

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission

For the Meeting of 10/14/21

SUBJECT: **Grading Review 2021-EX-4; 2000 Sierra Point Parkway; SP-CRO Sierra Point Commercial District;** Grading Review for 438 cubic yards of grading, of which 427 cubic yards would be exported from the site, to accommodate placement of a previously approved monument sign, flags and relandscaping at the northeast corner of the intersection of Sierra Point Parkway and Marina Boulevard; Chris Mateo (DES Architects + Engineers), applicant; HCP LS Brisbane LLC, owner.

REQUEST: Recommend the City Engineer issue the grading permit to accommodate construction of the previously approved monument sign, flags and relandscaping for 2000 Sierra Point Parkway.

RECOMMENDATION: Conditionally approve Grading Permit 2021-EX-4, via adoption of Resolution 2021-EX-4, containing the findings and conditions of approval (Attachment C).

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15304 of the CEQA Guidelines. The exceptions to this categorical exemption referenced in Section 15300.2 do not apply.

APPLICABLE CODE SECTIONS: Grading permit review by the Planning Commission is required for projects involving site grading of 250 CY or more or 50 CY of soil export per BMC §15.01.081.A and BMC §17.32.220.

PROJECT DESCRIPTION AND BACKGROUND

2000 Sierra Point Parkway is an approximately 10.2 acre developed site at the center of the Sierra Point subarea and is bordered by Sierra Point Parkway to the south and Marina Boulevard wrapping around the site on the western and northern sides. The subarea and site were built atop a closed landfill and the site is relatively flat, except that it has a landscaped berm i, at the intersection of Sierra Point Parkway and Marina Boulevard.

The owner of the site, HCP Life Science, also owns the biotech campus which is under construction immediately to the South at 800-1800 Sierra Point Parkway, “The Shore at Sierra Point” (aka “The Shore”). The building on this subject site, along with the 8000 Marina Blvd building immediately to the east, will serve as an extension of the campus. Together they are referred to as “The Towers”.

On May 27, 2021, the Planning Commission approved sign program revision SR-3-21 which allowed for the replacement of the existing monument sign with The Towers sign at this northeast

corner of the intersection of Sierra Point Parkway and Marina Blvd along with placement of flags behind the sign and relandscaping to replace the existing Palm trees with Ginko trees. This would be to coordinate the “gateways” for The Shore and The Towers, at the northeast and southeast corners of the intersection of Sierra Point Parkway and Marina Boulevard. Subsequent to the Planning Commission’s approval, the applicant submitted for a building permit, which also showed grading that was not previously provided in the plans.

The proposed grading would serve to drop the elevation of these approved features by approximately 2 feet. Although the depth of grading is fairly shallow, the area is large enough that it meets the thresholds for Planning Commission review. Those thresholds are 250 cubic yards of total grading and 50 cubic yards of export off the site. The proposed grading is 438 cubic yards, with 427 cubic yards to be exported from the site.

ANALYSIS AND FINDINGS:

In 2003, the Planning Commission adopted guidelines for reviewing grading permit applications that contain findings for permit approval, as described below. The findings are shown in italics and are all met or not applicable with this proposal, as outlined below.

- *The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography.*

Although the topography is man-made, the proposed grading is minimized to the extent needed to complete the modernization of the previously approved gateway location and would fit comfortably. It would lower the berm especially nearest the public sidewalk and street, in order to lower the level of the proposed sign to be closer to the sidewalk elevation, matching The Shore and The Towers gateways for a more cohesive appearance. The remaining portion of the berm, towards the site’s interior, and the planned landscaping would provide a backdrop for the sign and screen of the parking lot from the street.

- *The proposed grading is designed to avoid large exposed retaining walls.*

No retaining walls are included in this proposal.

- *The proposed grading is designed to conserve existing street trees, 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.*

There are no street trees or protected tree species to be removed. Existing Palm trees would be removed and replaced with Ginko sp. trees, as previously approved with the sign review application SR-3-21.

- *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.*

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

ATTACHMENTS:

