



PLANNING COMMISSION AGENDA REPORT

Meeting Date: February 8, 2024

From: Julia Ayres, Principal Planner

Subject: **150 North Hill Drive; Sign Program 2023-SR-4; TC-1 Crocker Park Trade Commercial District; Sign program to allow 70.5 sq ft of advertising signage along the secondary frontage where a maximum of 50 sq ft is permitted; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15311; Marco Aguirre, applicant; AGL Hill Drive Owner LLC, owner.**

REQUEST: The applicant requests approval of the above-referenced permit to allow installation of a new non-illuminated, wall-mounted 42 sq ft advertising sign for “Bayshore Labs” along the secondary frontage of the subject property, resulting in a total of 70.5 sq ft of advertising signage along the secondary frontage.

RECOMMENDATION: Approve Sign Program 2023-SR-4 via adoption of Resolution 2023-SR-4 containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15311 - 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: Advertising signs are defined and regulated in Brisbane Municipal Code (BMC) Chapter 17.36. Properties with 100 linear feet or more of primary and secondary frontages are permitted up to 50 sq ft of advertising signage on a secondary frontage. The Planning Commission may approve advertising signage on secondary frontages exceeding 50 sq ft in area through approval of a sign program per BMC §17.36.050.A.2

ANALYSIS AND FINDINGS:

Background

The subject property is a corner property with three frontages: the primary frontage along North Hill Drive (339.01 feet) and two secondary frontages along Guadalupe Parkway (415.63 feet) and Bayshore Boulevard (269.9 feet). North Hill Drive is considered the primary frontage because access to the site is provided exclusively from a driveway on North Hill Drive (BMC §17.36.020.A.21). An aerial map of the site is provided as Attachment B and a site plan is provided in Attachment D.

This site is allowed a total of 100 square feet of advertising signage without sign program approval, or more with sign program approval. Up to 50 square feet of signage may be located on the secondary frontages along Guadalupe Canyon Parkway and

Bayshore Boulevard. Existing advertising signage on the site includes a 28.5 sq ft monument sign at the corner of Guadalupe Parkway and Bayshore Boulevard and a 6 sq ft pole sign along North Hill Drive, for a total of 34.5 square feet of existing signage, the majority of which is located on the site's highly visible secondary frontages.

The building on the property is located roughly in the middle of the site, surrounded by surface parking. The two-story tall building's most notable architectural feature is an exaggerated rooftop parapet with vertical painted redwood fascia overhanging the building by four feet.

Proposed Signage

The proposed new advertising sign for "Bayshore Labs" would be comprised of fabricated aluminum channel lettering in a sans serif font, painted black. The lettering would be mounted to the fascia of the parapet on the building's northern elevation at the northeast corner with 0.75 inch stainless steel standoffs, also painted black. The sign would be offset approximately four feet from the vertical eastern edge of the fascia to align with the building wall below. (See applicant's plans provided in Attachment D.) The sign would be most visible to drivers traveling south on Bayshore Boulevard and turning right onto Guadalupe Parkway, then turning left on North Hill Drive to access the site.

Discussion and Analysis

In order to approve a sign program to allow more than 50 square feet of advertising signage along the property's secondary frontage, the Planning Commission must make four findings per BMC §17.36.060.D. These findings are addressed in brief below and in more detail in the attached Resolution 2023-SR-4.

1. All advertising signs must conform to the requirements of Table 17.36.020 and Figure 17.36.020A, unless otherwise exempted.

The project complies with this finding. The overall area of advertising signage on the site would not exceed 77 square feet with the addition of the proposed signage. The Planning Commission may approve advertising signage on secondary frontages that exceeds 50 sq ft.

2. The sign complies with all applicable city ordinances.

The project complies with this finding. A building permit will be required prior to installation of the signage in compliance with Title 15 of the Municipal Code.

3. The sign does not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the city in which the sign is proposed to be located.

The project complies with this finding. The proposed lettering dimensions are compatible with the scale of the fascia, and the black aluminum channel letters are

compatible with the painted concrete and wood building materials and the beige and green building colors. The signage does not conflict with other building-mounted signage in the vicinity at 100 North Hill Drive and 3240-3280 Bayshore Boulevard.

4. The sign program is consistent with the city's general plan and any specific plan or planned development permit applicable to the site.

The project complies with this finding. The proposed signage is consistent with the underlying trade commercial designation of the subject property. No specific plan or planned development permits are applicable to the site.

