

**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 COMPOSED OF THREE DISTINCT	Plan Sheet Page(s)
UNITS. THE SCALE OF EACH OF THESE UNITS IS COMPARABLE	A-4
TO ADJACENT SINGLE-FAMILY DWELLINGS. MATERIALS	4.1
(EXAMPLE: SIDING) SPECIFIED ARE RESIDENTIAL IN CHARACTER.	4.2, 4.3

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?

STEPPING THE PROPOSED UNITS UP THE STEEPLY SLOPED	Plan Sheet Page(s)
SITE ALLOWS THE PRESERVATION OF PRIVACY BETWEEN	A-2.2
UNITS AS WELL AS BETWEEN PROPOSED UNITS AND EXISTING	A-4.2
NEIGHBORS.	

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

THE PRIVACY OF ADJACENT DWELLINGS IS PRESERVED BY	Plan Sheet Page(s)
BOTH THE (U-SHAPED) CONFIGURATION OF PROPOSED UNITS	A-2.2
AND THE STEPPED (UPSLOPE) BUILDING FORM.	A-4.1

Attachment A  
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 FORM ALLOWS THROUGH VENTILATION OF	Plan Sheet Page(s)
EACH UNIT. THE ELECTION TO INSET THE BUILDING INTO	A-4.1
A STEEP UPSLOPE SITE PROVIDES (EARTH!) INSULATION OF	A-4.2
MANY PROPOSED SPACES.	

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?

THE PROPOSED STRUCTURE STEPS UP AND IS SET INTO ITS	Plan Sheet Page(s)
STEEP UPSLOPE SITE. THE PROJECT LOCATIONS MEAN THAT	A-2.2
NO VIEWS OF THE BAY, BRISBANE LAGOON OR SAN BRUNO	A-4.1
MOUNTAIN CAN BE BLOCKED/REDUCED BY THIS PROPOSAL.	

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?

PROJECT SITE DICTATES THAT BOTH AUTO AND PEDESTRIAN	Plan Sheet Page(s)
ACCESS TO THE PROPOSED DWELLINGS BE FROM NARROW,	A-2
MUCH-TRAFFICED TULARE STREET. SITE PARKING IS IN CONFORMANCE WITH CITY STANDARDS AS ARE PEDESTRIAN	A-2.1
ENTRYWAYS TO EACH UNIT.	A-2.2

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?

Attachment A  
Design Permit Supporting Statements

BICYCLE STORAGE IS PROVIDED WITHIN GARAGE/STORAGE AREAS ALLOCATED TO EACH UNIT.	Plan Sheet Page(s) A-2

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?

SPECIFIED LANDSCAPING IS ARRANGED TO MAXIMIZE PRIVACY BETWEEN PROPOSED UNITS AND NEIGHBORING PROPERTIES.	Plan Sheet Page(s) L-2

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

AREAS OF "COMMON" WALL AND/OR FLOOR/CEILINGS HAVE BEEN MINIMIZED TO INSURE AUDIO (INTERNAL) PRIVACY BETWEEN PROPOSED UNITS. EXTERIOR OPENINGS ARE DUAL GLAZED AND ORIENTED TO MINIMIZE EXPOSURE OF EACH UNIT TO EXTERNAL NOISE SOURCES (FROM NEIGHBORING HOMES OR ROAD TRAFFIC).	Plan Sheet Page(s) A-4.2 A-4

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

PROPOSED EXTERIOR LIGHTING IS DOWN-LIGHTING (WITHIN ROOF OVERHANGS) OR INSET INTO WALLS ADJACENT TO EGRESS/INGRESS WALKWAYS AND STAIRS.	Plan Sheet Page(s) A-5.2 A-5.21

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

Attachment A  
Design Permit Supporting Statements

NO ROOFTOP EQUIPMENT IS PROPOSED. P.V. PANELS ARE	Plan Sheet Page(s)
INSET INTO THE ROOF STRUCTURE TO FORM A CONTINUOUS	A-3
PLANE). MECHANICAL EQUIPMENT FOR EACH UNIT WILL BE	
LOCATED WITHIN THE UNIT THAT EQUIPMENT SERVES.	

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

NOT APPLICABLE	Plan Sheet Page(s)

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

NOT APPLICABLE	Plan Sheet Page(s)

**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?

NOT APPLICABLE	Plan Sheet Page(s)

EXTERIOR MATERIAL SPECIFICATIONS:

Roofing                      Class "A" Fire Resistive Roll Roofing  
Local Supplier

CertainTeed "Colonial Slate"  
roll roofing 39-3/8" x 32' 11"



Concrete Walls              Stucco / Plaster  
Sand finish

Finish coat of C.P. over wire  
lath over conc. structural wall



Wood Frame Walls              Cement board  
Local Supplier

Cement board  
1x6 shiplap pattern siding



Glazing                      Alufront  
Thermally broken alum. frames

Clear dual glazing  
matte Black finish



Soffit                      Local Lumber Supplier

Native Red Cedar  
1x6 board natural finish

