



## PLANNING COMMISSION AGENDA REPORT

**Meeting Date:** January 26, 2023

**From:** Julia Ayres, Senior Planner

**Subject:** **213 Visitacion Avenue; 2022-DP-6/2022-UP-9; NCRO-2;** 36-month extension of design and use permits for a four-unit residential mixed-use building; and finding that this project is categorically exempt from environment review under CEQA Guidelines Sections 150301(l), 15303(b), and 15303(c); Arjun Dutt, applicant; Arcus Housing LLC, owner.

**REQUEST:** The applicant requests approval of a 36-month extension of previously approved Design Permit DP-2-20 and Use Permit UP-4-20 to allow demolition of an existing nonconforming single-family dwelling and construction of a new mixed-use building on the subject property. No changes are proposed to the originally approved design. Granting the request would result in a new expiration date of December 19, 2025 for the design and use permits.

**RECOMMENDATION:** Approve 2022-DP-6/2022-UP-9 via adoption of Resolution 2022-DP-6/2022-UP-9 containing the findings and conditions of approval.

**ENVIRONMENTAL DETERMINATION:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 150301(l), 15303(b), and 15303(c) - this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

**APPLICABLE CODE SECTIONS:** Brisbane Municipal Code (BMC) Chapter 17.14- Neighborhood Commercial District establishes development regulations for new development, including requirements for a design permit for all new principal structures and for a use permit for mixed-use developments. BMC Chapter 17.34 establishes off-street parking requirements for new development and provisions for modifying off-street parking requirements via use permit application.

### ANALYSIS AND FINDINGS:

#### Background

The Planning Commission approved Design Permit DP-2-20 and Use Permit UP-4-20 on December 3, 2020, such approvals taking effect on December 19, 2020 following closure of a 15-calendar day appeal period with no appeals submitted. The December 3, 2020 agenda report, meeting minutes and video are attached to this report for the Commission's reference. The original expiration date for the permits was December 19, 2022 unless a building permit was issued or an application for an extension was filed by that original expiration date.

### Project Description

The applicant proposes to demolish the existing nonconforming single-family home and construct a new three-story mixed-use building, with a four-car parking garage and a 283 sq ft storefront commercial space at the ground floor, and two floors of housing above. The ground floor storefront would be conveyed with residential Unit B as a live/work unit (note: no internal connection between the storefront and residential unit is provided or required to be a live/work unit).

A detailed project description is provided in the December 3, 2020 agenda report (see Attachment C).

### **Analysis**

Per BMC Section 17.42.060, a design permit may be extended by the Planning Commission for a period of time not exceeding 36 months. Extension of a design permit is not a matter of right and the Commission may deny the application or grant the same subject to conditions.

The proposed project is unchanged from the original 2020 approvals. As such, staff's analysis of the project's substantial conformance with the NCRO-2 district regulations, design permit findings, and use permit findings for both the mixed-use land use proposal and parking modifications remains unchanged. The Commission may refer to staff's full analysis in the December 3, 2020 agenda report (see Attachment C).

### **ATTACHMENTS**

- A. Draft Resolution **2022-DP-6/2022-UP-9**
- B. Resolution DP-2-20/UP-4-20
- C. [December 3, 2020 agenda report](#) (hyperlink)
- D. [December 3, 2020 meeting video and minutes](#) (hyperlink)
- E. Applicant's plans

  
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Julia Ayres, Senior Planner

  
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John Swiecki, Community Development Director

Draft

**RESOLUTION 2022-DP-6/2022-UP-9**

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING 2022-DP-6/2022-UP-9 FOR A 36-MONTH EXTENSION OF DESIGN  
AND USE PERMITS FOR A NEW MIXED-USE RESIDENTIAL BUILDING  
AT 213 VISITACION AVENUE

WHEREAS, following a public hearing on December 3, 2020, the Planning Commission granted Design Permit DP-2-20 and Use Permit UP-4-20 for demolition of an existing nonconforming single-family dwelling and construction of a new four-unit mixed-use residential development at 213 Visitacion Avenue, via Resolution DP-2-20/UP-4-20, which approvals took effect on December 19, 2020, following closure of a 15-calendar day appeal period during which no appeals were filed; and

WHEREAS, the above-referenced permits had an expiration date of December 19, 2022, two years following the effective date, if a building permit had not yet been issued; and

WHEREAS, prior to the expiration date, Arjun Dutt, the applicant, applied to the City of Brisbane for a 36-month extension to the previously approved design permit (DP-2-20) and use permit (UP-4-20) at 213 Visitacion Avenue, as provided in BMC Section 17.42.060, such application identified as 2022-DP-6/2022-UP-9; and

WHEREAS, on January 26, 2023, the Planning Commission conducted a public hearing on the extension application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said applications, the applicant's plans and supporting materials, 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 150301(l), 15303(b), and 15303(c) 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 application.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of January 26, 2023, did resolve as follows:

Extension of Design Permit DP-2-20 and Use Permit UP-4-20 via application 2022-DP-6/2022-UP-9 is approved for a period of 36 months to December 19, 2025, per the findings and conditions of approval contained in Exhibit A and Exhibit B to this resolution.

ADOPTED this twenty-sixth day of January, 2023, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
ROEL FUNKE  
Acting Chairperson

ATTEST:

\_\_\_\_\_  
JOHN A SWIECKI, Community Development Director

**Draft  
EXHIBIT A**

**Action Taken:** Conditionally approve 2022-DP-6/2022-UP-9 per the staff memorandum with attachments, via adoption of Resolution 2022-DP-6/2022-UP-9, extending the original Design permit and use permit approvals to December 19, 2025.

**Findings:**

**Use Permit 2022-UP-9**

- A. As detailed in Exhibit B, the proposal is consistent with the nature and condition of all adjacent uses and structures, and is consistent with the applicable Neighborhood Commercial/Retail/Office land use designation in the General Plan. There is no specific plan for the area in question.
- B. As detailed in Exhibit B, the establishment, maintenance or operation of the mixed-use structure will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.
- C. As detailed in Exhibit B, strict enforcement of the specified regulation would not be required by either present or anticipated future traffic volume or traffic circulation on the site.
- D. As detailed in Exhibit B, the granting of the use permit will not create or intensify a shortage of on-street parking spaces.
- E. As detailed in Exhibit B, full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints, specifically the narrow lot width and requirements to provide ground floor storefront space and residential dwelling unit access.

**Design Permit 2022-DP-6**

- F. As detailed in Exhibit B, the proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.
- G. As detailed in Exhibit B, the orientation and location of the structure and open spaces integrate well and maintain a compatible relationship to adjacent development.
- H. As detailed in Exhibit B, the proposed structure is designed to mitigate potential impacts to adjacent land uses.
- I. As detailed in Exhibit B, 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.

- J. This finding is not applicable as the property is not located on a hillside.
- K. As detailed in Exhibit B, 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.
- L. As detailed in Exhibit B, the property's location and direct sidewalk access provides alternatives for pedestrians to access public transit and shuttle stops within a half-mile radius on Bayshore Boulevard, Old County Road, and San Bruno Avenue, connecting to BART and Caltrain as well as regional bus routes.
- M. As detailed in Exhibit B, the proposed open areas and landscaping complement the structure and the project provides a reasonable amount of individually accessible space considering the lot size and width and availability of outdoor recreational spaces in walking distance. The property is not located near protected habitat or wildland areas.
- N. As detailed in Exhibit B, the proposal takes reasonable measures to protect against external and internal noise.
- O. As detailed in Exhibit B, consideration has been given to avoiding off-site glare from lighting and reflective building materials.
- P. Trash and recycling receptacles utilities and mechanical equipment are located within the structure and will not be visible from the exterior of the building.
- Q. No signage is included in the application.
- R. As detailed in Exhibit B, the ground floor shared patio will be accessible to the commercial unit. If the unit is rented by the owner, access to the secured bicycle storage and rear patio will be maintained for employees of the commercial unit.
- S. As detailed in Exhibit B, the design respects the intimate scale and vernacular character of the street.
- T. As detailed in Exhibit B, design details are incorporated to articulate the building.
- U. As detailed in Exhibit B, the design incorporates creative use of elements that are characteristic of both residential and commercial structures on Visitacion Avenue.
- V. As detailed in Exhibit B, color and texture are provided at the street through the use of planter boxes and stone veneer.
- W. As detailed in Exhibit B, landscaping has been incorporated to enhance the design and enliven the streetscape.
- X. As detailed in Exhibit B, the requested 283 sq ft commercial storefront area is as large as possible for the intended storefront use, given the size, configuration, and physical constraints of the structure and the site.

**Conditions of Approval: 2022-DP-6/2022-UP-9**

Prior to issuance of a Building Permit:

1. The owner shall obtain a building permit and encroachment permit prior to proceeding with construction. A complete application including detailed building plans, application forms and fees shall be submitted to the City for issuance of a Building Permit. The building permit application shall comply with all applicable State codes and applicable City of Brisbane Municipal Code provisions for new construction. Building plans shall comply with the following conditions:
  - a. The plans shall be in substantial conformance to the plans on file with the Community Development Department, including finish materials and colors (see related condition 1.h below), with the following modifications:
    - i. A final landscaping plan shall be submitted demonstrating compliance with the requirements of Brisbane Municipal Code §17.06.040.1 and §12.12.050.4, to the satisfaction of the Community Development Director. The plan shall incorporate water-conserving, non-invasive landscaping.
  - b. The plans shall address North County Fire Authority requirements for new construction, including but not limited to installation of fire sprinklers, obtaining water flow, smoke detectors, key box, portable extinguishers, clearly visible address, illuminated utility identification, illuminated exit signs, and others applicable as determined through building permit review.
  - c. The plans shall include undergrounding of utilities to service the building, including electrical utilities.
  - d. Mechanical equipment, other than the required rooftop solar panels, shall not be visible from off-site. Should mechanical equipment be located outdoors, it shall be properly screened with fencing or landscaping consistent with the final landscaping plan submitted with the building permit and shall be located outside of required setbacks.
  - e. The building permit application shall not include materials which would present an off-site glare due to reflective materials or lighting.
  - f. The plans shall specify that lighting will be directed away from and not cause glare onto adjacent properties.

- g. Each unit shall be provided with remote-controlled garage door openers, and an electronic keypad shall be installed to ensure efficient ingress and egress from the garage.
- h. Final color and material samples and/or cut sheets shall be provided for Community Development Director approval to confirm they are in substantial conformance with the approved Design Permit. Materials samples shall also be provided for windows.
- i. All windows shall match each other and shall not be dark or reflective.
- j. The driveway curb cut width and location shall be subject to City Engineer review and approval, and shall not displace existing on-street parking or require the removal of any street tree(s).
- k. Any mechanical equipment required to operate the stacked parking lifts in the garage shall not obstruct the on-site turnaround for standard-sized vehicles per Brisbane Municipal Code §17.34.040.
- l. Final cut sheets indicating the specifications of stacked parking lifts shall be included with building permit application and plans shall demonstrate that Four standard-sized vehicles can reasonably be stacked inside the garage, including dimensions of applicable clearances for vehicles and operational equipment
- m. The pedestrian warning system shall be installed to the satisfaction of the City Engineer and Planning Director and provide both visual and audio alerts of approaching vehicles exiting the driveway.
- n. A permanently anchored short-term bicycle parking rack for two (2) bicycles shall be provided in the public right-of-way, the specific location and design of which shall be subject to approval by the City Engineer.
- o. Direct access shall be provided from the commercial storefront to the garbage receptacles and long-term bicycle racks in the garage and to the shared rear yard to the satisfaction of the Community Development Director.
- p. Necessary vents and chases shall be incorporated into the building design so as to allow future changes in occupancy of the storefront area to the satisfaction of the Community Development Director.



2. The property owner shall enter into a standard landscape maintenance agreement with the City for landscaping, to the satisfaction of the City Attorney.
3. An agreement shall be recorded between the owner and the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.

During Construction:

4. Prior to foundation construction, a surveyed staking plan prepared by a licensed land surveyor or engineer authorized to conduct land surveying under California law shall be submitted to the Community Development Department confirming the building location and pad elevations conform to the approved site plan.
5. The project shall comply with the San Mateo County Stormwater Pollution Prevention Program's Best Management Practices, as provided in the applicable state regulations and included in the applicant's storm water checklist for Small Projects.
6. Any prehistoric Native American cultural resources found during the course of construction shall be conserved in accordance with State and Federal requirements (Appendix K of the State CEQA Guidelines).

Prior to Occupancy:

7. All landscaping shall be installed and inspected by Planning staff to confirm conformity with the approved landscape plan.
8. Address numbers for the residential and commercial units shall be affixed to the building at a location visible from the street and a size, color and style subject to approval by the Community Development Director and North County Fire Authority.
9. The applicant shall demonstrate conformance with all of the above Design Permit conditions of approval.

Other Conditions:

10. 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.

11. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
12. This design permit and use permit shall expire 36 months from the effective date of the 2020 permit approvals on December 19, 2025 if a Building Permit has not yet been issued for the approved project or if the Building Permit, once issued, is allowed to expire prior to final inspection.

**Exhibit B**  
**Findings Outline & Discussion**

The following is a detailed analysis of the required Design Permit findings:

**Design Permit and Use Permit 2022-DP-6/2022-UP-9 Findings:**

**Use Permit 2022-UP-9**

- A. The proposal is consistent with the nature and condition of all adjacent uses and structures, and is consistent with the applicable Neighborhood Commercial/Retail/Office land use designation in the General Plan. There is no specific plan for the area in question. Specifically, the proposal is a mixed-use development of 64 dwelling units per acre, falling within the range of residential densities found in the NCRO-2 District, and would be consistent with General Plan policies to increase housing opportunities in Brisbane's downtown core and in proximity to transit, including the free Bayshore Caltrain and Balboa Park BART station shuttles (San Francisco Avenue-Old County Road stop) and Samtrans Route 292 (Bayshore-Old County Road stop) less than one-half mile away by foot. The project would establish a new storefront on Visitacion Avenue, creating opportunity for small businesses and contributing to the pedestrian-oriented environment envisioned for Visitacion Avenue in the Subareas Element and NCRO-2 District development standards. The three-story scale is consistent with the scale of three other multi-family residential projects in the NCRO-2 District at 34 and 395 Visitacion Avenue and 1 San Bruno Avenue, and with the approved mixed-use developments at 36-50 San Bruno Avenue, 23 San Bruno Avenue, and 18 Visitacion Avenue.
- B. The establishment, maintenance or operation of the mixed-use structure will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city. Specifically, the project will be built to current health and safety standards contained in the California Building and Fire codes. Further, the design of the structure will not impact access to light and air of surrounding properties as they are developed currently and as they may be redeveloped in the future, via incorporation of lightwells and other openings in the north and south side walls. Finally, a pedestrian warning system shall be installed to alert pedestrians when a car is exiting the garage to ensure safety of pedestrians on Visitacion Avenue.
- C. Strict enforcement of the specified regulation would not be required by either present or anticipated future traffic volume or traffic circulation on the site. Specifically, the design of the garage and incorporation of mechanical lifts inherently restricts its use for purposes other than vehicle parking. The proposed development is as dense as reasonably feasible for the site, given the physical development standards limiting the building's footprint. The

proposed units may not be enlarged or expanded such that parking demand would be increased and thus unable to be accommodated within the garage. Therefore, there is no anticipated increase in traffic volume on the site.

