

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of September 24, 2020

SUBJECT: **18 Visitacion Avenue; Design Permit DP-3-20 and Use Permit UP-5-20;** NCRO-2 Neighborhood Commercial District - Downtown Brisbane; Design Permit and Use Permit for a new 5,794 sq ft, three-story mixed-use building with two dwelling units, and a 400 sq ft ground floor commercial storefront; Xie Guan, applicant; Portia Kok Hung Li, Kwok Sheung Li, and Jackie Kai Hang Lo, owners.

REQUEST: The applicant proposes to build a new mixed-use building within the NCRO-2 Neighborhood Commercial - Downtown Brisbane zoning district. The proposed 35 ft tall, three-story building would accommodate four covered parking spaces on the ground floor in addition to the commercial space, while the second and third stories would accommodate two (2) two-story dwelling units and approximately a 783 sq ft roof deck. The site is presently vacant.

NCRO-2 District regulations require a use permit for mixed-use development and a design permit for any new principal structure in the District. As part of the design permit, the Commission will consider the applicant's proposal for a 400 sq ft commercial storefront, where 600 sq ft is required, and to allow the building height to exceed 28 feet.

RECOMMENDATION: Conditionally approve Design Permit DP-3-20 and Use Permit UP-5-20, per the staff memorandum with attachments, via adoption of Resolution DP-3-20/UP-5-20 with Exhibit A containing the conditions and findings of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section Sections 15303(b), 15303(c), and 15332 - 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) [§17.14.040](#) allows residential dwelling units in the NCRO-2 zoning district, subject to the granting of a use permit, when the units are located above or behind a commercial use. The required findings for granting a use permit are contained in BMC [§17.40.060](#).

BMC [§17.14.110](#) requires a design permit for construction of any principal structure in the NCRO-2 District and contains the findings required for the approval of design permits within the District. The general design permit findings are contained in [§17.42.040](#).

Development regulations for the NCRO-2 District are contained in BMC [§17.14.060](#) and parking requirements for multiple-family dwellings are provided in BMC [§17.34.020](#). The development regulations allow for Planning Commission discretion on building height up to 35 feet, and while

the NCRO-2 District regulations require a minimum storefront size of 600 square feet, the Commission may approve a storefront smaller than 600 square feet if it can make the findings contained in BMC §17.14.060.H.1.

BACKGROUND:

Existing Conditions and Site Description

The vacant subject 2,500 sq ft property is located on the west side of Visitacion Avenue south of San Francisco Avenue with an existing curb cut. The site contains one mature Olive tree measuring 56 inches in circumference and one juvenile Juniper tree measuring less than 30 inches in circumference. Until 2019, the subject property and the adjacent lot at 14 Visitacion Avenue, developed with an existing nonconforming single-family home, were owned in common.

This block of Visitacion Avenue in the NCRO-2 District features a combination of commercial, single-family and multi-family residential, and mixed-use development, typical of the street's historic development pattern. Properties directly abutting the project site are described in Table 1 below.

Table 1: Adjacent Property Development

Address	Abutting	Use	Zoning District
14 Visitacion Ave.	North Side lot line	One-story single-family residential	NCRO-2
34 Visitacion Ave.	South Side lot line	Three-story multi-family residential	NCRO-2
8 Visitacion Ave.	Rear lot line (west)	One - two-story multiple-family residential (Visitacion Gardens)	NCRO-2

Project Description

As noted above, the applicant proposes to construct a new three-story mixed-use building, with two floors of housing above ground floor parking and commercial storefront. A summary of each building floor is provided below:

- Ground Floor
 - 400 sq ft commercial storefront
 - Four-car garage space (1,327 sq ft)
- Second Floor
 - (Front) Unit A: Two-bedroom, 3.5 bath residential unit (939 sq ft)
 - (Rear) Unit B: Two-bedroom, 3.5 bath residential unit (964 sq ft)
- Third Floor
 - Unit A: (968 sq ft and 48 sq ft balcony)
 - Unit B: (1,007 sq ft)
- Roof Deck
 - Unit A: 351 sq ft
 - Unit B: 432 sq ft

Density and Building Form: The proposed residential density of two dwelling units on a 2,500 sq ft site translates to a density of 35 dwelling units per acre (du/ac), and the building would be 35 ft tall. The applicant's contemporary design calls for varied finish material and colors in a natural,

elemental palette (see Attachment G), including light gray smooth stucco and (red) cedar hard wood with stone-gray metal accents on the upper levels and a gray-toned stone veneer on the ground floor. The side facades (north and south) would be constructed on the property lines. Each unit would have a private rooftop deck and shared access to the rear yard (250 sq ft) while Unit A would also have a 48 sq ft private balcony.

Parking and Access/Site Circulation: Parking requirements for multiple-family residential development are determined by unit size and the number of bedrooms (see BMC §17.34.020). The parking requirement for two (2) two-bedroom residential units of any size is three parking spaces (1.5 parking spaces per unit), two of which must be covered.

The proposed parking garage would provide four covered parking spaces in stacked parking lifts for the two units, in compliance with the parking requirements of BMC Chapter 17.34 (see Attachment G). As indicated on the applicant's building sections, the proposed 12-foot garage ceiling height in the garage would reasonably accommodate two standard-sized vehicles when stacked vertically. A vehicle turntable would allow vehicles to exit head-first as required per BMC Chapter 17.34, and a pedestrian warning system, subject to City Engineer approval, would alert pedestrians as cars exit the garage.

A dedicated entry for the commercial space would be located immediately to the right of the proposed residential entry and left of the proposed garage door. The residential entry would be located along the southern side lot line leading to stairway access for the unit entries on the second floor. Utility meters would be located inside the structure along the drive aisle and adjacent to a proposed two-bicycle vertical rack and area for garbage totes.

Street Improvements: New development requires improvements to the street within the property frontage, as specified by the City Engineer in compliance with Title 15 and 12 of the BMC. The City Engineer has reviewed the proposal and indicated that required work in the right-of-way would include widening the existing curb cut by approximately 12 inches to meet the minimum City standard for residential driveways of 12 ft.

Conformance to Development Standards: The project generally conforms to the NCRO-2 District development standards, as summarized in Attachment B, with the following exceptions requested for Commission approval:

- Commercial Storefront: The applicant has requested a reduction of the required 600 sq ft of ground floor commercial storefront, proposing a 400 sq ft commercial storefront.
- Building Height: The applicant has requested approval of a 35 ft building height, which is subject to Commission authorization per the NCRO-2 District development standards.

ANALYSIS AND FINDINGS:

Use Permit Findings: As noted previously, a use permit is required for mixed-use development within the NCRO-2 zoning district per BMC Section 17.14.040. The required use permit findings relate to:

1. Consideration to the nature and condition of all adjacent uses and structures and consistency with the General Plan;

The project meets this finding. The project is located in the Neighborhood Commercial/Retail/Office (NCRO) land use designation which allows for mixed-use residential development. Residential and mixed-use multiple-family (two or more units) developments in the downtown core feature a range of residential densities and building scales, from one to four stories. The General Plan does not establish a residential density maximum. In the NCRO-2 District, multiple-family densities range from 21 to 87 du/ac. The proposed project, with a density of 35 du/ac, is at the lower end of this range. A summary of multiple-family densities in the District is provided in Attachment E.

The proposed mixed-use project would be compatible with the variety of commercial, residential, and other mixed-use development in the NCRO-2 District and adjacent R-2 Residential District. At 35 ft, the proposed structure would be similar in scale to the adjacent three-story multi-family residential building at 34 Visitacion Avenue, and the commercial structures at 44 and 50 Visitacion Avenue. The project's three-story scale is also consistent with other existing multiple-family residential projects in the NCRO-2 District (395 Visitacion Avenue and 1 San Bruno Avenue) and with the recently approved mixed-use developments at 36-50 San Bruno Avenue and 23 San Bruno Avenue.

The General Plan Housing Element contains several policies and programs expressing the City's intent to encourage mixed-use, infill, transit-oriented development that can reduce vehicle miles traveled. The construction of two new dwelling units would increase housing opportunities in Brisbane's downtown core and provide new residences near existing shops and restaurants. It would be within one-quarter mile of nearby 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). The project would also 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.

2. Whether the proposed use would have injurious or detrimental effects on persons residing or working in the neighborhood, or the subject property, the neighborhood, or to the welfare of the City.

The project meets this finding. The project's mix of residential and commercial uses is consistent with the neighborhood and would provide infill development of a property suitable to the existing mixed-use character of the NCRO-2 District. It would add two dwelling units to the City's downtown core and residents would patronize local shops and restaurants. One-story residential structures are directly to the west and north, but the proposed building would be set back 10 feet from the rear (west) lot line. While the project would have zero-foot setbacks on the side property lines, the nonconforming single-family home to the north, 14 Visitacion Avenue, is approximately 2.5 - 3 feet from the shared property line, mitigating potential impacts to light and air from the neighboring structure.

Design Permit Findings: The construction of any principal structure in the NCRO-2 zoning district is subject to the granting of a design permit in accordance with the findings contained in BMC §17.14.110 and BMC Chapter 17.42. For new storefronts of less than 600 square feet an additional finding is contained in BMC §17.14.060.H.

The analysis for the request to permit a 400 sq ft storefront is evaluated in greater detail in Exhibit B of Attachment A. Generally, the narrow lot width (25 ft) in conjunction with the required off-street parking constrains the ability to provide the required ground floor storefront space. The applicant's proposal includes stacked parking lifts and a turntable to fully comply with the parking regulations found in Chapter 17.34 which leaves an area less than the required 600 sq ft storefront area. The Commission's 2017 approval of reduced storefront areas at 36-50 San Bruno for two storefront spaces half the size of this project's proposed storefront area determined a small coffee shop, flower shop, or similar use could be accommodated in a commercial space less than 600 sq ft.

A detailed discussion of each required design permit finding is attached in Exhibit B of Resolution DP-3-20/UP-5-20. The required findings generally fall into four topic area briefly discussed below:

1. Neighborhood Compatibility
2. Building Design and Form
3. Site Access and Circulation
4. Landscaping

Neighborhood Compatibility: As indicated previously, the project is located in the NCRO-2 - Downtown Brisbane zoning district and would be compatible with the range of residential, commercial, and mixed-use development that are contained within the District in that it provides two residential units and storefront commercial. The project's height and scale are nearly identical to adjacent properties (three stories or approximately 28-35 ft) to the south at 34, 44, and 50 Visitacion Avenue, and is consistent with the scale of other three-story residential projects in the NCRO-2 District.

The primary potential impact of concern relates to the proximity of neighboring structures and their access to light and air. Properties to the north and west are developed with single-story structures while the project proposes a three-story building that is 35 ft tall. However, the proposed structure meets the District's minimum rear setback of ten feet to mitigate potential impacts to light and air for the adjacent structures to the west. As noted above under Density and Building Form, the proposed structure has zero side setbacks, allowed in the NCRO-2 District, but the adjacent nonconforming single-family home at 14 Visitacion Avenue is setback from the shared lot line and would mitigate the potential impact of access to light and air.

Building Design and Form: The application proposes a contemporary architectural design with organic materials and colors, and abundant shared and private outdoor spaces. The front façade features complimentary linear forms with visual interest and articulation, primarily from a third-story balcony and a recessed garage entry, while an awning between the first and second floors and roof eaves would provide additional depth. Smooth stucco, (red) cedar hard wood, painted metal, and a stone veneer ground floor break up the building's massing as seen from the street.

Minimal articulation is provided on the remaining façades, in part because of the narrow lot width and District standards that permit zero side setbacks, but contrasting textures of smooth stucco and painted cement board siding help break up the massing.

As discussed in greater detail in Exhibit B to Resolution DP-3-20/UP-5-20, the structure's design is consistent with passive solar design practice as is practicable on the site and screening of utility structures, mechanical equipment, trash containers, and rooftop equipment is adequately considered.

Site Access, Circulation, and Parking: The site would be accessed from Visitacion Avenue via separate pedestrian entries for the residential units and commercial storefront, and a 12 ft wide driveway providing access to the garage. The four covered parking spaces provided in the garage exceeds the requirements for three required off-street parking spaces, two of which must be covered, per BMC Chapter 17.34. A turntable inside the garage would allow vehicles to turn-around on-site and exit head-first. The garage's interior dimensions are suitable to accommodate clearance for the turntable and parking lifts for standard-sized vehicles per BMC Chapter 17.34, as evidenced by the applicant's specifications for the parking lifts (see Attachment H) and building sections (Attachment G).

The existing driveway curb cut would be expanded to meet the City's minimum 12 ft standard for residential driveways subject to approval by the City Engineer. A recommended condition of approval would require that widening the existing driveway will not result in the loss of existing on-street parking nor removal of the existing street tree just north of the curb cut.

Landscaping and Open Areas: The project's proposed lot coverage is less than the 90% allowed in the NCRO-2 District and allows for approximately 282 sq ft of landscaping. Landscaping in front of the commercial storefront enhances the design and enlivens the streetscape (see Attachment G) to the extent possible, considering that much of the front setback area would be occupied by the driveway and walkways for the residential and commercial entries. The remaining 250 sq ft of landscaped area is in the rear yard. The project also provides passive outdoor space of 1,081 sq ft, or 545.5 sq ft per unit, exceeding the district minimum of 60 sq ft per unit. Unit A provides a combined 399 sq ft of private passive outdoor space (balcony and rooftop deck) and Unit B provides a 432 sq ft private rooftop deck.

One mature olive tree would be removed from the middle of the property, requiring a ministerial permit as it does not qualify as a protected tree per BMC Chapter 12.12 (while olive trees remain a popular ornamental tree species in California, the California Invasive Plan Council has deemed it an invasive species). A juvenile Juniper tree would be preserved in the rear yard. While a replacement for the olive tree is not required by Title 12, the conceptual landscape plan proposes planting one new tree in the rear yard. A recommended condition of approval would require the final landscaping plan to only allow a low-water, non-invasive (preferably native) plant species.

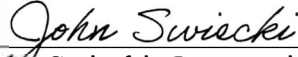
ATTACHMENTS:

- A. Draft Resolution DP-3-20/UP-5-20 with recommended Findings and Conditions of Approval
- B. Summary of project data

- C. Aerial vicinity map
- D. Site photos
- E. NCRO-2 District multiple-family residential density analysis
- F. Applicant's statement of findings for design permit and use permit
- G. Applicant's plan's and renderings
- H. Excerpts from specification sheets of two stacked parking lifts



Jeremiah Robbins, Associate Planner



John Swiecki, Community Development Director

ATTACHMENT A

**DRAFT RESOLUTION DP-3-20/UP-5-20 WITH
RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Draft
RESOLUTION DP-3-20/UP-5-20

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING DESIGN PERMIT DP-3-20 AND USE PERMIT UP-5-20 FOR
A MIXED-USE DEVELOPMENT
(2 RESIDENCES AND 1- 400 SQ FT COMMERCIAL SPACE)
AT 18 VISITACION AVENUE

WHEREAS, Xie Guan, the applicant, applied to the City of Brisbane for Design Permit and Use Permit approval of a mixed use development at 18 Visitacion Avenue, which would accommodate two 2-bedroom units of 1,907 sq ft and 1,971 sq ft in size above a 400 sq ft commercial storefront and a four-car parking garage; and

WHEREAS, on September 24, 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 Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Sections 15303(b), 15303(c), and 15332 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 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 September 24th, 2020, did resolve as follows:

Design Permit DP-3-20 and Use Permit UP-5-20 are approved per the findings and conditions of approval attached herein as Exhibit A and B.

ADOPTED this twenty-fourth day of September, 2020, by the following vote:

AYES:
NOES:
ABSENT:

PAMALA SAYASANE
Chairperson

ATTEST:

JOHN A SWIECKI, Community Development Director

**Draft
EXHIBIT A**

Action Taken: Conditionally approve Design Permit DP-3-20 and Use Permit UP-5-20 per the staff memorandum with attachments, via adoption of Resolution DP-3-20/UP-5-20.

Findings:

Design Permit DP-3-20

- A. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project, as described in detail Exhibit B to Resolution DP-3-20/UP-5-20.
- B. The orientation and location of buildings, structures, open spaces and other features integrate well with each other and maintain a compatible relationship to adjacent development, as described in detail in Exhibit B to Resolution DP-3-20/UP-5-20.
- C. Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses, as described in detail in Exhibit B to Resolution DP-3-20/UP-5-20.
- D. The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability, as described in detail in Exhibit B to Resolution DP-3-20/UP-5-20.
- E. The proposal does not include hillside development.
- F. As described in detail in Exhibit B to Resolution DP-3-20/UP-5-20, the site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking. There is an adequate circulation pattern within the boundaries of the development. Parking facilities are adequately surfaced, landscaped and lit.
- G. The property's location and direct sidewalk access provides alternatives for pedestrians to access public transit and shuttle stops within a quarter-mile radius on Bayshore Boulevard, Old County Road, and San Bruno Avenue, as described in detail in Exhibit B to Resolution DP-3-20/UP-5-20.
- H. As described in detail in Exhibit B to Resolution DP-3-20/UP-5-20, the site provides open areas and landscaping to complement the buildings and structures. Landscaping consists of a mix of low-water and/or California native species. The property is not located in protected habitat or wildland areas.
- I. The proposal takes reasonable measures to protect against external and internal noise, as described in detail in Exhibit B to Resolution DP-3-20/UP-5-20.
- J. Consideration has been given to avoiding off-site glare from lighting and reflective building materials, as described in detail in Exhibit B to Resolution DP-3-20/UP-5-20.

- K. Trash and recycling receptacles are adequately screened, and utilities and mechanical equipment are located within the structure, as described in detail in Exhibit B to Resolution DP-3-20/UP-5-20.
- L. No signage is included in the application.
- M. Employees of the commercial storefront may access the shared rear yard.
- N. The design respects the intimate scale and vernacular character of the street, as described in detail in Exhibit B to Resolution DP-3-20/UP-5-20.
- O. Design details are incorporated to articulate the building and emphasize the relationship to the pedestrian environment, as described in detail in Exhibit B to Resolution DP-3-20/UP-5-20.
- P. As described in detail in Exhibit B to Resolution DP-3-20/UP-5-20, the design incorporates creative use of elements that are characteristic of the area, such as awnings, overhangs, inset doors, tile decoration, and corner angles for entry.
- Q. As described in detail in Exhibit B to Resolution DP-3-20/UP-5-20, color and texture are provided at the street through the use of signage, lighting, planter boxes, or other urban landscape treatments.
- R. Landscaping has been incorporated to enhance the design and enliven the streetscape, as described in detail in Exhibit B to Resolution DP-3-20/UP-5-20.
- S. As described in detail in Exhibit B to Resolution DP-3-20/UP-5-20, the minimum floor area for a storefront use is less than six hundred square feet but is as large as possible for the intended storefront use, given the size, configuration, and physical constraints of the structure and the site.
- T. No off-street parking is located on any portion of the site between the curb line and the storefront.
- U. A recommended condition of approval requires all necessary vents and chases to be incorporated into the structure's design at building permit.
- V. No single-family dwellings are included in the proposal.

