & Sonoma County Fire rescue work with PG&E, +50,000 musical events with FBI & local police compliance.

- Security Camera
- LED Lighting
- Quick Charge
- Police Light/Speaker
- Working Hours
- Timer
- Battery Backup



**KingSolarman**  
Selling Solar Since 2008

Northern California: 48949 Milmont Dr. Fremont, CA 94538  
 Southern California: 1261 S Grove Ave. Ontario, CA 91761  
 TEL: 408-373-8800; 626-376-3393  
 Email: info@king-solarman.com  
 www.king-solarman.com; www.SolarLightingTower.com



**KingSolarman**  
Selling Solar Since 2008

Northern California: 48949 Milmont Dr. Fremont, CA 94538; Southern California: 1261 S Grove Ave. Ontario, CA 91761  
 TEL: 408-373-8800; 626-376-3393; Email: info@king-solarman.com  
 www.king-solarman.com; www.SolarLightingTower.com

### License Plate Capture Camera powered by Solar

License Plate Capture Distance	up to 40 m (131 ft)
Capture License Plates Number	up to Two (2) Lanes
Power Supply	PoE+ (IEEE802.3at Class 4)
Operating Environmental	-30° C to +60° C (-22° F to +140° F) Less than 95% RH
Dimensions	404.0 mm x 163.80 mm x 132.10 mm
Gross Weight	4.10 kg (9.04 lb)

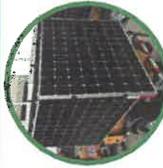


### Thermal Camera powered by Solar

Mechanical	Size: 291(L)x104(W)x97(H) [mm]; Weight: 1.37kg
Thermal Sensor	400 x 300 VOX Uncooled Thermal Sensor Technology
Thermal Features	Athermalized Lens, Focus-free, < 40 mK Thermal Sensitivity
Recognition Distance	Human: 361 ft; Vehicle: 1148 ft
Power Supply	24 VAC, 1 A; 12 VDC, 1 A; or PoE
Power Consumption	Maximum 10 W
Working Environment	-40° C ~ +60° C, Less than 95% RH



H.2.24



### SunPower Solar Panel 1300 watt

Solar Panels Number	4
Panel Connection Type	Parallel / Series Connection
Controller	Maximum Power Point Tracking (MPPT)

### Battery (X 4) charged by Solar & 110 VAC

Capacity	4 X 50 AH = 200 AH
Voltage	52.8 V
Battery Type	LiFePO4 (Lithium-Iron-Phosphate Battery)
Mechanical	Size: 485(L) x 170(W) x 253(H) [mm]; Weight: 30.6 ± 0.5 kg
Temperature	Storage: 0 - 45 °C; Operation: -20 - +65 °C
Battery Life	2000 cycle
Over Charge Protection	Built-in control box, works when Voltage > 55 V
Over Discharge Protection	Built-in control box, Voltage between 44 V and 46 V.



Blue & Red Police Light



Up to 6 PTZ Cameras & 4 LED Lights

### PTZ Auto Tracking Camera powered by Solar

Mechanical	Size: Ø160(mm) x 295(mm); Weight: 8.82lb
Effective Pixels	1920(H) x 1080(V), 2 Megapixels
Resolution	1080P(1920x1080)/720P(1280x720)
Pan/Tilt Range	Pan: 0° ~ 360° endless; Tilt: -15° ~ 90°, auto flip 180°
Day/Night	Auto (ICR) / Color / B/W
Power Supply	DC12V, PoE (802.3at)
Working Environment	-40°C ~ 70°C (-40°F ~ +158°F) / Less than 90% RH



### LED Lights (51,200 Lm) powered by Solar

Input Voltage	DC 42-58 V
Rated Power	4 X 80 W
Ambient	Temperature: -25 °C ~ +50 °C; Humidity: 10% ~ 90%
Lifetimes (H)	> 50000H
Weight (kg)	4 X 3.2
Lumens	4 X 12,800 Lm
Light Distance & Coverage	20 Lux at dist. 12m

### Fixed Long-Range Camera powered by Solar

Mechanical	Size: 191(L)x90(W)x82(H) [mm]; Weight: 0.65kg
Effective Pixels	2592(H)x1520(V), 4 Megapixels
Minimum Illumination	0.01Lux/F1.2(Color), 0.Lux/F1.2(IR on)
Day/Night	Auto (ICR)/Color/B/W
Power Supply	DC12V, PoE (802.3af)
Power Consumption	< 5W
Working Environment	-30C~+60C, Less than 95% RH