ATTACHMENTS

- A. Draft Resolution 2023-SR-4
- B. Aerial vicinity map
- C. Assessor's parcel map
- D. Applicant's plans



Julia Ayres, Principal Planner



John Swiecki, Community Development Director

Draft
RESOLUTION 2023-SR-4
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING SIGN PROGRAM 2023-SR-4
TO ALLOW 70.5 SQUARE FEET OF ADVERTISING SIGNAGE ON
THE SECONDARY FRONTAGE
AT 150 NORTH HILL DRIVE

WHEREAS, Marco Aguirre, the applicant, applied to the City of Brisbane for approval of Sign Program 2023-SR-4 at 150 North Hill Drive, which would allow 70.5 square feet of advertising signage on the property's secondary frontage along Guadalupe Canyon Parkway, where a maximum of 50 square feet is allowed by the Brisbane Municipal Code; and

WHEREAS, on February 8, 2024, the Planning Commission conducted a public hearing on the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

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

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15311 of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the application.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of February 8, 2024, did resolve as follows:

Sign Program 2023-SR-4 is approved per the findings and conditions of approval attached herein as Exhibit A and B.

ADOPTED this eighth day of February, 2024, by the following vote:

AYES:
NOES:
ABSENT:

Roel Funke
Chairperson

ATTEST:

JOHN A SWIECKI, Community Development Director

**Draft
EXHIBIT A**

Action Taken: Conditionally approve Sign Program 2023-SR-4 per the staff memorandum with attachments, via adoption of Resolution 2023-SR-4.

Findings:

1. The advertising sign conforms to the requirements of Table 17.36.020 and Figure 17.36.020A, as modified via approval of this sign program by the Planning Commission pursuant to BMC §17.36.050.A.2. The maximum sign area permitted for the site without a sign program is 100 square feet, given its multiple frontages exceeding 100 linear feet. Properties with multiple frontages are permitted a maximum of 50 square feet of advertising signage along secondary frontages without sign program approval. With the addition of the proposed 42 square foot advertising sign, the total proposed area of advertising signage on the site would be 77 square feet, the majority of which would be located along the site's secondary frontages along Guadalupe Parkway and Bayshore Boulevard.

2. The sign complies with all applicable city ordinances. The sign is subject to advertising sign regulations in Chapter 17.36 of the BMC, for which compliance is detailed in these findings. A building permit will be required prior to installation of the signage in compliance with Title 15 of the Municipal Code. No other Municipal Code sections are applicable.

3. The sign is compatible with the building scale, colors, materials, architectural details and styles found in the TC-1 zoning district. At two feet high by 21 feet wide, the sign lettering is appropriately dimensioned at approximately one-third of the height of the fascia it is mounted upon. The black lettering is compatible with the beige and dark green painted concrete building exterior, and the aluminum material is consistent with the concrete, wood, and metal elements that characterize the existing building and signage materials.

4. The sign program is consistent with the city's general plan and any specific plan or planned development permit applicable to the site.

The project complies with this finding. There are no applicable General Plan regulations for advertising signs for permitted commercial uses, and there are no specific plans or planned development permits applicable to the subject property.

Conditions of Approval:

1. A building permit shall be obtained for installation of the sign.

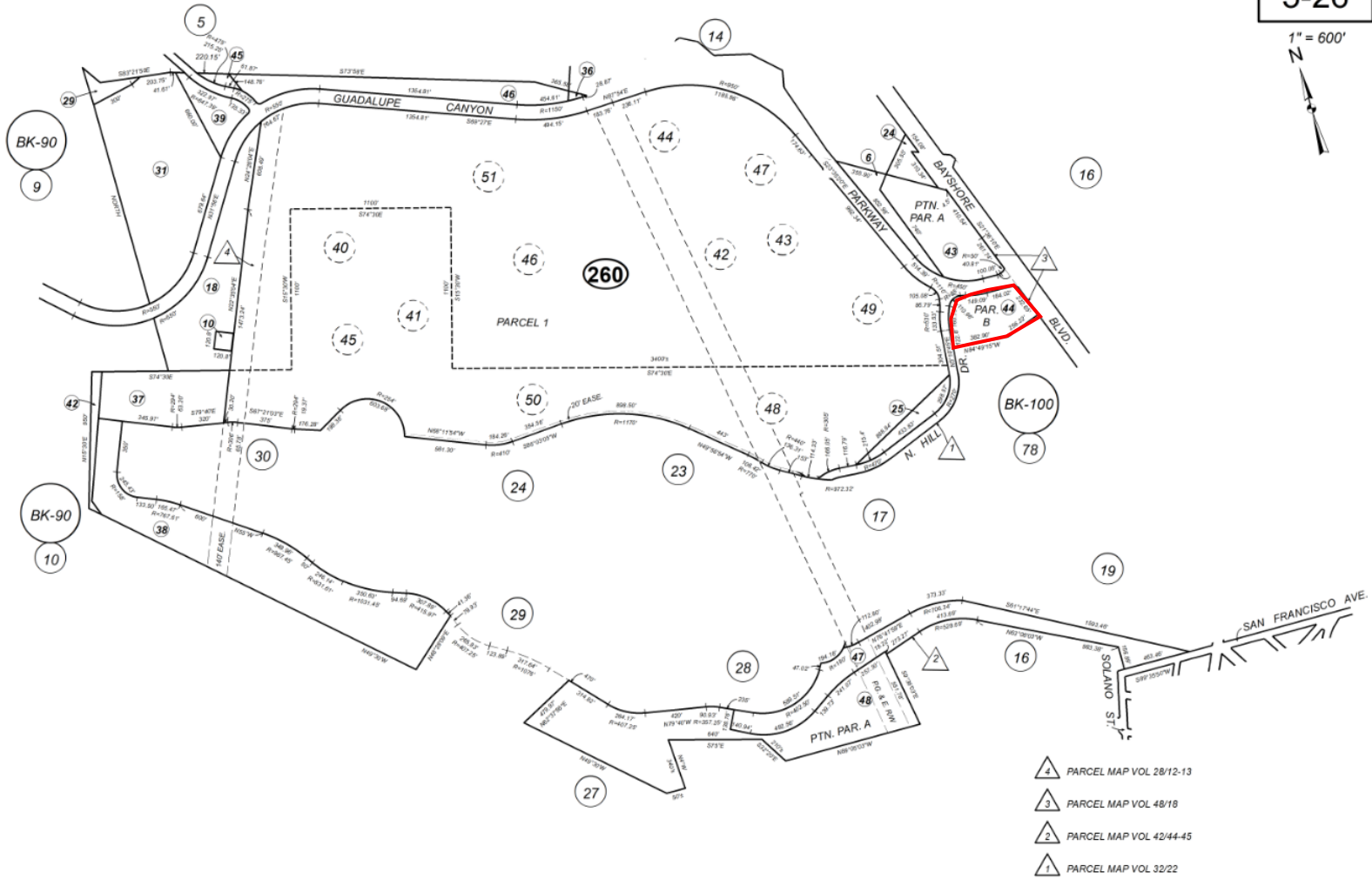
2. The sign shall be maintained in good repair.
3. Material violation of any of the conditions, including material deviation from the approved project description, may be cause for revocation of this permit and termination of all rights granted there under.
4. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
5. This 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 or if the Building Permit, once issued, is allowed to expire prior to final inspection.

Aerial Vicinity Map



Assessor's Parcel Map

5-26
1" = 600'
N



G.L.

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

5/26/1981



2022 CALIFORNIA CODE WILL APPLY TO THIS PROJECT

SIGN TYPE A - BUILDING NUMBER/ADDRESS ID

- Fabricate and install (x1) non-illuminated building number/address id, wall mounting.

BAYSHORE LABS

PROJECT:

BAYSHORE LABS
150 N. HILL DRIVE
BRISBANE, CA 94005

EXTERIOR PACKAGE

01/09/2024

Design + Build.

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ATTACHMENT D



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LINCOLN PROPERTY COMPANY

PROJECT

BAYSHORE LABS

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BRISBANE, CA 94005

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10/24/23 - YY 01/09/24 - YY
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11/02/23 - YY
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12/01/23 - YY
12/04/23 - YY

FILE NAME / LOCATION
Lincoln Properties\150 N
Hill\Drawings\ 2000 Bayshore
Labs Brisbane Exterior.cdr

ORDER NUMBER

2000

SIGN TYPE


SHEET TITLE
TABLE OF CONTENTS

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BRAND ARTWORK

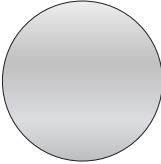
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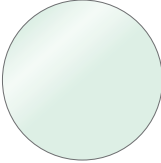
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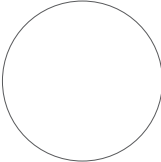
FONTS