- A. Aerial site map
- B. Applicant's plans
- C. Draft Resolution 2021-EX-4

Ken Johnson

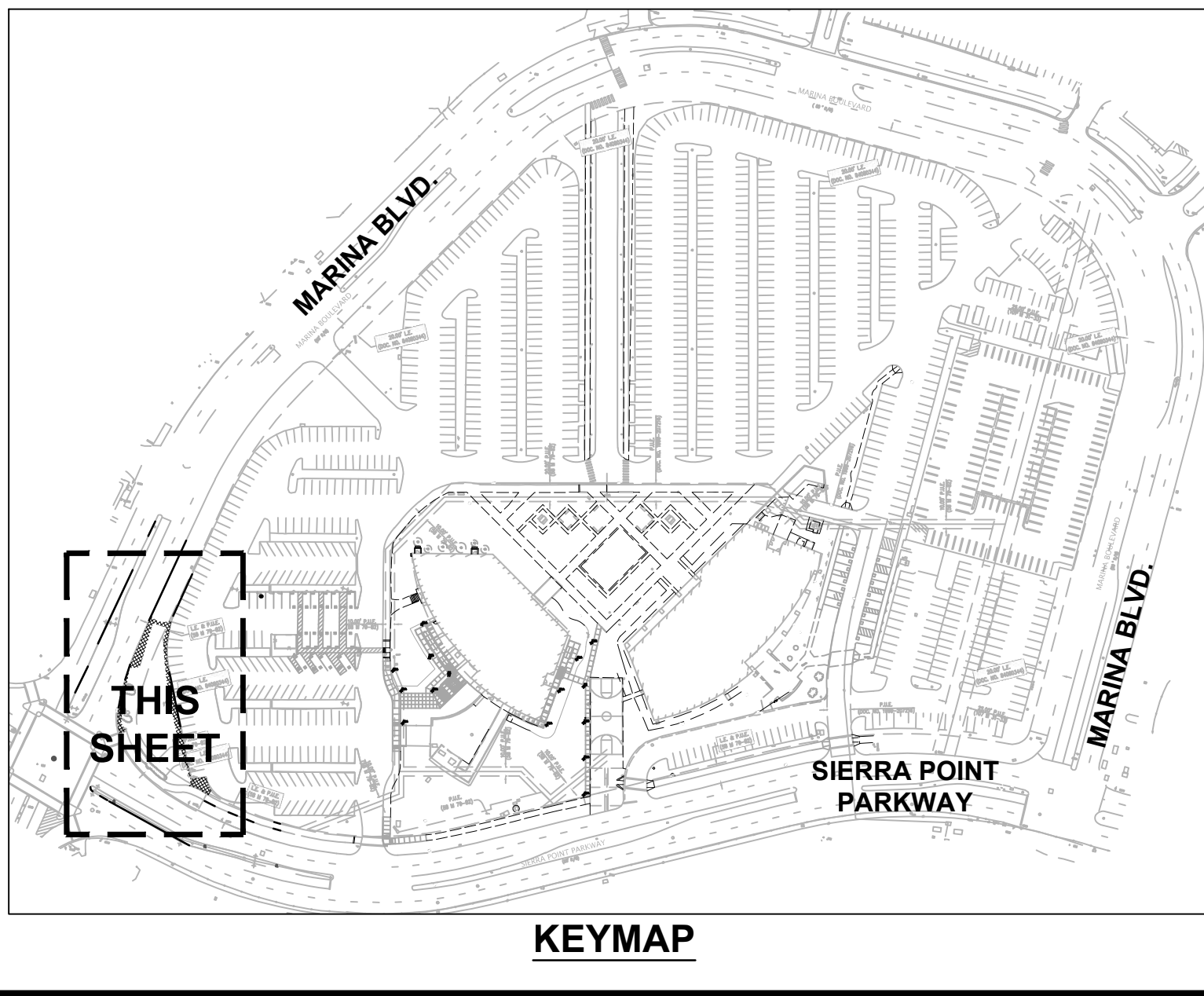
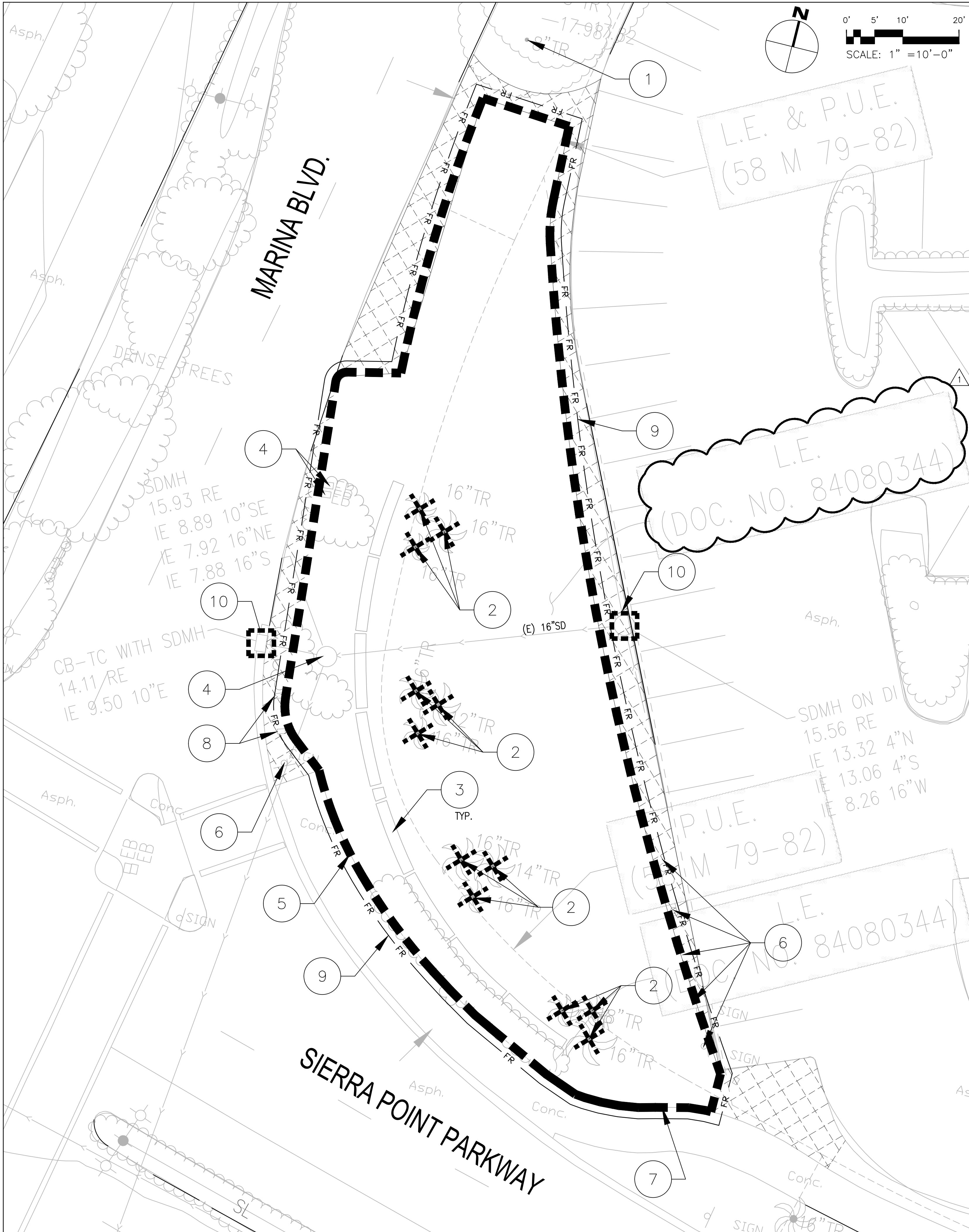
Ken Johnson, Senior Planner