Use Permit UP-5-20

- W. The proposal is consistent with the nature and condition of all adjacent uses and structures, and is consistent with the General Plan, as described in greater detail in Exhibit B to Resolution DP-3-20/UP-5-20. There is no specific plan for the area in question.
- X. As described in detail in Exhibit B to Resolution DP-3-20/UP-5-20, the establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons

ATTACHMENT A

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.

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

1. The owner shall obtain a building permit, grading permit (if necessary), and encroachment permit prior to proceeding with construction. An 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, 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 Planning 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 Planning 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 turntable and stacked parking lifts in the garage shall not obstruct the minimum width by minimum depth necessary for on-site turnaround for standard-sized vehicles and minimum width by minimum depth required of two adjacent standard-sized parking stalls per Brisbane Municipal Code §17.34.040.
 - l. Final cut sheets indicating the specifications of both the turntable and stacked parking lift shall be included with building permit application and plans shall demonstrate that:
 - i. The turntable can accommodate standard-sized vehicles; and
 - ii. 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 cues and voice alerts of approaching vehicles exiting from the driveway.
 - n. A permanently anchored short-term bicycle parking rack for two (2) bicycles shall be provided in the public right-of-way, 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 Planning 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 Planning Director.
2. An encroachment permit shall be obtained prior to any work within the public right-of-way.
 3. The property owner shall enter into a standard landscape maintenance agreement with the City for landscaping, to the satisfaction of the City Attorney.
 4. 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:

5. 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 City Building and Planning Departments.

6. The project shall comply with the stormwater Best Management Practices, as provided in the applicable state regulations and included in the applicant's stormwater checklist for Small Projects.
7. 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:

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

Other Conditions:

11. 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.
12. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
13. 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 Findings Outline & Discussion

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

Design Permit Findings:

BMC §17.14.110 requires approval of a Design Permit prior to construction of any principal structure in the NCRO-2 Neighborhood Commercial district. The Planning Commission may grant a design permit if the Commission finds that the proposed development is consistent with the general plan and any applicable specific plan, and makes the findings in subsections A through M, as applicable. Furthermore, when the structure will be located in the NCRO-2 district and proposes a building height more than 28 feet but less than 35 feet, no design permit shall be granted unless all additional findings can be made in subsection N through V.

General Plan Consistency: The proposed development is consistent with the General Plan. There is no specific plan applicable to this property.

The underlying land use designation for the subject property is Neighborhood Commercial/Retail/Office (NCRO) and residential uses may be permitted conditionally. The maximum floor area ratio (FAR) is 2.4 for this land use designation. The project proposes a total floor area of 5,794 sq ft on a 2,500 sq ft lot or an FAR of 2.3, below the maximum. There is no maximum dwelling unit per acre in the NCRO; residential density is left to the discretion of the Planning Commission. Attachment E to the agenda report provides an analysis of residential densities in the NCRO-2 zoning district. The project proposes two residential units or the equivalent of 35 du/ac, well below the average of 54 du/ac.

The project is consistent with the following applicable General Plan policies:

- General Plan Policy 20 encourages diversity of development and individual expression in residential and commercial development in Central Brisbane. The application proposes a contemporary architectural design with a natural color palette of light gray walls, (red) cedar and cement siding, rocky-gray accents and gray-toned stone veneer that is compatible with surrounding development in regards to scale, form, and materials.
- General Plan Policy 21 requires new development to respect Brisbane's vernacular architectural heritage. As noted above, the application proposes a modest style of building distinct from surrounding structures while presenting a cohesive and attractive design.
- General Plan Policy 252 requires that new development retain the existing scale, character and intensity of use of residential and commercial districts. The first block of Visitacion Avenue features a mix of one to three-story single-family residential, multi-family residential, commercial, and mixed-use development. Immediately adjacent structures include 20-unit, three-story multiple-family building to the south with a density of 87 du/ac, a single-story, single-family residence to the north, and a one- and two-story multi-family development to the west. The project's height and scale would be nearly identical to

properties immediately south at 34, 44, and 50 Visitacion Avenue and consistent with the scale of other three-story residential projects in the NCRO-2 District.

The project would also establish a new storefront on Visitacion Avenue, creating opportunity for small businesses and contributing to the pedestrian-oriented environment envisioned for Visitacion Avenue.

- General Plan Policy 253 encourages diversity and individual expression in residential and commercial construction. As addressed previously, the proposed design is respectful of Brisbane’s vernacular architectural heritage.
- General Plan Policy 258 requires new residential development to retain open areas through setback, lot coverage and landscape requirements in the Zoning Ordinance. The project complies with all setback, lot coverage, and passive open space requirements in the NCRO-2 zoning district. The project design would provide more than the minimum 60 sq ft per unit usable passive open space required by BMC §17.14.060, with a total of 1,081 sq ft of combined private and shared outdoor or open space.
- Housing Element Policy H.D.1 encourages retention of the small-town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts. The construction of two new dwelling units would increase housing opportunities in Brisbane’s downtown core while complying with all applicable development standards in the NCRO-2 District.
- Housing Element Policy H.E.1 encourages compact, in-fill, mixed-use development and housing to minimize automobile trips and reduce greenhouse gases. The application provides new residences near existing shops and restaurants and is within one-quarter mile of nearby transit, including the free Bayshore Caltrain and Balboa Park BART station shuttles and SamTrans Route 292. The project would also add a new commercial storefront on Visitacion Avenue, enhancing the walkable downtown core.

Design Permit Findings:

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

The project meets this finding. The application proposes a contemporary architectural design. The front façade features complimentary linear forms with visual interest and articulation, including balconies, roof eaves, awnings, voids in the wall plane, and varied, elemental finishes. Compatible finish materials include a natural color palette of light gray, red cedar siding, rocky-gray accents and gray-toned stone veneer. Contrasting textures of smooth stucco and painted cement board siding help to break up the massing on the façades with less articulation while remaining harmonious to the overall design.

- B. The orientation and location of buildings, structures, open spaces and other features integrate well with each other and maintain a compatible relationship to adjacent development.

The project meets this finding. The subject property is a small 25 ft wide by 100 ft deep parcel that limits the orientation and placement of structures and the ability to accommodate large open areas. Site access and commercial storefront requirements in the NCRO-2 District further constrain the building's footprint.

The proposed structure is set back five feet from the front lot line, ten feet from the rear lot line, and would have no side setbacks in compliance with District regulations. Lot coverage would be less than the maximum 90% permitted in the District and allows the design to provide a combined 282 sq ft of landscaping, including 250 sq ft of shared space in the rear yard, where none is required in the district. The rear yard also preserves light and air access to the adjoining one and two-story apartments at Visitacion Gardens. An additional 831 sq ft of open space is proposed via a balcony and two separate, private roof decks, far exceeding the Code requirement of 120 sq ft (60 square feet per unit).

Immediately adjacent structures include 20-unit, three-story multiple-family building, a nonconforming single-story, single-family residence to the north and one to two-story multiple-family development at Visitacion Gardens Senior Apartments to the west. A number of two-story residential, commercial, and mixed-use development are located nearby as well. The project's height and scale would be nearly identical and thus harmonious to properties immediately south at 34, 44, and 50 Visitacion Avenue. It is also consistent with the scale of other three-story residential projects in the NCRO-2 District.

While the proposed structure would be taller than the single-family home to the north, 14 Visitacion Avenue, and apartments at Visitacion Garden, in both instances the existing setbacks of the adjacent structures from the shared lot lines, and the proposed rear setback of the project, would ensure minimal impact to adjacent structures' access to light and air. Shading would likely occur during late afternoon hours for the property to the north and will likely occur in the early morning hours for the property to the west.

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

The project meets this finding. As the site is currently undeveloped, the primary potential impact of concern for any new development proposal would be to light and air for the adjacent single-story single-family home and one to two-story apartments at Visitacion Gardens. As analyzed in detail in Finding B above, the proposed structure's ten-foot rear setback would adequately buffer the new structure from the Visitacion Gardens Senior Apartments to the rear. While the proposed structure would be constructed on the property line adjacent to the nonconforming single-family home at 14 Visitacion Avenue to the north, that structure is setback approximately 2.5 - 3 feet from the shared property line. Additionally, late afternoon shading resulting from the proposed structure is not likely to be significantly different than existing shading from the existing three-story multiple-family structure at 34 Visitacion. Furthermore, no windows are located on the northern building façade, eliminating potential privacy concerns for the adjacent single-family home. These design elements adequately mitigate potential impacts to adjacent land uses. It should be noted that single-family dwellings are nonconforming uses in the NCRO-2

District and may not be expanded or enlarged per the nonconforming uses regulations in BMC Chapter 17.38.

Height, scale, and massing of adjacent land uses beyond the adjacent parcels are discussed in detail in Finding B as well. Generally, the NCRO-2 District and adjacent R-2 Residential District include a range of one to three-story commercial, residential, and other mixed-use development. The proposed structure's height and scale are consistent with existing multiple-family and mixed-use structures, including 34 and 395 Visitacion Avenue and 1 San Bruno Avenue, and with approved mixed-use developments at 36-50 San Bruno Avenue and 23 San Bruno Avenue.

- D. The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability.

The project meets this finding. The proposed building is generally rectangular in shape, with a width running west-to-east of 25 feet and depth of approximately 85 feet. Because of the lot's rectangular shape and orientation, the building's longest sides are oriented north-to-south, consistent with passive solar design practice. South-facing windows will be shaded by the adjacent three-story multiple-family residential building. The east-facing front façade and west-facing rear façade feature large windows, with one window stepped back from the primary building wall on the front facade, allowing for some shadowing. The rear yard landscaping, to include one new tree in addition to the existing Juniper, will provide natural shading during warm summer months for the rear yard and east facing windows and openings.

The narrow lot and specific design criteria in the NCRO-2 District present a challenge to provide further natural heating and cooling opportunities. However, at building permit stage, the project must comply with Title 24 energy requirements, which address insulation and materials to moderate heat loss and gain within the structure, and with BMC Chapter 15.80, requiring installation of a solar energy system (proposed by the applicant on the roof of the structure between the two rooftop decks).

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

This finding is inapplicable as the proposal does not include hillside development.

- F. The site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking. There is an adequate circulation pattern within the boundaries of the development. Parking facilities are adequately surfaced, landscaped and lit.

The project meets this finding. A four-car garage is provided (two car lengths in width, with mechanical lifts doubling parking capacity) which accommodates more than the three required parking spaces. The proposed driveway would utilize an existing curb cut, but

would need to be expanded by approximately 12 inches to meet the City's minimum 12 ft standard. The widening of the driveway curb cut would not eliminate any existing on-street spaces per recommended condition of approval (1)(j).

Inside the garage, a turntable is proposed to allow on-site turnaround so vehicles can exit head-first as required per BMC Chapter 17.34. A pedestrian warning system with visual and audible cues, subject to City Engineer approval, would alert pedestrians of vehicles exiting the garage.

Parking facilities will be required to meet state building code regarding construction. The conditions of approval would require that each unit be supplied with an automatic garage door opener and that the garage door be equipped with a coded keypad in the event of an opener being misplaced. This is to enable the vehicles to efficiently get off the street and into the garage spaces.

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

The project would meet this finding. The Zoning Ordinance only requires new nonresidential development to provide bicycle parking facilities. The 400 sq ft commercial storefront requires two short-term and one long-term bicycle facilities per BMC Chapter 17.34. The application includes a two-bicycle vertical rack inside the garage for long-term parking and a recommended condition of approval would require a permanently anchored bicycle rack in the public right of way to satisfy short-term bicycle parking.

In regards to transit proximity, the subject property is located within one-quarter mile of nearby 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).

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

NCRO-2 zoning district regulations allow up to 90% of the lot area to be occupied by structures. The project's proposed lot coverage is below this maximum at approximately 85%, leaving approximately 250 sq ft of landscaping in the rear yard. The project would provide landscaping in the front yard to the maximum extent possible. Much of the front setback area would be occupied by the driveway and walkways for the residential and commercial entries with approximately 32 sq ft provided below the storefront window.

The conceptual landscape plan identifies a small number of native and non-native, low-water use trees, shrubs, and groundcover species including Rosemary, English lavender, and Berkeley sedge. One mature olive tree, identified as invasive by Cal-IPC, would be removed from the middle of the property, the removal of which does not require special

findings per BMC Chapter 12.12. The conceptual landscape plan proposes planting one new tree on-site. As a condition of approval, the final landscape plans submitted with the building permit application will be subject to further review by the Community Development Director to ensure appropriate low-water and non-invasive species, type, and location are suitable.

There are no landscaping standards in the NCRO-2 zoning district, but the project more than complies with the passive open space requirements contained in Chapter 17.14. The project provides 1,081 square feet of combined private and shared outdoor or open space, exceeding the Code requirement of 120 sq ft (60 square feet per unit). Passive outdoor space includes the rear yard landscaping, a private balcony for Unit A, and individual rooftop decks for both units.

The site is not within a habitat conservation area or adjacent to wildlands.

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

The project meets this finding. The site is not located within a mapped traffic noise corridor in the 1994 General Plan. However, as part of the building permit application process, the Building Code includes provisions to mitigate noise transmission in multi-family dwellings, which will be applied to the project through the building permit process.

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

The project meets this finding. Though no lighting plan was provided in the submittal, condition of approval (1)(f) requires that plans indicate that lighting will be directed away from, and not cause glare onto, adjacent properties at building permit.

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

The project meets this finding. As a condition of approval, the building permit application shall demonstrate that all mechanical equipment, including water heaters and HVAC systems for each unit, will be screened or located in the interior of the structure. Trash and recycling bins, along with utility meters, would be located inside the structure.

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

This finding is not applicable. No signage is included in this application. A sign permit will be required for any sign proposed in the future for the commercial unit.

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

The project meets this finding. As required by the condition of approval (1)(h), employees of the commercial space shall have direct access to the shared rear yard.

NCRO-2 Additional Design Permit Findings:

- N. The design respects the intimate scale and vernacular character of the street.

The project meets this finding. As discussed in detail in Findings A and C above, the application proposes a contemporary architectural design with a natural color palette of light gray, (red) cedar siding, rocky-gray accents and gray-toned stone veneer. The front façade would feature complimentary linear forms with visual interest, articulation, and complimentary finish materials that is compatible with surrounding development in regards to scale, form, and materials.

The design incorporates a large storefront window set back five feet from the front lot line with a small 32 sq ft landscaped area set against a stone veneer applied only to the first-floor façade. These design elements are respectful of the pedestrian scale of Downtown Brisbane and intimate nature of the variety of storefronts found on Visitacion Avenue. The architectural style complements Brisbane's vernacular architectural heritage as the application proposes a contemporary and attractive architectural style distinct from surrounding structures as discussed in detail in Findings A and C. Finding B provides additional details regarding the scale of the design, which is harmonious to adjacent development at 34, 44, and 50 Visitacion Avenue. It is also consistent with the scale of other three-story residential projects in the NCRO-2 District.

- O. Design details are incorporated to articulate the building and emphasize the relationship to the pedestrian environment.

The project meets this finding. The building's front façade would incorporate design details to provide depth and articulation, primarily from a third-story balcony that provides a set-back wall, and a recessed garage entry at the ground floor. An awning between the first and second floors and roof eaves provides additional depth and visual interest. In addition to the front façade's articulation, the applicant's design calls for varied finish material and colors, including gray smooth stucco, (red) cedar hard wood, painted metal, and a gray-toned stone veneer ground floor break up the building's massing as seen from the street. A large glass storefront window further enhances the relationship with the pedestrian environment at the ground floor.

- P. The design incorporates creative use of elements that are characteristic of the area, such as awnings, overhangs, inset doors, tile decoration, and corner angles for entry.

The project meets this finding. As detailed in Finding N and O above, the application proposes a variety of roof overhangs, awnings, building recesses, and an inset balcony on the third floor to provide articulation consistent with the character of existing structures on Visitacion Avenue. Multiple finish materials and contrasting textures of smooth stucco and painted cement board siding to provide additional visual interest.

- Q. Color and texture are provided at the street through the use of signage, lighting, planter boxes, or other urban landscape treatments.

The project meets this finding. While much of the building's front façade will be occupied by the two separate entries for the residential and commercial units and the garage door, the remaining space features a large storefront window with landscaping below. The entire ground floor would also be covered in a gray-toned stone veneer to provide varied color and textures at the street level. Signage is not a part of the application. A sign permit would be required for any future signage for the commercial storefront.

- R. Landscaping has been incorporated to enhance the design and enliven the streetscape.

The project meets this finding. While the building is set back five feet from the front lot line, much of the front setback area will be occupied by walkways and the driveway to provide access to the two separate entries for the residential and commercial units and the garage door. Of the available remaining space, approximately 32 sq ft would be landscaped with low-water use plants below the storefront window to soften the streetscape.

NCRO-2 Storefront Size Findings:

- S. The minimum floor area for a storefront use is six hundred (600) square feet. The Planning Commission may approve a lesser floor area if it finds that such lesser 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 project meets this finding. The narrow, 25-foot lot width presents challenges to fully comply with the minimum storefront requirements of the NCRO-2 District. Additionally, site access from Visitacion Avenue presents additional restrictions since two separate pedestrian entries for the residential units and commercial storefront are required, in addition to the driveway and parking garage needed to comply with off-street parking requirements. (Design Permit Finding B details the location and orientation of the building with respects to the narrow lot and other District standards.) Considering these constraints, the proposed 400 sq ft commercial storefront space is the largest possible.

- T. No off-street parking shall be located on any portion of the site between the curb line and the storefront.

The project meets this finding. All off-street parking is provided inside the garage which is located behind the storefront.