- D. The granting of the use permit will not create or intensify a shortage of on-street parking spaces. The proposal allocates one parking space to each unit, and further provides secured and covered long-term bicycle parking spaces on the ground floor to encourage use of alternative transportation. Additionally, while the Municipal Code does not currently reduce or eliminate on-site parking requirements due to proximity to transit alone, the subject property is less than one half mile from nearby regional bus routes on Bayshore Boulevard and blocks away from the Caltrain and BART shuttle stop, accessible both by foot or by bicycle. The Bayshore Caltrain Station is about a 15 minute bike ride away. This is consistent with policies in the General Plan Circulation Element (Policies C.24, C.29, C.30, and C.36). Further, the project incorporates a 10 ft curb cut in order to preserve existing on-street parking in the property's frontage.

In this case, granting the use permit to allow four parking spaces on-site, where five on-site parking spaces are required, on a site in close proximity to available public transit and with secured on-site bicycle storage would not demonstrably contribute to the existing shortage of on-street parking in the vicinity of the project.

- E. Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints, specifically the narrow lot width and requirements to provide ground floor storefront space and residential dwelling unit access. The subject property is only 25 ft wide and approximately 110 ft deep, which conforms to the minimum lot width and depth requirements for lots in the NCRO-2 District. However, the narrow lot width in conjunction with the required ground floor storefront space significantly constrains the ability to provide the required off-street parking. Additionally, residential projects of four or more units are required by the Americans with Disabilities Act to provide ground floor access to at least one unit, which the applicant has provided but which further limits the footprint of parking on the site. The applicant's proposal for four off-street parking spaces is thus the maximum number of parking spaces that can be accommodated on the property as a result of these structural and site constraints.

Given the structural constraints of the mechanical lifts, the 8.5 ft width is the widest feasible width for the respective parking spaces. The City defines a parking space as "compact" with a width of 8 ft; the proposed width is thus wider than a traditional compact space, although it is 6 inches narrower than a standard 9 ft parking space. Given the expected compact nature of cars to be parked in the garage, an 8.5 ft wide by 18 ft deep parking space will be sufficient to meet the project's parking needs.

## **Design Permit 2022-DP-6**

- F. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project. Specifically, the building is of a contemporary architectural design that features pedestrian-level detail and articulation at the north side and west (street) facades and a harmonious mix of exterior materials and colors. The building form is highly articulated at the most visible west (street-facing), north, and east building facades through a mix of second and third story setbacks, inset decks, and other voids in the building walls, including the recessed residential entry and garage opening in the west façade and a second and third story lightwell at the north façade. Though the structure would be the tallest building on the 200-block of Visitacion Avenue, it would be similar in scale to other three-story buildings in the NCRO-2 District, including 34 and 395 Visitacion Avenue and 1 San Bruno Avenue, and with the recently approved mixed-use developments at 36-50 San Bruno Avenue, 23 San Bruno Avenue, and 18 Visitacion Avenue.

The proposed neutral color palette, includes natural gray-toned stone veneer and white stucco at the ground floor, white stucco at the second floor, and charcoal stucco at the third floor. The transition from white to charcoal stucco at the third floor aids in articulating the upper floor from the first and second stories. Black-framed windows provides complementary and distinctive detailing that ties together all three stories of the building. The incorporation of transom windows and decorative elements at the ground floor provides continuity with ground floor architectural details found elsewhere along the block, particularly 245 and 249 Visitacion Avenue (Midtown Market), without being derivative of their style.

- G. The orientation and location of the structure and open spaces integrate well and maintain a compatible relationship to adjacent development. The footprint of the building, with zero foot front and side setbacks and 10 ft rear setback, is consistent with the NCRO-2 District standards and appropriate to the subject property's small size and narrow width. Use of the 10 ft setback for a common patio and landscaped area is an appropriate use of the setback area, and would be compatible with the nearby rear yards abutting the space at 201 and 245 Visitacion Avenue. The third story rear deck is located on the southern face of the structure's rear wall, avoiding direct sight lines to the adjacent second-story window and outdoor living areas at 349 Monterey Street.
- H. The proposed structure is designed to mitigate potential impacts to adjacent land uses. Two one-story commercial structures abut the subject property to the north and south, both built to their respective shared property lines with 213 Visitacion Avenue. The proposed structure would also have zero setbacks to the side property lines, consistent with the NCRO-2 District development standards. This would impact 201 Visitacion Avenue to the extent that two ground-level windows in the south side of the building wall would need to be eliminated, and as 213 Visitacion Avenue is located to the south of 201 Visitacion, it is

likely that the rear yard of 201 Visitacion would be shaded in the early evening during autumn and winter, and in the afternoon during summer months. Should the property at 201 Visitacion Avenue be redeveloped in the future, the light wells incorporated into the north wall of the proposed structure at the second and third stories would ensure ambient light and air are maintained. The access stairway to the residential dwelling units on the south side of the building would act similarly in the case of redevelopment of 245 Visitacion Ave. There are no windows in the north wall of the existing structure at 245 Visitacion Avenue and shading is not anticipated to its rear yard, which is located to the south of the subject property.

The proposed structure would be set back 10 feet from the rear lot line abutting the single-family dwelling at 349 Monterey to the east, which building is in turn set back approximately 9 ft from the shared property line, resulting in 19 ft of distance between the two structures. As such, the proposed structure would not interfere the adjoining property's access to ambient light and air, though shading will occur during afternoon hours due 349 Monterey Street's location due west of the subject property.

- I. 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 site's small size and narrow width greatly constrain the siting and orientation of the building, making it difficult to avoid long building walls on the north side of the site. However, the northern wall plane is broken up by the second and third story light wells, and there are no windows proposed along the northern wall in order to reduce the passive heating gain.
- J. The property is not located on a hillside.
- K. 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. Specifically, the proposed 10 ft curb cut, authorized by the City Engineer, will preserve existing on-street parking spaces while allowing for safe egress and ingress to the site. Pedestrian safety will be ensured by the required pedestrian warning system to provide both audio and visual warning to pedestrians when cars exit the garage. As demonstrated in the applicant's turning radius diagrams, garage design will allow for all four cars to turn around and exit the garage head first, consistent with the requirements of BMC Chapter 17.34 and further ensuring the safety of vehicular ingress and egress.
- L. The property's location and direct sidewalk access provides alternatives for pedestrians to access public transit and shuttle stops within a half-mile radius on Bayshore Boulevard, Old County Road, and San Bruno Avenue, connecting to BART and Caltrain as well as regional bus routes. Additionally, the project includes four long-term bicycle parking spaces and two

short-term bicycle parking spaces at the ground floor, incentivizing bicycle ownership and use as an alternative to single-occupancy vehicles.

- M. The proposed open areas and landscaping complement the structure. The design includes private decks for three of the four units, and a shared common yard directly accessible from Unit A at the ground floor. This results in an average of 184 sq ft of open space per unit, which exceeds the 60 sq ft per unit requirement for the NCRO-2 District but is less than the required 400 sq ft per unit for new condominium developments. Given the constraints of the site, the provided outdoor space is the maximum feasible and provides outdoor area for each unit. Additionally, the subject property is in walking distance to the Community Park, Crocker Park Recreational Trail, Community Garden, and San Bruno Mountain hiking trails, which would complement the dedicated outdoor spaces for each individual unit proposed by the project. As such, the project provides a reasonable amount of individually accessible space considering the lot size and width and availability of outdoor recreational spaces in walking distance.

While the small size of the lot and narrow width constrain location and amount of landscaping, the proposed landscape plan maximizes the available space in the rear yard and will be planted with drought-resistant, non-invasive species (California natives preferred), subject to final approval by the Community Development Director via the building permit application. The proposed landscaped planters on the front building façade provide visual interest at the pedestrian level and are reasonable given the constraints of the site. The property is not located near protected habitat or wildland areas.

- N. The proposal takes reasonable measures to protect against external and internal noise. Specifically, the structures must comply with California Building Code applicable to condominium structures to protect residents from unhealthy noise levels from the exterior of the building as well as unwanted noise from adjacent units.
- O. Consideration has been given to avoiding off-site glare from lighting and reflective building materials. The stucco exterior finish will not be reflective, and the conditions of approval require the building permit plans to provide a lighting plan demonstrating that all exterior lighting will be shielded and downlit to minimize off-site light and glare, and that all windows will be treated to minimize glare.
- P. Trash and recycling receptacles utilities and mechanical equipment are located within the structure and will not be visible from the exterior of the building.
- Q. No signage is included in the application.
- R. As the proposed storefront commercial unit will be conveyed as a live/work space, the second floor deck and ground floor shared patio will be accessible to the commercial unit. If the unit is rented by the owner, access to the secured bicycle storage and rear patio will be maintained for employees of the commercial unit.

- S. The design respects the intimate scale and vernacular character of the street. Specifically, the proposed design respects the pedestrian scale and streetscape vernacular of Visitacion Avenue through the utilization of voids in the ground floor walls fronting Visitacion Avenue at the driveway and residential entry, and second and third story setbacks. The NCRO-2 district Design Guidelines specifically suggest that portions of a building over 28 ft in height should be stepped back from the front of the building “so as not to overwhelm the view of pedestrians along both sides of the street below, and to emphasize the one-to two-story nature of the streetscape.”
- T. Design details are incorporated to articulate the building, as described in detail in Findings F, G, H, and S, which emphasize the relationship to the pedestrian environment. The ground floor storefront commercial unit features a glass door and large windows at the north and west building façade with transom accent windows providing unobstructed views into the space from the street. The ground floor façade features stone veneer, small planters, and permeable pavers at the residential entry to provide additional visual interest at eye level. The existing street tree would be retained.
- U. The design incorporates creative use of elements that are characteristic of both residential and commercial structures on Visitacion Avenue. These elements include recessed entries to the residential access pathway and garage, transom windows above doors and windows at the ground floor, stone veneer at street level to add texture to the façade, and planter boxes at street level to provide urban greenery at the pedestrian level.
- V. Color and texture are provided at the street through the use of planter boxes and stone veneer, as described in detail in Findings G and U.
- W. Landscaping has been incorporated to enhance the design and enliven the streetscape, as described in Findings M, T, and U.
- X. The requested 283 sq ft commercial storefront area is as large as possible for the intended storefront use, given the size, configuration, and physical constraints of the structure and the site. The space is the largest that can reasonably be dedicated to the storefront, given that half of the frontage must be occupied by the driveway and residential entryway, and given the need to provide on-site parking, permanent storage facilities, and interior garbage and recycling areas on the ground floor. Increasing the commercial space to achieve the 600 sq ft size would result in the loss of the required storage units and interior garage and recycling area and/or two of the parking spaces, depending on how the space was reallocated. In this case, given the intended use of the space for an office and/or small retail space (depending on the future owner’s needs), a 283 sq ft storefront is adequate for the proposed use and the largest possible area given the physical constraints of the structure and site.



RESOLUTION UP-4-20/DP-2-20

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
APPROVING USE PERMIT UP-4-20 AND DESIGN PERMIT DP-2-20 FOR  
A MIXED-USE DEVELOPMENT  
(4 RESIDENCES AND 1- 283 SQ FT COMMERCIAL SPACE)  
AT 213 VISITACION AVENUE

WHEREAS, Mark Topetcher, the applicant, applied to the City of Brisbane for Use Permit and Design Permit approval of a mixed use development at 213 Visitacion Avenue, which would accommodate two 1-bedroom units and two 2-bedroom units above and behind a four-car parking garage and a 283 sq ft commercial storefront; and

WHEREAS, on August 27, 2020, the Planning Commission continued the public hearing at the applicant's request after the application was duly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, and the applicant subsequently requested a 60-day extension of the Commission's review window under the Permit Streamlining Act, which expires December 10, 2020; and

WHEREAS, on December 3, 2020, the Planning Commission conducted a public hearing on the applications, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said applications, the applicant's plans and supporting materials, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the minutes of the Planning Commission meeting of August 27, 2020 and December 3, 2020 are attached and incorporated by reference as part of this resolution; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit B in connection with the Design Permit and Use Permit applications.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of December 3<sup>rd</sup>, 2020, did resolve as follows:

Use Permit UP-4-20 and Design Permit DP-2-20 are conditionally approved per the conditions attached herein as Exhibit A.

ADOPTED this third day of December, 2020, by the following vote:

AYES: Gomez, Gooding, Mackin, Patel, Sayasane

NOES: None.

ABSENT: None.

Reso. UP-4-20/DP-2-20

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PAMALA SAYASANE  
Chairperson

ATTEST:

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JOHN A SWIECKI, Community Development Director

**EXHIBIT A**

**Action Taken:** Conditionally approve Use Permit UP-4-20 and Design Permit DP-2-20 per the staff memorandum with attachments, via adoption of Resolution UP-4-20/DP-2-20

**Findings:****Use Permit UP-4-20**

- A. As detailed in Exhibit B, the proposal is consistent with the nature and condition of all adjacent uses and structures, and is consistent with the applicable Neighborhood Commercial/Retail/Office land use designation in the General Plan. There is no specific plan for the area in question.
- B. As detailed in Exhibit B, the establishment, maintenance or operation of the mixed-use structure will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.
- C. As detailed in Exhibit B, strict enforcement of the specified regulation would not be required by either present or anticipated future traffic volume or traffic circulation on the site.
- D. As detailed in Exhibit B, the granting of the use permit will not create or intensify a shortage of on-street parking spaces.
- E. As detailed in Exhibit B, full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints, specifically the narrow lot width and requirements to provide ground floor storefront space and residential dwelling unit access.

**Design Permit DP-2-20**

- F. As detailed in Exhibit B, the proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.
- G. As detailed in Exhibit B, the orientation and location of the structure and open spaces integrate well and maintain a compatible relationship to adjacent development.
- H. As detailed in Exhibit B, the proposed structure is designed to mitigate potential impacts to adjacent land uses.
- I. As detailed in Exhibit B, 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.
- J. This finding is not applicable as the property is not located on a hillside.