John Swiecki

John Swiecki, Community Development Director

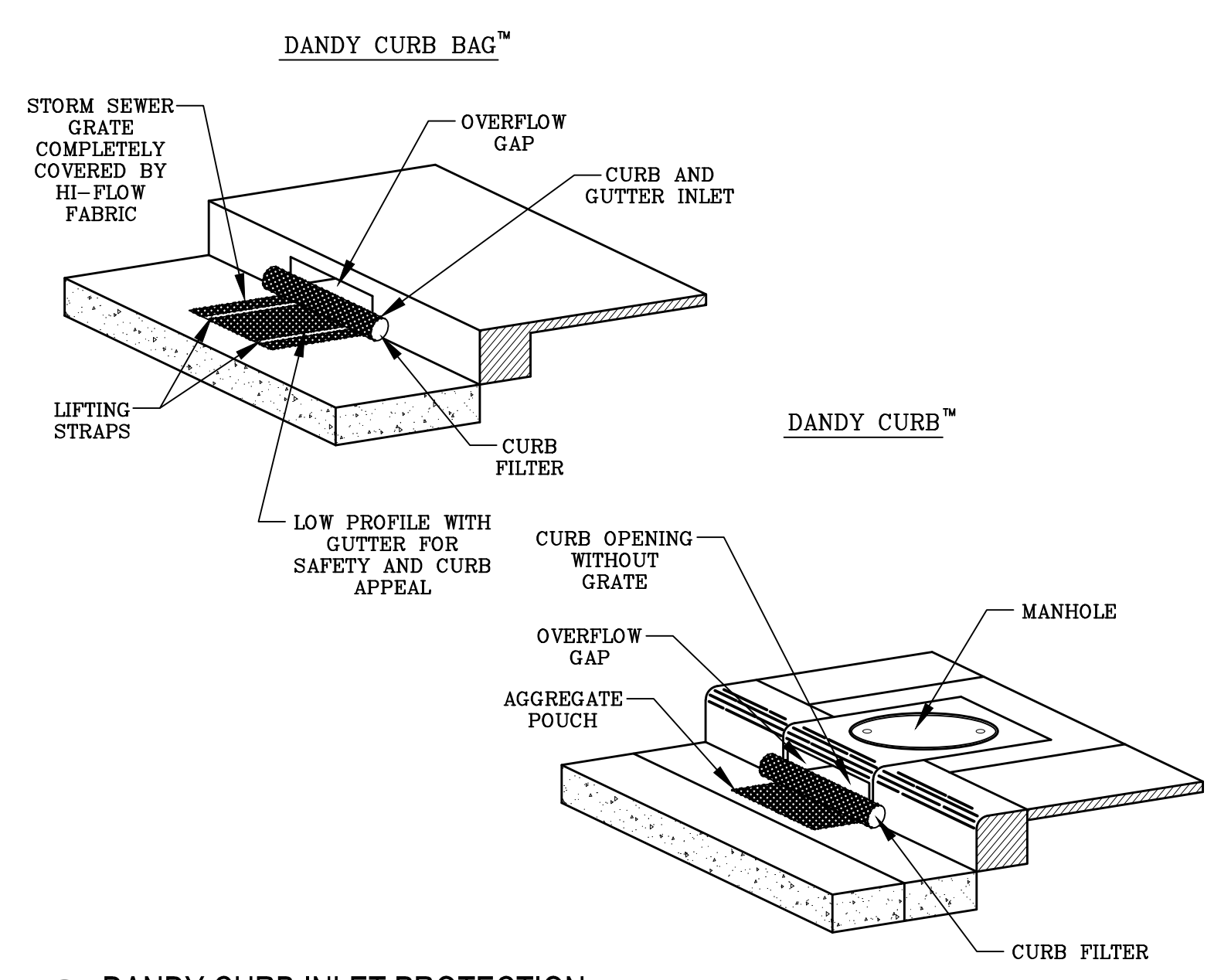
2000 Sierra Point Parkway Site Vicinity Map





LEGEND:

	BUILDING LINE		GRADING/DEMOLITION LIMIT
	CONCRETE CURB & GUTTER		EXISTING VEGETATION THAT INTERFERES WITH NEW CONSTRUCTION
	CONTOUR LINE		MATERIAL TO BE REMOVED WHERE NECESSARY FOR THE CONSTRUCTION OF NEW IMPROVEMENTS, UNLESS NOTED OTHERWISE.
	PROPOSED EASEMENT LINE		LIMIT OF LANDSCAPING MAINTENANCE
	EDGE OF ROCK		EXISTING SURFACE AND UNDERGROUND UTILITY SERVICE AND STRUCTURES, ETC., TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
	ELECTRIC LINE		EXISTING TREES TO BE REMOVED.
	FENCE LINE		TEMPORARY FIBER ROLL PER CASQA CONCRETE STORMWATER BMP HANDBOOK DETAIL SE-5
	FIRE SERVICE & VALVE		INSTALL TEMPORARY "DANDY" BAGS OR ENGINEER APPROVED EQUAL ON ALL CURB INLET.
	GAS METER		
	HANDICAP SYMBOL		
	HOSEBIB		
	POST INDICATOR VALVE		
	TRANSFORMER		
	TRAFFIC SIGNAL POLE		
	TREE		
	UTILITY BOX		
	WALK-BOLLARD LIGHT		
	WATER VALVE		



DANDY CURB BAG™ SPECIFICATIONS

NOTE: THE DANDY CURB BAG™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOPLAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

Mechanical Properties	Test Method	Units	MIN
Grab Tensile Strength	ASTM D 4832	lb (kg)	1.62 (0.93) x 0.99 (0.50)
Grab Tensile Elongation	ASTM D 4832	%	25 x 10
Machine Burst Strength	ASTM D 3786	lb (kg)	2007 (450)
Machine Burst Elongation	ASTM D 3786	%	0.51 (1.13) x 0.53 (1.17)
UV Resistance	ASTM D 4353	h	30
Apparent Open Area	ASTM D 4441	Min (US Std Sieve)	0.30 (40)
Flow Rate	ASTM D 4441	l/min (or gal/min/ft²)	9602 (1145)
Permeability	ASTM D 4441	sec	31

Note: All Dandy Curb Bags™ can be ordered with our optional oil absorbents.