- U. New construction shall incorporate the necessary vents and chases into the building design so as to allow future changes in occupancy of the storefront area.

The project meets this finding. A recommended condition of approval requires all necessary vents and chases to be incorporated into the structure's design at building permit.

- V. Single-family dwellings in which mixed uses are conducted shall have a storefront character as viewed from the street.

This finding is not applicable. No single-family dwellings are proposed.

ATTACHMENT B

SUMMARY OF PROJECT DATA

Summary of Project Data

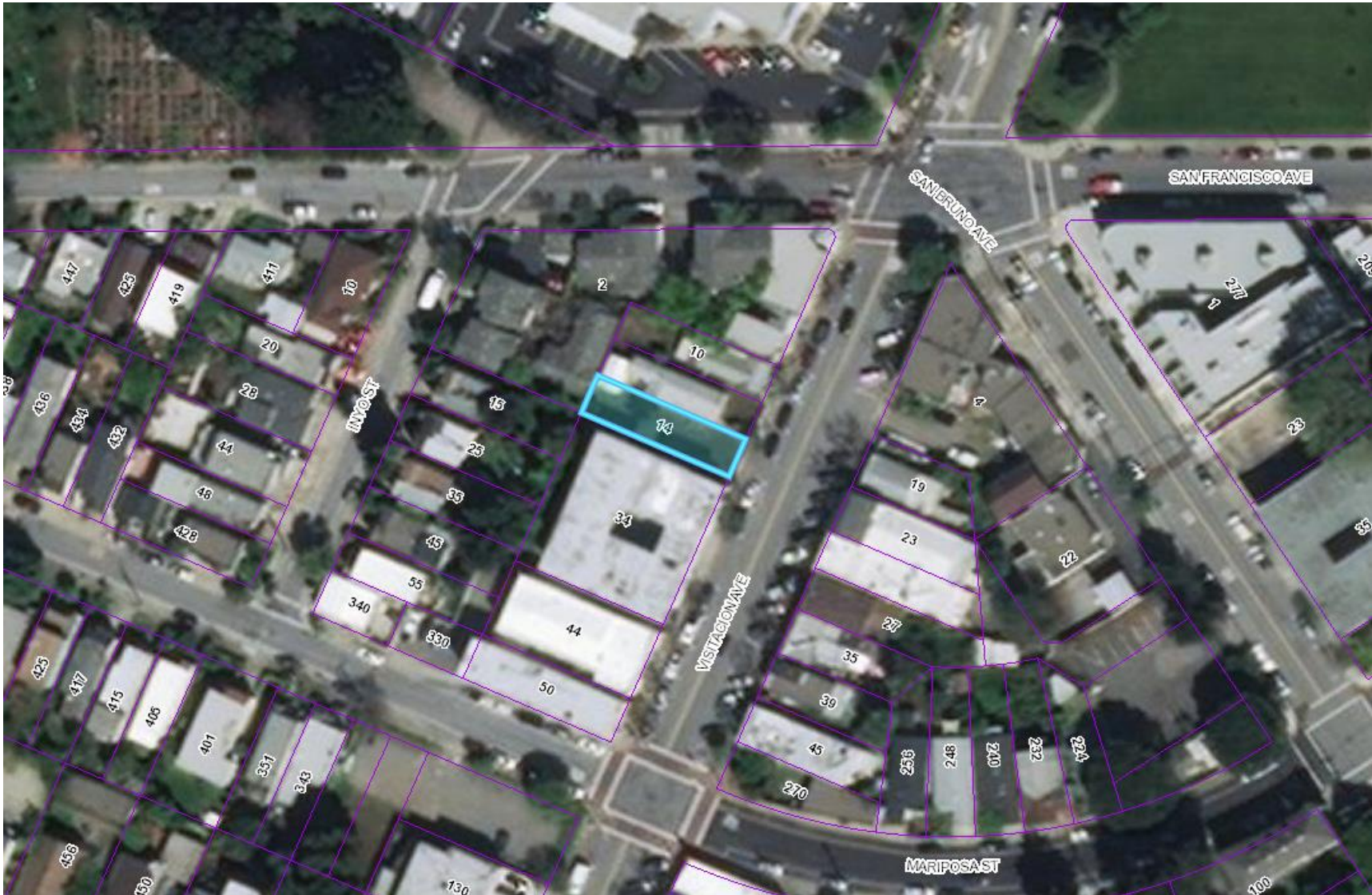
Development Standard	Existing	Proposed	Min/Max	Status
Lot Area	2,500 SF	-	2,500 SF	Complies/lot of record.
Lot Slope	0%	n/a	n/a	
Lot Width	25'	n/a	25'	Complies
Lot Coverage	-	2,136 or 85%	90%	Complies
Floor Area	-	5,794 SF or 2.3 FAR	n/a	No FAR limits in NCRO-2
Setbacks				
N/W Side Lot Line		0'	0'	Complies
S/E Side Lot Line		0'	0'	Complies
Rear Lot Line		10'	10'	Complies
Front Lot Line		5'	0'	Complies
Height		34'-7"	35'	Complies
Parking		4 covered	2 – 2B = 4 spaces (1.5 per unit/1 covered); 2 covered	Complies
Storefront		400 SF	600 SF unless PC approves less	Requests less than 600 SF storefront space (Design Permit)
Passive Open Space		1,081 SF Total or 545.5 SF per unit	60 SF per unit/120 SF Total	Complies

ATTACHMENT C

AERIAL VICINITY MAP

Aerial Vicinity Map

Note: Property is mislabeled as "14 Visitacion" below



ATTACHMENT D

SITE PHOTOS

Site Photos

View of subject property and 14 Visitacion from Visitacion Ave.



Photo 1

View of subject property and 34 Visitacion from Visitacion Ave.



Photo 2

View of subject property from Visitacion Ave.



Photo 3

View of subject property looking towards Visitacion Ave.



Photo 4

Olive tree to be removed



Photo 5

Juniper tree to remain



Photo 6

ATTACHMENT E

NCRO-2 DISTRICT MULTIPLE-FAMILY RESIDENTIAL DENSITY ANALYSIS

NCRO-2 District Multi-Family Residential Density Analysis

Address	Street	District	Units	Land Area (SF)	Land Area per Unit	Du/ac
418-420	Monterey St.	NCRO-2	2	4,150	2,075	21
325	Visitacion Ave.	NCRO-2	6	7,736	1,289	34
23	San Bruno Ave.	NCRO-2	4	5,000	1,250	35
2	Visitacion Ave.	NCRO-2	14	15,766	1,126	39
107	Visitacion Ave.	NCRO-2	3	3,007	1,002	43
1	San Bruno Ave.	NCRO-2	15	14,900	993	44
176-184	Visitacion Ave.	NCRO-2	2	1,650	825	53
272-284	Visitacion Ave.	NCRO-2	6	5,000	833	52
202	Visitacion Ave.	NCRO-2	4	2,500	625	70
36-50	San Bruno Ave.	NCRO-2	16	9,595	594	73
395	Visitacion Ave.	NCRO-2	14	7,117	508	86
35	San Bruno Ave.	NCRO-2	20	10,000	500	87
34	Visitacion Ave.	NCRO-2	20	10,000	500	87
18	Visitacion Ave.	NCRO-2	2	2,500	1,250	35
Total			128	98,921		
Avg.					955	54
Median					913	48

ATTACHMENT F

APPLICANT'S STATEMENT OF FINDINGS
FOR DESIGN PERMIT AND USE PERMIT

Design Permit Supporting Statements

SUPPORTING STATEMENTS

Findings Required for Approval of All Design Permits

Brisbane Municipal Code §17.42.060

In order to approve any design permit application, the Planning Commission must affirmatively make the findings of approval in BMC Chapter 17.42, which are reproduced below. Supplemental findings may also be required depending on your specific project and the applicable zoning district and are listed in this attachment.

Please respond to each required finding as it relates specifically to your proposal and include a reference to the applicable plan sheet in the development plans. Attach additional pages if necessary, or provide written responses on a separate document.

A. How do the proposal's scale, form and proportion relate to each other in a harmonious manner? How do the materials and colors used complement the project?

The proposed project is located at the middle of downtown. Large appartemts	Plan Sheet Page(s)
and tall buildings are adjacent to the proposed building. The proposed building	A1.0
is great fit for the community. Stucco and sidings are proposed which are very	A3.0 & A3.1
popular material in other adjacent building around the neighborhood	

B. How does the orientation and location of buildings, structures, open spaces and other features integrate with each other? How does the project maintain a compatible relationship to adjacent development?

There are number of big tall apartments along Visitacion Ave. The proposed	Plan Sheet Page(s)
three-story are well integrate with its setting. It is a mixed used building with	A1.0
commerical at the ground floor and residence at the upper floor. It has a	A3.0 & A3.1
front setback and a third floor balcony.	

C. How do the design and location of proposed buildings and structures mitigate potential impacts to adjacent land uses?

The proposed is a mised use building, with commerical space at the ground	Plan Sheet Page(s)
floor and residence at the upper floor. Neighbor can use the commerical space	A2.0
as flower shop, cafe or book store and residential dwelling can increase foot traffit in the neighborhhood	A1.0

Design Permit Supporting Statements

D. How does the project design utilize natural heating and cooling opportunities through building placement, landscaping and building design to promote sustainable development and to address long-term affordability? What site constraints exist, if any, that limit the use of natural heating and cooling opportunities?

The building is facing south, the main entry and windows are facing south .	Plan Sheet Page(s)
As a result, natural light can be well utilize during the days. Also, solar system	A2.0 & A2.1
is proposed at the roof, it will provided green substantial energy to the building	A3.0 & A3.1
in a long time	

E. For hillside development, how does the proposal respond to the topography of the site? How does the design minimize the project’s visual impact? How does the design preserve significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park?

NA	Plan Sheet Page(s)

F. How does the location and dimensions of vehicular and pedestrian entrances and exits minimize traffic impacts on abutting streets? Is the proposed off-street parking and interior site circulation adequate to meet the needs of the project? Are parking facilities adequately surfaced, landscaped and lit?

The proposed project included 2 parking space for each residence. Visitation	Plan Sheet Page(s)
Ave is a light traffic street, the addition traffic is within is compacity. A vechicle	A2.0 & A2.1
sign alarm is proposed at the garage entry to warn off pedistrial pass by. No	
back-off vechicle is allow at the proposed building	

G. How does the proposal encourage the use of alternative transportation, e.g., through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation?

Design Permit Supporting Statements

Proposed bicycle parking is proposed to encourage residence to	Plan Sheet Page(s)
take bicycle. Many shop and transit station are within walking distance	A2.0 & A2.1
of the proposed building	

H. How do the provided open areas and landscaping complement the buildings and structures? How is landscaping used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy? Is landscaping water conserving and appropriate to the location? If applicable, how does the project address habitat protection and wildland fire hazard mitigation?

Proposed building is setback 5'-0" front the street, it has a rear yard which	Plan Sheet Page(s)
provided access to all residences and employees; private balcony and	
roof deck are also provided to residences	

I. How does the project design protect against external and internal noise?

Project is far away from high traffic street. Standard method will be apply	Plan Sheet Page(s)
the design. Sound proof is apply to between unit and commercial space	A2.0 & A2.1

J. How do the proposed building materials and exterior lighting mitigate off-site glare?

New exterior light will not located 9'-0" above adj. finish floor or grade;	Plan Sheet Page(s)
only shield light focus downward allow; walls shall not be floodlit	

K. Are utility structures, mechanical equipment, trash containers and rooftop equipment screened?

Design Permit Supporting Statements

All utility structures and trash container are located at the garage;	Plan Sheet Page(s)
Any rooftop equipments are screened or setback far away from street	A2.0 & A2.1

L. If applicable, how does the location, scale, type and color of project signage enhance the design concept of the site?

Any new signage is under separate ermit, but the design will enhance the	Plan Sheet Page(s)
the building design	

M. If applicable, how does the project meet the needs of employees for outdoor space?

IT IS NOT APPLICABLE, HOWEVER, EMPLOYEES CAN ACCESS TO	Plan Sheet Page(s)
REAR YARD FROM CORRIDOR.	

Additional Findings for Design Permits in the NCRO-2 District:

In addition to the findings required under BMC §17.42.060, the Planning Commission must also affirmatively make the below special findings for structures in the NCRO-2 District, per BMC §17.14.110:

A. How does the design respect the intimate scale and vernacular character of the street?

The street is an old neighborhood. The new building intergrate with old	Plan Sheet Page(s)
and also give a face to lift to a old neighborhood by use natrual finish	
and new materal including materals	

Design Permit Supporting Statements

<p>B. How do the design details articulate the building and emphasize the relationship to the pedestrian environment?</p>	
<p>The buiding sets back from the street. It winden the sidewalk ang give plenty of space to the pedestrain. The lower level is finish with stone and blend with the front landscape shrub. It is very welcome sign to the commerial space and residence</p>	<p>Plan Sheet Page(s)</p>
<p>C. How does the design incorporate creative use of elements that are characteristic of the area, such as awnings, overhangs, inset doors, tile decoration, and corner angles for entry?</p>	
<p>The proposed building including open stroefront with large window, overhang awning that separate the coomerical and residence. A third balcony also enlighthed the street, and gives the street a very welcome sign</p>	<p>Plan Sheet Page(s)</p>
<p>D. How are color and texture provided at the street level through the use of signage, lighting, planter boxes, or other urban landscape treatments?</p>	
<p>The color aslo blend with the street, it enlighthed the entire block. The stone color, the metal awning and cedar siding are natural colors, they blend with the enviroment, fits into the existing setting</p>	<p>Plan Sheet Page(s)</p>
<p>E. How has landscaping been incorporated to enhance the design and enliven the streetscape?</p>	
<p>There is only a 5'-0" front yard. Shrub is proposed at the front commerial storefront. The front yard is dominated by driveway and walkway to the store and residence</p>	<p>Plan Sheet Page(s) A1.0</p>

Use Permit Supporting Statements

SUPPORTING STATEMENTS

Findings Required for Approval of All Use Permits

Brisbane Municipal Code §17.40.060

In order to approve any use permit application, the Planning Commission must affirmatively make the findings of approval in BMC Chapter 17.40, which are reproduced below. Supplemental findings may also be required depending on your specific project and the applicable zoning district and are listed in this attachment.

Please respond to each required finding as it relates specifically to your proposal and include a reference to the applicable plan sheet in the development plans. Attach additional pages if necessary, or provide written responses on a separate document.

1. How has the project been designed and operated in order to be compatible with the nature and condition of all adjacent uses and structures, and with general and specific plans for the area in question?

The new building is proposed to be a mixed use building with commercial	Plan Sheet Page(s)
at the ground floor and dwelling at the upper floor, this mixed use is similar	
to the use of the adjacent building, and it shall be match the intend of	
zoning use of the area	

2. How will the propose use be designed and operated in order to not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood?

The proposed building is located at city downtown. Restaurant and	Plan Sheet Page(s)
shop are within walking distance. Open space is provided to all units and	
parking spaces are also provided as well. Public tranist is also within	
walking distance	

3. How will the proposed use be designed and operated in order to not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city?

The new building will be complied to all city required building codes.	Plan Sheet Page(s)
All operation will be under city standard regulations	

ATTACHMENT G

APPLICANT'S PLAN'S AND RENDERINGS



SMOOTH FINISH STUCCO
COLOR: LIGHT FRNECH GRAY

GUARDRAIL, STOREFRONT,
DOOR AND WINDOW FRAME
COLOR: ROCKY GREY

CEDAR HARD WOOD
COLOR: STAIN GRADE
PENETRATING OIL

METAL CANOPY
COLOR: ROCKY GREY

STONE VENEER, STOREFRONT,
GOLDEN WHITE, 6"x18"
SLATE

GARAGE DOOR, STOREFRONT,
DOOR AND WINDOW FRAME
COLOR: ROCKY GREY

COLOR & MATERIAL BOARD

LO RESIDENCE & COMMERCIAL

18 VISTACION AVE
BRISBANE, CA



PROJECT:

**NEW
RESIDENCE**

FOR

JACKET LO

ARCHITECT
XIE ASSOCIATES, INC
Architectural Design & Planning
26 FARVIEW CT
SAN FRANCISCO, CA 94131
Tel: (415) 652-3047
Email: bill@xiearchdesign.com
Web: www.xiearchdesign.com