## Exhibit A

- K. As detailed in Exhibit B, 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.
- L. As detailed in Exhibit B, the property's location and direct sidewalk access provides alternatives for pedestrians to access public transit and shuttle stops within a half-mile radius on Bayshore Boulevard, Old County Road, and San Bruno Avenue, connecting to BART and Caltrain as well as regional bus routes.
- M. As detailed in Exhibit B, the proposed open areas and landscaping complement the structure and the project provides a reasonable amount of individually accessible space considering the lot size and width and availability of outdoor recreational spaces in walking distance. The property is not located near protected habitat or wildland areas.
- N. As detailed in Exhibit B, the proposal takes reasonable measures to protect against external and internal noise.
- O. As detailed in Exhibit B, consideration has been given to avoiding off-site glare from lighting and reflective building materials.
- P. Trash and recycling receptacles utilities and mechanical equipment are located within the structure and will not be visible from the exterior of the building.
- Q. No signage is included in the application.
- R. As detailed in Exhibit B, the ground floor shared patio will be accessible to the commercial unit. If the unit is rented by the owner, access to the secured bicycle storage and rear patio will be maintained for employees of the commercial unit.
- S. As detailed in Exhibit B, the design respects the intimate scale and vernacular character of the street.
- T. As detailed in Exhibit B, design details are incorporated to articulate the building.
- U. As detailed in Exhibit B, the design incorporates creative use of elements that are characteristic of both residential and commercial structures on Visitacion Avenue.
- V. As detailed in Exhibit B, color and texture are provided at the street through the use of planter boxes and stone veneer.
- W. As detailed in Exhibit B, landscaping has been incorporated to enhance the design and enliven the streetscape.
- X. As detailed in Exhibit B, the requested 283 sq ft commercial storefront area is as large as possible for the intended storefront use, given the size, configuration, and physical constraints of the structure and the site.

**Conditions of Approval:**Prior to issuance of a Building Permit:

1. The owner shall obtain a building permit and encroachment permit prior to proceeding with construction. A complete application including detailed building plans, application forms and fees shall be submitted to the City for issuance of a Building Permit. The building permit application shall comply with all applicable State codes and applicable City of Brisbane Municipal Code provisions for new construction. Building plans shall comply with the following conditions:
  - a. The plans shall be in substantial conformance to the plans approved with this Design Permit DP-2-20, including finish materials and colors (see related condition 1.h below), with the following modifications:
    - i. A final landscaping plan shall be submitted demonstrating compliance with the requirements of Brisbane Municipal Code §17.06.040.I and §12.12.050.4, to the satisfaction of the Community Development Director. The plan shall incorporate water-conserving, non-invasive landscaping.
  - b. The plans shall address North County Fire Authority requirements for new construction, including but not limited to installation of fire sprinklers, obtaining water flow, smoke detectors, key box, portable extinguishers, clearly visible address, illuminated utility identification, illuminated exit signs, and others applicable as determined through building permit review.
  - c. The plans shall include undergrounding of utilities to service the building.
  - d. Mechanical equipment, other than the required rooftop solar panels, shall not be visible from off-site. Should mechanical equipment be located outdoors, it shall be properly screened with fencing or landscaping consistent with the final landscaping plan submitted with the building permit and shall be located outside of required setbacks.
  - e. The building permit application shall not include materials which would present an off-site glare due to reflective materials or lighting.
  - f. The plans shall specify that lighting will be directed away from and not cause glare onto adjacent properties.
  - g. Each unit shall be provided with remote-controlled garage door openers, and an electronic keypad shall be installed to ensure efficient ingress and egress from the garage.
  - h. Final color and material samples and/or cut sheets shall be provided for Community Development Director approval to confirm they are in substantial conformance with the approved Design Permit. Materials samples shall also be provided for windows.
  - i. All windows shall match each other and shall not be dark or reflective.

## Exhibit A

- j. The driveway curb cut width and location shall be subject to City Engineer review and approval, and shall not displace existing on-street parking or require the removal of any street tree(s).
  - k. Any mechanical equipment required to operate the stacked parking lifts in the garage shall not obstruct the on-site turnaround for standard-sized vehicles per Brisbane Municipal Code §17.34.040.
  - l. Final cut sheets indicating the specifications of stacked parking lifts shall be included with building permit application and plans shall demonstrate that Four standard-sized vehicles can reasonably be stacked inside the garage, including dimensions of applicable clearances for vehicles and operational equipment
  - m. The pedestrian warning system shall be installed to the satisfaction of the City Engineer and Planning Director and provide both visual and audio alerts of approaching vehicles exiting the driveway.
  - n. A permanently anchored short-term bicycle parking rack for two (2) bicycles shall be provided in the public right-of-way, the specific location and design of which shall be subject to approval by the City Engineer.
  - o. Direct access shall be provided from the commercial storefront to the garbage receptacles and long-term bicycle racks in the garage and to the shared rear yard to the satisfaction of the Community Development Director.
  - p. Necessary vents and chases shall be incorporated into the building design so as to allow future changes in occupancy of the storefront area to the satisfaction of the Community Development Director.
2. The property owner shall enter into a standard landscape maintenance agreement with the City for landscaping, to the satisfaction of the City Attorney.
  3. An agreement shall be recorded between the owner and the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.

During Construction:

4. Prior to foundation construction, a surveyed staking plan prepared by a licensed land surveyor or engineer authorized to conduct land surveying under California law shall be submitted to the Community Development Department confirming the building location and pad elevations conform to the approved site plan.
5. The project shall comply with the San Mateo County Stormwater Pollution Prevention Program's Best Management Practices, as provided in the applicable state regulations and included in the applicant's storm water checklist for Small Projects.

Exhibit A

6. Any prehistoric Native American cultural resources found during the course of construction shall be conserved in accordance with State and Federal requirements (Appendix K of the State CEQA Guidelines).

Prior to Occupancy:

7. All landscaping shall be installed and inspected by Planning staff to confirm conformity with the approved landscape plan.
8. Address numbers for the residential and commercial units shall be affixed to the building at a location visible from the street and a size, color and style subject to approval by the Community Development Director and North County Fire Authority.
9. The applicant shall demonstrate conformance with all of the above Design Permit conditions of approval.

Other Conditions:

10. 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.
11. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
12. This Design Permit and Use Permit shall expire two years from the effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the approved project.

**Exhibit B: Outline of Required Findings****Use Permit UP-4-20**

- A. The proposal is consistent with the nature and condition of all adjacent uses and structures, and is consistent with the applicable Neighborhood Commercial/Retail/Office land use designation in the General Plan. There is no specific plan for the area in question. Specifically, the proposal is a mixed-use development of 64 dwelling units per acre, falling within the range of residential densities found in the NCRO-2 District, and would be consistent with General Plan policies to increase housing opportunities in Brisbane's downtown core and in proximity to transit, including the free Bayshore Caltrain and Balboa Park BART station shuttles (San Francisco Avenue-Old County Road stop) and Samtrans Route 292 (Bayshore-Old County Road stop) less than one-half mile away by foot. The project would establish a new storefront on Visitacion Avenue, creating opportunity for small businesses and contributing to the pedestrian-oriented environment envisioned for Visitacion Avenue in the Subareas Element and NCRO-2 District development standards. The three-story scale is consistent with the scale of three other multi-family residential projects in the NCRO-2 District at 34 and 395 Visitacion Avenue and 1 San Bruno Avenue, and with the approved mixed-use developments at 36-50 San Bruno Avenue, 23 San Bruno Avenue, and 18 Visitacion Avenue.
- B. The establishment, maintenance or operation of the mixed-use structure will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city. Specifically, the project will be built to current health and safety standards contained in the California Building and Fire codes. Further, the design of the structure will not impact access to light and air of surrounding properties as they are developed currently and as they may be redeveloped in the future, via incorporation of lightwells and other openings in the north and south side walls. Finally, a pedestrian warning system shall be installed to alert pedestrians when a car is exiting the garage to ensure safety of pedestrians on Visitacion Avenue.
- C. Strict enforcement of the specified regulation would not be required by either present or anticipated future traffic volume or traffic circulation on the site. Specifically, the design of the garage and incorporation of mechanical lifts inherently restricts its use for purposes other than vehicle parking. The proposed development is as dense as reasonably feasible for the site, given the physical development standards limiting the building's footprint. The proposed units may not be enlarged or expanded such that parking demand would be increased and thus unable to be accommodated within the garage. Therefore, there is no anticipated increase in traffic volume on the site.
- D. The granting of the use permit will not create or intensify a shortage of on-street parking spaces. The proposal allocates one parking space to each unit, and further provides secured and covered long-term bicycle parking spaces on the ground floor to encourage use of alternative transportation. Additionally, while the Municipal Code does not currently reduce or eliminate on-site parking requirements due to proximity to transit alone, the subject property is less than one half mile from nearby regional bus routes on Bayshore Boulevard and blocks away from the Caltrain and BART shuttle stop, accessible both by foot or by bicycle. The



## Exhibit B

Bayshore Caltrain Station is about a 15 minute bike ride away. This is consistent with policies in the General Plan Circulation Element (Policies C.24, C.29, C.30, and C.36). Further, the project incorporates a 10 ft curb cut in order to preserve existing on-street parking in the property's frontage.

In this case, granting the use permit to allow four parking spaces on-site, where five on-site parking spaces are required, on a site in close proximity to available public transit and with secured on-site bicycle storage would not demonstrably contribute to the existing shortage of on-street parking in the vicinity of the project.

- E. Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints, specifically the narrow lot width and requirements to provide ground floor storefront space and residential dwelling unit access. The subject property is only 25 ft wide and approximately 110 ft deep, which conforms to the minimum lot width and depth requirements for lots in the NCRO-2 District. However, the narrow lot width in conjunction with the required ground floor storefront space significantly constrains the ability to provide the required off-street parking. Additionally, residential projects of four or more units are required by the Americans with Disabilities Act to provide ground floor access to at least one unit, which the applicant has provided but which further limits the footprint of parking on the site. The applicant's proposal for four off-street parking spaces is thus the maximum number of parking spaces that can be accommodated on the property as a result of these structural and site constraints.

Given the structural constraints of the mechanical lifts, the 8.5 ft width is the widest feasible width for the respective parking spaces. The City defines a parking space as "compact" with a width of 8 ft; the proposed width is thus wider than a traditional compact space, although it is 6 inches narrower than a standard 9 ft parking space. Given the expected compact nature of cars to be parked in the garage, an 8.5 ft wide by 18 ft deep parking space will be sufficient to meet the project's parking needs.

### **Design Permit DP-2-20**

- F. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project. Specifically, the building is of a contemporary architectural design that features pedestrian-level detail and articulation at the north side and west (street) facades and a harmonious mix of exterior materials and colors. The building form is highly articulated at the most visible west (street-facing), north, and east building facades through a mix of second and third story setbacks, inset decks, and other voids in the building walls, including the recessed residential entry and garage opening in the west façade and a second and third story lightwell at the north façade. Though the structure would be the tallest building on the 200-block of Visitacion Avenue, it would be similar in scale to other three-story buildings in the NCRO-2 District, including 34 and 395 Visitacion Avenue and 1 San Bruno Avenue, and with the recently approved mixed-use developments at 36-50 San Bruno Avenue, 23 San Bruno Avenue, and 18 Visitacion Avenue.

The proposed neutral color palette, includes natural gray-toned stone veneer and white stucco at the ground floor, white stucco at the second floor, and charcoal stucco at the third floor. The

## Exhibit B

transition from white to charcoal stucco at the third floor aids in articulating the upper floor from the first and second stories. Black-framed windows provides complementary and distinctive detailing that ties together all three stories of the building. The incorporation of transom windows and decorative elements at the ground floor provides continuity with ground floor architectural details found elsewhere along the block, particularly 245 and 249 Visitacion Avenue (Midtown Market), without being derivative of their style.

- G. The orientation and location of the structure and open spaces integrate well and maintain a compatible relationship to adjacent development. The footprint of the building, with zero foot front and side setbacks and 10 ft rear setback, is consistent with the NCRO-2 District standards and appropriate to the subject property's small size and narrow width. Use of the 10 ft setback for a common patio and landscaped area is an appropriate use of the setback area, and would be compatible with the nearby rear yards abutting the space at 201 and 245 Visitacion Avenue. The third story rear deck is located on the southern face of the structure's rear wall, avoiding direct sight lines to the adjacent second-story window and outdoor living areas at 349 Monterey Street.
- H. The proposed structure is designed to mitigate potential impacts to adjacent land uses. Two one-story commercial structures abut the subject property to the north and south, both built to their respective shared property lines with 213 Visitacion Avenue. The proposed structure would also have zero setbacks to the side property lines, consistent with the NCRO-2 District development standards. This would impact 201 Visitacion Avenue to the extent that two ground-level windows in the south side of the building wall would need to be eliminated, and as 213 Visitacion Avenue is located to the south of 201 Visitacion, it is likely that the rear yard of 201 Visitacion would be shaded in the early evening during autumn and winter, and in the afternoon during summer months. Should the property at 201 Visitacion Avenue be redeveloped in the future, the light wells incorporated into the north wall of the proposed structure at the second and third stories would ensure ambient light and air are maintained. The access stairway to the residential dwelling units on the south side of the building would act similarly in the case of redevelopment of 245 Visitacion Ave. There are no windows in the north wall of the existing structure at 245 Visitacion Avenue and shading is not anticipated to its rear yard, which is located to the south of the subject property.

The proposed structure would be set back 10 feet from the rear lot line abutting the single-family dwelling at 349 Monterey to the east, which building is in turn set back approximately 9 ft from the shared property line, resulting in 19 ft of distance between the two structures. As such, the proposed structure would not interfere the adjoining property's access to ambient light and air, though shading will occur during afternoon hours due 349 Monterey Street's location due west of the subject property.

- I. 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 site's small size and narrow width greatly constrain the siting and orientation of the building, making it difficult to avoid long building walls on the north side of the site. However, the

## Exhibit B

northern wall plane is broken up by the second and third story light wells, and there are no windows proposed along the northern wall in order to reduce the passive heating gain.

- J. The property is not located on a hillside.
- K. 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. Specifically, the proposed 10 ft curb cut, authorized by the City Engineer, will preserve existing on-street parking spaces while allowing for safe egress and ingress to the site. Pedestrian safety will be ensured by the required pedestrian warning system to provide both audio and visual warning to pedestrians when cars exit the garage. As demonstrated in the applicant's turning radius diagrams, garage design will allow for all four cars to turn around and exit the garage head first, consistent with the requirements of BMC Chapter 17.34 and further ensuring the safety of vehicular ingress and egress.
- L. The property's location and direct sidewalk access provides alternatives for pedestrians to access public transit and shuttle stops within a half-mile radius on Bayshore Boulevard, Old County Road, and San Bruno Avenue, connecting to BART and Caltrain as well as regional bus routes. Additionally, the project includes four long-term bicycle parking spaces and two short-term bicycle parking spaces at the ground floor, incentivizing bicycle ownership and use as an alternative to single-occupancy vehicles.
- M. The proposed open areas and landscaping complement the structure. The design includes private decks for three of the four units, and a shared common yard directly accessible from Unit A at the ground floor. This results in an average of 184 sq ft of open space per unit, which exceeds the 60 sq ft per unit requirement for the NCRO-2 District but is less than the required 400 sq ft per unit for new condominium developments. Given the constraints of the site, the provided outdoor space is the maximum feasible and provides outdoor area for each unit. Additionally, the subject property is in walking distance to the Community Park, Crocker Park Recreational Trail, Community Garden, and San Bruno Mountain hiking trails, which would complement the dedicated outdoor spaces for each individual unit proposed by the project. As such, the project provides a reasonable amount of individually accessible space considering the lot size and width and availability of outdoor recreational spaces in walking distance.