DANDY CURB™ SPECIFICATIONS

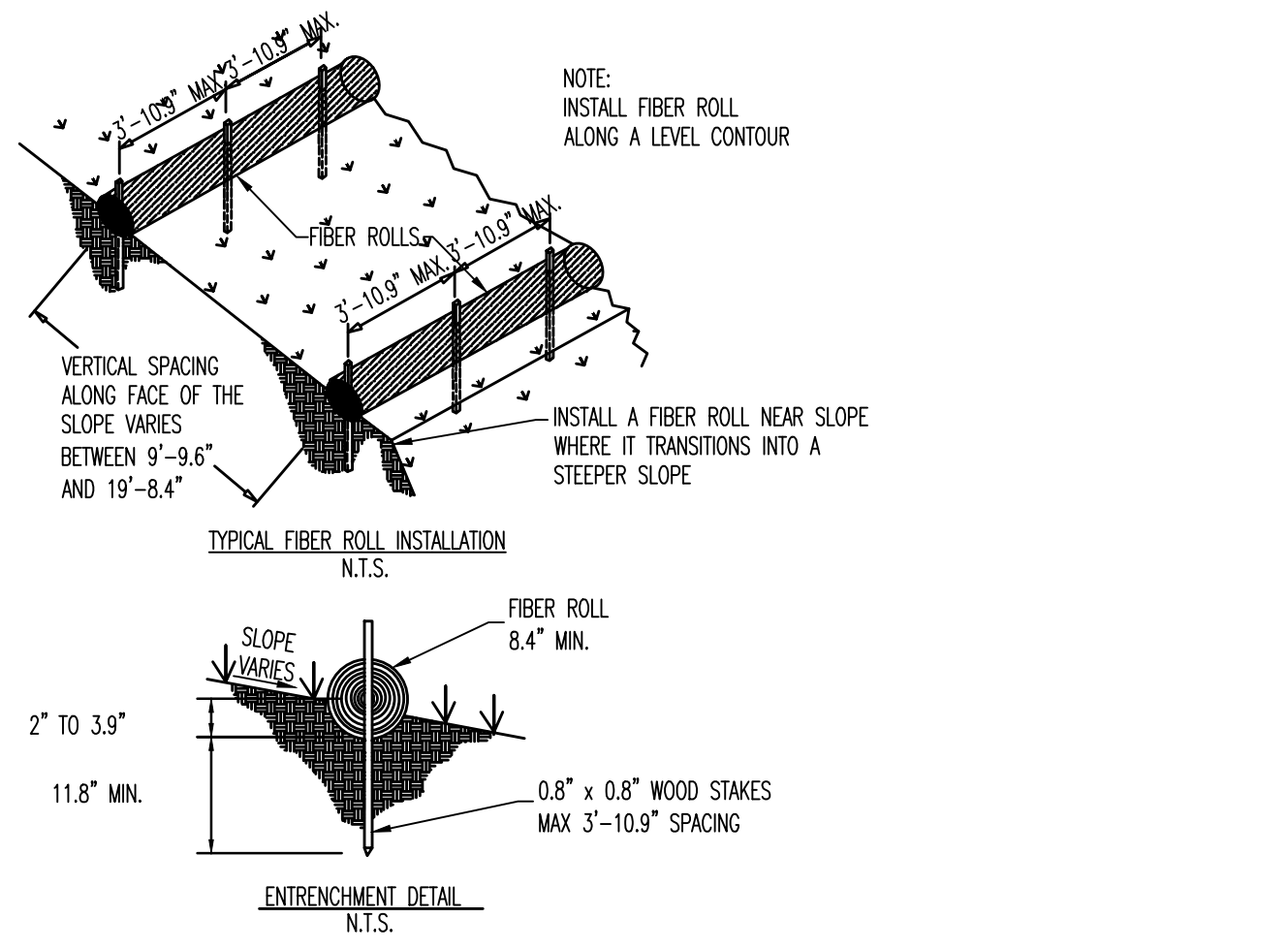
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Flow Rate	ASTM D 4441	l/min (or gal/min/ft²)	9602 (1145)
Permeability	ASTM D 4441	sec	31

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1 DANDY CURB INLET PROTECTION

N.T.S. (120)



2 TEMPORARY FIBER ROLL

N.T.S. (120)

FILE NAME: FIBER ROLL DRAWN BY: MASTER

3 INSPECTION & MAINTENANCE (TEMP. FIBER ROLLS)

N.T.S. (120)

FILE NAME: FIBER-TEXT DRAWN BY: MASTER

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL DEMOLISH, EXCAVATE, REMOVE AND DISPOSE OF EXCESS SOILS, AND DELETERIOUS MATERIAL AS REQUIRED TO CONSTRUCT THE CONTRACT WORK. ALL SUCH EXCESS MATERIAL GENERATED SHALL BE DISPOSED OF FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE AND STORAGE SELECTED ITEMS BY OWNERS REPRESENTATIVE FOR SALVAGE AT DESIGNATED LOCATIONS.
2. DEMOLITION AND CONSTRUCTION WORK MAY BE PERFORMED OVER THE TOP OF AND AROUND COMMUNICATION AND POWER SERVICES. CONTRACTOR SHALL WORK BY HAND IN ALL AREAS WHERE THESE SERVICES MIGHT BE HARMED BY LARGER LESS PRECISE EQUIPMENT.
3. THE CONTRACTOR SHALL LOCATE OR HAVE LOCATED AND CLEARLY MARKED (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL UNDERGROUND UTILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION, THAT ARE TO REMAIN.
4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL KNOWN SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION PRIOR TO SUBMITTING BID TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
7. BACKFILL AND COMPACT ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
8. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS, AND THEN BACKFILL ANY DEPRESSIONS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
9. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED ON THIS PLAN.
10. PRIOR TO BEGINNING DEMOLITION WORK, CONTRACTOR TO NOTIFY AND COORDINATE THE REMOVAL AND/OR ABANDONMENT OF ALL AFFECTED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES, AND OWNER. CONTRACTOR SHOULD REFER TO UTILITY PLAN FOR LOCATION OF ADDITIONAL DEMO WORK NOTED TO INSTALL NEW UTILITIES.
11. CONTRACTOR SHOULD ALSO REFER TO LANDSCAPE ARCHITECT PLANS, IF AVAILABLE, FOR ADDITIONAL INSTRUCTIONS IN WORKING NEAR (E) TREES THAT ARE TO REMAIN.
12. SEE ELECTRICAL PLAN FOR ADDITIONAL POWER AND COMMUNICATION UTILITIES THAT ARE TO REMAIN OR BE DEMOLISHED.
13. THE BENCHMARK AND SURVEY CONTROL POINTS TO BE MAINTAINED AND PROTECTED BY CONTRACTOR FROM DISTURBANCE DURING CONSTRUCTION, UNTIL PROJECT IS COMPLETED.
14. SEE SHEET 1 TO 3 TOPOGRAPHIC SURVEY FOR BENCH MARKS, BASIS OF BEARINGS AND FLOOD PLAIN INFORMATION.
15. SEE IRRIGATION PLANS FOR ALL RELOCATED IRRIGATION VALVE CONTROLS BOX AND THE REVISED LAYOUT.
16. ALL EXISTING UTILITIES (SURFACE AND UNDERGROUND) WITHIN PROJECT LIMIT OF WORK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE. ADJUST ALL SURFACE UTILITIES RM, GRATE, BOX TOP, LID, ETC. TO PROPOSED GRADE.
17. IRRIGATION DEMOLITION WITH DEMOLITION LIMIT: REMOVE DRIPS, SPRAY AND BUBBLER, PRESERVE AND PROTECT SUPPLY LINES.
18. 100% OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED PER CGBSC SECTION 5.408.3.