**18
VISTACION AVE
BRISBANE,
CALIFORNIA**

GENERAL NOTES	PROPERTY DATA	SCOPE OF WORK	DEFERRED PERMIT	SHEET INDEX	VICINITY MAP
<p>1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDINANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN CONFORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY RELATED WORK.</p> <p>CODES USED AND COMPLY: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA FIRE CODE(CFC) 2019 CALIFORNIA ENERGY CODE(CEC/T-24) EFFICIENCY STANDARD 2019 CALIFORNIA GREEN BUILDING CODE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE</p> <p>2. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.</p> <p>3. ANY HIDDEN CONDITIONS THAT REQUIRED WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY BE REQUIRED FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.</p> <p>6. THIS BUILDING MUST COMPLY WITH THE 2016 CA. BLDG CODE FOR NEW STRUCTURES. MBC 18.07.020</p> <p>8. PROPERTY LINES LOCATION ON SITE PLAN ARE FOR REFERENCE ONLY, AND SHALL VERIFY BY LIC. SURVEYOR DURING CONSTRUCTION</p> <p>9. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS</p> <p>10. "TYP" SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITION, THROUGHOUT.</p> <p>11. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED BY GOVERNING LAWS AND REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING SERVICES FOR THE DURATION OF CONSTRUCTION.</p> <p>13. CONTRACTOR SHALL GUARANTEE MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.</p>	<p>○ OWNER/DEVELOPER: JACKET LO</p> <p>○ ADDRESS: 18 VISTACION AVE BRISBANE, CA 94005</p> <p>○ APN#: 007221170-A ○ CONSTRUCTION TYPE: V-B/U</p> <p>○ ZONING: NCRO-2 ○ OCCUPANCY: R-3/B</p> <p>○ YEAR BUILT:</p> <p>○ LOT AREA: ±2,500 [±]</p> <p>○ MIN. FRONT SETBACK: 0'-0" MIN. REAR SETBACK: 10'-0"</p> <p>○ MIN. SIDE SETBACK: 0'-0"</p> <p>○ MAX. LOT COVERAGE: 2250 SF (90%)</p> <p>○ MAX. HEIGHT LIMIT: 28'-0"/35'-0" PER SECTION 17.42</p> <p>○ PROPOSED 1ST FLOOR AREA: 1,796 SF COMMERCIAL SPACE: 400 SF GARAGE SPACE: 1,327 SF</p> <p>○ PROPOSED 2ND FLOOR AREA: 2,023 SF FRONT UNIT A: 939 SF REAR UNIT B: 964 SF</p> <p>○ PROPOSED 3RD FLOOR AREA: 1,975 SF FRONT UNIT A: 968 SF REAR UNIT B: 1,007 SF</p> <p>○ PROPOSED FLOOR AREA: 5,794 SF</p> <p>○ PROPOSED COMMERCIAL AREA: 400 SF</p> <p>○ PROPOSED RESIDENTIAL UNITA (FRONT): 1907 SF</p> <p>○ PROPOSED RESIDENTIAL UNITB (REAR): 1971 SF</p> <p>○ PROPOSED LOT COVERAGE: 2,126 SF<90% ALLOWED</p> <p>○ PROPOSED BUILDING HEIGH: 34'-7"</p> <p>○ PARKING REQUIRED & PROVIDED: 4 SPACES</p> <p>○ ROOF DECK AREA: 822 SF OPEN SPACE FRONT UNIT A: 380 SF REAR UNIT B: 442 SF</p>	<p>● CONSTRUCT A 3-STORY MIXED USE BUILDING AT A VACANT LOT WITH 2-FAMILY DWELLING UNITS AT 2ND AND THIRD FLOOR, AND COMMERCIAL SPACE AND PARKING SPACES AT THE GROUND FLOOR</p>	<p>1-NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATED OF OCCUPANCY HAS BEEN ISSUED</p> <p>2. CONTRACTOR SHALL SECURE AN ENROACHMENT PERMIT FROM THE CITY'S ENGINEERING DEPT. PRIOR TO INSTALLATION OF WATER SERVICE, CURB DRAIN, DRIVEWAY AND OTHER ITEMS TO BE INSTALLED WITHIN THE CITY RIGHT-OF WAY</p> <p>4. PROVIDE FIRE SPRINKLER SYTSTEM THROUGHOUT ENTIRE RESIDENCE UNDER SEPARATE PLANS, CALCULATIONS AND PERMIT APPLICATION , PER NFPA 13</p> <p>5. RECYCLING AND WASTE REDUCTION FORM WILL NEEDED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BLDG PERMIT</p> <p>6. IF KITCHEN FIRE HOOD SYSTEM REQUIRED IN THE NEW COMMERCIAL SPACE. SUBMIT PLANS TO NCFA UNDER SEPARATE FIRE PERMIT</p> <p>7. IF FIRE EXTINGUISHING/HOOD SYSTEM IS REQUIRED SUBMIT PLANS TO NCFA UNDER SEPARATE FIRE PERMIT</p> <p>4. FIRE ALARM SYSTEM IS REQUIRED. SUBMIT PLANS TO NCFA UNDER SEPARATE PERMIT. AND SYSTEM SHALL BE MONITORED, PER CFC</p> <p>FIRE NOTES</p> <p>1. ALL BUILDING SHALL PROVIDE PREMISE IDENTIFICATION IN ACCORDANCE WITH CITY OF BRISBANE MUNICIPAL CODE</p> <p>2. PROVIDE KNOX KEY BOX FOR EACH BUILDING/AREA WITH ACCESS KEYS TO ENTRY DOORS, ELECTRICAL/MECHANICAL ROOMS, ELEVATORS, GATES AND OTHER TO BE DETERMINED.</p> <p>3. PROVIDE FIRE FLOW INFORMATION PER CFC, APPENDIX B</p> <p>4. THAT ALL PORTIONS OF THE FIRST STORY OF THE BUILDING ARE WITHIN 150 FEET OF THE FIRE APPARATUS ACCESS ROAD AS MEASURE BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING</p>	<p>A0.0 GENERAL NOTES & RENDERING</p> <p>A1.0 SITE AND LANDSCAPE PLANS & NOTES</p> <p>A1.1 (E) SITE PLAN, CONCEPTUAL GRADING/DRAINAGE PLAN</p> <p>A2.1 PROPOSED 1ST & 2ND FLOOR PLAN</p> <p>A2.2 PROPOSED 3RD FLOOR AND ROOF PLANS</p> <p>A3.0 PROPOSED ELEVATIONS</p> <p>A3.1 PROPOSED ELEVATIONS</p> <p>A4.0 BUILDING SECTIONS</p> <p>PROJECT SITE (E) FIRE HYDRANT</p> <p>VISTACION AVE WIDTH IS 70'-0" NEAREST EXISTING FIRE HYDRANT IS APPROXIMATELY 275'-0" FROM THE PROJECT SITE LESS THAN 400 FEET</p>	<p>DRAWN BY: LI HONG</p> <p>CHECK BY:</p> <p>DATE: 08/08/2021</p> <p>2025 © XIE ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>LICENCED ARCHITECT XIE XING GUAN No. C-32963 07/31/2021 RENEWAL DATE</p> <p>SHEET TITLE</p> <p>GENERAL NOTES</p> <p>A0.0</p>

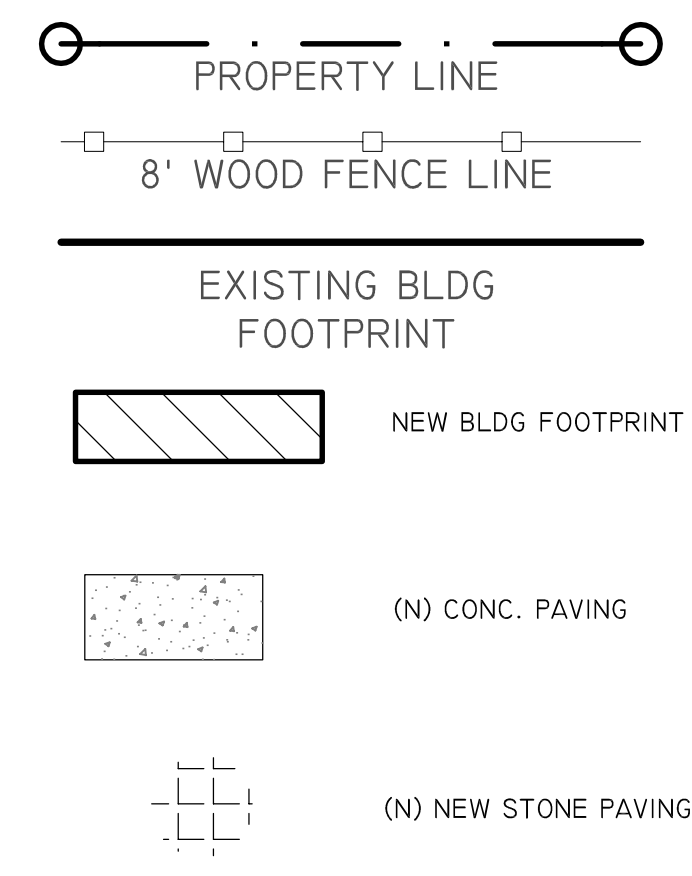
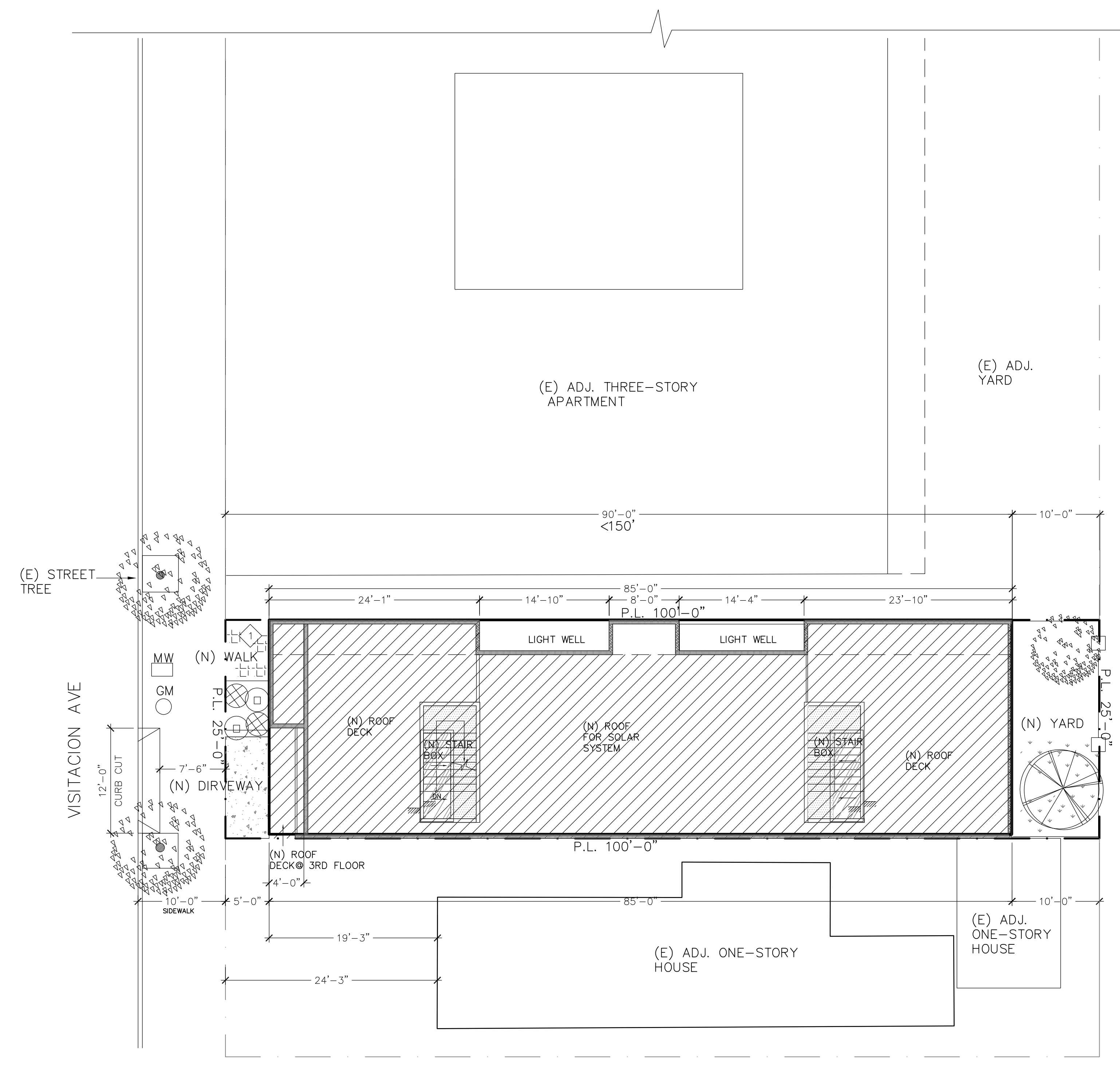
NEW RESIDENCE

FOR

JACKET LO

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18 VISITACION AVE BRISBANE, CALIFORNIA



GENERAL NOTES:

- 1-CONTRACTOR SHALL SECURE AN ENROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DEPT. PRIOR TO INSTALLATION OF WATER SERVICE, CURB DRAIN, DRIVEWAY AND OTHER ITEMS TO BE INSTALLED WITHIN THE CITY RIGHT-OF WAY
- 2-A CERIFIED DISTRIBUTION SYSTEM OPERATOR MUST BE PRESENT FOR ALL HYROSTATIC TESTING, CHLORINATION, FLUSHING, BATERIAL TESTING AND CONNECTIONS TO THE (E) SYSTEM, PER CA DEPT. OF PUBLIC HEALTH. THE REQUEST FOR THE CERTIFIED OPERATOR TO BE PRESENT FOR THESE OPERATIONS IN WRITING NO LESS THAN SIX WORKING FAYS PRIOR TO THE ANTICIPATED DATE OF WORK
3. REMOVAL AND REPLACEMENT OF ALL DAMAGED SIDEWALK, CURB, AND GUTTER SHALL BE FOLLOW COUNTY STANDARD DRAWINGS
4. ALL STANDAR DRAWINGS ARE AVAILBLE AT PUBLIC WORK OF SAN MATEO COUNTY & BRISBANE CITY
5. FIRE SPRINKLER TEST WATER SHALL DISCHARGE TO LANDSCAPE OR SANITARY SEWER
6. THE UPPER 2 TO 4 FEET OF WEAK SURFICAL MATERIAL BE EITHER REMOVE OR RECOMPACTED BEFORE NEW FOUNDATION WORK PER GEOTECHNICAL REPORT RECOMMENDATION

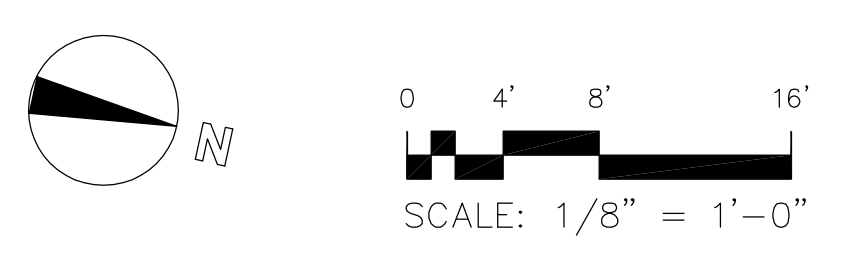
WORK NOTES:

- 1 PROVIDE AN ILLUMINATED ADDRESS NUMBER WITH CONTRASTING BACKGROUND AND A MIN. 1/2" STROKE BY 4" MIN. HT. THAT IS VISIBLE FROM THE STREET

PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
	EXISTING STREET TREE	EXISTING STREET TREE	(E)	(E)	(E)	(E)
	Acer pseudoplatanus	MAPLE	24" BOX	PER PLAN	3	L
SHRUB						
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	2'-0" O.C.	4	L
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	2'-0" O.C.	5	L
GRASSES						
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0" O.C.	4	L

- NOTES:**
1. IRRIGATION TO BE PER CITY OF BRISBANE STANDARDS
 2. ALL PLANTING AREAS TO IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW HEADS TO MEET ALL REQUIREMENT PER CITY OF BRISBANE STANDARDS



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 STATE OF CALIFORNIA

SITE PLAN & NOTES

A1.0

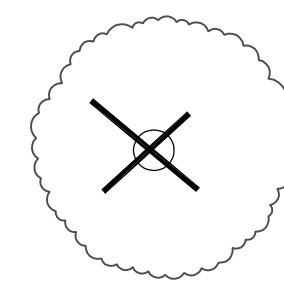
WORK NOTES

- 1 (N) STORM DRAIN ROCK/GAVEL TO PVC PIPE
- 2 PROVIDE 2'-0" UNLINED SWALE
- 3 PROVIDE /VERIFY 3" C.I. PIPE(CURB DRAIN) UNDER THE SIDEWALK AND DAYLIGHT TO THE STREET GUTTER PER CITY STANDARD DWG R-1 AND R-7
- 4 BARRIER SYSTEM, PLACE WATTLES AND FABRIC FILTER ROLLS WHERE CALLED DURING CONSTRUCTION
- 6 TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED
- 11 3"Ø RAIN LEADER PIPE(PVC OR EQUAL) DRAIN TO STREET, SLOPE 1/4" PER/FT

GRADING AND DRAINAGE NOTES:

- 1. ALL SITE WORK SHALL CONFORM TO CITY OF BRISBANE WORKS STANDARDS.
- 2. ALL SITE PREPARATION (CLEARING & GRUBBING) AND GRADING WORK ON THE PROJECT SITE SHALL CONFORM TO AND FOLLOW RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT, PREPARED BY GEOTECNIA, DATAD MARCH 5, 2004, AND SHALL BE MONITORED AND TESTED BY A LICENSED CIVIL AND/ OR SOILS ENGINEER TO BE RETAINED BY THE OWNER.
- 3. THE SITE SHALL BE CAREFULLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF THE CLEARING, GRUBBING AND GRADING WORK TO BE DONE. NOTIFY NEIGHBORS PRIOR TO CONSTRUCTION AND GRADING.
- 4. ALL GRADING SHALL BE DONE TO WITHIN .10 FEET TO THE SPECIFIED ELEVATIONS OR FINISHED GRADES.
- 5. EROSION CONTROL PLANS WILL BE SUBMITTED FOR APPROVAL BY CITY OF BRISBANE PUBLIC WORKS DEPARTMENT IF GRADING WORK TO EXTEND INTO THE RAINY SEASON, OCTOBER 15-APR. 15. POSITIVE SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE INSTITUTED BY THE CONTRACTOR AS THE WORK PROGRESSES.
- 6. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION . THE SUBCONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN AND /OR EFFECT THE EARTHWORK QUALITY.
- 7. THE SUBCONTRACTOR SHALL ESTIMATE EARTHWORK QUANTITIES TO HIS SATISFACTION PRIOR TO START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THIS PLAN . NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.
- 8. DROP INLETS SHALL BE BY CHRISTY CONCRETE PRODUCTS, MODEL V24 DRAIN BOX, OR EQUAL.
- 9. STROM DRAIN PIPE SHALL BE 6" DIAMETER PVC. BURIED A MIN. OF 24" BELOW FINISHED GRADE.
- 10. PER SFPUC LAND ENGINEERING GUIDELINES, NO VIBRATORY EQUIPMENT SHALL BE USE WITHOUT PRIOR WRITTEN APPROVAL. USE OF STUMP GRINDERS ON A CASE BY CASE BASIS, IN CONJUNCTION W/OUR LAND ENGINEERS.