While the small size of the lot and narrow width constrain location and amount of landscaping, the proposed landscape plan maximizes the available space in the rear yard and will be planted with drought-resistant, non-invasive species (California natives preferred), subject to final approval by the Community Development Director via the building permit application. The proposed landscaped planters on the front building façade provide visual interest at the pedestrian level and are reasonable given the constraints of the site. The property is not located near protected habitat or wildland areas.

- N. The proposal takes reasonable measures to protect against external and internal noise. Specifically, the structures must comply with California Building Code applicable to

## Exhibit B

condominium structures to protect residents from unhealthy noise levels from the exterior of the building as well as unwanted noise from adjacent units.

- O. Consideration has been given to avoiding off-site glare from lighting and reflective building materials. The stucco exterior finish will not be reflective, and the conditions of approval require the building permit plans to provide a lighting plan demonstrating that all exterior lighting will be shielded and downlit to minimize off-site light and glare, and that all windows will be treated to minimize glare.
- P. Trash and recycling receptacles utilities and mechanical equipment are located within the structure and will not be visible from the exterior of the building.
- Q. No signage is included in the application.
- R. As the proposed storefront commercial unit will be conveyed as a live/work space, the second floor deck and ground floor shared patio will be accessible to the commercial unit. If the unit is rented by the owner, access to the secured bicycle storage and rear patio will be maintained for employees of the commercial unit.
- S. The design respects the intimate scale and vernacular character of the street. Specifically, the proposed design respects the pedestrian scale and streetscape vernacular of Visitacion Avenue through the utilization of voids in the ground floor walls fronting Visitacion Avenue at the driveway and residential entry, and second and third story setbacks. The NCRO-2 district Design Guidelines specifically suggest that portions of a building over 28 ft in height should be stepped back from the front of the building “so as not to overwhelm the view of pedestrians along both sides of the street below, and to emphasize the one-to two-story nature of the streetscape.”
- T. Design details are incorporated to articulate the building, as described in detail in Findings F, G, H, and S, which emphasize the relationship to the pedestrian environment. The ground floor storefront commercial unit features a glass door and large windows at the north and west building façade with transom accent windows providing unobstructed views into the space from the street. The ground floor façade features stone veneer, small planters, and permeable pavers at the residential entry to provide additional visual interest at eye level. The existing street tree would be retained.
- U. The design incorporates creative use of elements that are characteristic of both residential and commercial structures on Visitacion Avenue. These elements include recessed entries to the residential access pathway and garage, transom windows above doors and windows at the ground floor, stone veneer at street level to add texture to the façade, and planter boxes at street level to provide urban greenery at the pedestrian level.
- V. Color and texture are provided at the street through the use of planter boxes and stone veneer, as described in detail in Findings G and U.
- W. Landscaping has been incorporated to enhance the design and enliven the streetscape, as described in Findings M, T, and U.

The requested 283 sq ft commercial storefront area is as large as possible for the intended storefront use, given the size, configuration, and physical constraints of the structure and the

## Exhibit B

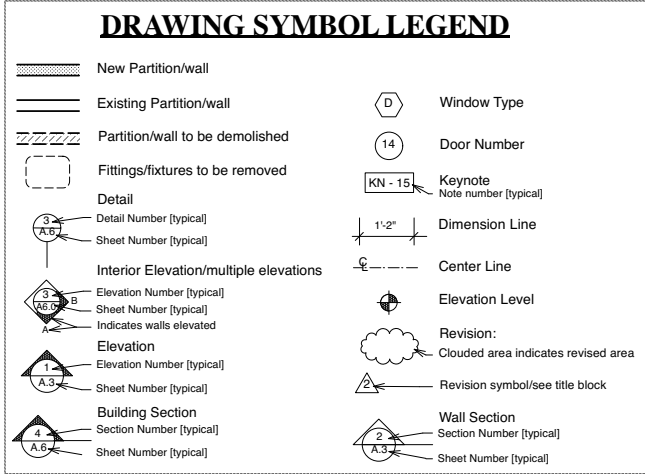
site. The space is the largest that can reasonably be dedicated to the storefront, given that half of the frontage must be occupied by the driveway and residential entryway, and given the need to provide on-site parking, permanent storage facilities, and interior garbage and recycling areas on the ground floor. Increasing the commercial space to achieve the 600 sq ft size would result in the loss of the required storage units and interior garage and recycling area and/or two of the parking spaces, depending on how the space was reallocated. In this case, given the intended use of the space for an office and/or small retail space (depending on the future owner's needs), a 283 sq ft storefront is adequate for the proposed use and the largest possible area given the physical constraints of the structure and site.

December 3, 2020 agenda report ([hyperlink](#))

December 3, 2020 meeting video and minutes ([hyperlink](#))

**GENERAL NOTES:**

- 1. CODE COMPLIANCE:** All work is to be performed in accordance with all governing Codes, Ordinances and Regulations. The designs herein are based on the 2019 C.B.C., 2019 C.M.C., 2019 C.E.C., 2019 C.F.P.C., 2019 C.F.F.C., 2019 C. Energy C.
- 2. JOB COORDINATION & SAFETY:** Contractor shall be responsible for the development, coordination and execution of construction methods and procedures. The Contractor shall also be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with his work.
- 3. JOB CLEANLINESS:** Contractor shall on a daily basis leave the construction site "broom clean" at the end of the work day. At substantial completion, the Contractor shall turn to the Owner a spotlessly clean house, including clean mirrors, glass, light bulbs, walls, floors, cabinetry inside and out, bathroom fixtures, tiles and appliances.
- 4. CONSTRUCTION QUALITY:** No guarantee for quality of construction is implied or intended by the architectural documents, and the Contractor shall assume full responsibility for any or all construction deficiencies.
- 5. CONTRACT DOCUMENT REVIEW:** Contractor shall review all Contract Documents. If fifteen days elapse from the time the Contractor receives the plans and signs to perform the work, and the Owners have not been notified of any errors, omissions or objections, the Owners will consider the documents approved by the Contractor for the performance of his/her work.
- 6. DISCREPANCIES:** In case of any discrepancy notify the Owners before proceeding. Contractor shall be responsible for correction of work at his/her own expense for work installed in conflict with the Contract Documents.
- 7. DIMENSIONS:** All dimensions shown on plans are to face of stud, unless otherwise noted. All dimensions shown on interior elevations are finish dimensions. No dimensions shall be taken by measuring from the drawings. Details take precedence over general sections or plans. Written dimensions take precedence over scale. All dimensions shall be verified in the field for coordination with existing and new conditions.
- 8. SUBSTITUTIONS:** The Contractor will be held to furnish under his Proposal all work described herein. All materials and articles of any kind necessary for this work are subject to the approval of the Owners.
- 9. MANUFACTURED ITEMS:** Transport, handle, store, protect and install manufactured items in strict accordance with manufacturer's recommendations. Should conflict exist between construction documents and manufacturer's instructions, consult with Designer.
- 10. ASBESTOS:** Asbestos removal is not intended to be covered by this contract. If Asbestos is suspected, a testing agency must be hired to verify, and special procedures must be used for removal and disposal. Friable asbestos is the dangerous type and was used extensively for pipe insulation, fireproofing and certain building materials up to 1970.
- 11. CUTTING AND PATCHING:** Cut and fit components as required; patch disturbed areas to match adjacent materials and finishes.
- 12. ATTIC VENTILATION:** Ventilating area shall not be less than 1/150th of the net area of the space ventilated. If at least 50% of required ventilation is provided in the upper portion of the space, then ventilating area may be 1/300th of the attic space per section 2016 CBC 1203.2.
- 13. BLOCKING:** Provide solid blocking as necessary for all wall mounted shelves, fixtures and fittings. See interior elevations, where applicable.
- 14. WATER TIGHTNESS:** Contractor shall verify that all work on the exterior of the project is watertight. All joints and surfaces exposed to the elements shall be tested for water tightness prior to substantial completion.
- 15. WATERPROOF MEMBRANE:** Install a waterproof membrane under the Master Shower floor @ the Master Bath. Wrap the membrane up a minimum of 8" on all surrounding surfaces.
- 16. GLAZING:** Tempered glazing is required as per 2016CBC. Glazing to be tempered includes but is not limited to: glazing that is less than 18" above finish floor; within 24" radius of doors; Glass door and panels of shower and bathtub enclosures and adjacent glazed openings within 60" above a standing surface and drain inlet shall be fully tempered, laminated safety glass as per UBC 2406.3 & 4; skylights; etc...
- 17. DRYWALL:** All drywall to be 5/8" thick. Install metal corner beads at all outside corners. Fasten drywall to framing with drywall screws. All drywall is to be sanded three times to produce a smooth finish for all walls and ceilings. All drywall shall be finished so that it is smooth, with no bumps or craters. All joints to be taped and sanded so that there is no distinguishable transition. Contractor shall deliver all new or repaired walls perfectly even. The owners' and designer's criteria will be the sole measure for approval of the finished work.
- 18. HANDRAILS AND GUARDRAILS:** All handrails at stairs are 34" above tread nosing. All guardrails are 42" minimum to finish floor, U.O.N. See interior elevations or details, as applicable, for guardrail design.
- 19. SHOWER AND TUB W/ SHOWER:** Provide ceramic tile or stone finish at all shower and tub w/ shower areas to a minimum height of 72" above the drain inlet AS PER 2016 CBC 1210.2.2; over a moisture resistant underlayment (typical). Verify with interior elevations, if applicable. All showers & shower/tub combinations to have pressure balance mixing valves as per UPC section 410.7
- 20. PLUMBING:** All work is design/build by the Plumbing contractor and is to meet required codes and Title 24 requirements. Low flow plumbing fixtures & fittings will be used in all bathrooms, etc... Toilets to have a max. allowable flush of 1.28 gal. When there are fixtures @ three levels, cast iron or other approved non-plastic materials for drain, waste, & vents is to be used.
- 21. TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS**
  - All residential lighting to be high efficacy as per Table 150.0-A
  - At least one fixture in bathrooms, garages laundry room and utility rooms must be controlled by a vacancy sensor.
  - Lighting in kitchens, bathrooms, garages, laundry room and utility rooms shall be high efficacy or either controlled by a dimmer switch or vacancy sensor.
  - Recessed lights in insulated ceilings must be ic and at(air tight) rated. recessed lights within 5'-0" of a common prop. line to have 1hr rated enclosure.
  - Exterior building mounted lighting must be high efficacy and must include manual on/off switch and one of the following: photocontrol & motion sensor - photocontrol & automatic time switch control - astronomical time switch control or energy management control system.
  - Common areas of low-rise residential buildings with four or more units must be high efficacy or controlled by a title 24 compliant occupant sensor.
  - Under cabinet lighting (including kitchen) must be switched separately from other lighting systems.
  - All nonlocking-type 125 volt, 15- and 20-ampere receptacle outlets shall be listed tamper-resistant receptacles, as per Electrical Code 406.12 (A)
  - All 120-volt, single phase, 15- and 20-ampere outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, bedrooms, closets, hallways, laundry or similar rooms or areas shall be arc-fault circuit-interrupter protected as per Electrical Code 210.12 (A).
- 21. TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS**
  - All residential lighting to be high efficacy as per Table 150.0-A
  - At least one fixture in bathrooms, garages laundry room and utility rooms must be controlled by a vacancy sensor.
  - Lighting in kitchens, bathrooms, garages, laundry room and utility rooms shall be high efficacy or either controlled by a dimmer switch or vacancy sensor.
  - Recessed lights in insulated ceilings must be ic and at(air tight) rated. recessed lights within 5'-0" of a common prop. line to have 1hr rated enclosure.
  - Exterior building mounted lighting must be high efficacy and must include manual on/off switch and one of the following: photocontrol & motion sensor - photocontrol & automatic time switch control - astronomical time switch control or energy management control system.
  - Common areas of low-rise residential buildings with four or more units must be high efficacy or controlled by a title 24 compliant occupant sensor.
  - Under cabinet lighting (including kitchen) must be switched separately from other lighting systems.
  - All nonlocking-type 125 volt, 15- and 20-ampere receptacle outlets shall be listed tamper-resistant receptacles, as per Electrical Code 406.12 (A)
  - All 120-volt, single phase, 15- and 20-ampere outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, bedrooms, closets, hallways, laundry or similar rooms or areas shall be arc-fault circuit-interrupter protected as per Electrical Code 210.12 (A).



**ARCHITECTURAL SHEETS:**

- A1.0 PROJECT INFO., DRAWING INDEX & LEGENDS
- A1.1 PROP. & EXIST. SITE PLAN
- A2.0 PROPOSED FIRST & SECOND FLOOR PLANS
- A2.1 PROPOSED THIRD FLOOR & ROOF PLAN
- A3.0 BUILDING SECTIONS
- A4.0 PROPOSED NORTH & WEST ELEVATIONS
- A4.1 PROPOSED SOUTH & EAST ELEVATIONS

- G 1.0 SITE SURVEY
- L 1.0 CONCEPTUAL LANDSCAPE PLAN & STORM WATER CHECKLIST

**STRUCTURAL SHEETS [TBD]**



**PROJECT DESCRIPTION:**

THE SCOPE OF WORK INCLUDES THE CONSTRUCTION OF A NEW THREE STORY MIXED USE STRUCTURE WITH FOUR RESIDENTIAL UNITS, GROUND FLOOR COMMERCIAL SPACE AND PRIVATE PARKING GARAGE FOR FOUR CARS. THE RESIDENTIAL UNITS WILL CONSIST OF LIVING/DINING/KITCHEN AREAS, ONE OR TWO BEDROOM, STUDY AND ONE OR TWO BATHS.