EROSION CONTROL GENERAL NOTES:

1. CONTRACTOR TO NOTE THAT THE MEASURES SHOWN ON THE EROSION CONTROL PLAN, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH IS TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE, AND THE APPROVAL OF THE APPROPRIATE GOVERNMENTAL AGENCIES.
2. ANY AND ALL SEDIMENT AND / OR EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TO BE CONSIDERED AS "REFERENCE DETAILS" ONLY AND DOES NOT RELIEVE THE OWNER/DEVELOPER FROM COMPLIANCE WITH REQUIREMENTS OF LOCAL GOVERNING AGENCIES.
3. EROSION CONTROL MEASURES ARE INTENDED TO PREVENT SEDIMENT AND DEBRIS FROM ENTERING THE CITY, COUNTY STORM DRAIN SYSTEM, SANITARY SEWER SYSTEM OR FROM LEAVING THE SITE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN THE FIELD TO MAKE SURE THAT THIS CONCEPT IS CARRIED OUT.
4. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE AT THE START OF ALL WORK AND SHALL CONTINUE IN EFFECT UNTIL DISTURBED AREAS ARE STABILIZED OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS ELIMINATES THE NEED FOR THEM.
5. CONTRACTOR SHALL KEEP INSPECTION, MAINTENANCE AND REPAIR PROCEDURES, AS REQUIRED, ON ALL EROSION CONTROL FACILITIES AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON, PRIOR TO ANTICIPATED STORM EVENT AND AT REASONABLE INTERVALS DURING STORM EVENTS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
6. CONTRACTOR SHALL INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT FROM SURFACE OF DANDY-BAG OR SIMILAR ENGINEER APPROVED DEVICES.
7. CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND DEVICES AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE AFTER EACH STORM EVENT.
8. THE CONTRACTOR SHALL IMPLEMENT THE BEST AVAILABLE TECHNOLOGY FEASIBLE AND THE BEST CONVENTIONAL POLLUTANT CONTROL TECHNOLOGY TO REDUCE OR ELIMINATE STORM WATER POLLUTION.
9. ANY DOWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM. ALL DOWATERING WATER MUST BE CHANNLED THROUGH AN APPROVED SEDIMENT BARRIER OR FILTERING CONTROL DEVICE SUCH AS A Fibrogard by Oldcastle or ENGINEER APPROVED EQUAL. DOWATERING BAG TO REMOVE SEDIMENT FROM DOWATERING WATERS PRIOR TO DISCHARGING THE STORM SYSTEM. CHLORINATED OR DISCHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL OF THE APPLICABLE GOVERNMENTAL AGENCY.
10. GENERAL CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IMPLEMENTATION, U.N.O. ON PLANS.

DUST CONTROL MITIGATION NOTES:

1. DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTORS' EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 10 OF CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL JURISDICTION.
2. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE APPROPRIATE GOVERNMENTAL AGENCY IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
3. WATERING ASSOCIATED WITH ON-SITE CONSTRUCTION ACTIVITY SHALL TAKE PLACE BETWEEN THE ESTABLISHED CONSTRUCTION HOURS AND SHALL INCLUDE AT LEAST ONE LATE-AFTERNOON WATERING TO MINIMIZE THE EFFECTS OF BLOWING DUST.
4. USE DUST-PROOF CHUTES TO LOAD DEBRIS INTO TRUCKS WHENEVER FEASIBLE. WATERING SHOULD BE USED TO CONTROL DUST GENERATION DURING TRANSPORT AND HANDLING OF RECYCLED MATERIALS.

EROSION CONTROL CONSTRUCTION NOTES:

- REFER TO THE FOLLOWING CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BMP FACT SHEETS (WWW.CASQAHANDBOOKS.COM) FOR EROSION AND SEDIMENTATION CONTROL, WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL:
- | | |
|-------|-------------------------------------|
| EC-1 | SCHEDULING |
| EC-2 | PRESERVATION OF EXISTING VEGETATION |
| EC-7 | GEOTEXTILES & MATS |
| EC-8 | FIBER ROLLS |
| SE-7 | STREET SWEEPING AND VACUUMING |
| SC-10 | STORM DRAIN INLET PROTECTION |
| WE-1 | WIND EROSION CONTROL |
| NS-1 | WATER CONSERVATION PRACTICES |
| NS-6 | ILLUOT CONNECTION/DISCHARGE |
| NS-7 | POTABLE WATER/IRRIGATION |
| NS-8 | VEHICLE AND EQUIPMENT CLEANING |
| NS-9 | VEHICLE AND EQUIPMENT FUELING |
| NS-10 | VEHICLE AND EQUIPMENT MAINTENANCE |
| WM-1 | MATERIAL DELIVERY AND STORAGE |
| WM-2 | MATERIAL USE |
| WM-3 | STOCKPILE MANAGEMENT |
| WM-4 | SPILL PREVENTION AND CONTROL |
| WM-5 | SOLID WASTE MANAGEMENT |
| WM-6 | HAZARDOUS WASTE MANAGEMENT |
| WM-7 | CONTAMINATED SOIL MANAGEMENT |
| WM-8 | CONCRETE WASTE MANAGEMENT |
| WM-9 | SANITARY / SEPTIC WASTE MANAGEMENT |
| WM-10 | LIQUID WASTE MANAGEMENT |
1. CONSTRUCTION WASTE WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
 2. PAVEMENT CLEANING- FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED, PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEEP, OR VACUUMED.

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE
CB	CATCH BASIN
CG	CONCRETE
DI	DROP INLET
EB	ELECTRIC BOX
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FC	FACE OF CURB
FF	FINISH FLOOR
FL	FIBER OPTIC
FO	FIBER OPTIC
IB	IRRIGATION BOX
IN/VE	INVERT ELEVATION
IRR	IRRIGATION
LIP	LIP OF GUTTER
O.R.	OFFICIAL RECORD
P.U.E.	PUBLIC UTILITY EASEMENT
RM	RIM ELEVATION
SD	STORM DRAIN
SDM	STORM DRAIN MANHOLE
SS	SANITARY SEWER
TC	TOP OF CURB
THRU	THROUGH
TYP.	TYPICAL
UB	UTILITY BOX
WB	WATER BOX
WM	WATER METER

KEYNOTES:

- 1 (E) TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SEE SHEET P.1.01.
- 2 REMOVE (E) TREES.
- 3 REMOVE (E) MONUMENT SIGNS/RETAINING WALLS.
- 4 (E) SURFACE UTILITIES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. ADJUST RIM/BOX TOP TO PROPOSED GRADE AS NEEDED. SEE GRADING AND DRAINAGE PLANS.
- 5 DEMOLITION LIMIT ALONG (E) BACK OF CURB. (E) CURB TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 6 (E) SIGN POST TO BE REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 7 DEMOLITION LIMIT ALONG (E) EDGE OF WALK. (E) WALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 8 (E) SURFACE UTILITIES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 9 INSTALL TEMPORARY FIBER ROLL PER CASQA CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 PER DETAIL OX X THIS SHEET ALONG LIMIT OF WORK. ADJUST LOCATION IN FIELD AS NEEDED. REMOVE AT COMPLETION OF WORK.
- 10 INSTALL TEMPORARY STORM DRAIN INLET PROTECTION AND TEMPORARY "DANDY" BAGS OR ENGINEER APPROVED EQUAL SEDIMENT CONTROL DEVICE ON ALL EXISTING/PROPOSED STORM DRAIN CATCH BASIN PER DETAIL OX THIS SHEET C4.02. REMOVE AT COMPLETION OF WORK.