Milibus Light	ABCDEFGHIJKLMNOPQRSTUVWXYZ abcdefghijklmnopqrstuvwxyz 1234567890	Din Next Pro Light	ABCDEFGHIJKLMNOPQRSTUVWXYZ abcdefghijklmnopqrstuvwxyz 1234567890
Milibus Medium	ABCDEFGHIJKLMNOPQRSTUVWXYZ abcdefghijklmnopqrstuvwxyz 1234567890	Din Next Pro Medium	ABCDEFGHIJKLMNOPQRSTUVWXYZ abcdefghijklmnopqrstuvwxyz 1234567890
Milibus Bold	ABCDEFGHIJKLMNOPQRSTUVWXYZ abcdefghijklmnopqrstuvwxyz 1234567890	Din Next Pro Bold	ABCDEFGHIJKLMNOPQRSTUVWXYZ abcdefghijklmnopqrstuvwxyz 1234567890

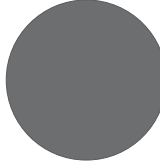
MATERIAL AND COLOR SCHEDULE

 (M1) aluminum

 (M2) acrylic

 (M3) vinyl

 (C1) MAP 3116
Black Umber

 (C2) MAP 12416
PMS 445C
Shipyard Gray

 (C3) White

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150 BAYSHORE LABS



scale: 1/4" = 1'-0"

A BUILDING NUMBER ID
B BUILDING ADDRESS ID

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1 FRONT VIEW
scale: 1/2" = 1'-0"

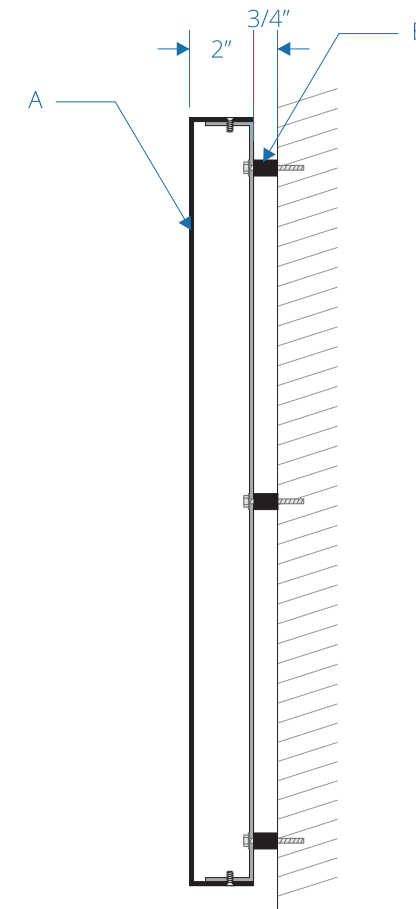


2 FRONT VIEW - DETAIL
scale: 1/2" = 1'-0"

DESCRIPTION QTY: 1

A. 24"h x 2d fabricated aluminum channel lettering, painted C1 black

B. 3/4" stainless steel standoff from the wall, painted C1 black and attached to wall with tapcon concrete anchor



3 SIDE VIEW - DETAIL
scale: 2" = 1'-0"



4 REFERENCES
scale: NTS

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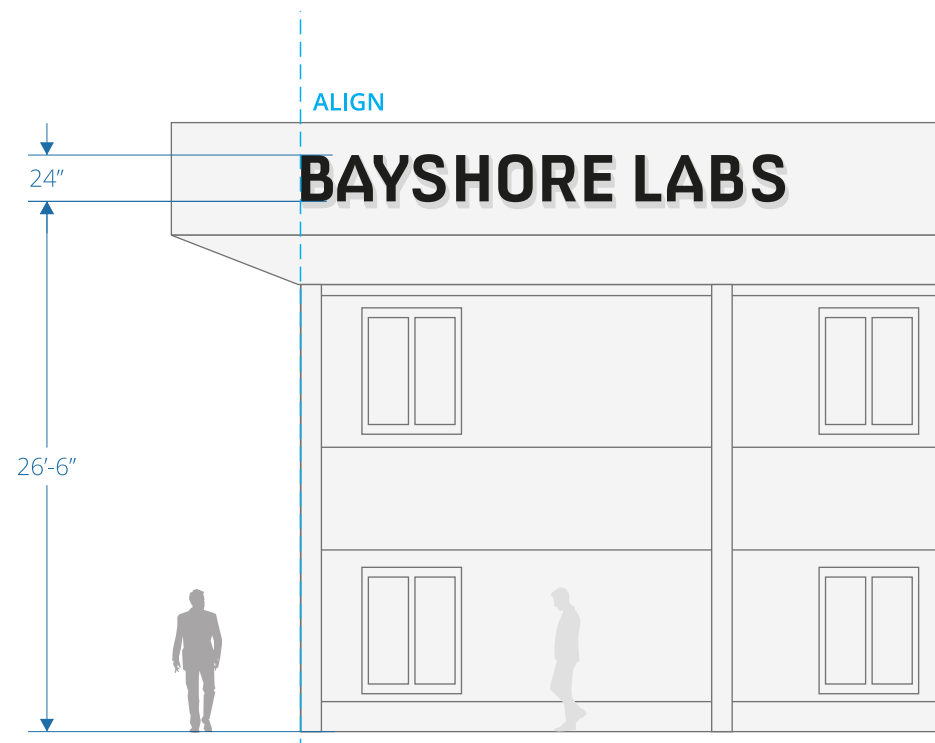
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B NORTH ELEVATION

1 INSTALL ELEVATION
scale: 1/8"=1'-0"



A EAST ELEVATION



2 ISOMETRIC VIEW
scale: NTS

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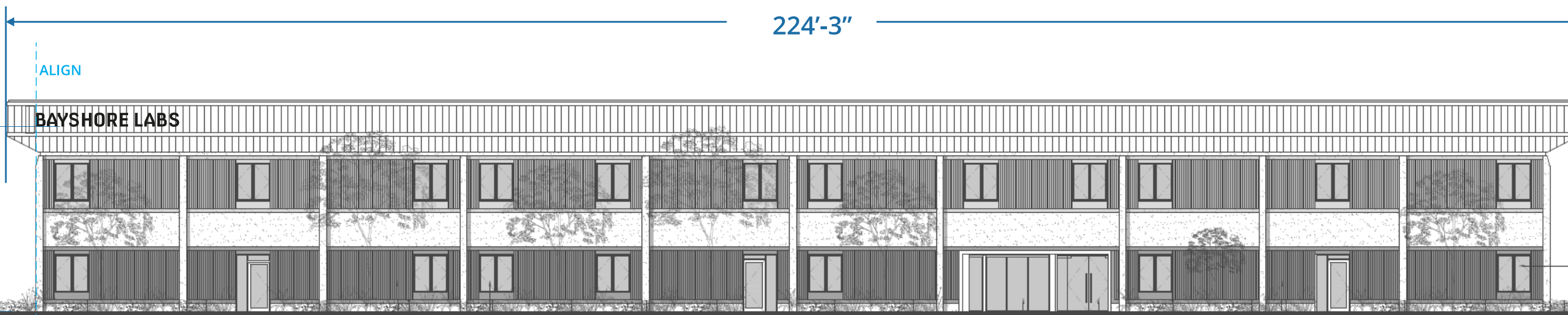
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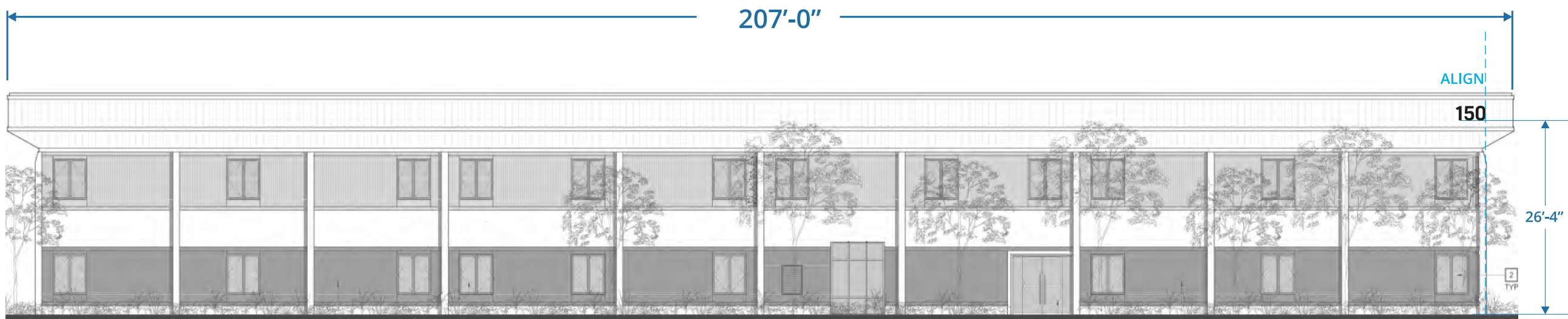
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1 NORTH ELEVATION
 scale: 1/16"=1'-0"



2 EAST ELEVATION
 scale: 1/16"=1'-0"



4 PHOTO ELEVATION
scale: NTS

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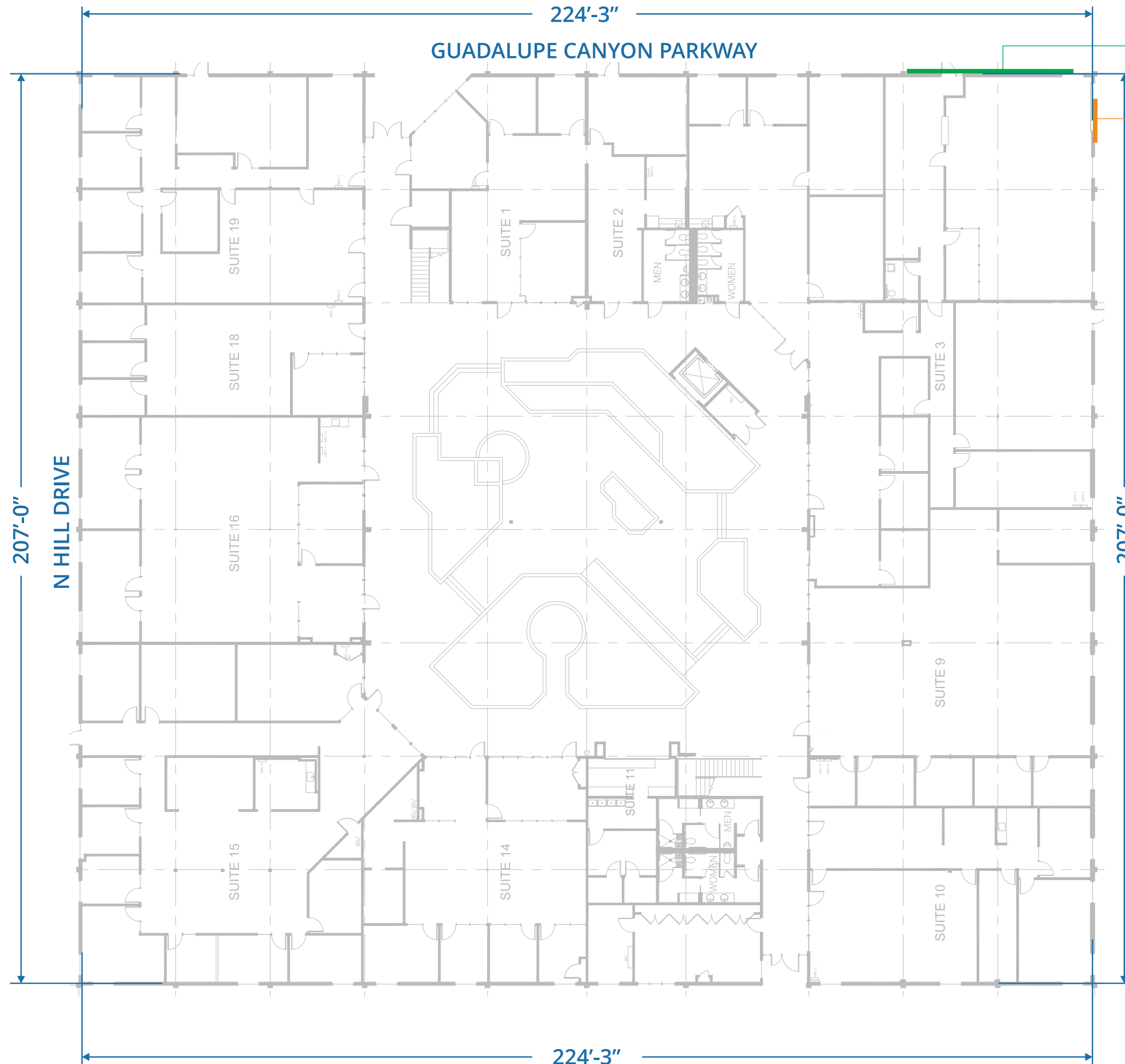
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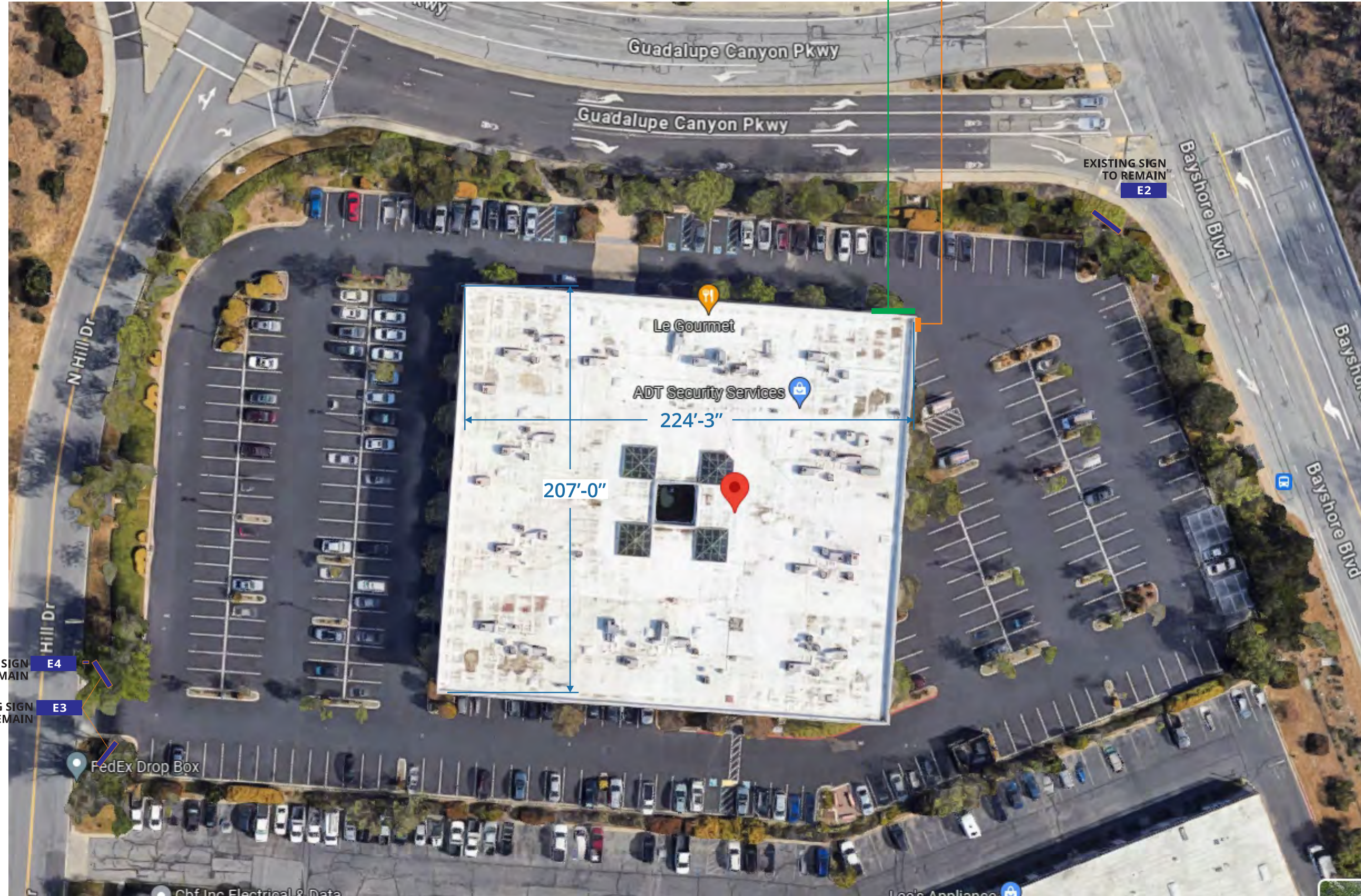
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1 LOCATION PLAN
 scale: NTS

LOCATION PLAN - EXISTING SIGNAGE



B **E1** EXISTING SIGN TO BE REMOVED
A

EXISTING SIGN TO REMAIN
E2

EXISTING SIGN TO REMAIN
E4
EXISTING SIGN TO REMAIN
E3

1 SITE PLAN
scale: NTS



A PROPOSED BUILDING NUMBER ID / 1
B PROPOSED BUILDING ADDRESS ID / 1
E EXISTING SIGNAGE

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LOCATION PLAN

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ELEVATION - EXISTING SIGNAGE



E EXISTING SIGNAGE

9 SF

EXISTING SIGN TO BE
REPLACED WITH PROPOSED SIGN

E1

ATTACHMENT D

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EXISTING SIGNAGE

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ELEVATION - EXISTING SIGNAGE



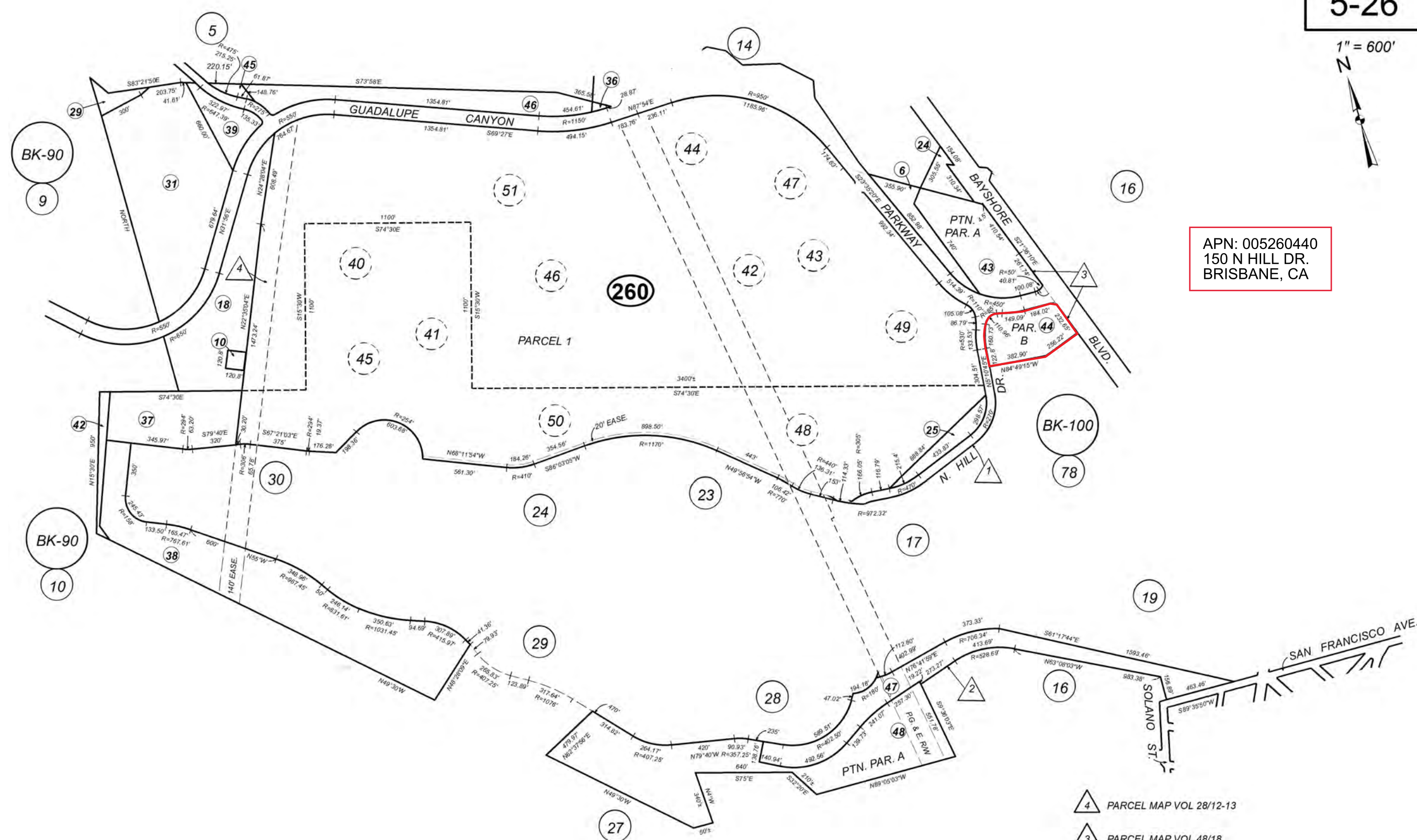
16.5 SF+ 12 SF = 28.5 SF

EXISTING SIGN TO REMAIN
E2



E3 EXISTING SIGN TO REMAIN / 5.5 SF X 2 = 11 SF 5.5 SF X 2 = 11 SF

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SIGN TYPE

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PARCEL MAP

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- PARCEL MAP VOL 28/12-13
- PARCEL MAP VOL 48/18
- PARCEL MAP VOL 42/44-45
- PARCEL MAP VOL 32/22