**PROJECT DATA**

	EXISTING:	PROPOSED:
ZONING:	NCRO-2	NCRO-2
HEIGHT LIMIT:	35'-0"	35'-0"
BUILDING OCCUPANCY:	R-3	R-2
CONSTRUCTION:	TYPE V-B	TYPE V-A w/ SPRINKLERS
STORIES:	1	3
HEIGHT:	14'-0" @ FRONT	34'-10" @ FRONT
UNITS:	1	4
SPRINKLERS:	NON SPRINKLERED	SPRINKLERS THROUGHOUT

**EXISTING AREA:**

LOT SIZE:	
GROSS AREA:	<b>2,708 sq.ft.</b>
LOT COVERAGE:	2,437 sq.ft. [90% OF LOT]
OPEN YARD:	271 sq.ft. [10% OF LOT]

**EXISTING HOUSE [TO BE DEMOLISHED]:**

FIRST FLOOR:	
CONDITIONED:	890 sq.ft.
UNCONDITIONED:	sq.ft.
GROSS FLOOR AREA:	<b>sq.ft.</b>
<b>TOTAL EXIST GROSS SQ.FT.:</b>	<b>890 sq.ft.</b>

**PROPOSED BUILDING AREA:**

FIRST FLOOR:	
COMMERCIAL AREA:	283 sq.ft.
PRIVATE GARAGE:	762 sq.ft.
RESIDENTIAL/UNIT A:	248 sq.ft.
COMMON SPACE:	974 sq.ft.
GROSS FLOOR AREA:	<b>2,267 sq.ft.</b>
SECOND FLOOR	
UNIT A [TWO BEDROOM]	1,036 sq.ft.
UNIT B [TWO BEDROOM]	899 sq.ft.
UNCONDITIONED	249 sq.ft.
GROSS FLOOR AREA:	<b>2,174 sq.ft.</b>
THIRD FLOOR	
UNIT C [TWO BEDROOM]	970 sq.ft.
UNIT D [ONE BEDROOM]	899 sq.ft.
UNCONDITIONED	206 sq.ft.
GROSS FLOOR AREA:	<b>2,075 sq.ft.</b>
<b>TOTAL PROP. GROSS SQ.FT.:</b>	<b>6,516 sq.ft.</b>
<b>TOTAL PROP. CONDITIONED AREA:</b>	<b>4,463 sq.ft.</b>
<b>TOTAL PROP. UNCONDITIONED AREA:</b>	<b>2,134 sq.ft.</b>

**OPEN SPACE AREA**

COMMON AREA		<b>271 sq.ft.</b>
YARD	271 sq.ft.	
PRIVATE ROOFDECKS	413 sq.ft.	
<b>TOTAL OPEN SPACE AREA:</b>		<b>684 sq.ft.</b>

**RESIDENTIAL UNIT AREAS (CONDITIONED & EXTERIOR)**

UNIT A	<b>1,393 sq.ft.</b>
YARD AREA [COMMON]	271 sq.ft.
UNIT B	<b>899 sq.ft.</b>
PRIVATE ROOFDECK	135 sq.ft.
UNIT C	<b>970 sq.ft.</b>
PRIVATE ROOFDECK	87 sq.ft.
UNIT D	<b>899 sq.ft.</b>
PRIVATE ROOFDECK	191 sq.ft.
<b>TOTAL UNIT AREA:</b>	<b>4,161 sq.ft.</b>

**ATTACHMENT E**

**DESIGN PERMIT**

**TOPETCHER ARCHITECTURE INC**  
 828 DIVISADERO  
 SAN FRANCISCO  
 CALIFORNIA 94117  
 TEL 415 359 9997  
 FAX 415 359 9986  
 toparchitcture.com

**PRINTING RECORD**

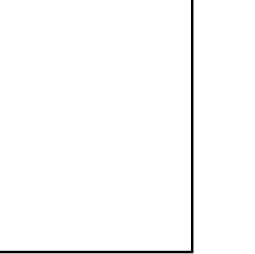
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JULY 24, 2020	0702_NOI_DP-2-20 REVISION
OCT. 15, 2020	DESIGN REVISION
NOV. 10, 2020	DESIGN REVISION2 FNL CMNTS

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**V-213 RESIDENCES**  
 213 VISITACION AVENUE  
 BRISBANE, CA. 94005  
 APN # 007-283-080

**SHEET TITLE PROJECT INFO.**

SCALE:	JOB NO.
AS NOTED	19.20



**LICENSED ARCHITECT**  
 MARK J. TOPETCHER  
 C-21678  
 STATE OF CALIFORNIA

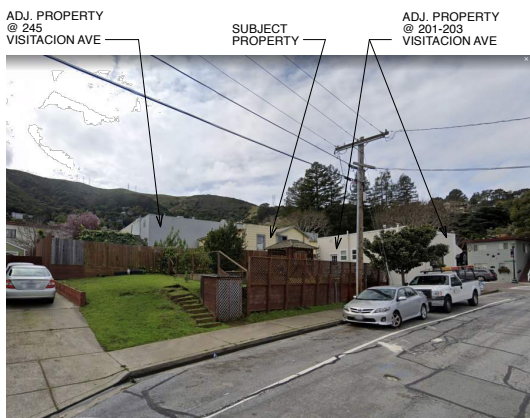
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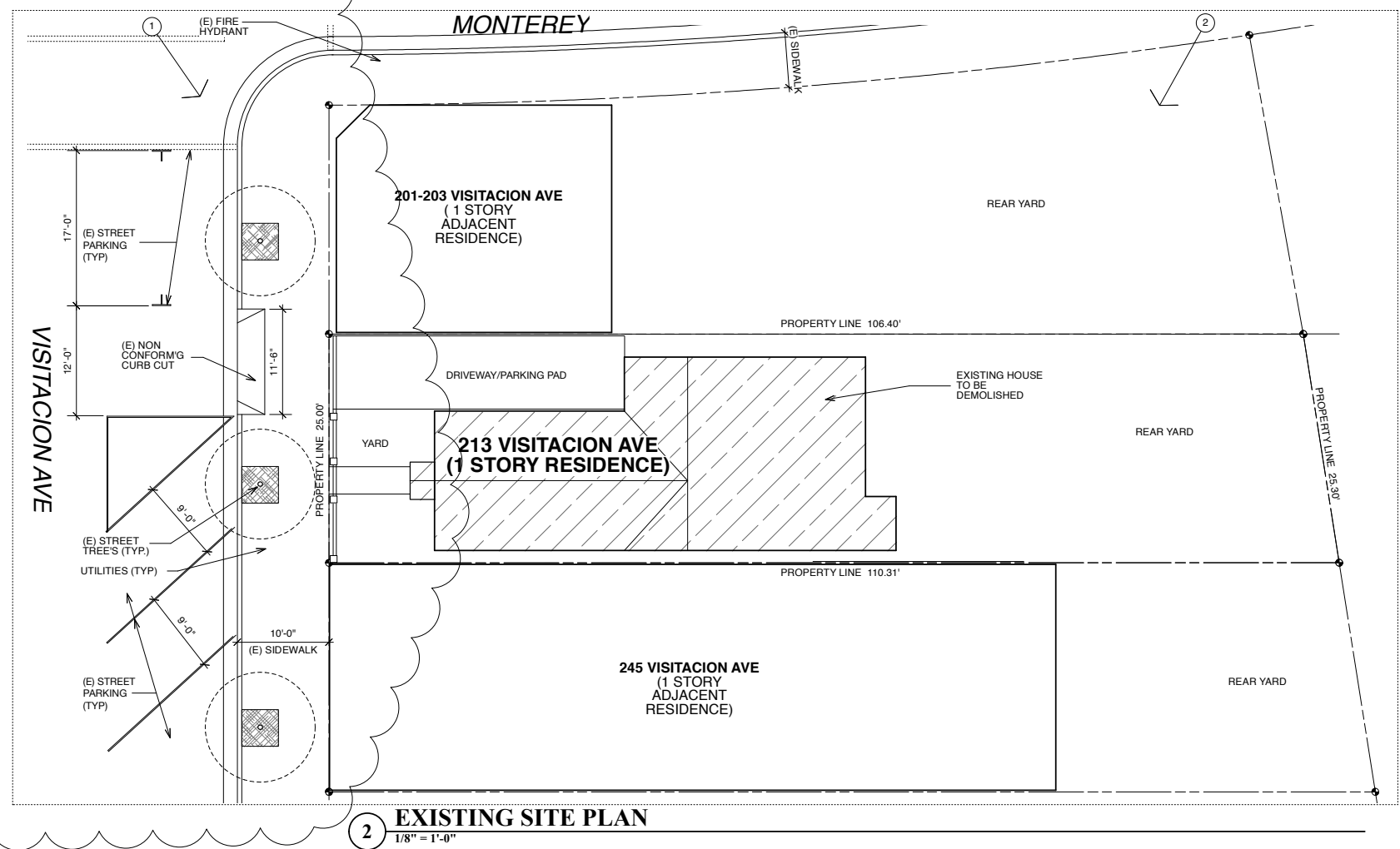
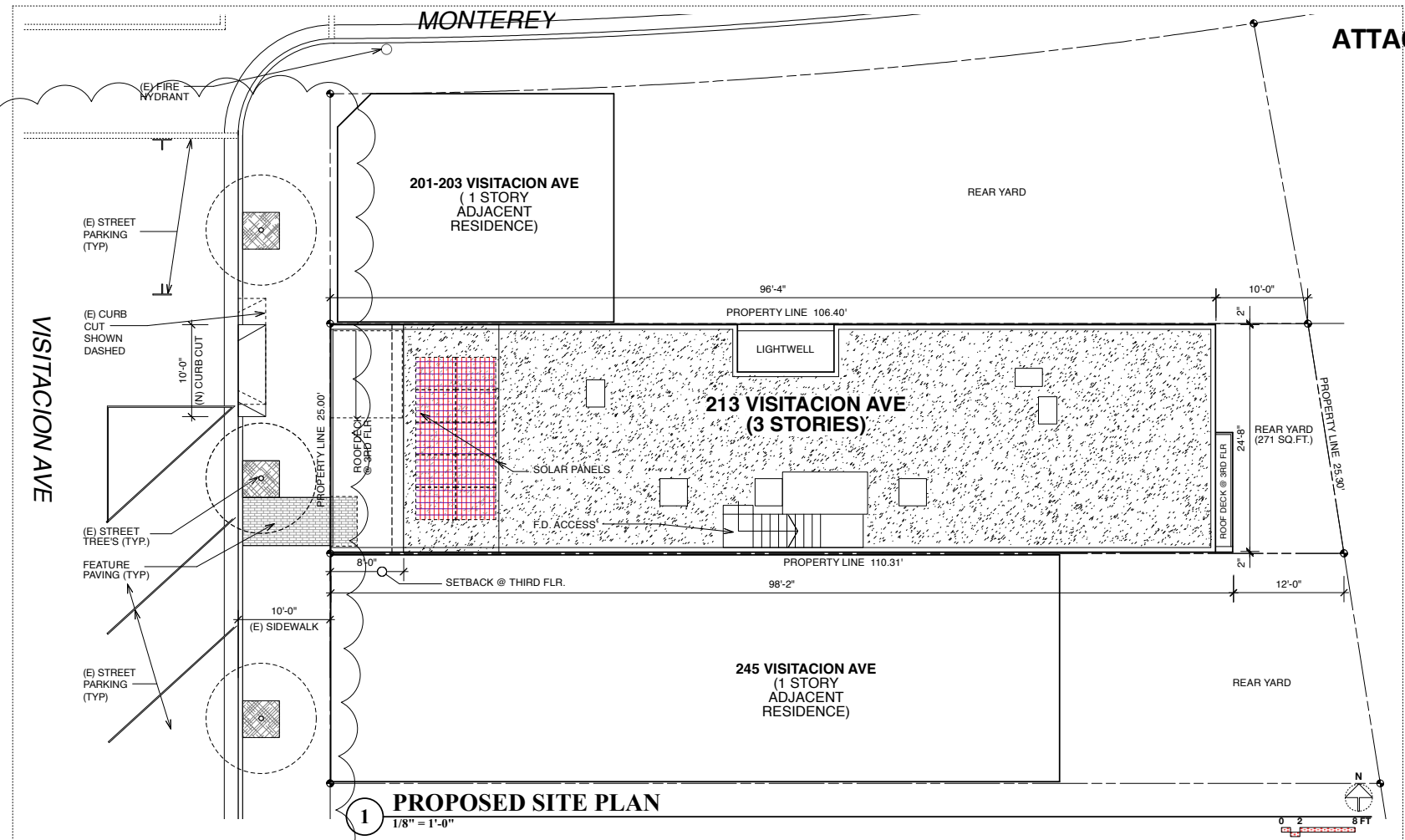
**SITE VICINITY AERIAL MAP**



1 LOOKING SOUTH WEST



2 LOOKING EAST



**ATTACHMENT E**

**TOPETCHER ARCHITECTURE INC**  
828 DIVISADERO  
SAN FRANCISCO  
CALIFORNIA 94117  
TEL 415 359 9997  
FAX 415 359 9986  
toparchitecture.com

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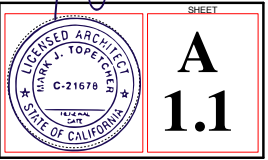
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**V-213 RESIDENCES**  
213 VISITACION AVENUE  
BRISBANE, CA. 94005  
APN # 007-283-080

**SHEET TITLE**  
(E) SITE PLAN  
(P) SITE PLAN  
SITE PHOTOS

SCALE: AS NOTED  
JOB NO. 19.20

*Manoj Topetcher*  
MANOJ S. TOPETCHER ARCHITECT CA 017 C-21678 EXP. MAY 2023





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PERMIT APP. NO.