399 Bradford Street Redwood City, Ca. 94063
Tel: (650) 364-6453
Fax: (650) 364-2618
www.des-ae.com

950 Tower Lane, Suite 1650
Foster City, California 94044

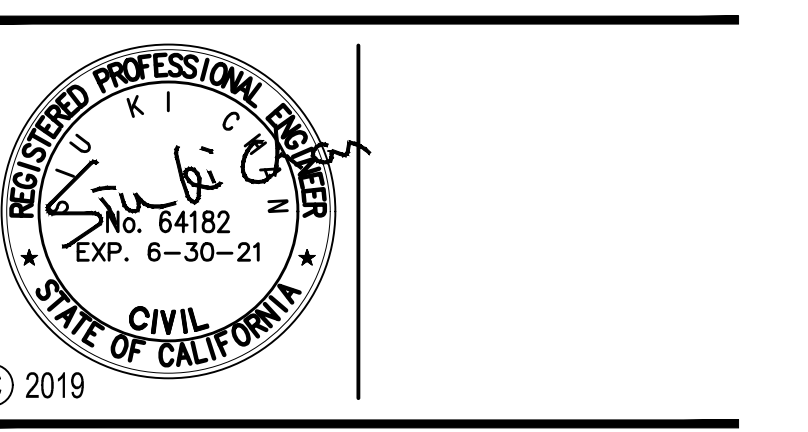
SIERRA POINT TOWERS
Corner Project

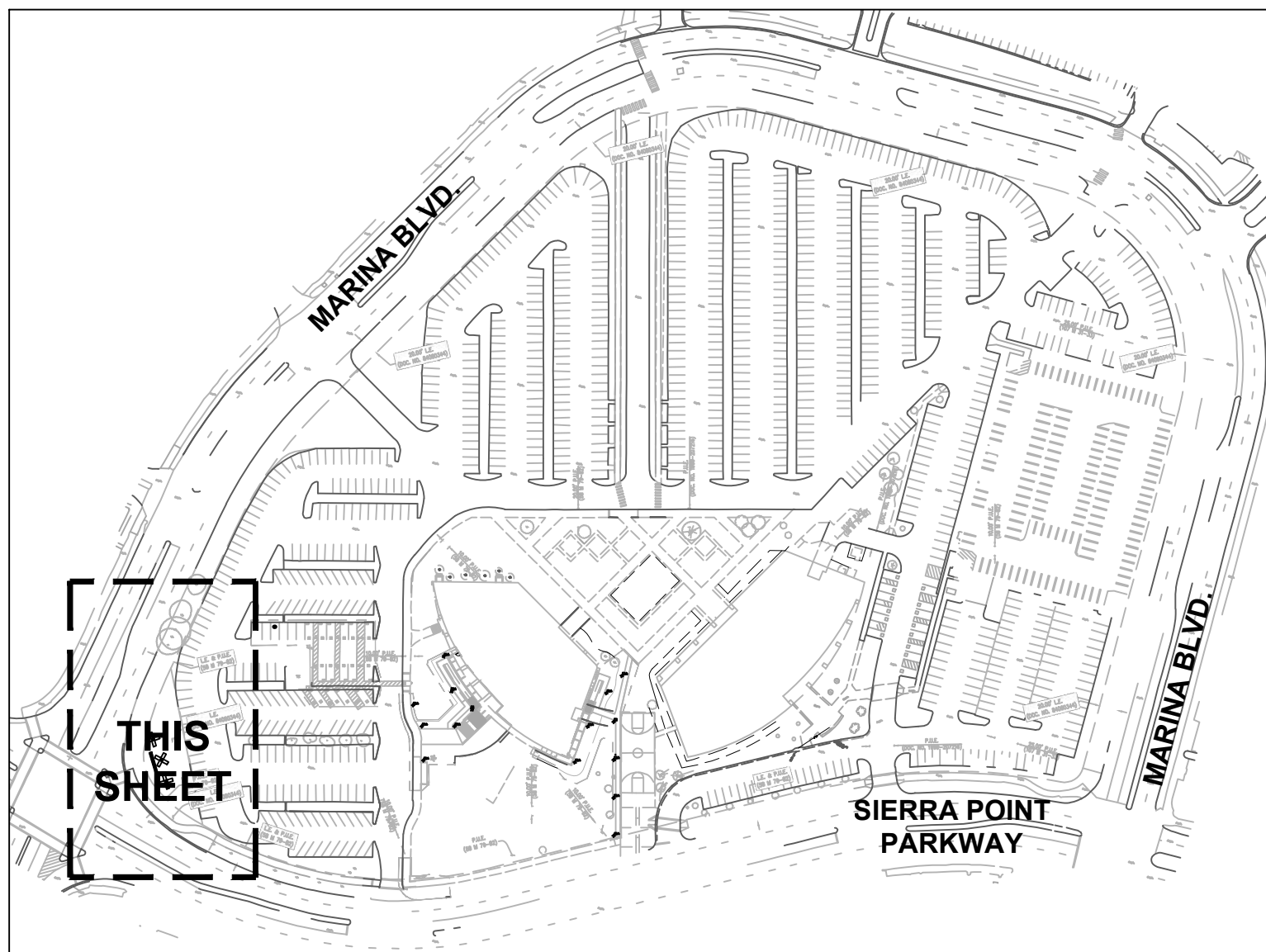
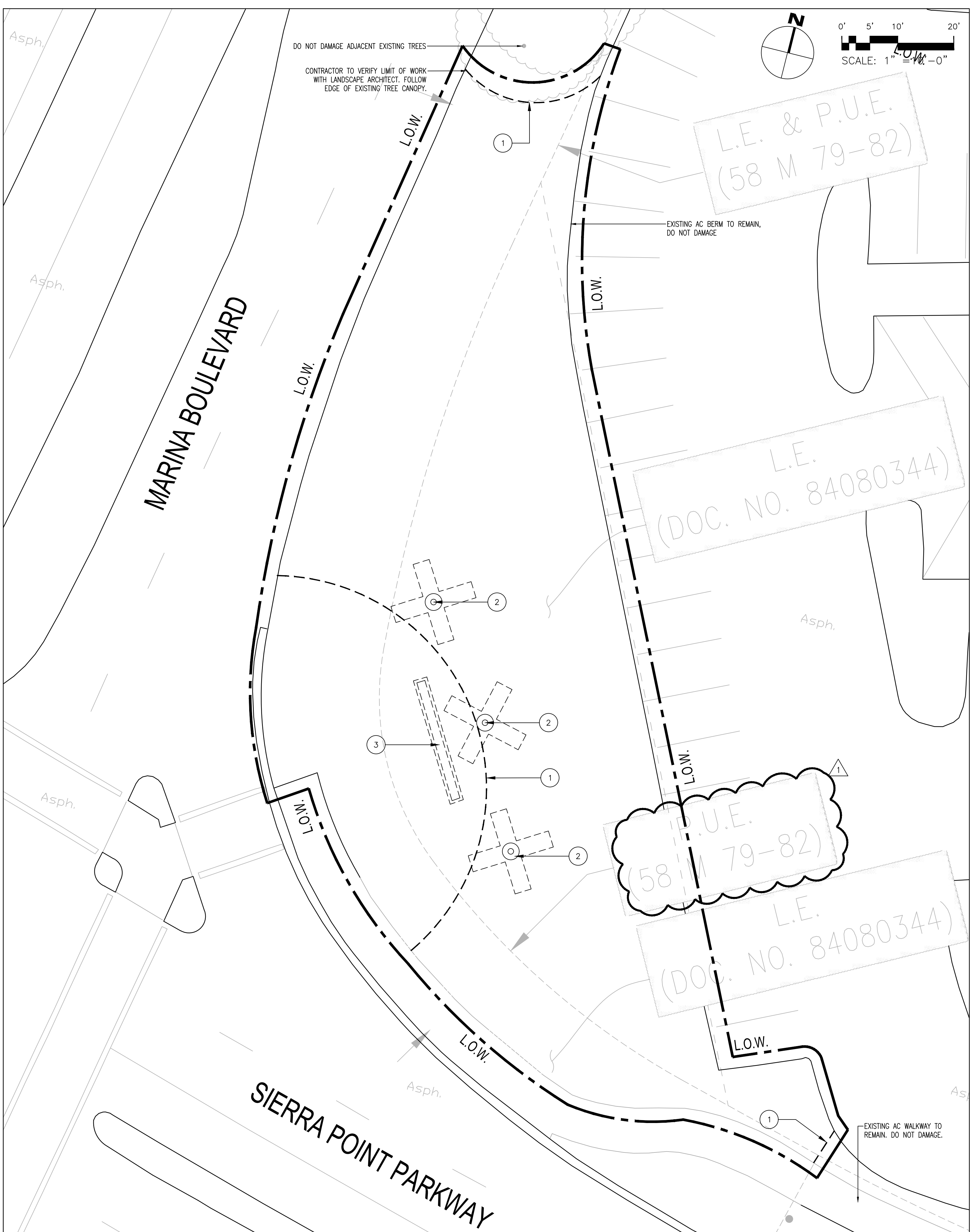
2000 Sierra Point Parkway
Brisbane, CA 94005

DEMOLITION, EROSION AND SEDIMENT CONTROL PLAN

ISSUE DATE:	DESCRIPTION:
06/03/20	ISSUE FOR PERMIT
06/18/21	PLAN CHECK RESPONSE 01
08.06.21	Issued for Grading Review

DRAWN BY: E.CHAN
REVIEWED BY: C.BOYLE
APPROVED BY: C.BOYLE
DES PROJECT NO.: 10194.051





LAYOUT & MATERIALS NOTES:

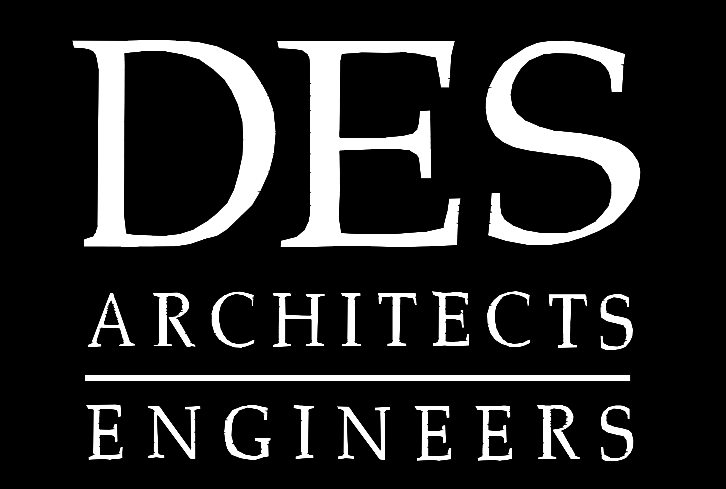
1. SOME ADJUSTMENTS/ MODIFICATIONS MAY BE REQUIRED DUE TO CONSIDERATION OF ACTUAL FIELD CONDITIONS. SUCH ADJUSTMENTS SHALL BE MADE PRIOR TO THE FORMING AND POURING OF CONCRETE. DO NOT PROCEED WITHOUT DIRECTION FROM LANDSCAPE ARCHITECT.
2. MAJOR DISCREPANCIES/ CONFLICTS IN FLATWORK LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING OR CONTINUING WITH CONCRETE WORK.
3. GENERAL CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT TO REVIEW FORMWORK PRIOR TO POURING OF ALL CONCRETE.
4. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS AND DISTANCES FROM PLANS.
5. DIMENSIONS ARE FROM FACE OF BUILDING/ FACE OF CURB UNLESS OTHERWISE NOTED.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND NOTING ANY UNDERGROUND UTILITY LINES PRIOR TO GRADING, TRENCHING, PLANTING OR OTHER RELATED SITE WORK. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND PROPER DRAINAGE OF SURFACES IN ALL LANDSCAPE AREAS. REFER TO LANDSCAPE GRADING PLANS.
8. LEVEL CHANGE AT PAVED SURFACES SHOULD BE A MAXIMUM OF 1/2-INCH WITH BEVELED OR SLOPED NGL, OR 1/4-INCH WITHOUT BEVEL.
9. CROSS SLOPES SHALL NOT EXCEED 2% GRADE AT PAVED PATHS OF TRAVEL.
10. SCORELINES EQUALLY SPACED, APPROX. 5' APART, FOR ALL WALKWAYS AND PAVING SURFACES, UNLESS OTHERWISE NOTED.
11. ALL MATERIAL TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO SPECIFICATIONS.
12. EXPANSION JOINTS PER PLAN, AT 15'-0" MAX SPACING.