LEGEND



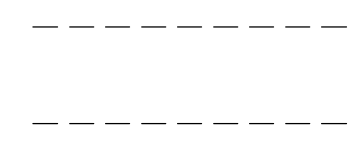
(E) TREE TO BE REMOVED

ONE TREES ON EXISTING TREE REQUIRED TO BE REMOVED

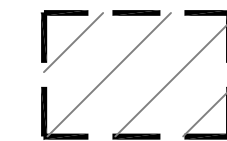
TOTAL OF OF PROTECTED TREE TO BE REMOVED: 1

NEW TREE: 1

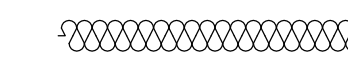
ALL REPLACE TREE SHALL BE LOW-WATER USE AS DEFINED BY WUCOLS NON-INVASIVE SPECIAES, WITH A PREFERENCE FOR CA. NATIVES



UNLINED SWALE



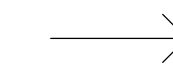
AREAS OF CUT ±25 YARD



STRAW BARRIER SYSTEM



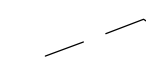
AREAS OF FILL ±25 YARD



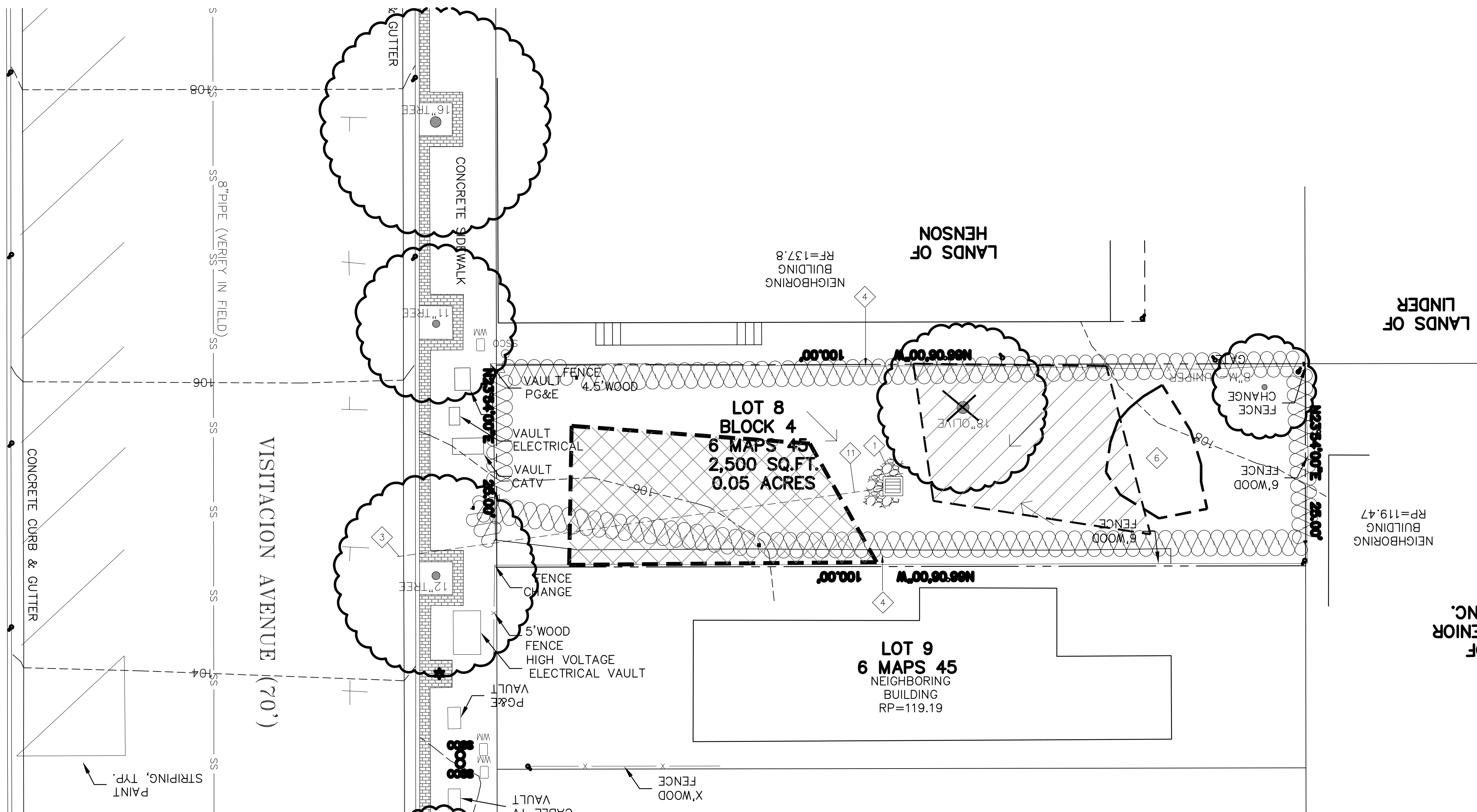
SURFACE WATER FLOOR DIRECTION SLOPE 2% TO DRAIN ROCK DURING CONSTRUCTION



DRAIN INLET "DO DUMPING ! FLOWS TO THE BAY"

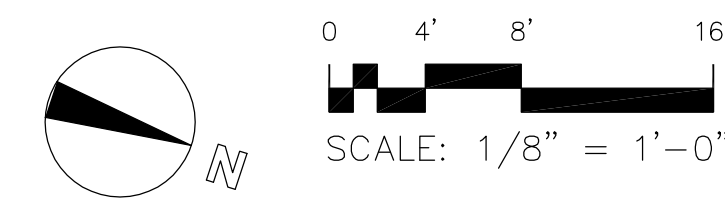


(E) CONTOUR LINE

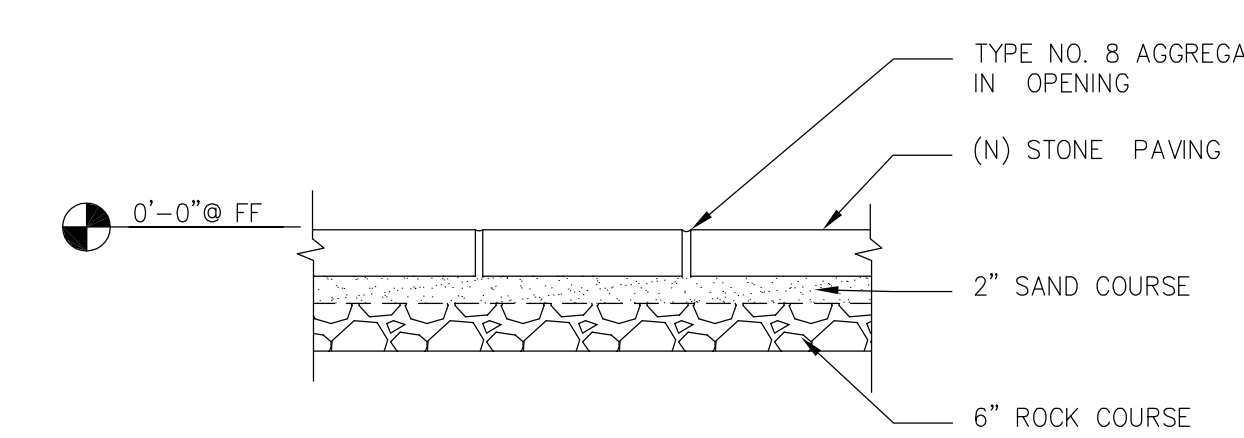
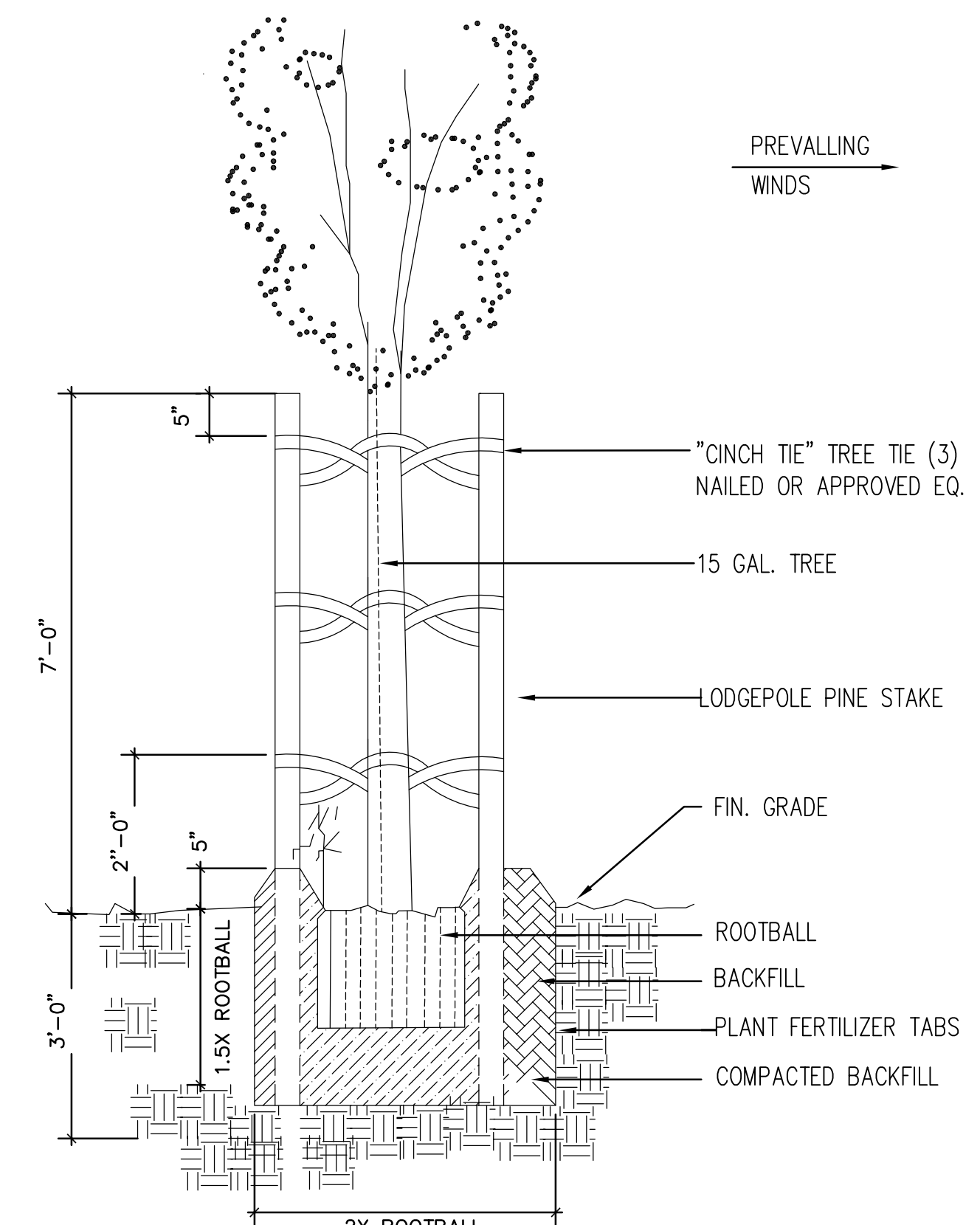


I-EXISTING SITE PLAN, CONCEPTUAL GRADING/DRAINAGE PLAN

G.4



2. TREE PLANTING DETAIL



3-STONE PAVING SECTION, TYP.

PROJECT:

NEW RESIDENCE

FOR

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**18 VISITACION AVE
 BRISBANE,
 CALIFORNIA**

DRAWN BY: LI HONG
 CHECK BY:
 DATE: 08/08/20
 LICENSED ARCHITECT
 XIE XING
 GUAN
 No. C-32963
 07/31/2021
 RENEWAL DATE

SHEET TITLE

(E) SITE PLAN

A1.1

PROJECT:

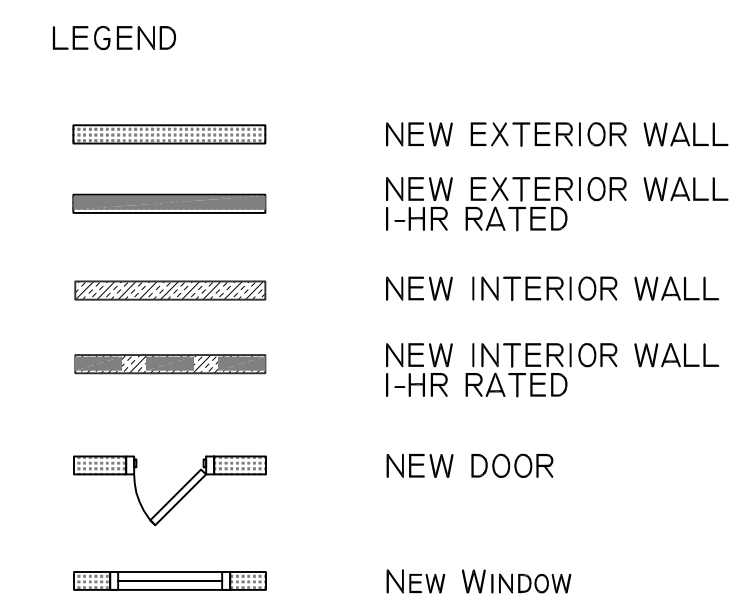
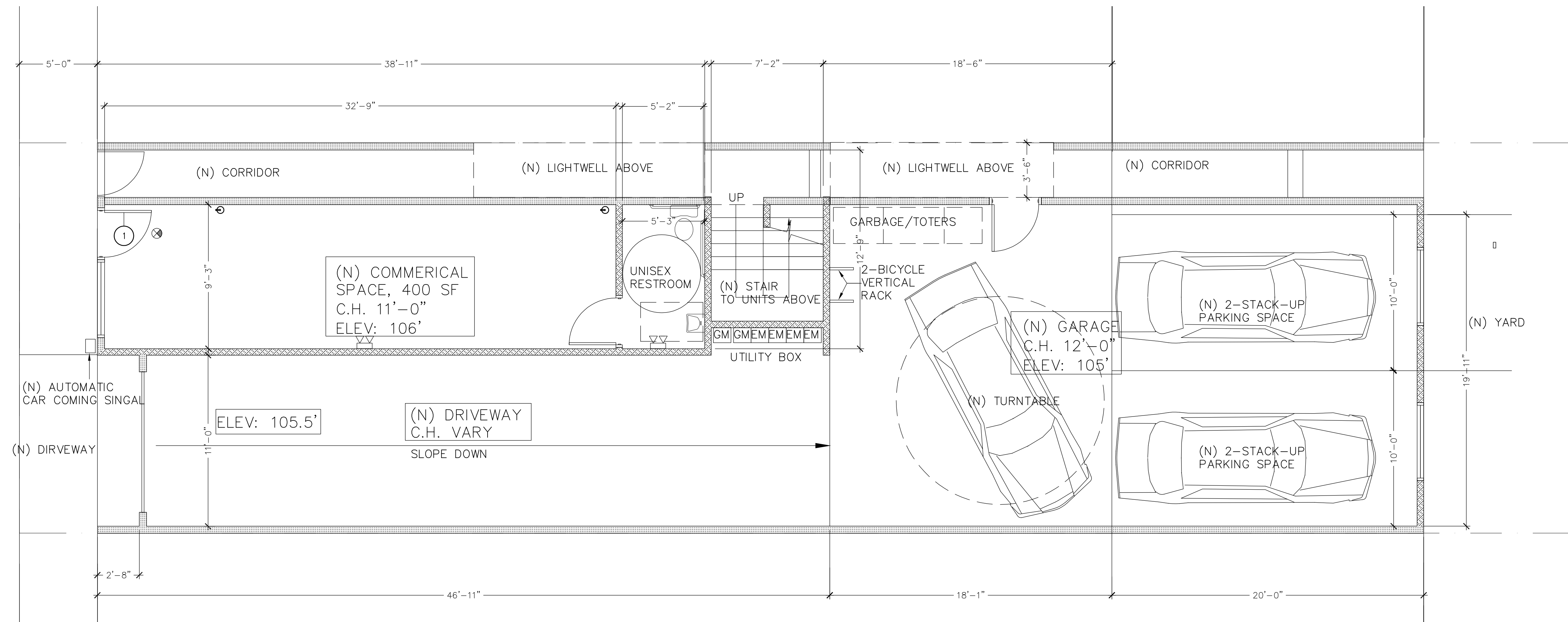
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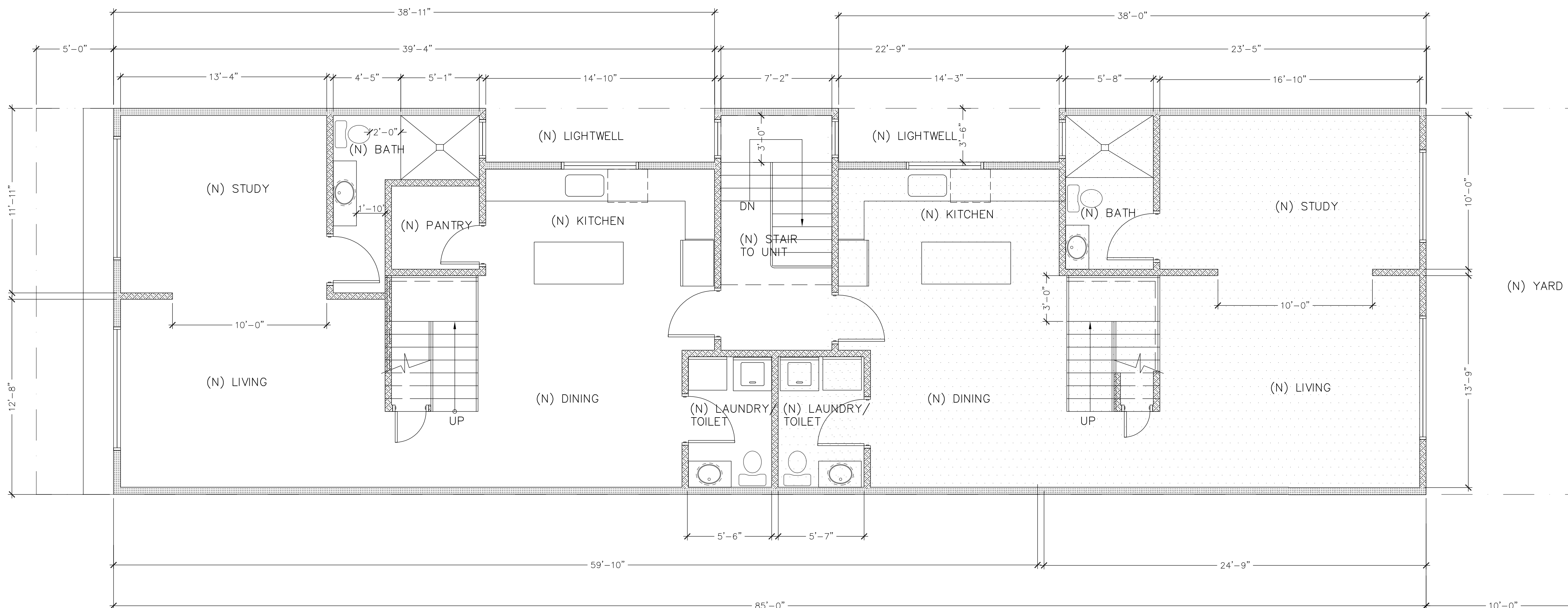


ILLUMINATED EXIT SIGNS AND EMERGENCY EGRESSES SIGNS AND EMERGENCY EGRESS ILLUMINATION IS REQUIRED

- WALL OR CEILING MTD. EMERGENCY LIGHTING UNIT W/90 MINUTES BATTERY BACK UP PER 2019 CBC 1006.4 & 1008 MEANS OF EGRESS ILLUMINATION
- WALL/CEILING MOUNTED COMBINATION EXIT SIGN AND EMERGENCY LIGHTING, SINGLE FACE, PER 2019 CBC 1006.4 & 1008 MEANS OF EGRESS ILLUMINATION
- FIRE EXTINGUISHER MOUNTED ON WALL 4'-0" MAX. FROM TOP TO FINISH FLOOR

WORK NOTES

- ① THIS 3'-0" DOOR SHALL NOT INSTALL LOCK PREVENTING EXIT ACCESS/EGRESS. EXIT DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE IN ONE MOTION WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC, AND 1008.1.9.3 EXCEPTION 2. USE OF THUMB OPERATED DEADBOLTS PROHIBITED UNLESS INTEGRATE WITH LATCH.