**V-213 RESIDENCES**  
213 VISITACION AVENUE  
BRISBANE, CA. 94005

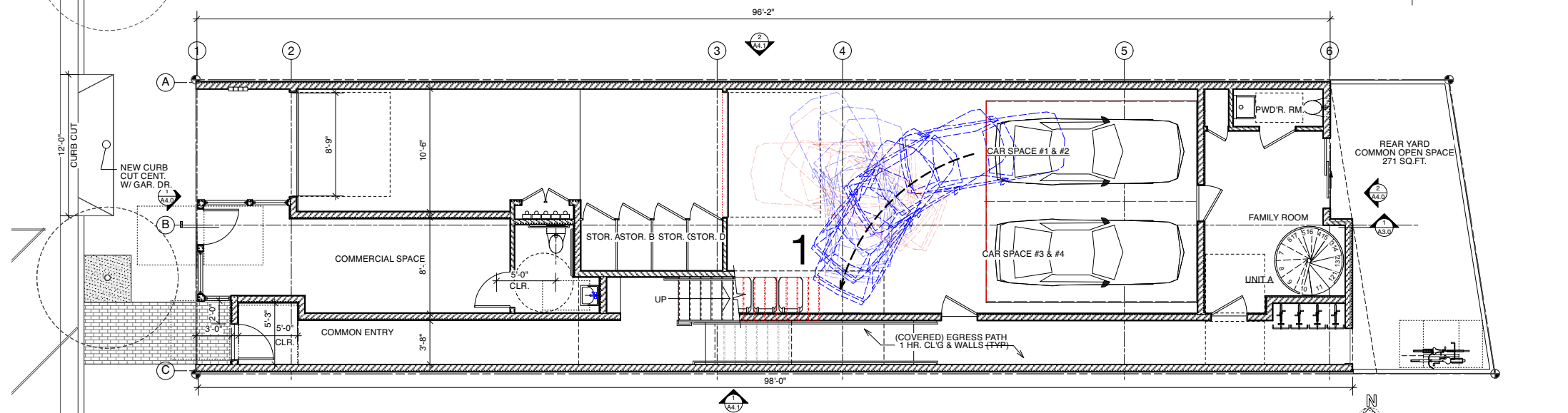
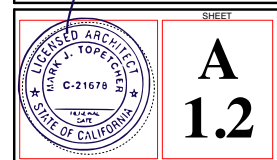
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**SHEET TITLE**  
3 POINT TURN  
DIAGRAMS /  
CARS 1 & 2

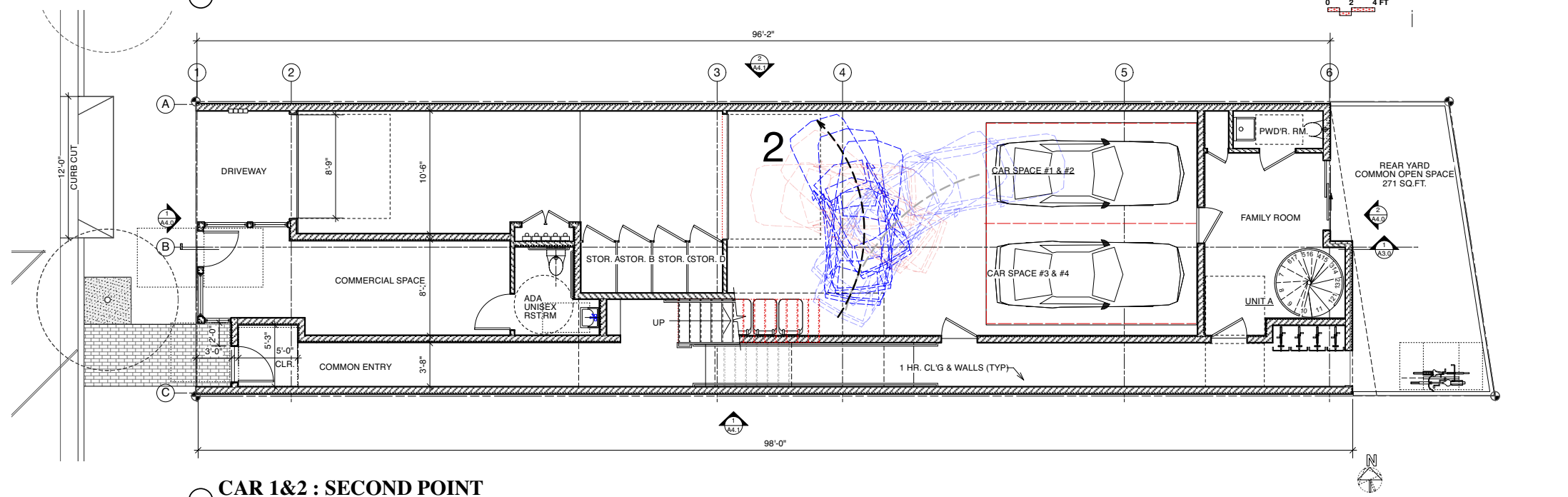
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JOB NO.  
19.20

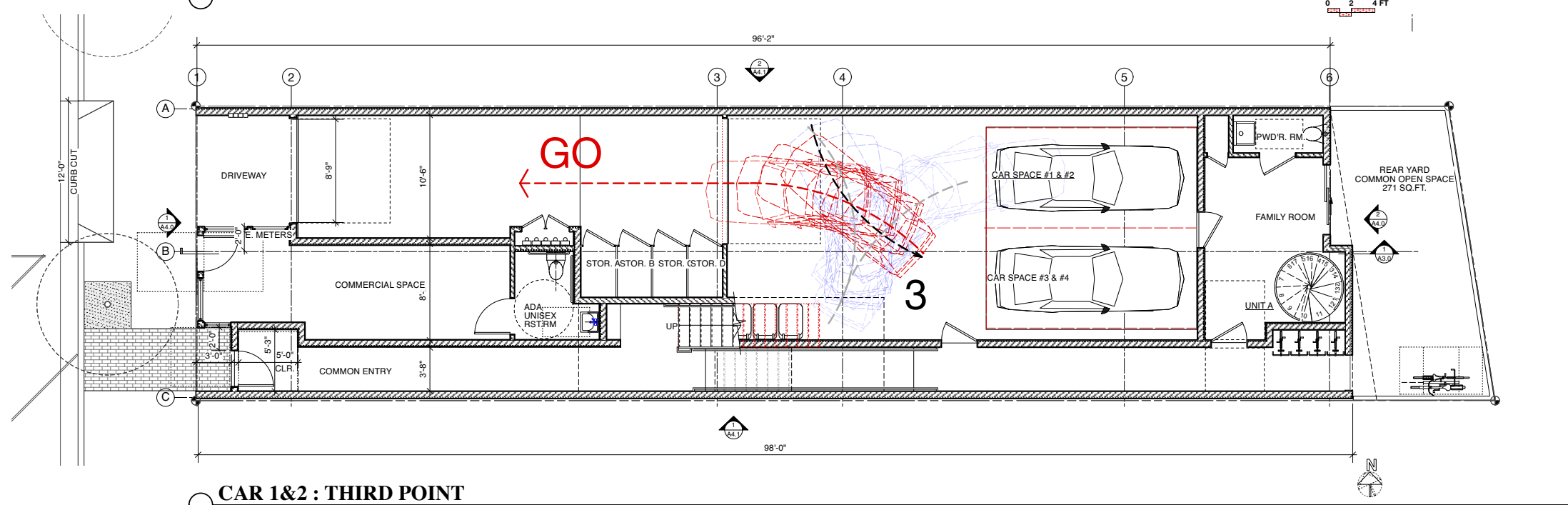
*Mark J. Topetcher*  
MARK J. TOPETCHER, ARCHITECT, CAL. LIC. # C 21678, EXP. MAY 2021



**CAR 1&2 : FIRST POINT**



**CAR 1&2 : SECOND POINT**



**CAR 1&2 : THIRD POINT**

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PERMIT APP. NO.

**V-213 RESIDENCES**  
213 VISITACION AVENUE  
BRISBANE, CA. 94005


APN # 007-283-080

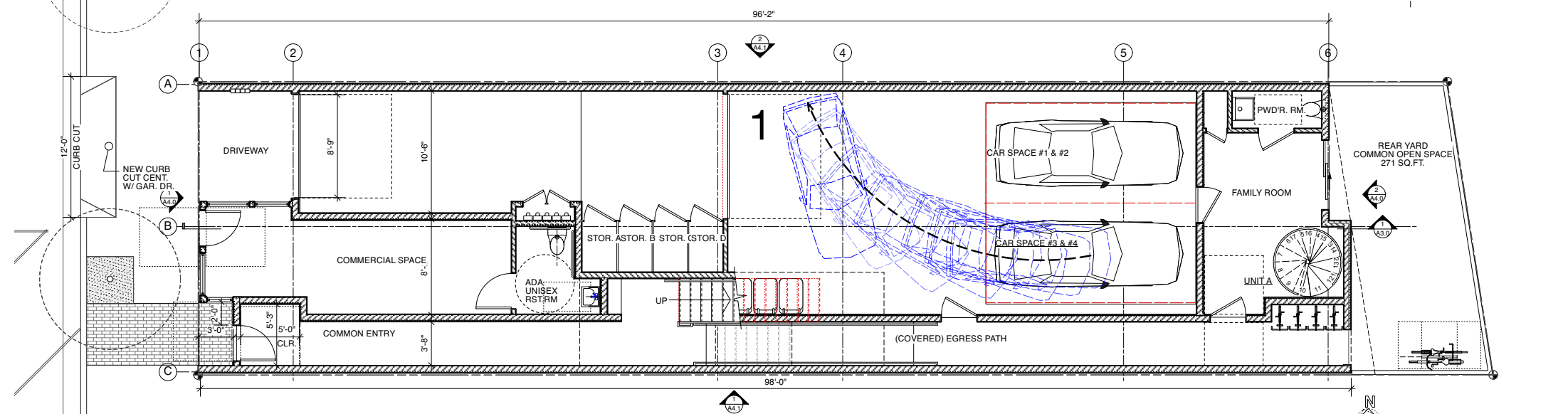
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3 POINT TURN  
DIAGRAMS /  
CARS 3 & 4

SCALE:  
3/16" = 1'-0"

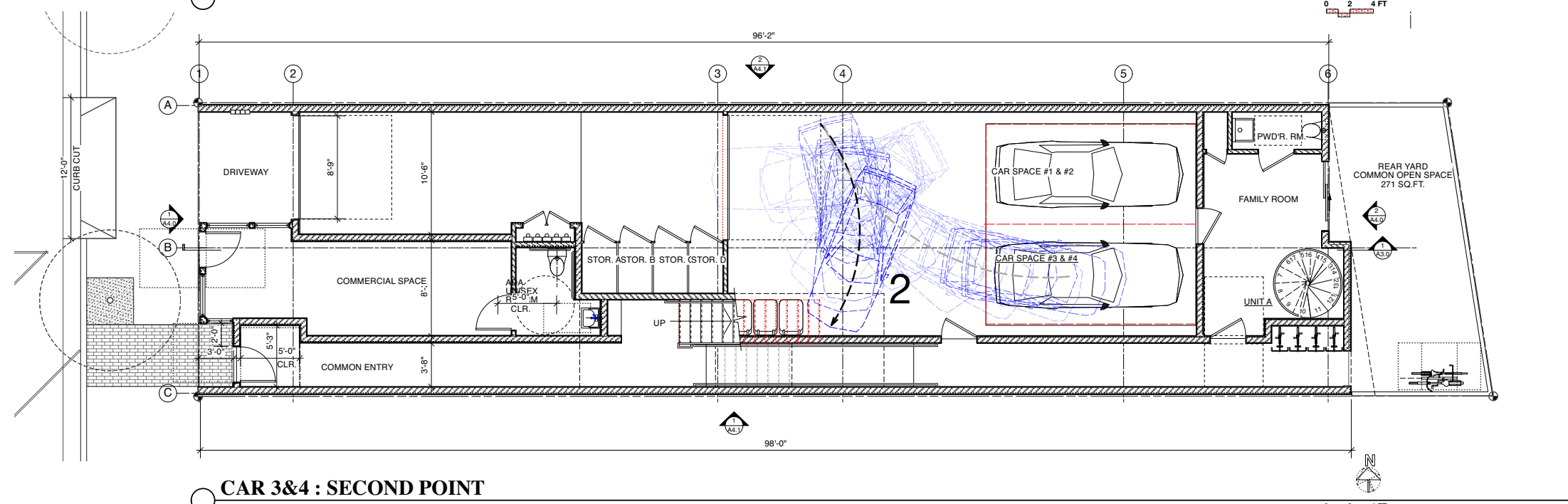
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19.20

*Mark J. Topetcher*  
MARK J. TOPETCHER, ARCHITECT, CA. LIC. # C-21678, EXP. MAY 2021

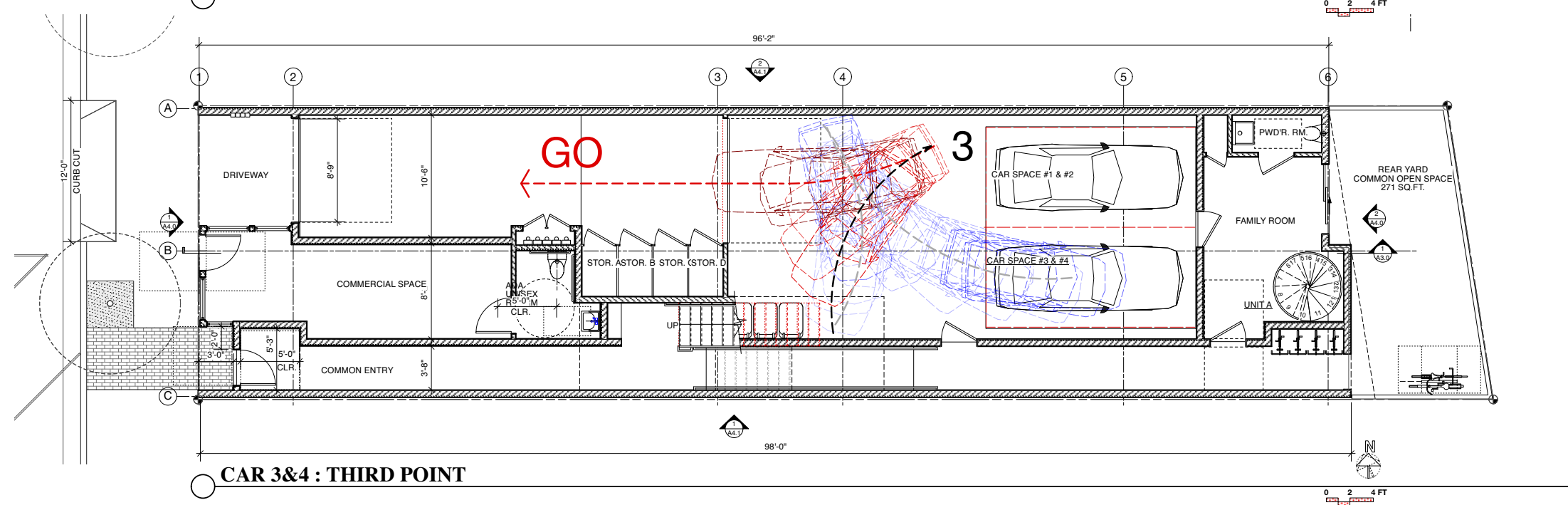

A  
1.3



**CAR 3&4: FIRST POINT**



**CAR 3&4: SECOND POINT**



**CAR 3&4: THIRD POINT**

**TOPETCHER**  
ARCHITECTURE INC  
828 DIVISADERO  
SAN FRANCISCO  
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toparchitecture.com

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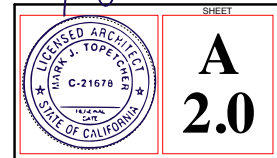
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**V-213 RESIDENCES**  
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BRISBANE, CA. 94005  
APN # 007-283-080