SHEET NOTES:

1. ALL EXISTING HARDSCAPE, LIGHTING, TREES, PLANTS AND IRRIGATION SHOWN WHERE IMPROVEMENTS ARE SHOWN ARE TO BE DEMO'D
2. IRRIGATION TO REMAIN OPERABLE DURING DEMO AND CONSTRUCTION
3. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AND ALL DAMAGED PLANTS/ IRRIGATION DUE TO CONSTRUCTION ACTIVITY (OR LACK OF IRRIGATION) WITH THE SAME SIZE AND SPEC AS EXISTING. COMMENCE HAND WATERING AS NEEDED PER TYPICAL CYCLE PER SEASON PER ZONE/ VALVE
4. ALL VEHICULAR PAVEMENT SECTIONS WITHIN FIRE TRUCK ACCESS TO BE VEHICULAR LOAD
5. ALL CHEEK WALLS TO HAVE A CHAMFERED EDGE.
ALL EXPOSED PAVING EDGES TO HAVE TOOLED EDGE 1" R.

MATERIALS LEGEND

- | | |
|---|--|
| <p>① REDWOOD HEADER
2x6 CONSTRUCTION GRADE
USE 2 (ea) 1x6 TO MAKE TIGHT RADII.</p> <p>② FLAG POLES
MANUFACTURER: APEX FLAGPOLES
MODEL: (1) #1650, 55' HEIGHT, (CENTER FLAG)
(2) #1650, 44' HEIGHT, (OUTER FLAG)
NOTES: PROVIDE LIGHTING.</p> <p>③ MONUMENT SIGN
CUSTOM: T.B.D.
NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING UNTIL SIGN IS INSTALLED (SEE IRRIGATION PLAN, PLANTING PLAN).</p> | <p>②
18.02</p> <p>3,4,6
18.02</p> <p>6,7
18.02</p> |
|---|--|



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950 Tower Lane, Suite 1650
Foster City, California 94404

SIERRA POINT TOWERS
Corner Project

2000 Sierra Point Parkway
Brisbane, CA 94005

MATERIALS PLAN

ISSUE:	DATE:	DESCRIPTION:
	06/03/20	ISSUE FOR PERMIT
①	06/18/21	PLAN CHECK RESPONSE 01
	08.06.21	Issued for Grading Review

DRAWN BY: G.CAIN
REVIEWED BY: C.MATEO
APPROVED BY: C.MATEO
DES PROJECT NO.: 10194.051



SITE L1.01A

Jun 23, 2021 - 9:56am C:\Users\Gcain\Documents\Projects\Sierra Towers\SHA\10194051\Drawings\1011 - MATERIALS PLAN.dwg



TREE KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
	GN AUT	Ginkgo b. 'Autumn Gold'	60" Box	--

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ACH MIL	Achillea millefolium	Yarrow	1 gal	24" O.C./As Shown.
CAL SPE	Calandrinia spectabilis	Rock Purslane	5 gal	As Shown.
CAR DIV	Carex divulsa/ Carex tumulicola	Berkeley Sedge	1 gal	24" O.C.
CHO TEC	Chondropetalum tectorum	Cape Rush	1 gal	As Shown.
EYO JAP	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	1 gal	As Shown.
LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	As Shown.



Achillea millefolium



Calandrinia spectabilis



Carex tumulicola



Chondropetalum tectorum



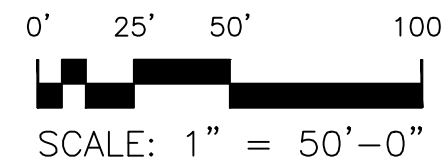
Euonymus japonicus 'Aureo-marginatus'



Lomandra longifolia 'Breeze'



Ginkgo b. 'Autumn Gold'



2000 Sierra Point Parkway
Brisbane, CA 94005

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Project Number: 10194.051



PLANTING PLAN AND PALETTE
Issued for Grading Review
08.06.21



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08.06.21

Monument Design – Rendering

Draft
RESOLUTION 2021-EX-4

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING GRADING PERMIT 2021-EX-4
TO ACCOMMODATE PREVIOUSLY APPROVED SIGNAGE AND LANDSCAPING
AT 2000 SIERRA POINT PARKWAY

WHEREAS, Chris Mateo applied to the City of Brisbane for Grading Permit review, to grade a total of 438 cubic yards, with 427 cubic yards to be exported from the southwest corner of 2000 Sierra Point Parkway, such application being identified as 2021-EX-4; and

WHEREAS, on May 27, 2021, the Planning Commission approved sign program revision SR-3-21 which allowed for the replacement of the existing monument sign with “The Towers” sign at the subject location, along with placement of flags behind the sign and relandscaping to replace the existing Palm trees with Ginko trees; and

WHEREAS, the proposed grading is consistent with previously approved SR-3-21; and

WHEREAS, on October 14, 2021, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code, at which time any person interested in the matter was given an opportunity to be heard; and

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

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to 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 requested Grading Permit review;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of October 14, 2021 did resolve as follows:

Grading Permit 2021-EX-4 is approved by the Planning Commission, which recommends City Engineer approval of the grading permit in compliance with the conditions of approval attached herein as Exhibit A.

ADOPTED this 14th day of October, 2021, by the following vote:

AYES:
NOES:
ABSENT:

Douglas Gooding
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

**DRAFT
EXHIBIT A**

Action Taken: Approval of Grading Permit 2021-EX-4, recommending the City Engineer's issuance of a grading permit, per the staff memorandum with attachments, via adoption of Resolution 2021-EX-4.

Findings:

1. The proposed grading is minimized and designed to reflect or fit comfortably with the topography.
2. The proposed grading would not include retaining walls.
3. The proposed grading would not remove existing street trees, nor any California Bay, Laurel, Coast Live Oak or California Buckeye trees. Existing Palm trees would be removed and replaced with Ginko sp. trees, as previously approved with the sign review application SR-3-21
4. The finding requiring that grading complies with the terms of the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit is not applicable since the subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

Conditions of Approval:

- A. The applicant shall obtain a building permit and a grading permit prior to proceeding with construction and shall comply with any conditions imposed through those permit applications.
- B. Prior to issuance of a building permit, the applicant shall obtain an encroachment permit for any work within the public right-of-way or temporary closure of portions of the public right-of-way.
- C. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.