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SHEET TITLE

FLOOR PLANS




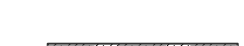


A2.0

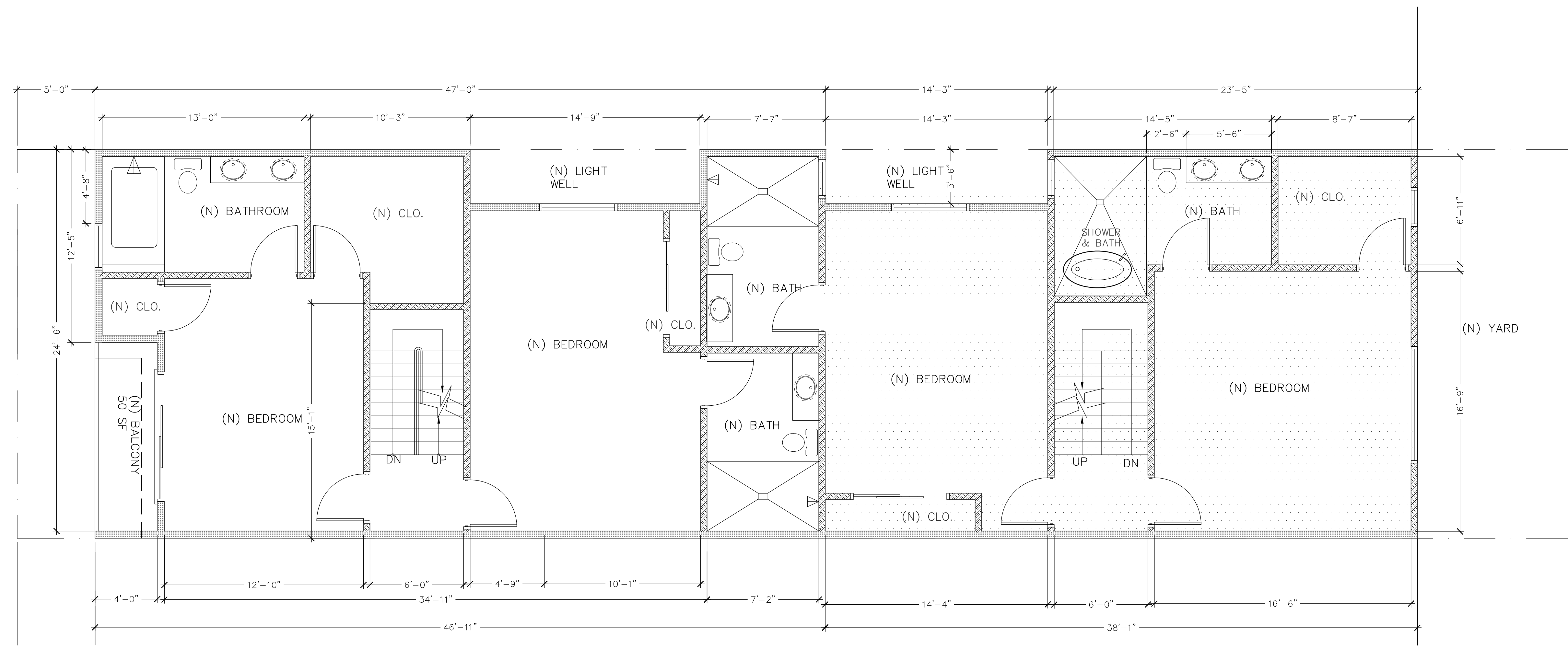
PROJECT:

NEW RESIDENCE

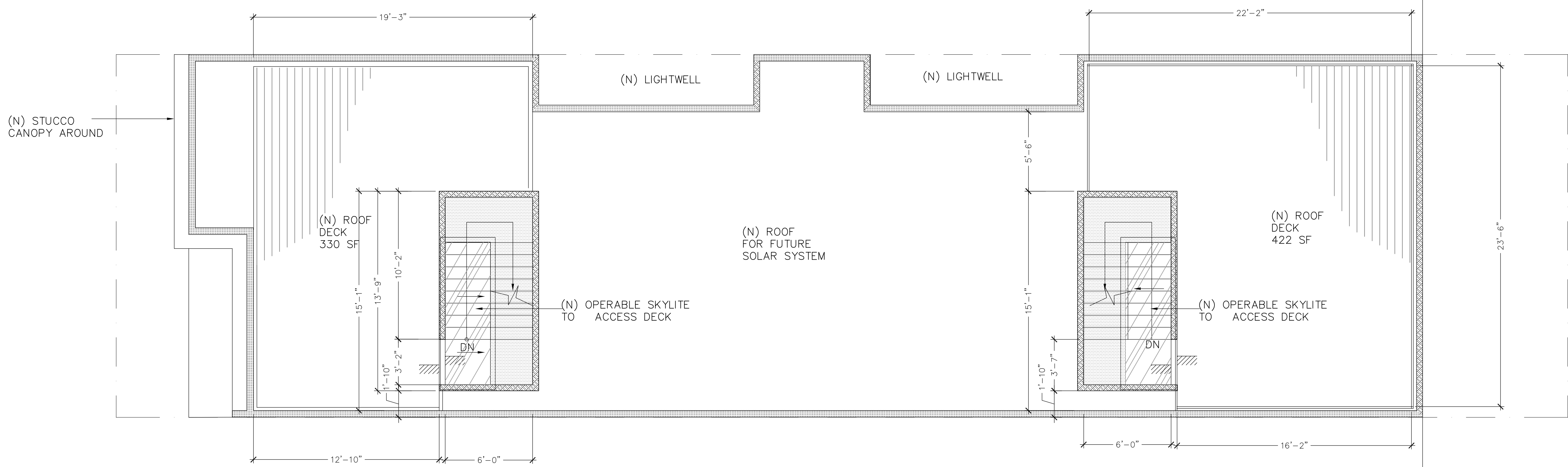
FOR JACKET LO

LEGEND

-  NEW EXTERIOR WALL
-  NEW EXTERIOR WALL I-HR RATED
-  NEW INTERIOR WALL
-  NEW INTERIOR WALL I-HR RATED
-  NEW DOOR
-  NEW WINDOW



I-PROPOSED 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"



2-PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

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SHEET TITLE

PROPOSED FLOOR PLAN

A2.1

PROJECT:

NEW RESIDENCE

FOR

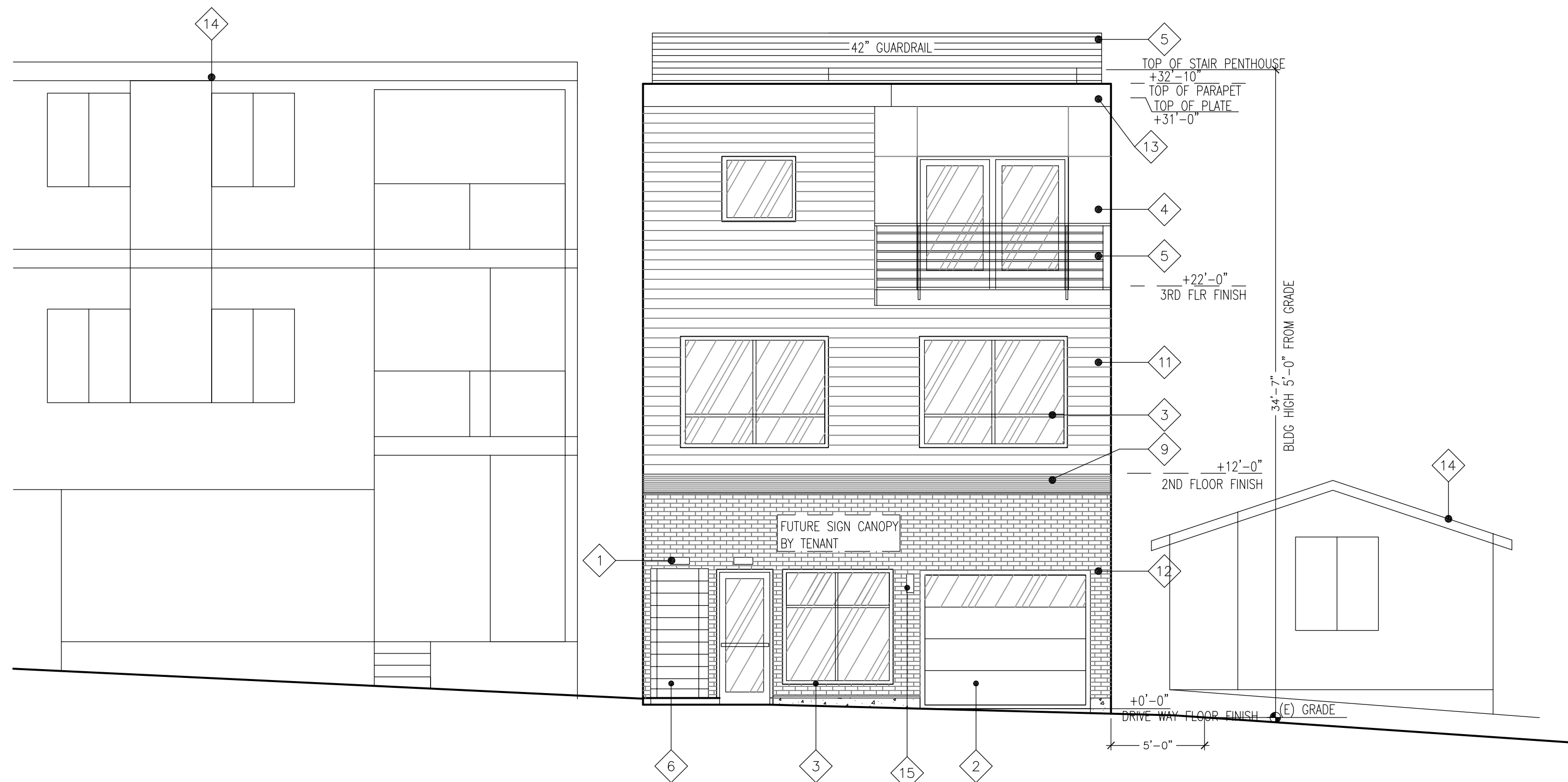
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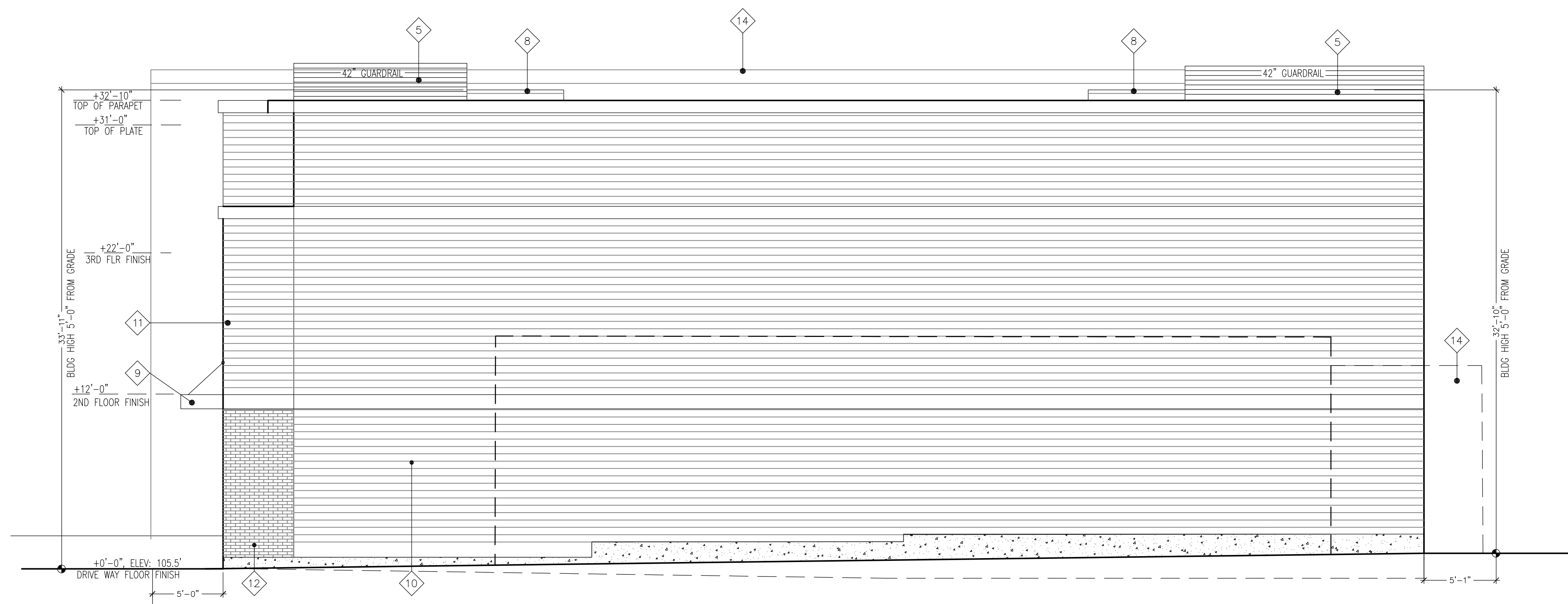
WORK NOTES

- 1 PROVIDE AN ILLUMINATED ADDRESS NUMBER WITH CONTRASTING BACKGROUND AND A MIN. 1/2" STROKE BY 4" MIN. HT. THAT IS VISIBLE FROM THE STREET
- 2 (N) METAL GARAGE DOOR WITH GLAZING
- 3 (N) ALUM. CLAD WOOD FINISH WINDOW AND DOOR, TYP. WITH RED WOOD TRIM
- 4 (N) SMOOTH STUCCO FINISH, TYP
- 5 (N) BALCONY/DECK WITH HORIZONTAL STEEL TENSION CABLE RAILING, 42" HT., TYP.
- 6 (N) RECESSED FRONT ENTRY, WITH NEW ALUM. METAL GATE
- 7 (N) ALUM. FRAME STOREFRONT AND DOOR, TYP.
- 8 (N) STAIR PENTHOUSE BEYOND WITH ARCHITECTURAL SYSTEM FINISH MTL PANEL ROOFING AND CEMENT SIDING FINISH, TYP. COLOR: BLACK
- 9 (N) METAL AWNING
- 10 1/2" CEMENT BOARD SIDING AT EXTERIOR WALL FINISH
- 11 1/2" CEDAR REDWOOD EXTERIOR WALL FINISH, STAIN GRADE
- 12 (N) STONE VENEER WALL FINISH
- 13 (N) STUCCO CANOPY
- 14 ADJ. BUILDING
- 15 NEW CAR-COMING WARNING SIGN, SEE SPEC.



I-SOUTH(FRONT) ELEVATION: PROPOSED

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

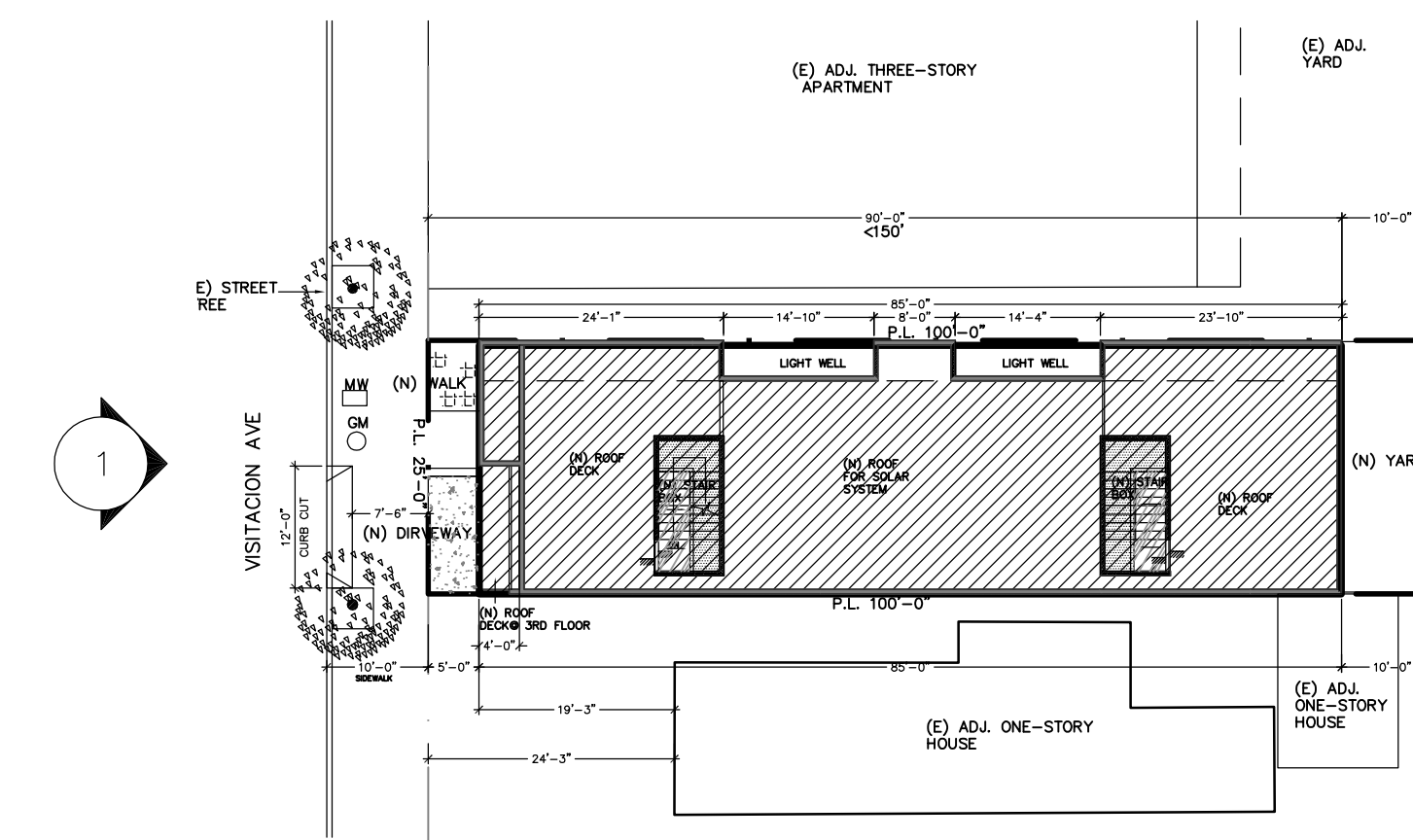


2-EAST(RIGHT) ELEVATION: PROPOSED

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



3-CAR COMING SIGN



A4-KEY MAP
 NTS

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CHECK BY:

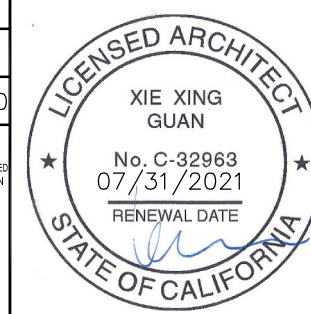
DATE: 08/08/20

GUAN

No. C-32963

07/31/2021

RENEWAL DATE



SHEET TITLE

EXTERIOR ELEVATIONS

A3.0

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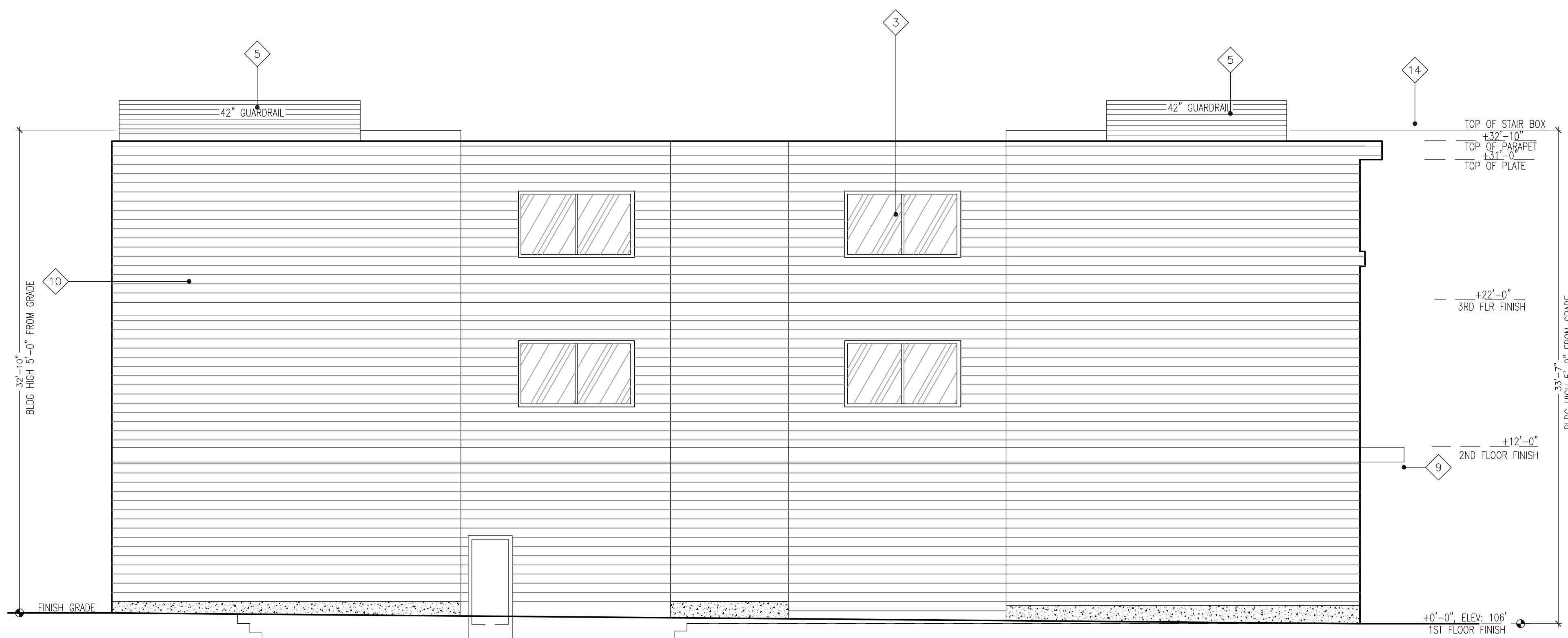
WORK NOTES

- 1— PROVIDE AN ILLUMINATED ADDRESS NUMBER WITH CONTRASTING BACKGROUND AND A MIN. 1/2" STROKE BY 4" MIN. HT. THAT IS VISIBLE FROM THE STREET
- 2— (N) METAL GARAGE DOOR WITH GLAZING
- 3— (N) ALUM. CLAD WOOD FINISH WINDOW AND DOOR, TYP. WITH RED WOOD TRIM
- 4— (N) SMOOTH STUCCO FINISH, TYP
- 5— (N) BALCONY/DECK WITH HORIZONTAL STEEL TENSION CABLE RAILING, 42" HT., TYP.
- 6— (N) RECESSED FRONT ENTRY, WITH NEW ALUM. METAL GATE
- 7— (N) ALUM. FRAME STOREFRONT AND DOOR, TYP.
- 9— (N) METAL AWNING
- 10— 1/2" CEMENT BOARD SIDING AT EXTERIOR WALL FINISH, 1-HR RATED
- 11— 1/2" CEDAR REDWOOD EXTERIOR WALL FINISH, STAIN GRADE
- 12— (N) STONE VENEER WALL FINISH
- 13— (N) WOOD CANOPY
- 14— ADJ. BUILDING



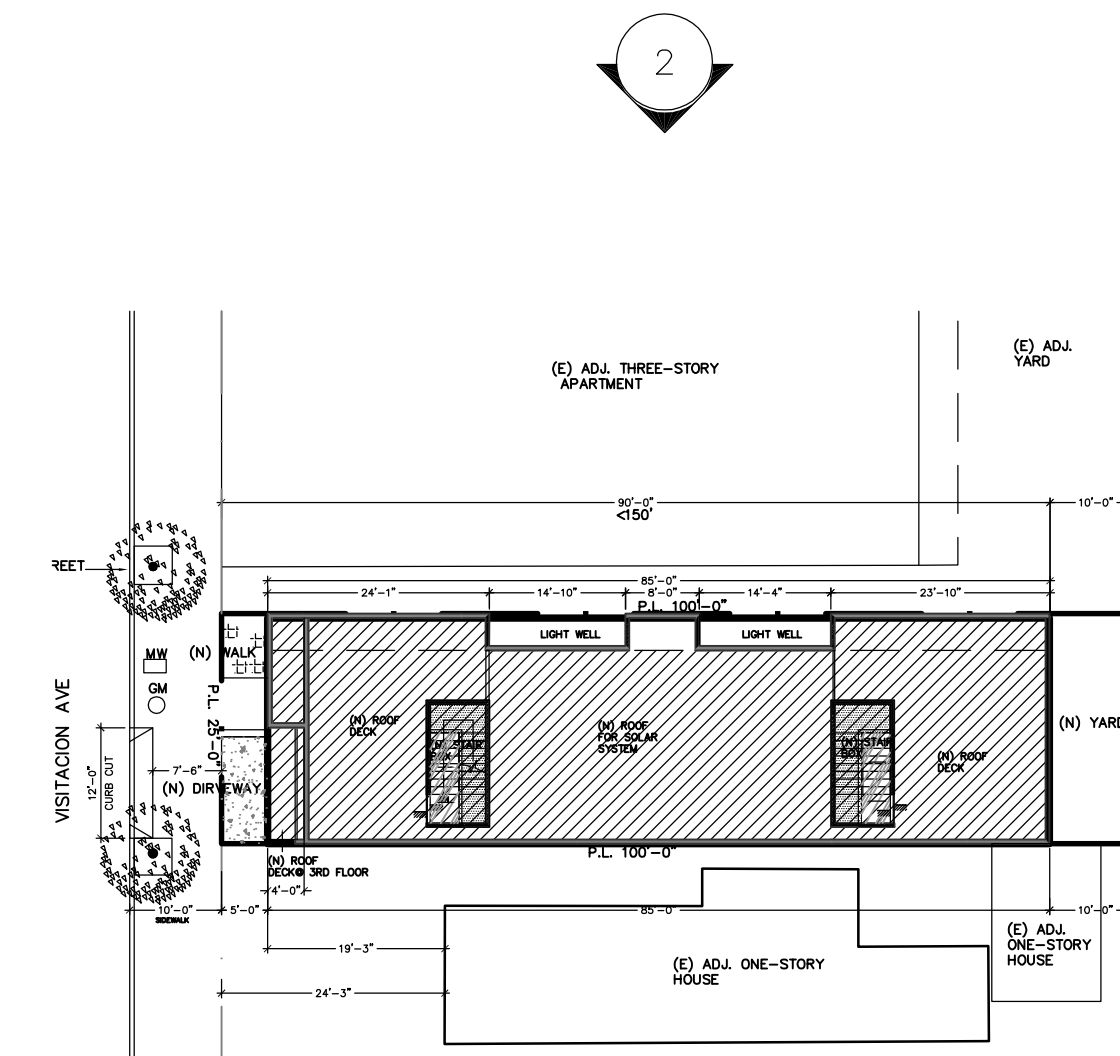
I-NORTH(REAR) ELEVATION

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



2-WEST(LEFT) ELEVATION

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



A4-KEY MAP

DRAWN BY: LI HONG

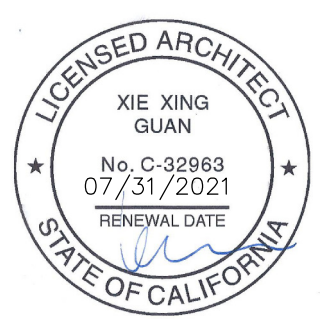
CHECK BY:

DATE: 08/08/20

BY: XIE XING GUAN

NO. C-32963

RENEWAL DATE



SHEET TITLE

EXTERIOR ELEVATIONS

A3.1

PROJECT:

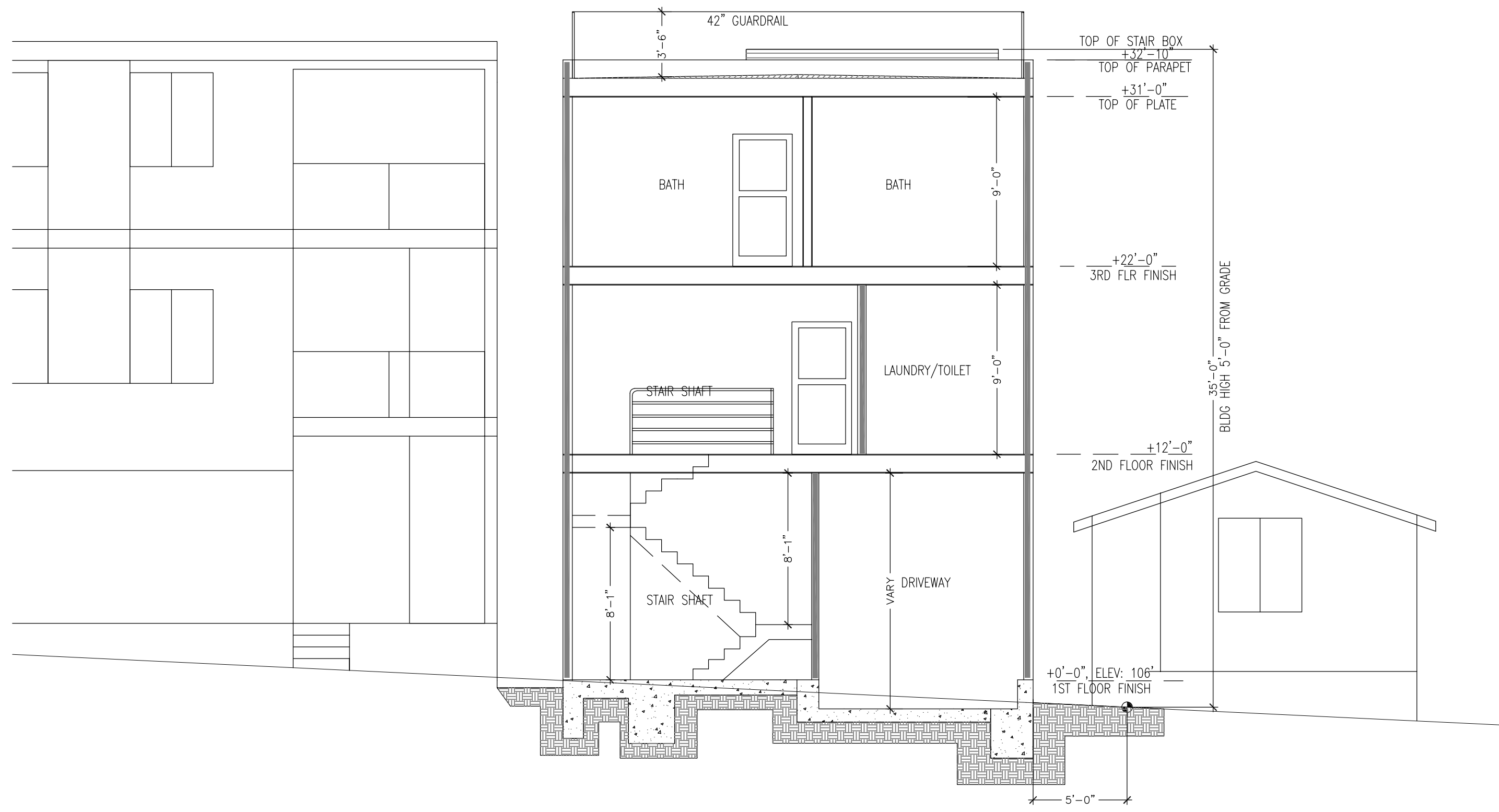
**NEW
RESIDENCE**

FOR

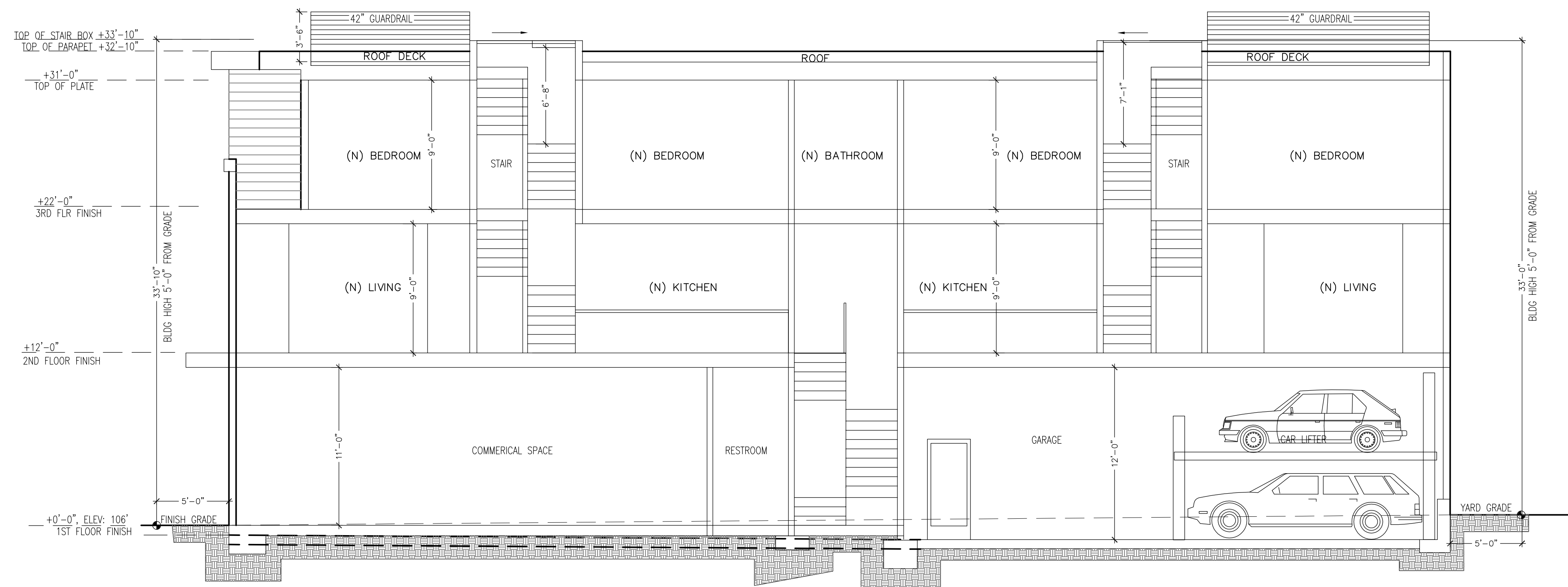
JACKET LO

ARCHITECT
XIE ASSOCIATES, INC
 Architectural Design & Planning
 26 FARVIEW CT
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 Tel: (415) 652-3047
 Email: bill@xiearchdesign.com
 Web: www.xiearchdesign.com

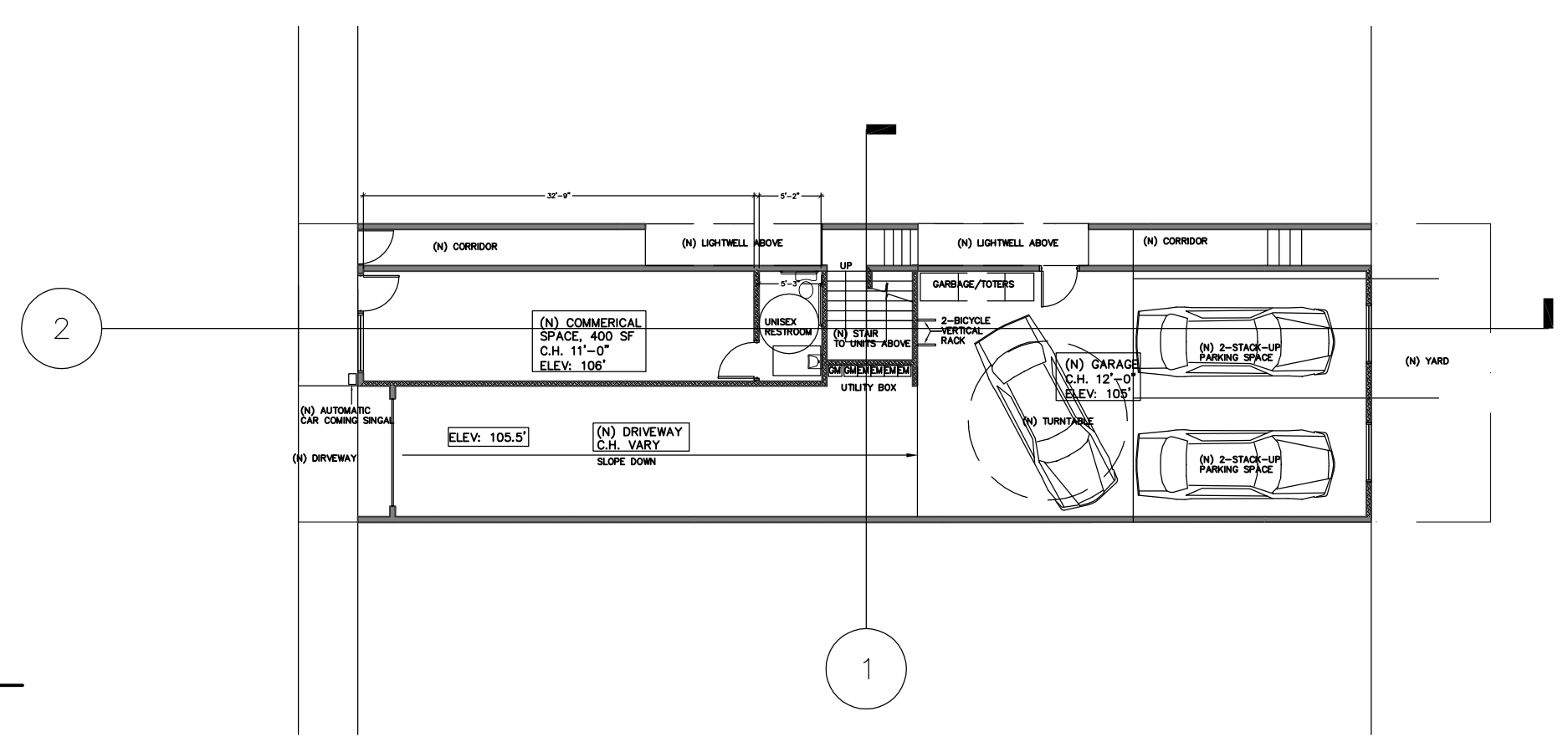
**18
VISITACION AVE
BRISBANE,
CALIFORNIA**



I-CROSS SECTION
 SCALE: 3/16"=1'-0"



2-LONGITUDINAL SECTION
 SCALE: 3/16"=1'-0"



3-KEY MAP

DRAWN BY: LI HONG
 CHECK BY:

DATE: 08/08/20



SHEET TITLE

**BUILDING
SECTIONS**

A4.0



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST, ROSEVILLE, CALIFORNIA 95678
 (916) 887-4088
 WWW.LEABRAZE.COM

18 VISITACION AVENUE
 BRISBANE
 CALIFORNIA

SAN MATEO COUNTY
 APN: 007-221-190

TOPOGRAPHIC SURVEY

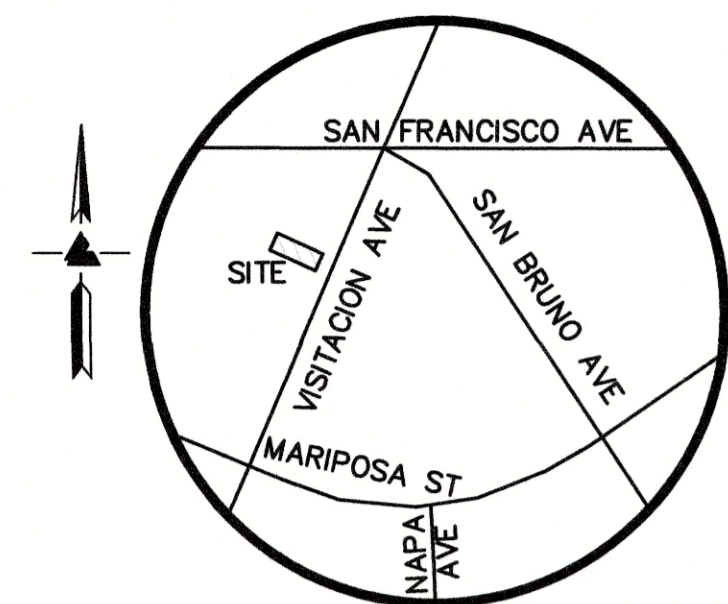
REVISIONS	BY

JOB NO: 2200466
 DATE: 5-20-20
 SCALE: 1"=10'
 FIELD BY: DR
 DRAWN BY: ZB
 SHEET NO:

SU1
 1 OF 1 SHEETS

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- - - - - FENCE LINE
- x --- SANITARY SEWER LINE
- SS --- STORM DRAIN LINE
- SD --- BENCHMARK
- BOL BOLLARD
- BW BOTTOM RETAINING WALL
- CATV CABLE TV BOX
- ▣ CB CATCH BASIN
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- ⊗ FL FIRE HYDRANT
- FL FLOW LINE
- INV INVERT
- ⊗ ICV IRRIGATION CONTROL VALVE
- M- MULTI-TRUNK TREE
- RF ROOF FLAT
- RP ROOF PEAK
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MAINTENANCE HOLE
- SDMH STORM DRAIN MAINTENANCE HOLE
- ☆ STREET LIGHT
- TC TOP OF CURB
- WM WATER METER
- ⊗ WV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- CONCRETE



VICINITY MAP
 NO SCALE

LANDS OF
 BRISBANE SENIOR
 HOUSING INC.

NEIGHBORING
 BUILDING
 RP=119.47

LANDS OF
 LINDER

LANDS OF
 HENSON

NEIGHBORING
 BUILDING
 RF=137.8

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
 THE AREA OF THE SURVEYED LOT IS 2,500± SQUARE FEET / 0.05± ACRES

EASEMENT NOTE

THERE ARE NO EASEMENTS LISTED IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4104-6075130, DATED OCTOBER 30, 2019.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

SITE BENCHMARK

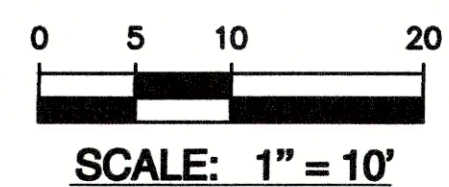
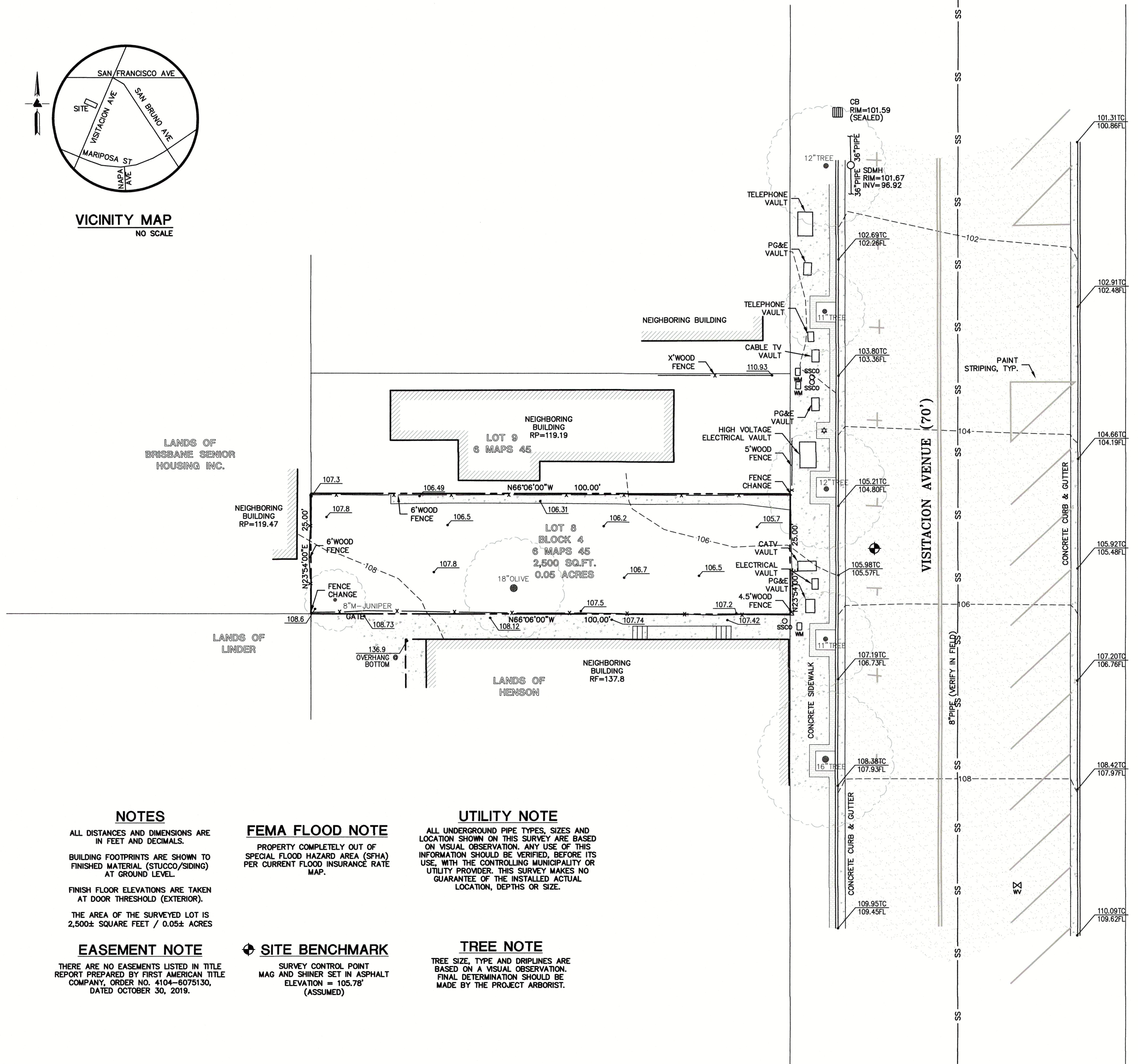
SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 105.78' (ASSUMED)

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRILINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.



ATTACHMENT H

EXCERPTS FROM SPECIFICATION SHEETS OF TWO STACKED PARKING LIFTS

PL-6KDT



Parking Lifts

SKU# 5175157

12,000-lb. Cap. Parking Lift / Tandem / Independent Platforms

Questions? Contact BendPak's Sales Team

sales@bendpak.com | 1-800-253-2363

Monday - Friday, 7AM to 4:30PM PST

Safely Converts Your Two-Car Garage into a Four-Car Garage

The PL-6KDT is an indoor-outdoor tandem-style [parking lift](#) that holds a total of four vehicles in its 236.5" x 211" x 123.75" frame. Dual hydraulic cylinders and a pair of stabilizing lifting cables support two lifting platforms. The cables are routed internally throughout the parking lift.

This lift is intended for use by anyone with four vehicles and a wide garage area to store them. You'll be surprised to see how well this unit fits in a variety of garage sizes. In the right space, it can be successfully utilized for commercial or residential purposes.

Features

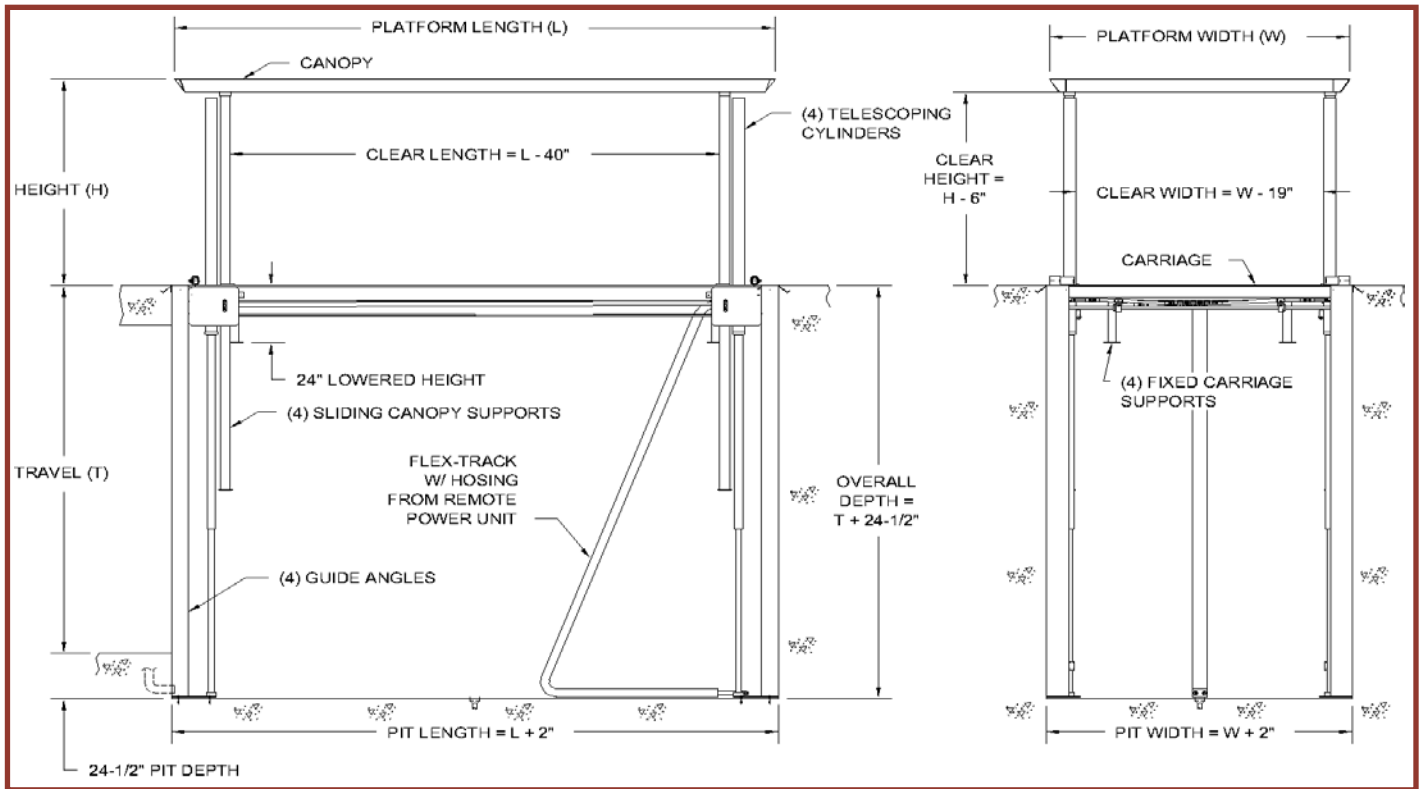
- 6,000-lb. capacity per deck
- Perfect for cars, light trucks, motorcycles and ATVs
- Rugged I-beam and C-channel construction
- Built-in wheel stops
- Wide base-plate for maximum stability
- Front and rear wheel chocks
- Superstructure features durable powder-coat finish
- Dual hydraulic cylinders with heavy-duty steel lifting cable
- Heavy-duty steel construction
- Reliable electric-hydraulic power system
- Full-width platform to keep bottom vehicles protected
- Simple controls
- Oversized sheave diameter reduces cable fatigue
- High-speed lifting
- Features heavy-duty 3/8" aircraft cable
- Rugged 1.25" roller axles
- Multi-position safety locks in each column
- Runways feature non-skid surface
- Push-button pneumatic safety release
- Independent backup slack-cable safety latches
- Customizable power unit location



Specifications

Lifting Capacity	6,000 lbs. (2,722 kg)
Overall Width	211" (5,352 mm)
Overall Length	236.5" (6,008 mm)
Overall Height	123.75" (3,140 mm)
Min. Runway Height	9" (230 mm)
Max. Rise	89" (2,261 mm)
Width Between Posts	185.5" (4,715 mm)
Platform Width	82" (2,086 mm)
Platform Length	152" (3,862 mm)
Drive-thru Clearance	93" (2,374 mm)
Locking Positions	1 / Adjustable
Lifting Time	30 sec
Standard Motor	220 VAC / 60 Hz / 1Ph

Not all BendPak lift models meet the standards as prescribed by ANSI/ALI ALCTV-2017 or ANSI/UL 201. Consult www.autolift.org for complete listings or contact BendPak via contact@bendpak.com.



4-POST TELESCOPING LIFT SPECIFICATIONS

Vertical Travel Range "T" (in.)	Lifting Capacity (lbs.)	VASARI™ Model	Lowered Height (in.)	Standard Platform "W" x "L" (Vehicle Clearance) (in.)	Up Speed (sec)	Down Speed (sec)	230V – 1ph HP / Amps	Ship Wt. (lbs.)	Floor Press. (psi)	Horiz Reaction Force (lbs)
72 - 144	7,000	144VL4T70	24	115 x 216 (96W)	60	35	10 / 50	8,000	90	500
84 - 156	7,000	156VL4T70	24	115 x 216 (96W)	65	38	10 / 50	8,100	91	500
96 - 180	7,000	180VL4T70	24	115 x 216 (96W)	75	44	10 / 50	8,200	92	500

To Learn More, Contact:

VASARI Parking Solutions

www.vasari-lifts.com

Toll Free 877-333-9334

Made in the USA