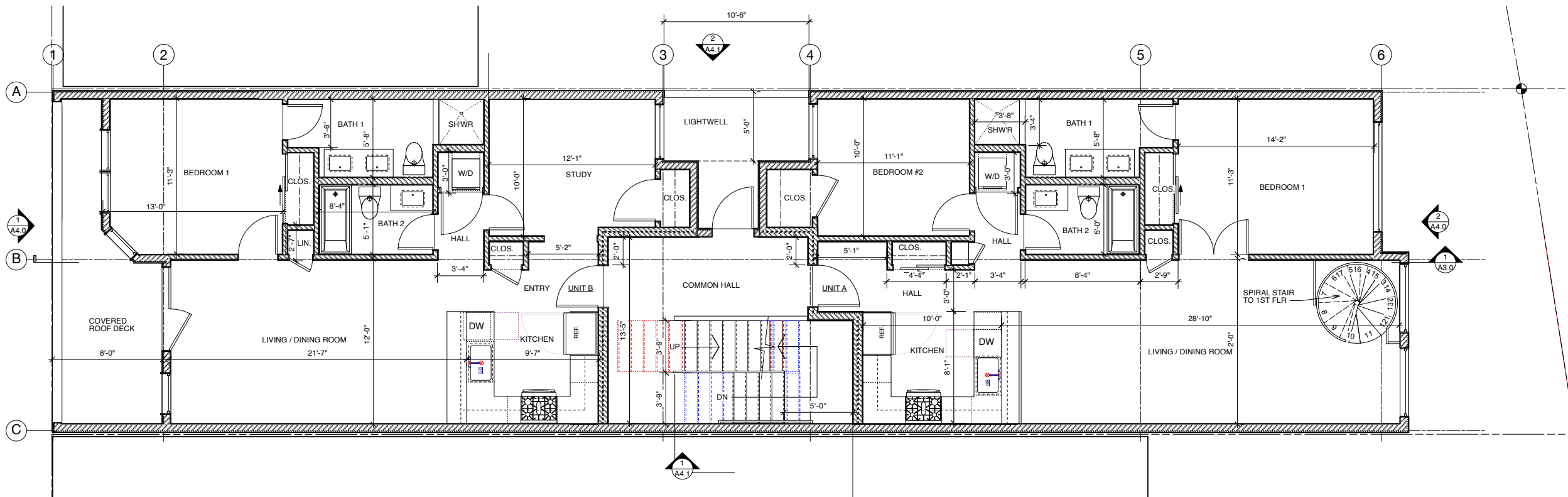
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PROP. PLANS

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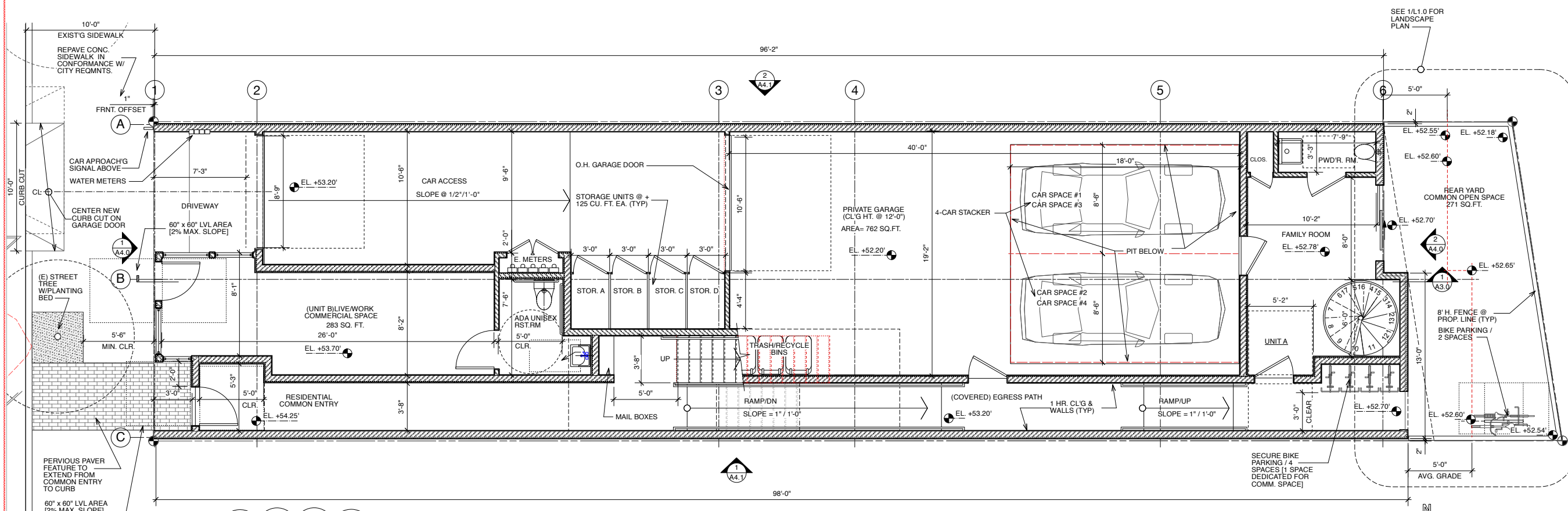
MARK J. TOPETCHER ARCHITECT C.A. # C 21678, EXP. MAY 2021



**A 2.0**



**PROPOSED SECOND FLOOR PLAN**



**PROPOSED FIRST FLOOR PLAN**

0 2 4 FT





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**V-213 RESIDENCES**  
213 VISITACION AVENUE  
BRISBANE, CA. 94005

APN # 007-283-080

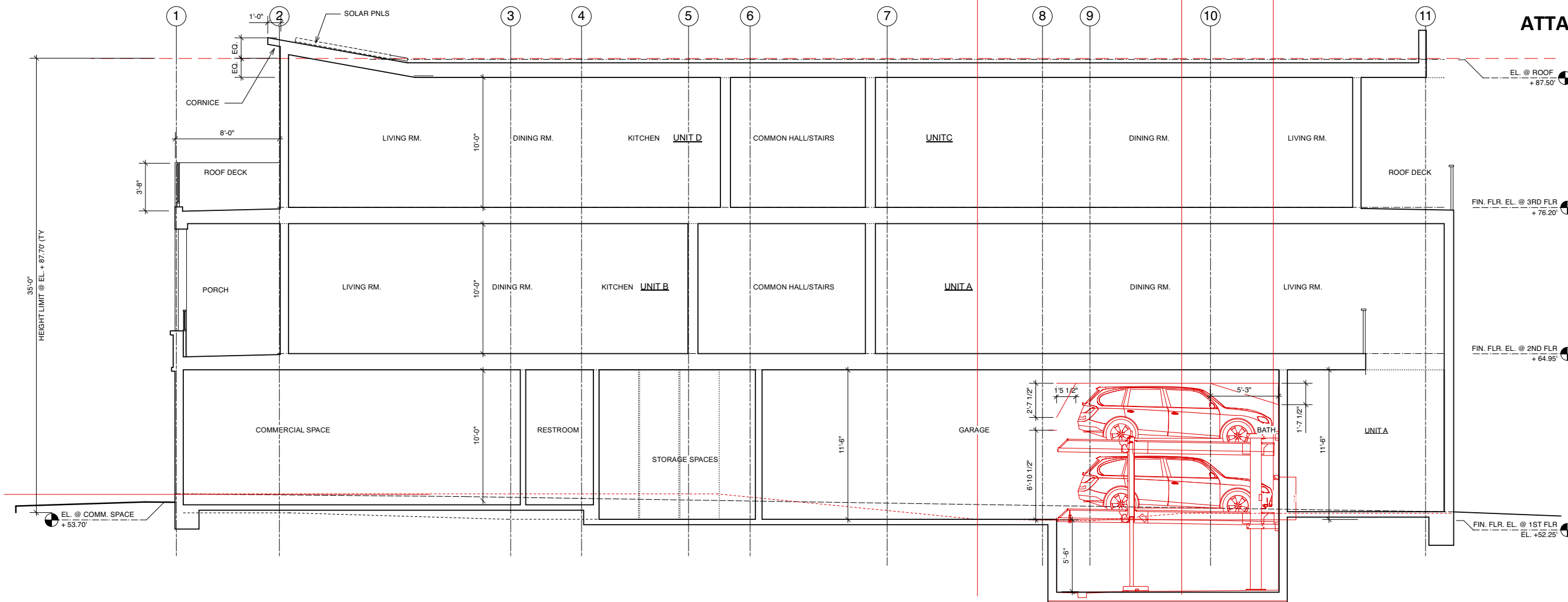
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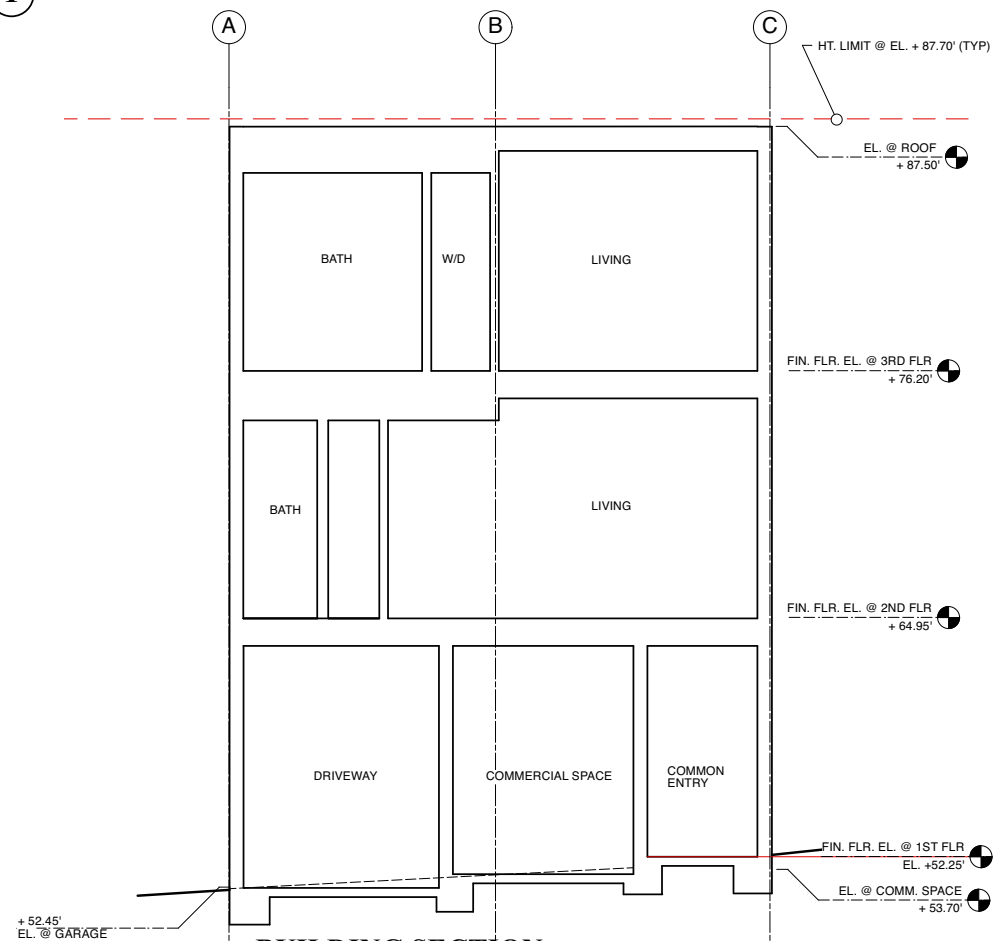
*Mark J. Topetcher*  
MARK J. TOPETCHER ARCHITECT, C.A. 21678, EXP. MAY 2021



SHEET  
**A**  
**3.0**



**1 BUILDING SECTION**



**2 BUILDING SECTION**  
1/4" = 1'-0"









Complete this form for stand-alone single family home projects of any size that are not part of a larger project, or for projects in the following categories that create and/or replace less than 5,000 square feet of impervious surface: restaurants, retail gasoline outlets, auto service facilities<sup>1</sup> and parking lots (stand-alone or part of another use); or for any other type of project that creates and/or replaces less than 10,000 square feet of impervious surface.

**A. Project Information**

A.1 Project Name: 213 V RESIDENCES  
A.2 Project Address: 213 VISITACION AVE.  
A.3 Project APN: 007 283 080  
A.4 Project Description: Scope includes the construction of a new three story mixed use structure w/ four residential units, ground floor commercial space and private parking garage for two cars. The residential will consist of (3) One-bedroom units & (1) Two-bedroom unit.  
A.5 Slope on Site: 2 %  
A.6 Total Area of land disturbed during construction (include clearing, grading, excavation and stockpile area): .05 Acres

**B. Select Appropriate Site Design Measures**

B.1 Does the project create and/or replace 2,500 square feet or more of impervious surface?  Yes  No  
If yes, and the project received final discretionary approval on or after December 1, 2012, the project must include at least one of the Site Design Measures listed below in section a through i.<sup>2</sup> Fact sheets regarding site design measures a through i may be downloaded at [www.flowstobay.org/newdevelopment/flyers](http://www.flowstobay.org/newdevelopment/flyers)  
If no, or the project received final discretionary approval before December 1, 2012, the project applicant shall be encouraged to implement appropriate site design measures<sup>3</sup> from the list below, which may be required at municipal discretion. Consult with municipal staff about requirements for your project.  
B.2 On the list below, indicate whether each site design measure is included in the project plans and the plan sheet number:

Yes	No	Plan Sheet No.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Direct roof runoff onto vegetated areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Minimize land disturbance and impervious surface (especially parking lots).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h. Maximize permeability by clustering development and preserving open space.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Use micro-detention, including distributed landscape-based detention.

<sup>1</sup> See Standard Industrial Classification (SIC) codes <http://www.fips.gov>  
<sup>2</sup> Complete the C.3/C.6 Development Review Checklist if the project is not an individual single family home, and it creates and/or replaces 10,000 square feet or more of impervious surface; or if it is a restaurant, retail gasoline outlet, auto service facility, or parking lot project that creates and/or replaces 5,000 square feet or more of impervious surface.  
<sup>3</sup> See MRP Provision C.3.1.  
<sup>4</sup> See MRP Provision C.3.a.i.(6).