Rapid Deployment to all over the States

No Diesel Required, 100% powered by Solar

24/7 video recording

Live streaming video via 4G LTE

iOS and Android APPS

Jobsite Security & Cost Savings



# ATTACHMENT D

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# Google Buses - Interim Use Application

Buses <b>Inbound to</b> and <b>Outbound from</b> Brisbane (Average)							
Cars <b>Inbound to</b> and <b>Outbound from</b> Brisbane (Average)							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
2400-0100							
0100-0200							
0200-0300							
0300-0400	30	30	30	30	30		
0400-0500	30/30	30/30	30/30	30/30	30/30		
0500-0600	30/30	30/30	30/30	30/30	30/30		
0600-0700	30	30	30	30	30		
0700-0800							
0800-0900							
1000-1100							
1100-1200							
1200-1300							
1300-1400							
1400-1500							
1500-1600	10	10	10	10	10		
1600-1700	10/10	10/10	10/10	10/10	10/10		
1700-1800	20/10	20/10	20/10	20/10	20/10		
1800-1900	20/20	20/20	20/20	20/20	20/20		
1900-2000	30/20	30/20	30/20	30/20	30/20		
2000-2100	30	30	30	30	30		
2100-2200							
2200-2300							
2300-2400							

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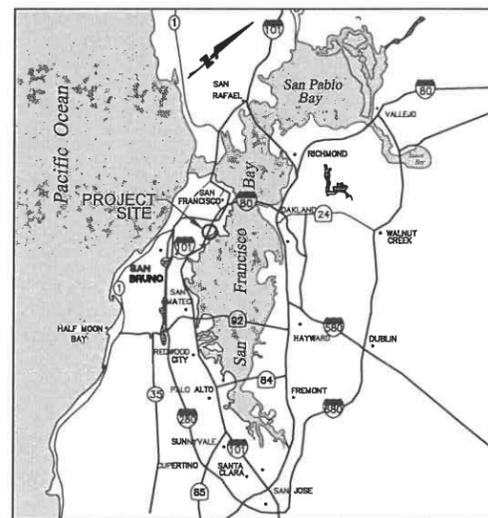
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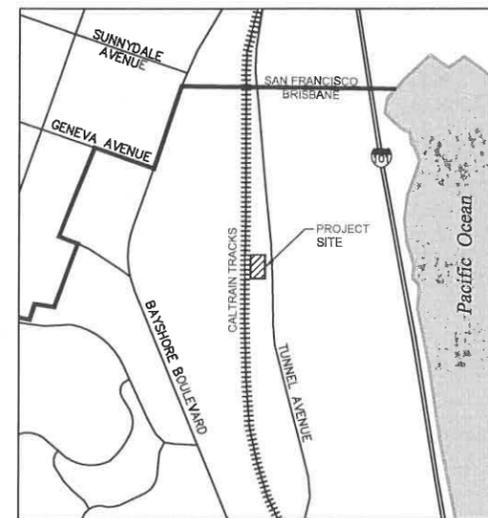
# PLANNING APPLICATION

## TUNNEL AVENUE BUS PARKING LOT

### CITY OF BRISBANE, SAN MATEO COUNTY, CALIFORNIA



VICINITY MAP  
NTS



LOCATION MAP  
NTS

**PROJECT DATA**

**OWNER:** SUNQUEST PROPERTIES, INC.  
150 EXECUTIVE PARK BOULEVARD, SUITE 1800  
SAN FRANCISCO, CA 94134  
PHONE: (415) 468-6676  
CONTACT: ERIC ARONSOHN

**ENGINEER:** BKF ENGINEERS  
150 CALIFORNIA STREET, SUITE 600  
SAN FRANCISCO, CA 94111  
PHONE: (415) 930-7900  
CONTACT: MIKE O'CONNELL, ENGINEER

**ASSESSOR PARCEL NO:** 005-340-040

**FLOOD ZONE**

ZONE X - AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FIRM 06081C0035F EFFECTIVE APRIL 5, 2019.

**BENCHMARK**

BENCHMARK F 571 (PID H0629) BEING A BRASS DISK STAMPED "F 571 1939" LOCATED 0.2 MILES NORTH ALONG THE SOUTHER PACIFIC COMPANY RAILROAD FROM THE RAILROAD BRISBANE TOWER, AT A 15 BY 8 FOOT CONCRETE CULVERT, IN THE TOP EAST END OF THE SOUTH CONCRETE ABUTMENT, 245.0 FEET NORTH OF THE EAST END OF THE EAST STEEL LEG OF AN OVERHEAD SIGNAL, 6.8 FEET EAST OF THE EAST RAIL OF THE EAST MAIN TRACK, AND BOUT 1 FOOT LOWER THAN THE TRACK.

ELEVATION 10.45 FEET DATUM: NGVD 1929 (SUPERCEDED) [ELEVATION 4.02 (± 2CM) DATUM: NAVD88.

**BASIS OF BEARINGS**

THE SURVEY IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 3 (0403-C.C.S. 83).  
DATUM: NAD 1983 (CONUS) MOL. USING THE TRIMBLE V.R.S. (VIRTUAL REFERENCE SYSTEM NETWORK), EPOCH 2006.63

ALL DISTANCES SHOWN ARE GRID DISTANCES. MULTIPLY DISTANCES SHOWN BY 1.000066124 TO OBTAIN GROUND DISTANCES.

(SCALE FACTOR USED = 0.999929595, COMBINED SCALE FACTOR USED = 0.999933876); CONVERGENCE ANGLE = -1°09'45.40188".)

**ENGINEER'S STATEMENT**

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

*MMA* 8.29.2019  
MICHAEL A. O'CONNELL DATE  
PROJECT MANAGER  
BKF ENGINEERS  
R.C.E. 75811, EXPIRES: 6/30/2020



**ABBREVIATIONS**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	AT	OC	ON CENTER
AB	AGGREGATE BASE	PAE	PUBLIC ACCESS EASEMENT
AC	ASPHALT CONCRETE	E, P/L	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	P/V	POST INDICATOR VALVE
BFP	BACK FLOW PREVENTER	PKNG	PARKING
BLDG	BUILDING	PM	PARKING METER
BO	BLOW OFF	PR, (P)	PROPOSED
CATV	CABLE TELEVISION	PRUE	PRIVATE UTILITY EASEMENT
CB	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
COR	CORNER	RIM	RIM ELEVATION
CSF	COUNTY OF SAN FRANCISCO	RW	RECYCLED WATER
DG	DECOMPOSED GRANITE	R/W	RIGHT OF WAY
DIA	DIAMETER	S'LY	SOUTHERLY
DOC	DOCUMENT	SB	SIGNAL BOX
D/W	DRIVEWAY	SD	STORM DRAIN
E'LY	EASTERLY	SDE	STORM DRAIN EASEMENT
E, EL, ELEC	ELECTRICAL	SF	SQUARE FEET
EB, EVT	ELECTRICAL BOX, ELECTRICAL VAULT	SFWD	SAN FRANCISCO WATER DEPARTMENT
EG	EXISTING GRADE	SL	STREET LIGHT
ESMT	EASEMENT	SLB	STREET LIGHT BOX
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SS	SANITARY SEWER
EX, (E)	EXISTING	SSCO	SANITARY SEWER CLEAN OUT
EX#	EXCEPTION NUMBER	SWE	SIDEWALK EASEMENT
FAB	FIRE ALARM BOX	S/W	SIDEWALK
FC	FACE OF CURB	TB	TELEPHONE BOX
FDC	FIRE DEPARTMENT CONNECTION	TC	TOP OF CURB
FF	FINISHED FLOOR	TEL	TELEPHONE
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FS	FIRE SERVICE	TS	TRAFFIC SIGNAL
FW	FIRE WATER	TW	TRAVEL WAY
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UGEE	UNDERGROUND ELECTRICAL EASEMENT
HC	HANDICAP	UPRR	UNION PACIFIC RAILROAD
HP	HIGH POINT	VT	VAULT
HV	HIGH VOLTAGE	VC	VERTICAL CURB
INV	INVERT	VG	VALLEY GUTTER
JPB	JOINT POWERS BOARD	W'LY	WESTERLY
L	LENGTH	W, WL	DOMESTIC WATER, WATERLINE
LP	LOW POINT	WE	WATER BOX
L/S	LANDSCAPING	WM	WATER METER
MAX	MAXIMUM	WMB	WATER METER BOX
MECH	MECHANICAL	WV	WATER VALVE
MH	MANHOLE		
MIN	MINIMUM		
MON	MONUMENT		
N'LY	NORTHERLY		

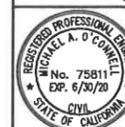
**LEGEND**

PROPERTY LINE	PROPOSED	EXISTING
PROPERTY LINE	---	---
CENTERLINE	---	---
EASEMENT	---	---
CONTOUR LINE	~	~
GAS LINE	---	EX G
COMBINED SEWER	---	EX 3'x3' BRICK SEWER
ELECTRIC	---	EX EL
DOMESTIC WATER	---	EX 10" W
HIGH PRESSURE WATER	---	20" HPW
TELEPHONE	---	EX TELE
CABLE TV	---	CO
CATCH BASIN	⊙	181.06 (DESCRIPTION)
CLEANOUT	⊙	OR
FIRE HYDRANT	⊙	⊙
COMBINED SEWER MANHOLE	⊙	⊙
SPOT ELEVATION	⊙	⊙
FOUND SURVEY MONUMENT	⊙	⊙
WATER VALVE	⊙	⊙
FIRE SERVICE BACK FLOW PREVENTER	⊙	⊙
DOMESTIC WATER METER	⊙	⊙

SHEET INDEX	
Sheet Number	Sheet Title
C1.0	TITLE SHEET
C1.1	NOTE SHEET
C2.0	EXISTING CONDITIONS
C3.0	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C5.0	DETAILS

TUNNEL AVENUE BUS PARKING LOT  
PLANNING APPLICATION  
TITLE SHEET

BRISBANE



PRELIMINARY - NOT FOR CONSTRUCTION

Date: 8.29.19  
Scale: N/A  
Design: JCW  
Drawn: JCW  
Approved: MAO  
Job No: 20190576

Drawing Number:  
**C1.0**  
1 of 6

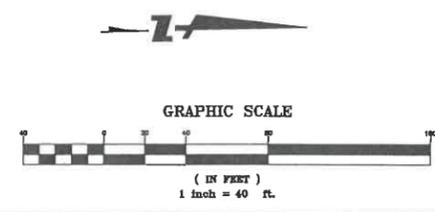
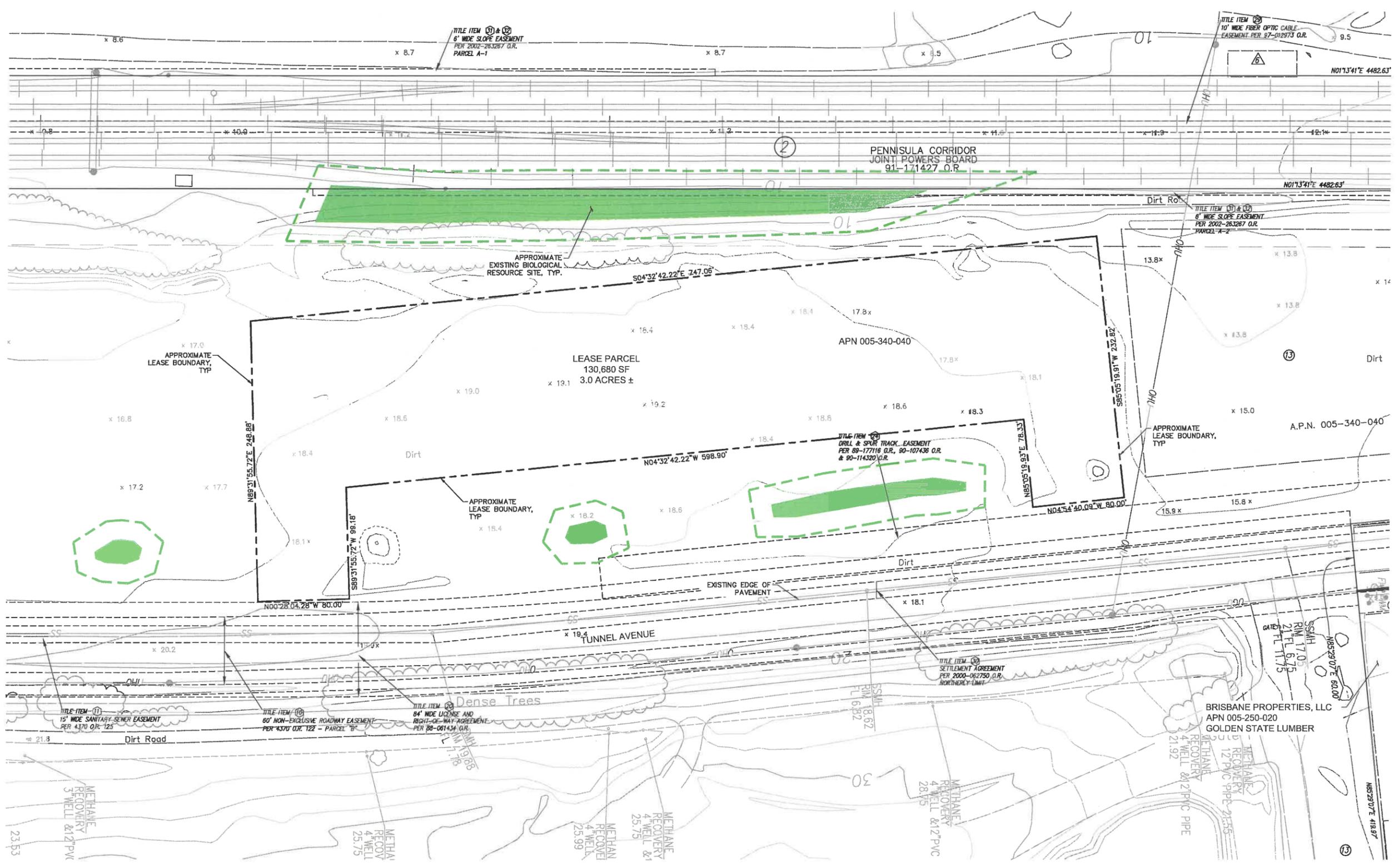
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PLOT DATE: 08-29-19 PLOTTED BY: ramr

Date	Scale	Design	Drawn	Approved	Job No
8.29.19	1" = 40'	JCW	JCW	MAC	20190576

Revisions

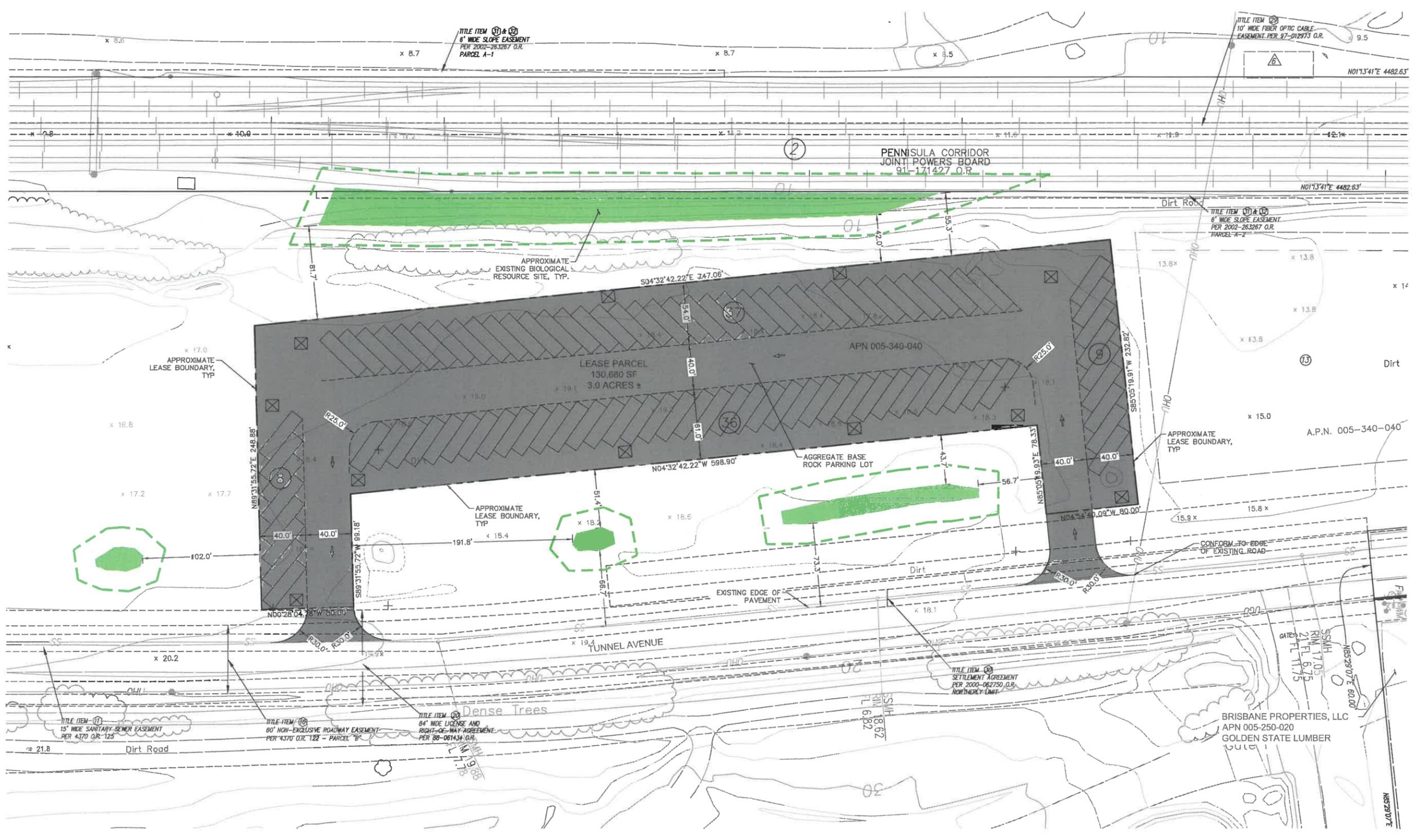
No.	Description
1	AS SHOWN

Drawing Number: **C2.0**  
3 OF 6

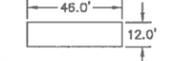


DRAWING NAME: K:\2019\190576\_Tunnel\_Ave\_Brisbane\ENG\PLANNING\C2.0 EXISTING CONDITIONS.dwg  
PLOT DATE: 08-29-19 PLOTTED BY: wct

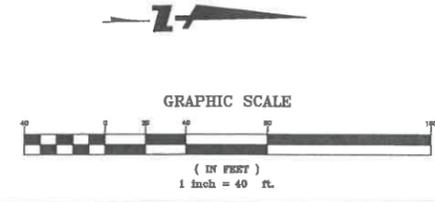
Date	8.29.19
Scale	1" = 40'
Design	JCW
Drawn	JCW
Approved	MAC
Job No	20190576
Drawing Number	C3.0
	4 OF 6



- NOTES:**
1. THE LEASE PARCEL IS AN APPROXIMATELY 3.0 ACRE SITE.
  2. TOTAL BUS PARKING = 90
  3. THE DESIGN BUS IS A 45' ROAD COACH.
  4. PARKING STALL DIMENSIONS:

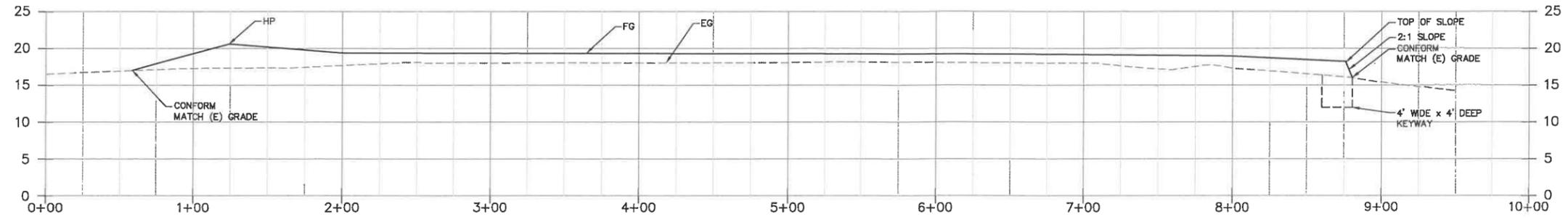


- LEGEND**
- APPROXIMATE LIMITS OF BASEROCK (1/CS.0)
  - APPROXIMATE LIMIT OF EXISTING BIOLOGICAL RESOURCE SITE
  - 17' BUFFER AROUND EXISTING BIOLOGICAL RESOURCE SITES
  - SOLAR POWER LIGHTING TOWER AND SECURITY CAMERA TRAILER

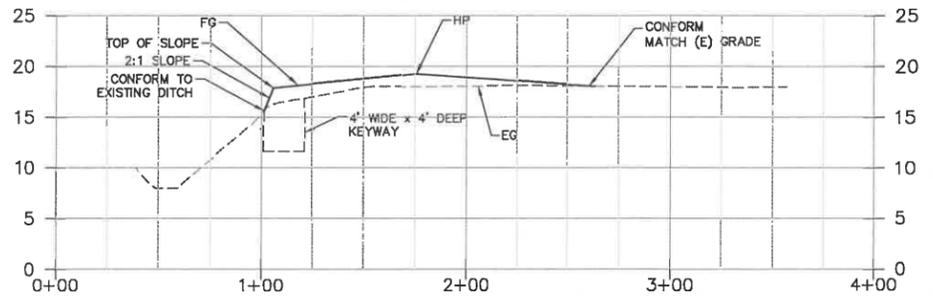


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PLOT DATE: 08-29-19 PLOTTED BY: wcta

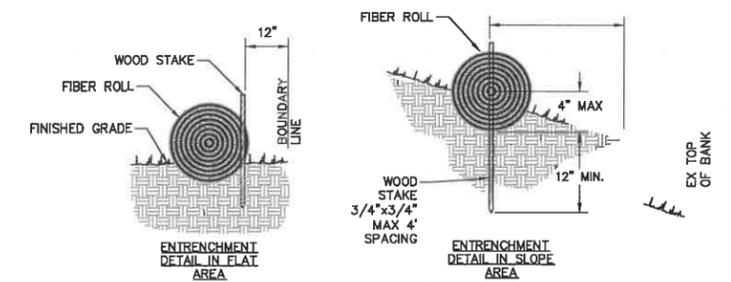




SECTION A NORTH-SOUTH PROFILE  
 SCALE: 1" = 40' HORIZ.  
 1" = 8' VERT.

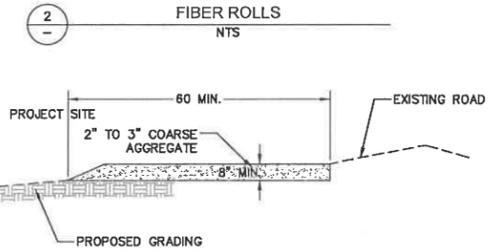


SECTION B EAST-WEST PROFILE  
 SCALE: 1" = 40' HORIZ.  
 1" = 8' VERT.



INSTALLATION PROCEDURE:

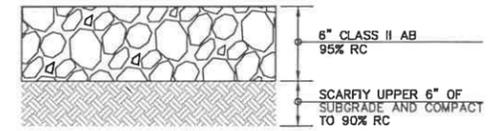
1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROX. 8" DIAMETER.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2"-4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.



NOTES:

LOCATIONS OF CONSTRUCTION ENTRANCE SHALL BE COORDINATED WITH CITY INSPECTOR AND DEVELOPER'S REPRESENTATIVE PRIOR TO EACH PHASE OF CONSTRUCTION. SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN.

DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS). THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 2" TO 3" COARSE AGGREGATE. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8". THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS (12' MIN). THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 60'.



1 PAVEMENT SECTION  
 NTS

3 STABILIZED CONSTRUCTION ENTRANCE  
 NTS

DRAWING NAME: K:\2019\190576\_Tunnel\_Ave\_Brisbane\ENG\PLANNING\C5.0 DETAILS.dwg  
 PLOT DATE: 08-29-19 PLOTTED BY: rnmr

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# ATTACHMENT F

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RESOLUTION UP-4-19/EX-3-19

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING INTERIM USE PERMIT UP-4-19 AND GRADING  
REVIEW EX-3-19  
TO ALLOW THE USE OF A VACANT SITE ON THE BAYLANDS TO BE USED FOR  
A GOOGLE BUS STAGING YARD

WHEREAS, Eric Aronsohn applied to the City of Brisbane for an Interim Use Permit UP-4-19 and Grading Review EX-3-19 to allow outdoor staging of Google buses on an approximately 3 acre vacant site on the Baylands, at 600 Tunnel Avenue, between Tunnel Avenue and the CalTrain rail lines; and

WHEREAS, on October 10, 2019, 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 written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15304 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 Interim Use Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of October 10, 2019 did resolve as follows:

Interim Use Permit UP-4-19 is approved and the recommendation of City Engineer approval of the proposed grading EX-3-19 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this tenth day of October, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Pamala Sayasane  
Chairperson

ATTEST:

## **EXHIBIT A**

**ACTION TAKEN:** Conditionally approved Interim Use Permit UP-7-19 per the staff memorandum with attachments, via adoption of Resolution UP-7-19.

### **FINDINGS:**

1. The proposed interim use and the conditions under which it would be operated will not be detrimental to the public health, safety or welfare, or injurious to properties or improvements in the vicinity, as described in the staff memorandum;
2. The proposed interim use is categorically exempt from environmental review pursuant to Section 15304(e) of the California Environmental Quality Act (CEQA) Guidelines and will not result in any significant adverse environmental impacts;
3. The proposed interim use will not obstruct, interfere with, or delay the intended redevelopment of the property in accordance with the uses anticipated in the General Plan or any adopted specific plan applicable to the site, inasmuch as there are no permanent site improvements proposed.
4. There are no required public utilities since the use is for bus staging only. The infrastructure of Tunnel Avenue will provide for roadway access and lavatories and recycling is contained on the buses, so that the interim use will operate in a safe, sanitary, and lawful manner.
5. The use will benefit the property and/or the public in that it would be used to facilitate bus ridership for Google employees thereby reducing greenhouse gas emissions that will benefit the public throughout the region.
6. The use would encourage the employment of Brisbane residents to the extent it is reasonably possible to do so.
7. The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography.
8. The proposed grading would not include retaining walls.
9. The proposed grading would not impact trees.
10. The proposed grading is not within the San Bruno Mountain Area Habitat Conservation Plan area.

**CONDITIONS OF APPROVAL:**

**Site Preparation**

- A. The applicant shall obtain a grading permit from the City Engineer prior to start of grading and shall complete grading to the satisfaction of the City Engineer.
- B. Grading shall comply with stormwater NPDES requirements, including Best Management Practices, to the satisfaction of the City Engineer.
- C. Prior to grading, the applicant shall coordinate with CalTrain to locate and mark the location of the CalTrain fiber line that runs near the proposed site.
- D. Prior to grading, the project biologist shall clearly mark out the extents of the wetlands area in the field and temporary orange safety fencing shall be placed at least 20 feet from the wetlands perimeter, to prevent damage to these areas during grading.
- E. Applicant shall notify the County and Water Board at least 72 hours prior to grading operations and shall comply with any conditions imposed by these agencies.
- F. Portable security lighting shall be placed and maintained downwards onto the site and not up or outwards, such that it would present a hazard or significant glare to off-site properties. Any modification to the lighting plan shall be subject to Planning Director approval.
- G. Security fencing shall be placed to the satisfaction of the Planning Director. Entry gates shall be set back from Tunnel Avenue, such that buses will not back up onto Tunnel Avenue while gates are being opened or closed.
- H. Per the Fire Department:
  - a. Minimum 4 inch tall address numbers shall be posted at each entrance gate.
  - b. All flammable vegetation must be cut and removed from the interior of the lot.
  - c. Flammable vegetation must be cut and removed a minimum of 30 feet away from the property line, around the exterior of the lot being used, to provide a fuel break from the Baylands vegetation, except that vegetation within the wetlands areas shall not be removed without approval by the project biologist.

**Prior to Bus Yard Operation**

- I. The prospective operator shall maintain a business license through the City's Finance Dept.
- J. Prior to start of operations, Google shall coordinate with CalTrain to provide residential outreach to inform them of the Google buses to be operating in the area.

- K. Per the County Environmental Health Services, the operator shall provide to the County a maintenance and monitoring program to maintain the base rock surface and to minimize surface ponding of the storm water. A copy shall also be provided to the City Planning Director.

### **Operational Conditions**

- L. No storage is permitted, other than the Google bus parking and parking of the drivers' vehicles used to retrieve buses.
- M. The site shall be maintained free of trash and debris. Trash and recycling shall be contained on the buses for disposal at an authorized off site location.
- N. The project shall comply with stormwater NPDES requirements on an ongoing basis to the satisfaction of the City Engineer.
- O. Per the City Engineer, all vehicles utilizing the yard shall be in compliance with vehicle weight requirements specified in California Vehicle Code Sections 35550-35558. Storage of any vehicles over these weight requirements shall be subject to approval by the City Engineer, who may impose additional conditions.
- P. The site and surrounding area shall be maintained for the duration of the use in compliance with North County Fire Authority requirements, per condition H.
- Q. Maintenance of vehicles is not permitted on the site.
- R. The gravel site surface shall be maintained to prevent water from ponding on the site and to provide for dust control to the satisfaction of the City Engineer.
- S. This site shall not be paved with an impervious surface. Any such proposal would be subject to further review and approval by the Planning Director and City Engineer and review under the Water Board C.3 provisions.
- T. Per the Bayshore Sanitary District requirements:
- No onsite wastewater facilities, other than those on the buses are permitted.
  - No SFPUC water connection is permitted without a permit amendment.
  - No wastes from the buses into the District's wastewater collection system shall be permitted.
- U. Minor modifications to this use permit may be approved by the Planning Director upon written request.
- V. If the City determines that the interim use would interfere or obstruct planned public improvements, within a 90-day written notice by the City the permittee shall abandon the interim use and remove improvements at its own expense.

W. This Use Permit is subject to the revocation procedures established in Brisbane Municipal Code Chapter 17.48.

**Mandatory Conditions, per BMC Section 17.41.070:**

- X. Since the use is being operated by a person other than the owner of the property, the owner and the operator are furnish the city with an agreement (or a copy of a lease containing such agreement) that: (i) the operator's right to possession of the premises for the purpose of conducting the interim use is dependent upon the interim use permit having been granted and maintained in full force and effect; and (ii) the operator's right to possession of the premises for the purpose of conducting the interim use will terminate upon any expiration or revocation of the interim use permit; and (iii) it shall be the responsibility of the owner to terminate the operator's possession of the premises upon any expiration or revocation of the interim use permit if the operator continues to utilize the premises for the conduct of such interim use.
- Y. The permittee shall be jointly and severally liable for all costs and expenses, including attorneys' fees, the city may incur to enforce the conditions of the interim use permit upon any breach thereof by the permittee, or to abate and remove the interim use upon any failure by the permittee to discontinue such use, or to evict the operator of such use, upon the expiration or revocation of the interim use permit.

**Project Close Out:**

- Z. Vehicles, fencing and lighting shall be removed from the site by the close of the interim use permit period or upon other vacation of the use.
- AA. This Interim Use Permit shall expire **five years** from the effective date of the interim use permit.

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