1 1/1/16 v.2

<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	k. Self-treating area (see Section 4.2 of the C.3 Technical Guidance)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	l. Self-retaining area (see Section 4.3 of the C.3 Technical Guidance)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	m. Plant or preserve interceptor trees (Section 4.1, C.3 Technical Guidance)

**C. Select appropriate source controls (Encouraged for all projects; may be required at municipal discretion. Consult municipal staff.<sup>5</sup>)**

Are these features in project?	Features that require source control measures	Source control measures (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans?	Plan Sheet No.
Yes	No		Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Drain	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor Drains	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking garage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool/Spa/Fountain	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Food Service Equipment (non-residential)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refuse Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Process Activities <sup>7</sup>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Equipment/Materials Storage	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vehicle/Equipment Cleaning	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fuel Dispensing Areas	<input type="checkbox"/>	<input type="checkbox"/>

<sup>5</sup> See MRP Provision C.3.a.i.(7).  
<sup>6</sup> Any connection to the sanitary sewer system is subject to sanitary district approval.  
<sup>7</sup> Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

2 1/1/16 v.2

Stormwater Checklist for Small Projects

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Loading Docks	Cover and/or grade to minimize run-on to and runoff from the loading area. Position downspouts to direct stormwater away from the loading area. Drain water from loading dock areas to the sanitary sewer. <sup>8</sup> Install door skirts between the trailers and the building.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer. <sup>8</sup>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Miscellaneous Drain or Wash Water	Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer. <sup>8</sup> Roof drains shall drain to unpaved area where practicable. Drain boiler drain lines, roof top equipment, all wastewater to sanitary sewer. <sup>8</sup>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Copper	Drain rinse water to landscaping, discharge to sanitary sewer <sup>8</sup> , or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	<input type="checkbox"/>	<input type="checkbox"/>

**D. Implement construction Best Management Practices (BMPs) (Required for all projects.)**

D.1 Is the site a "High Priority Site"? (Municipal staff will make this determination; if the answer is yes, the project will be referred to construction site inspection staff for monthly stormwater inspections during the wet season - October 1 through April 30.) ("High Priority Sites" require a grading permit, are "hillside projects" [defined starting 7/1/16 as disturbing >= 5,000 sq.ft. of land area and a slope based on municipal criteria or map or >=15%] are adjacent to a creek, or are otherwise high priority for stormwater protection during construction per MRP Provision C.6.e.ii(2).) Yes  No

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

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

Name of applicant completing the form: \_\_\_\_\_  
3 1/1/16 v.2

Stormwater Checklist for Small Projects

Signature: *[Signature]* Date: 7/21/2020

**E. Comments (for municipal staff use only):**

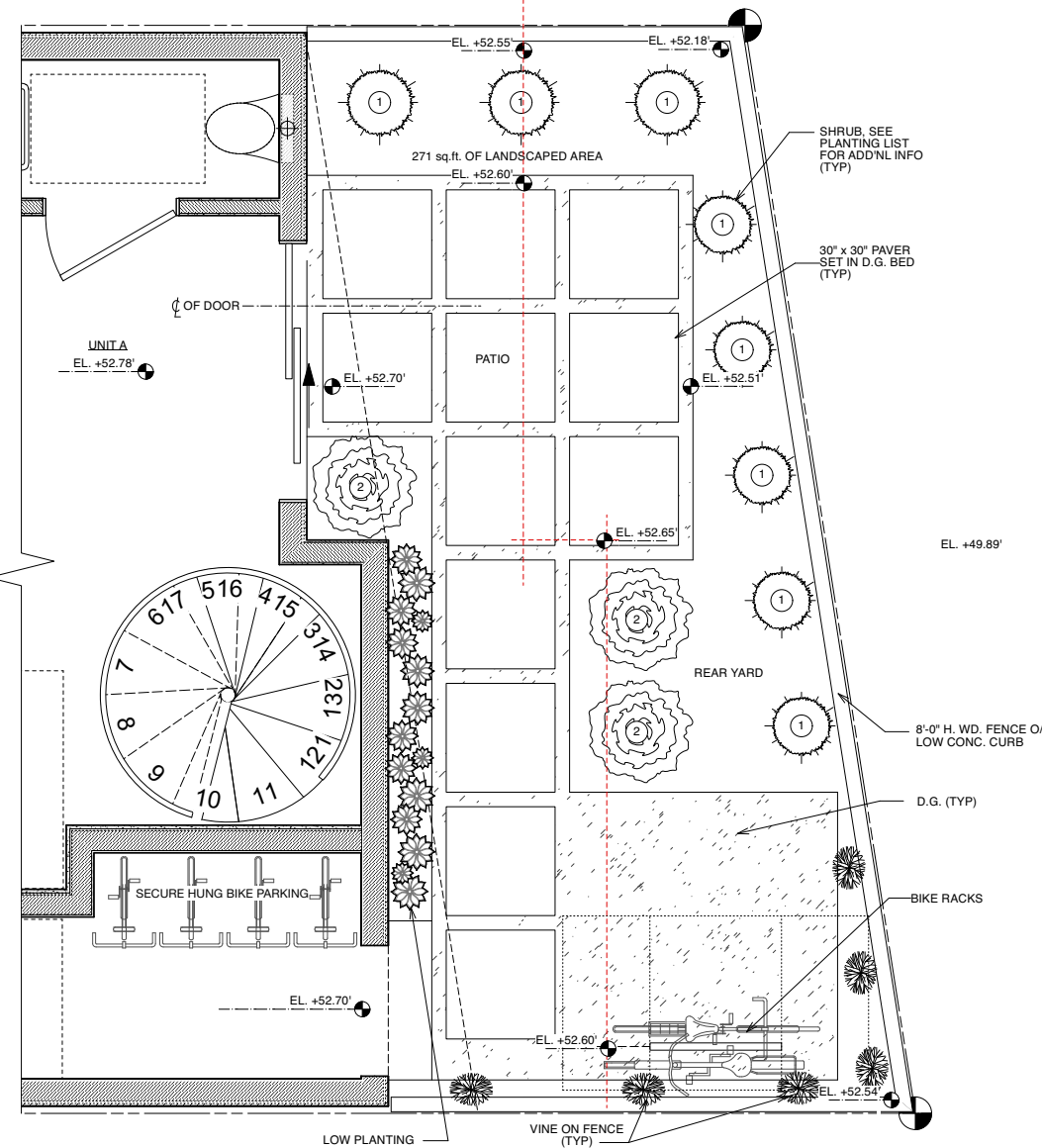
**F. NOTES (for municipal staff use only):**

Section A Notes: \_\_\_\_\_  
Section B Notes: \_\_\_\_\_  
Section C Notes: \_\_\_\_\_  
Section D Notes: \_\_\_\_\_

**PLANTING LIST**

LATIN NAME	COMMON NAME	WATER USE	CLASSIFICATION
BANKSIA VICTORIAE	WOOLLY ORANGE BANKSIA	LOW	FLOWERING SHRUB
GREVELLIA SUNSET BRONZE	SUNSET BRONZE GREVILLEA	LOW	FLOWERING SHRUB
LEUCOSPERMUM CORDIFOLIUM	PIN CUSHION PROTEA	LOW	FLOWERING SHRUB
LEONTIUS LEONURUS	LION'S TAIL	LOW	PERENNIAL HERB
MELIANTHUS MAJOR 'ANTONOW'S BLUE'	ANTONOW'S BLUE HONEYBUSH	LOW	PERENNIAL HERB

NOTE: LOW WATER USE CALIFORNIA NATIVE SPECIES PREFERRED FOR LANDSCAPING



**CONCEPTUAL LANDSCAPE PLAN**

0 2 4 FT

**TOPETCHER**  
ARCHITECTURE INC  
828 DIVISADERO  
SAN FRANCISCO  
CALIFORNIA 94117  
TEL 415 359 9997  
FAX 415 359 9986  
toparchitecture.com

**PRINTING RECORD**

DATE	ACTION
JUNE 3, 2020	PERMIT SUBMITTAL
JULY 24, 2020	0702_NOI_DP-2-20 REVISION
OCT. 15, 2020	DESIGN REVISION
NOV. 10, 2020	DESIGN REVISION2 FNL. CMNTS

All drawings and written material appearing herein constitute the original and unpublished work of TOPETCHER ARCHITECTURE INC. and the same may not be duplicated, used or disclosed without written consent.

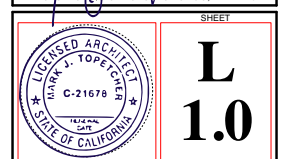
PERMIT APP. NO.

**V-213 RESIDENCES**  
213 VISITACION AVENUE  
BRISBANE, CA. 94005  
APN # 007-283-080

**SHEET TITLE**  
CONCEPTUAL  
LANDSCAPE PLAN &  
STORMWATER  
CHECKLIST

SCALE: 1/2" = 1'-0"  
JOB NO. 19.20

*[Signature]*  
MARIO A. TOPETCHER, ARCHITECT, C.E.C. # 24898, EXP. MAY 2021



SHEET  
**L**  
**1.0**





2 VISTACION AVENUE LOOKING SOUTH



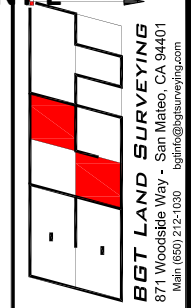
1 VISTACION AVENUE VIEW



FINISH SCHEDULE		
ID	MATERIAL	COLOR
1	Cornice Trim	Similar to Benjamin Moore - Kendall Charcoal - HC-166 / 25% strength
2	STUCCO 'A'	Similar to Benjamin Moore - Kendall Charcoal - HC-166
3	CLAD WOOD WINDOWS	Obsidian - charcoal grey
4	POWDER COATED METAL	Similar to Obsidian - charcoal grey
5	WESTERN RED CEDAR	CEDAR
6	STUCCO 'B'	Similar to Benjamin Moore - Simply White - OC 117
7	STONE VENEER	

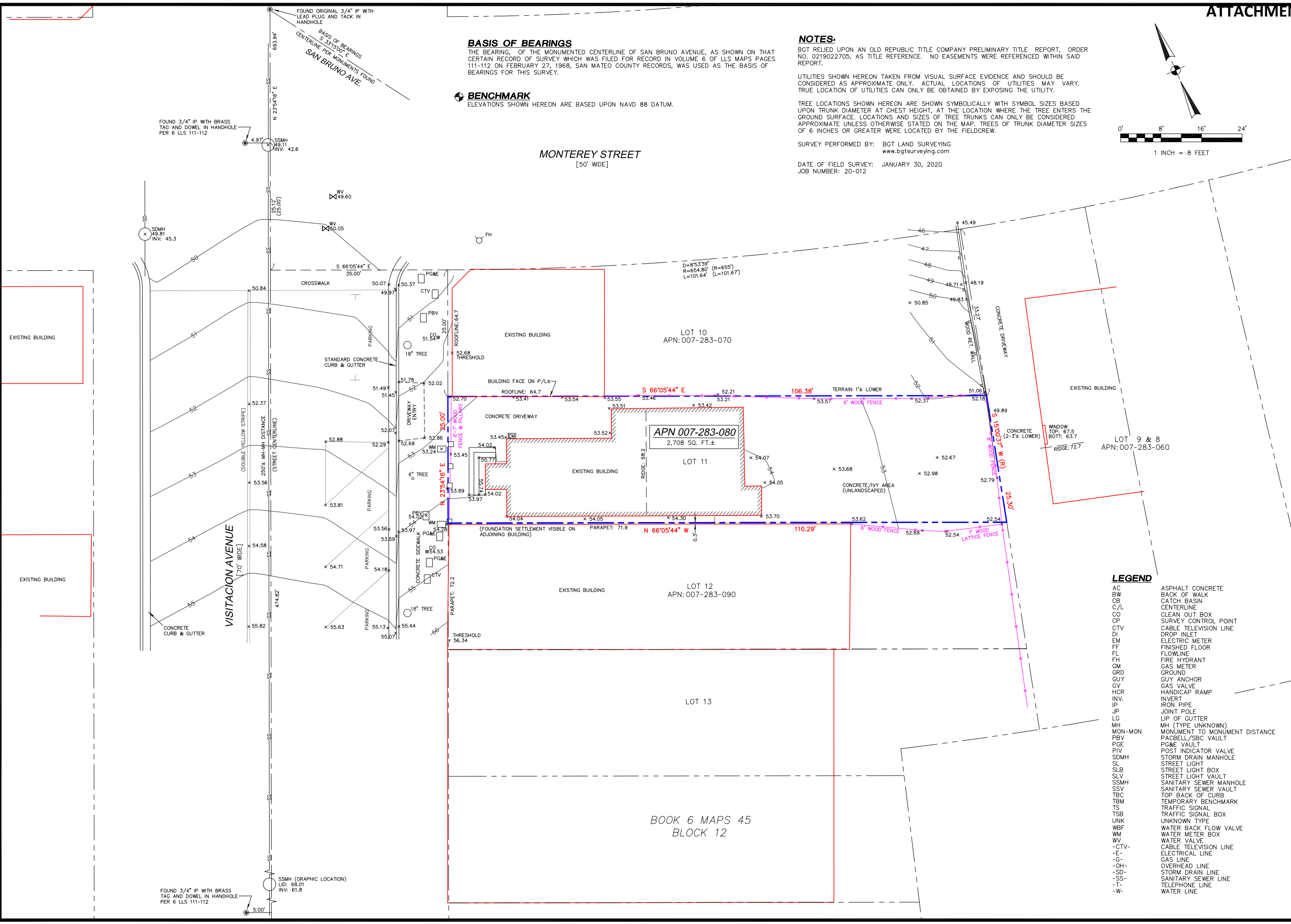






BOUNDARY AND TOPOGRAPHIC SURVEY  
"AMENDED MAP OF SUBDIVISIONS 1, 2, AND 3 OF THE CITY OF VISITACION" (BOOK 6 MAPS 45)  
LOT 11, BLOCK 12, "AMENDED MAP OF SUBDIVISIONS 1, 2, AND 3 OF THE CITY OF VISITACION" (BOOK 6 MAPS 45)  
213 VISITACION AVENUE  
BRISBANE, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:  
007-283-080  
Prepared For:  
ARCUS HOUSING LLC  
1157 CHURCH STREET  
SAN FRANCISCO, CA 94114  
Date: FEB. 2020  
Scale: 1" = 8'  
Contour Interval: 1'  
Drawn by: LHL  
Revisions:  
SU-1  
Job No. 20-012

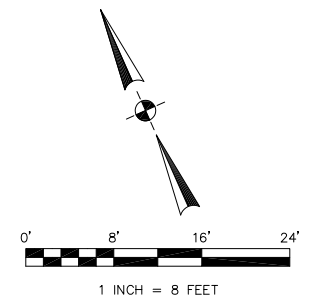


**BASIS OF BEARINGS**  
THE BEARING, OF THE MONUMENTED CENTERLINE OF SAN BRUNO AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN VOLUME 6 OF LLS MAPS PAGES 111-112 ON FEBRUARY 27, 1968, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**  
ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM.

**NOTES:**  
BGT RELIED UPON AN OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0219022705, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.  
UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.  
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtlandsurveying.com  
DATE OF FIELD SURVEY: JANUARY 30, 2020  
JOB NUMBER: 20-012



BOOK 6 MAPS 45  
BLOCK 12

**LEGEND**

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
FI	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SLV	STREET LIGHT VAULT
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE