



## PLANNING COMMISSION AGENDA REPORT

**Meeting Date:** December 13, 2022

**From:** Jeremiah Robbins, Associate Planner

**Subject:** 398 Klamath Street; Design Permit 2022-DP-3; NCRO-2 Neighborhood Commercial District – Downtown Brisbane; Design Permit to modify the exterior façades of an existing apartment building by replacing wood siding with smooth stucco, installing new windows, and painting the new stucco; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15301, Existing Facilities; Benjamin Ores, applicant; Rbm Ores Trust, owner.

**REQUEST:** The applicant requests design permit approval to modify the exterior façades of 398 Klamath Street within the NCRO-2 Neighborhood Commercial - Downtown Brisbane zoning district. The modifications include repainting the structure, installing new windows, and replacing the existing wood siding located on the lower level of the western façade and on the southwest corner of the building which encloses the staircase.

**RECOMMENDATION:** Approve Design Permit 2022-DP-3 via adoption of Resolution 2022-DP-3 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 15301(a) - this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

**APPLICABLE CODE SECTIONS:** Brisbane Municipal Code (BMC) [Chapter 17.42](#) requires a design permit when a substantial modification of an existing principal structure for which no design permit has previously been issued is proposed. That same chapter defines the term "substantial modification" to mean an alteration of the exterior of the structure to the extent of significantly modifying its basic design, elevations, size, appearance, or relationship to adjacent properties or structures, as determined by the planning director. Design permit findings are contained within [§17.42.040](#).

### ANALYSIS AND FINDINGS:

#### Background

##### Existing Conditions and Site Description

The 7,170 sq. ft. subject property is located at the northeast corner of the Visitacion Avenue and Klamath Street intersection, across the street from both the Community Church of Brisbane and Madhouse Coffee. The site is developed with a four-story multifamily apartment building that

originally had a stucco finish with masonry blocks on the lower levels of the western (Visitacion Avenue) and southern (Klamath Street) façades and an exposed, exterior staircase at the southwest corner of the site (see attachment E) when constructed in the 1960s. The exterior stairs were later enclosed and, along with the masonry blocks on Visitacion Avenue and Klamath Street, finished with wood siding. In 2010, the building received a minor facelift when the original stucco on the building was redone, most of the exterior windows were replaced, and the new stucco was repainted. The wood siding on the newer, enclosed stairway portion of the building was not updated in 2010 and has since deteriorated.

Located within the southernmost end of the NCRO-2 Downtown Brisbane Neighborhood Commercial, a district that features a combination of commercial, single-family and multifamily residential, and mixed-use development typical of the street’s historic development pattern, the subject property also borders the R-1 (single-family) Residential zoning district to the east. Properties directly abutting the project site are described in Table 1 below.

*Table 1: Adjacent Property Development*

Address	Abutting	Use	Zoning District
325-345 Visitacion Ave.	North lot line	Two-story mixed-use building with residential apartments above and behind ground floor commercial suites	NCRO-2
392 Klamath St.	Eastern lot line	Two-story single-family dwelling	R-1

### Project Description

As noted above, the applicant proposes to modify the Visitacion Avenue and Klamath Street façades of the existing apartment building, including:

- Removal of existing wood siding on the southwest corner of the building and at street level along Visitacion Avenue and replacement with new smooth stucco;
- new windows; and
- new paint colors

The application would not alter the location or orientation of the existing building nor does it increase or reduce the scale and intensity of use. No modifications to the building’s access or landscaped areas are proposed.

Alterations to the Visitacion Avenue and Klamath Street façades would allow for most of the deteriorated wood siding on those frontages to be replaced with stucco that would match the existing stucco finish on the building. The new stucco would be painted in earthy, natural accent colors and decorative lines would be applied to the new stucco. The lower level of the Visitacion Avenue façade would be treated with horizontal lining with 18-inch spacing and painted sage green while the enclosed stairway portion of the building, visible from both Visitacion Avenue

and Klamath Street, would receive vertical lining with 24-inch spacing and be painted dark brown. All windows located on the southwest corner of the building not replaced in 2010 would be replaced with new windows and receive new dimensional foam trim to match the existing windows and window trim on the Visitacion Avenue and Klamath Street façades.

## **Analysis**

### Design Permit Findings

A detailed discussion of each required design permit finding is attached in Exhibit B of Resolution 2022-DP-3. The required findings are generally summarized below.

The project is located in the NCRO-2 - Downtown Brisbane zoning district and as the orientation, location, and use of the building is unchanged, it would remain compatible with the range of residential, commercial, and mixed-use development that is contained within this district. The building is one of the tallest in the district, measuring approximately 29-38 feet tall along Visitacion Avenue, but its height and scale are similar to other multi-storied buildings in the NCRO-2 district which range from 28-35 feet tall.

The proposed façade modifications preserve many of the building's existing features, including recessed and open building entries, window layout, and building materials, including all the existing smooth stucco and natural wood accents and metal railings on Visitacion Avenue, while introducing new earthy colors of sage green and dark brown and horizontal and vertical design accents to the body of the structure. The horizontal lining at street level on Visitacion Avenue and vertical lining applied to the southwest corner of the building – which can be seen from both Visitacion Avenue and Klamath Street – provide a level of depth and visual interest while remaining harmonious to the overall design. The varied finish details and accent colors also break up the building's massing as seen from both street frontages while providing a contemporary and updated look.

Opportunities for articulation are limited due to the existing building's envelope, but the introduction of stucco with contrasting decorative lining that would be painted in complementary colors, will help break up the massing along the two most prominent façades while remaining harmonious to the overall design (See attachment D).

Overall, the proposed modifications to the building's exterior elevations complement Brisbane's vernacular architectural heritage and presents a contemporary architectural style that incorporates warm, natural colors and simple aesthetics distinct from, but complementary to, surrounding structures.

## **ATTACHMENTS**

- A. Draft Resolution **2022-DP-3** with recommended findings and conditions of approval
- B. Aerial vicinity map

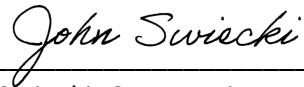
2022-DP-3  
12/13/2022 Special Meeting

- C. Applicant's statement of findings for design permit
- D. Applicant's plans and renderings
- E. Historical photos of 398 Klamath Street



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Jeremiah Robbins, Associate Planner



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John Swiecki, Community Development Director

Draft  
RESOLUTION **2022-DP-3**  
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING DESIGN PERMIT 2022-DP-3  
TO MODIFY THE EXTERIOR FAÇADES OF AN EXISTING STRUCTURE  
AT 398 KLAMATH STREET

WHEREAS, Benjamin Ores, the applicant, applied to the City of Brisbane for Design Permit approval of exterior design modifications at 398 Klamath Street, which would include the installation of new windows, repainting the structure, and replacing existing wood siding on the western and southern façades with smooth stucco; and

WHEREAS, on December 13, 2022, 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 [15301(a) etc.]of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibits A and B in connection with the Design Permit application.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of December 13, 2022, did resolve as follows:

Design Permit 2022-DP-3 is approved per the findings and conditions of approval attached herein as Exhibits A and B.

ADOPTED this thirteenth day of December, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

\_\_\_\_\_  
SANDIP PATEL  
Chairperson

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

Draft  
EXHIBIT A

**Action Taken:** Conditionally approve Design Permit 2022-DP-3 per the staff memorandum with attachments, via adoption of Resolution **2022-DP-3**.

**Findings:**

**Design Permit 2022-DP-3**

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 2022-DP-3.

- A. The proposal does not include modifications to the existing orientation or location of buildings, structures, open spaces, and other features.
- B. The proposal does not include modifications to the building's existing location and envelop.
- C. The proposal does not include modifications to the building's existing orientation or location nor any modifications that will substantially impact sustainability, long-term affordability, or heating and cooling opportunities.
- D. The proposal does not include hillside development.
- E. The location and dimensions of vehicular and pedestrian entrances and exits will not be modified. The proposal does not include modifications to off-street parking facilities nor interior site circulation. Existing parking facilities are adequately surfaced, landscaped, and lit.
- F. The proposal does not include an expansion of the existing structure or use. The property's location and direct sidewalk access provides alternatives for pedestrians to access public transit and shuttle stops located within a half-mile radius on Bayshore Boulevard, Old County Road, and San Bruno Avenue.
- G. The proposal does not include modifications to existing storage, service areas, and open areas nor substantial modifications to landscaping areas. The property is not located in protected habitat or wildland areas.
- H. The proposal does not include modifications that substantially impact external and internal noise.
- I. Consideration has been given to avoiding off-site glare from lighting and reflective building materials, as described in detail in Exhibit B to Resolution 2022-DP-3.
- J. The proposal does not include modifications to utility structures, mechanical equipment, trash containers, or rooftop equipment; existing utility structures, mechanical equipment, and trash receptacles are adequately screened or located within the structure.

- K. The proposal does not include signage.
- L. The proposal does not include commercial uses nor any needs of employees for outdoor space.
- M. The design respects the intimate scale and vernacular character of the street, as described in detail in Exhibit B to Resolution 2022-DP-3.
- N. Design details are either incorporated or preserved to articulate the building and emphasize the relationship to the pedestrian environment, as described in detail in Exhibit B to Resolution 2022-DP-3.
- O. As described in detail in Exhibit B to Resolution 2022-DP-3, the design incorporates or preserves creative use of elements that are characteristic of the area.
- P. As described in detail in Exhibit B to Resolution 2022-DP-3, color and texture are provided at the street through the use of signage, lighting, planter boxes, or other urban landscape treatments.
- Q. Additional landscaping cannot be incorporated to enhance the design and enliven the streetscape due to the zero-foot setbacks and existing parking facilities, as described in detail in Exhibit B to Resolution 2022-DP-3.

**Conditions of Approval:**

Prior to issuance of a Building Permit:

1. The owner shall obtain a building 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.
  - b. All windows shall match each other and shall not be dark or reflective.
  - c. The building permit application shall not include materials which would present an off-site glare due to reflective materials or lighting.
  - d. Final color and material samples and/or cut sheets shall be provided for Community Development Director approval to confirm they are in substantial conformance with the approved Design Permit. Materials samples shall also be provided for windows.

2. An encroachment permit shall be obtained prior to any work within the public right-of-way.
3. An agreement shall be recorded between the owner and the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.

Other Conditions:

4. Approval of this application is to allow for the project as detailed in the Project Description contained in the Planning Commission staff report dated December 13, 2022, except where project parameters are modified expressly by this Resolution.
5. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
6. This Design Permit shall expire two years from the effective date (at the end of the appeal period) unless extended by the Planning Commission, a Building Permit has not yet been issued for the approved project, or if the Building Permit, once issued, is allowed to expire prior to final inspection.



## Exhibit B Findings Outline & Discussion

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

### Design Permit 2022-DP-3 Findings:

Brisbane Municipal Code (BMC) [Chapter 17.42](#) requires approval of a Design Permit prior to performing substantial modifications to an existing principal structure for which no design permit has previously been issued. 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 is located in the NCRO-2 district no design permit shall be granted unless all additional findings can be made in subsection N through R.

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 are conditionally permitted. The proposal does not include any modifications that would expand the existing structure or use as a multifamily apartment building. The project is consistent with the following applicable General Plan policies:

- General Plan Policy LU.12 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, warm color palette of tan, sage green, and dark brown walls, with decorative design elements that are compatible with surrounding development in regards to scale, form, and materials.
- General Plan Policy LU.13 requires development to respect Brisbane's vernacular architectural heritage. As noted above, the application proposes a contemporary style and cohesive design that complements surrounding structures.
- General Plan Policy LU.16 encourages the maintenance and upgrading of residential structures to improve safety and appearance. The application proposes upgrading the dated and worn exterior appearance of the existing apartment building with a contemporary design.
- General Plan Policy CB.5 requires that development retain the existing scale, character, and intensity of use of residential and commercial districts. Immediately adjacent structures include a two-story commercial building to the north and a two-story single-family home to the east while this block of Visitacion Avenue features a mix of one to two-story commercial, and mixed-use development. The application does not increase or reduce the scale, character, and intensity of use, and while it is one of the tallest buildings in the NCRO-2 District, it remains consistent with the scale of other multi-story residential, commercial, and mixed-use buildings in Downtown Brisbane.

- General Plan Policy CB.6 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 CB.7 encourages property owners and businesses to upgrade, rehabilitate, and improve the appearance of existing structures. As addressed previously, the proposed project will update the dated and worn exterior appearance of the existing apartment building with a contemporary design.

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 modification to the existing building design along the Visitacion Avenue and Klamath Street façades. New smooth stucco accented with decorative detailing in warm, earthy tones of sage green and dark brown match the natural tan color of the existing stucco on the structure and complement existing finishes that include natural wood accents and green railings. Articulation of the existing building is limited due to the existing design, a zero-foot setback on Visitacion Avenue and at the corner of Visitacion Avenue and Klamath Street for the enclosed stairway, and vehicular access along Klamath Street. However, accent walls differentiated with horizontal and vertical design elements and painted in discernible yet complimentary colors help to break up the massing on both of the property’s large, street-facing façades 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.

This finding is inapplicable as the proposal does not include modifications to the existing orientation or location of the building.

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

This finding is inapplicable as the proposal does not include modifications to the existing orientation or location of the building.

- 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.

This finding is inapplicable as the proposal does not include modifications to the existing orientation or location of the building nor any modifications that will substantially impact sustainability, long-term affordability, or heating and cooling opportunities.

- 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.

Part of this finding is inapplicable as the location and dimensions of vehicular and pedestrian entrances and exits will not be modified. The proposal does not include modifications to off-street parking facilities nor interior site circulation. However, existing parking facilities are adequately surfaced, landscaped, and lit.

- 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.

This finding is inapplicable as the proposal does not increase the scale or intensity of the existing use. Additionally, the Zoning Ordinance only requires new nonresidential development to provide bicycle parking facilities, and the subject property is located within one-quarter mile of the free Bayshore Caltrain and Balboa Park BART station shuttles (San Francisco Avenue-Old County Road stop) and within one-half mile of 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.

This finding is inapplicable as passive open space requirements contained within Chapter 17.14 do not apply when the existing orientation or location of the building is not altered or when the use is not intensified. There are no landscaping standards within the NCRO-2 zoning district, and 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.

This finding is inapplicable as the site is not located within a mapped traffic noise corridor in the 1994 General Plan and the proposal does not include modifications that substantially impact external or internal noise. However, the Building Code includes provisions to mitigate noise transmission in multifamily dwellings, which will be applied to the project through the building permit process, if applicable.

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

Part of this finding is inapplicable as the project does not add nor modify any exterior lights. However, condition of approval 1.b requires all windows shall match each other and shall not be dark or reflective. Furthermore, condition of approval 1.a requires the plans submitted as

part of the building permit application to be in substantial conformance with the plans approved under this Design Permit.

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

This finding is inapplicable as the proposal does not include modifications to utility structures, mechanical equipment, trash containers, or rooftop equipment; existing utility structures, mechanical equipment, and trash receptacles are adequately screened or located within 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 inapplicable as the proposal does not include signage. A sign permit will be required for any signage proposed in the future.

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

This finding is inapplicable as the existing structure is a residential multifamily structure that does not include any commercial uses nor needs of employees for outdoor space.

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 Finding A above, the application proposes a warm and earthy color palette of tan, green, and brown with contrasting horizontal and vertical design elements while preserving the original configuration and orientation of the structure. The architectural style complements Brisbane's vernacular architectural heritage as the application proposes a contemporary architectural style that incorporates warm, natural colors and simple aesthetics distinct from, but complementary to, surrounding structures.

The scale of the design will not change. However, the existing structure is harmonious to the adjacent mixed-use development at 325-345 Visitacion Avenue and it is also consistent with the scale and form of other multi-story 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 application proposes to incorporate design elements to break up the massing of the building's existing and relatively flat façade on Visitacion Avenue and minimize the tall, flat southwest corner of the building. As introduced in Finding A, contrasting horizontal and vertical design elements provide a level of depth and visual interest while remaining harmonious to the overall design. The varied accents and colors applied to the lower level of the Visitacion frontage as well as the southwest corner of the building break up the building's massing as seen from both Visitacion Avenue and Klamath Street while providing a clean and updated look that enhances the relationship with the pedestrian environment at street-level.

- 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. The design preserves many of the building's existing features, including recessed and open building entries, window layout, natural wood accents and metal hand railings, and its Brisbane Star. The primary building material is preserved and extended to other areas of the structure, yet, as detailed in Finding N and O above, the application proposes to utilize horizontal and vertical accent details and multiple, complementary colors to provide a high level of visual interest on the existing and largely flat façade along Visitacion Avenue and southwest corner of the building.

- 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. The application incorporates a stucco finished accent wall with horizontal lining spaced 18 inches apart at the street level along Visitacion Avenue and vertical accent lining spaced 24 inches apart on the tall, southwest corner of the building. Furthermore, an updated warm, earthy color palette, as detailed in Findings A, N, and O, provides varied colors at street-level.

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

This finding is inapplicable as the building has a zero-foot setback along Visitacion Avenue and part of Klamath Street, off-street parking facilities along most of Klamath Street, and the existing landscaped areas on the premises will not be modified. Additionally, there are no landscaping standards within the NCRO-2 zoning district, but two street trees located on Visitacion Avenue and a third street tree on Klamath Street contribute to the appeal of the streetscape.

Aerial Vicinity Map  
398 Klamath Street



**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?

How do the materials and colors used compliment the project?	Plan Sheet Page(s)
The stucco and white windows will match the rest of the building.	

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?

NA	Plan Sheet Page(s)

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

NA	Plan Sheet Page(s)

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?

NA	Plan Sheet Page(s)

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?

NA	Plan Sheet Page(s)

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?

NA	Plan Sheet Page(s)

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?

NA	Plan Sheet Page(s)

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

NA	Plan Sheet Page(s)

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

There is no exterior lighting being added.	Plan Sheet Page(s)
Windows replace existing windows & stucco will not effect off-site glare.	

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

NA	Plan Sheet Page(s)

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

When the rest of the building had stucco applied in 2012, the intention was	Plan Sheet Page(s)
to do the exterior of the entry staircase as well, but we could not afford it at	
the time. We are now completing the exterior of the entry stucco & new	
windows to match the rest of the building so it looks neat, clean & complete.	



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

NA	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?

The stucco will look much better as it will better match the style of other	Plan Sheet Page(s)
nearby buildings, with one base color and white windows.	

B. How do the design details articulate the building and emphasize the relationship to the pedestrian environment?

The stucco and new windows will have no effect on the pedestrian	Plan Sheet Page(s)
environment.	

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?

We are not adding any elements that aren't already there, only stucco &	Plan Sheet Page(s)
new windows to replace existing windows.	

D. How are color and texture provided at the street level through the use of signage, lighting, planter boxes, or other urban landscape treatments?

No additional lighting or other elements are being added, only stucco &	Plan Sheet Page(s)
new windows to replace existing windows.	

E. How has landscaping been incorporated to enhance the design and enliven the streetscape?

There is no landscaping in this area. Most of the portion facing Visitacion	Plan Sheet Page(s)
is covered by an existing city tree in the sidewalk in front of that area.	



# LEGEND

- FLOWLINE
- = STEP MARKER
  - ☼ = STREET LIGHT
  - ⊞ = STREET SIGN / POST
  - ⊖ = UTILITY POLE
  - ⊗ = AIR CONDITIONER
  - ⊞ = UTILITY BOX
  - ⊞ = WATER METER
  - ⊗ = DRAIN
  - ⊗ = FIRE HYDRANT
  - ⊗ = SEWER / MAN-HOLE COVER
  - ⊞ = IRRIGATION CONTROL VALVE
  - ⊞ = HOSE BIB
  - ⊞ = GAS METER
  - ⊞ = ELECTRIC METER
  - ⊞ = SOLAR COMPONENTS
  - ⊞ = NATURAL GAS LINE
  - ⊞ = DOWNSPOUT
  - BR = BRICK
  - WF = WATER FEATURE
  - PA = PLANTING AREA
  - EQ = EQUIPMENT
  - CONC = CONCRETE

# PPM

## PRECISION PROPERTY MEASUREMENTS

3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR  
 LONG BEACH CA | 90804  
 T 562.621.9100  
 F 888.698.2966  
 WWW.PPMCO.NET



PREPARED FOR

BEN ORES

PLAN TYPE

SITE PLAN

PROJECT NAME

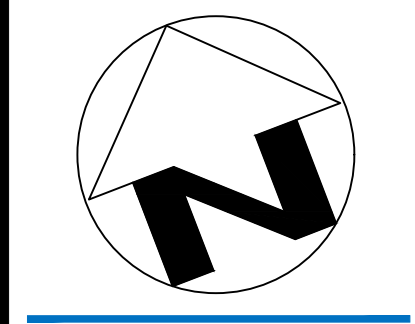
398 KLAMATH STREET  
 MULTI-FAMILY

PROJECT ADDRESS

398 KLAMATH ST,  
 BRISBANE, CA 94005

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PPM makes every reasonable effort to ensure the accuracy of the information located on these drawings. However, some of the information may be based on information provided to PPM by others. PPM is not responsible for the accuracy of information provided to PPM by others. PPM makes every reasonable effort to ensure the accuracy of the information located on these drawings. However, some of the information may be based on information provided to PPM by others. PPM is not responsible for the accuracy of information provided to PPM by others. PPM makes every reasonable effort to ensure the accuracy of the information located on these drawings. However, some of the information may be based on information provided to PPM by others. PPM is not responsible for the accuracy of information provided to PPM by others.



SCALE  
3/16" = 1'-0"

PROJECT  
3207\_BA

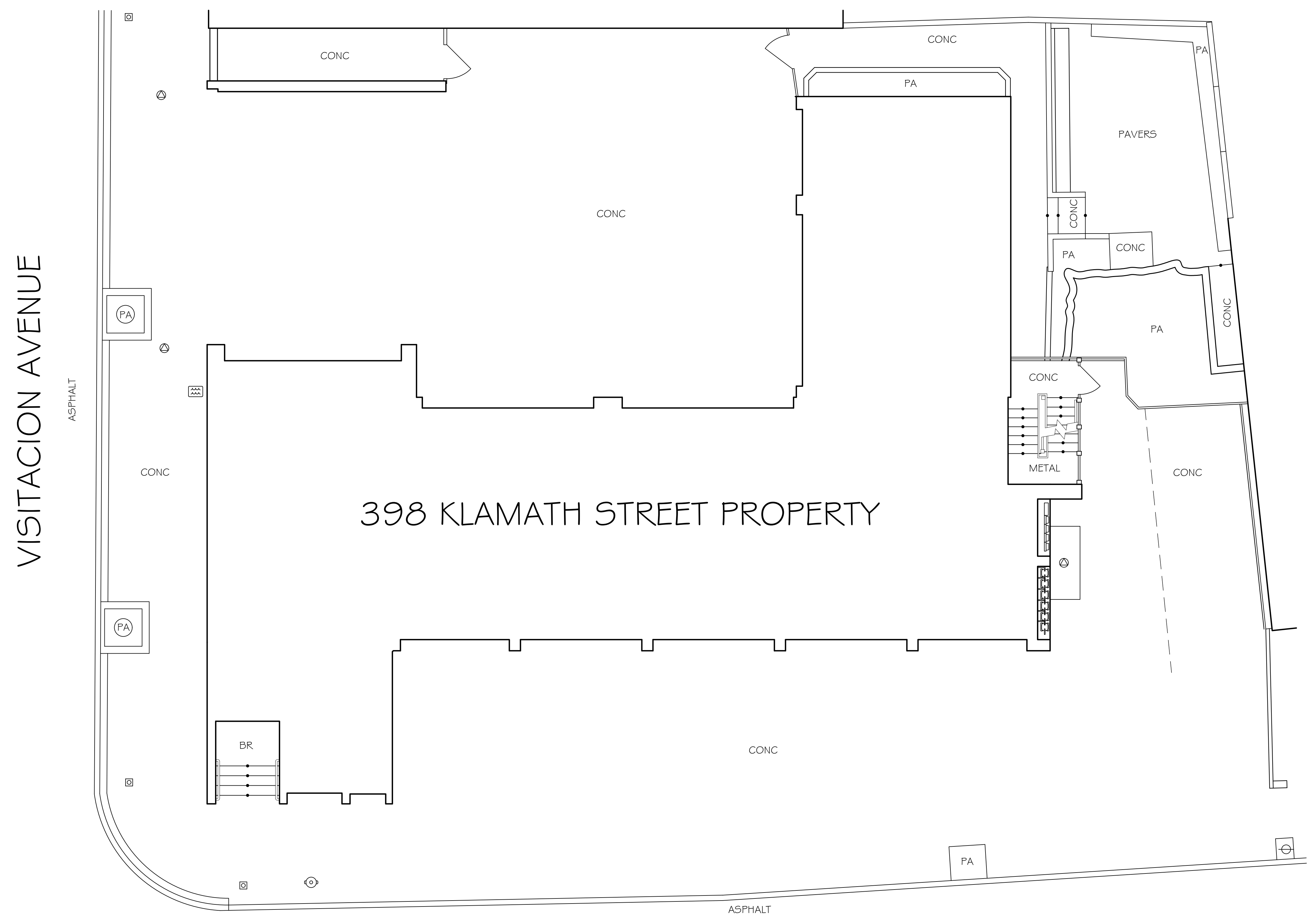
APPROVED BY  
NH

DATE  
05/09/2022

SHEET  
1 of 4



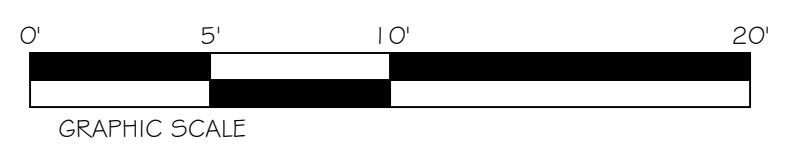
## ADJACENT STRUCTURE



## 398 KLAMATH STREET PROPERTY

## KLAMATH STREET

## VISITACION AVENUE





**LEGEND**

FINISHED GRADE LINE  
FINISHED FLOOR LINE  
1/2" X  
ROOF PITCH LABEL (RISE/RUN)

**PPM**

**PRECISION PROPERTY MEASUREMENTS**

3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR  
LONG BEACH CA | 90804  
T 562.621.9100  
F 888.698.2966  
WWW.PPMCO.NET



PREPARED FOR

BEN ORES

PLAN TYPE  
**Existing**  
EXTERIOR ELEVATIONS

PROJECT NAME  
398 KLAMATH STREET MULTI-FAMILY

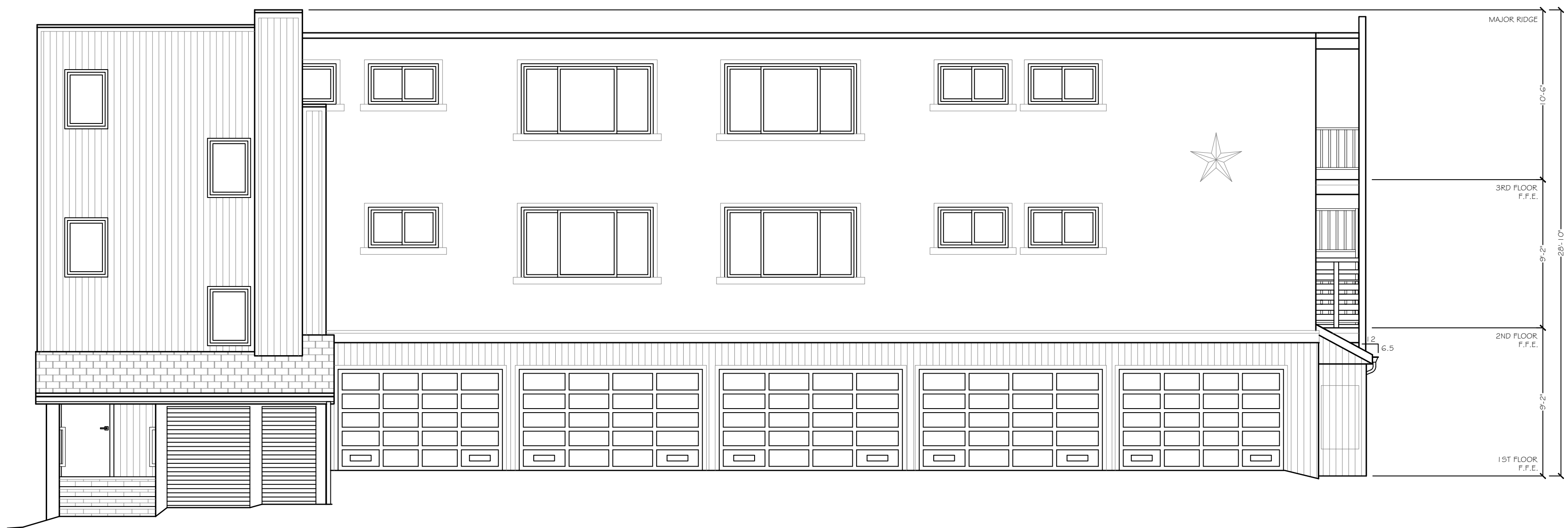
PROJECT ADDRESS  
398 KLAMATH ST,  
BRISBANE, CA 94005

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SCALE  
3/16" = 1'-0"  
PROJECT  
3207\_BA  
APPROVED BY  
NH  
DATE  
05/09/2022  
SHEET  
3 of 4



EAST



SOUTH

**LEGEND**

FINISHED GRADE LINE

FINISHED FLOOR LINE

1/2 X

ROOF PITCH LABEL (RISE/RUN)

**PPM**

**PRECISION PROPERTY MEASUREMENTS**

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 T 562.621.9100  
 F 888.698.2966  
 WWW.PPMCO.NET

**WORRY FREE RENOVATIONS**

PREPARED FOR

BEN ORES

PLAN TYPE

**Existing EXTERIOR ELEVATIONS**

PROJECT NAME

398 KLAMATH STREET MULTI-FAMILY

PROJECT ADDRESS

398 KLAMATH ST, BRISBANE, CA 94005

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WEST

**No Change to Existing Courtyard Elevations**

EAST COURTYARD

WEST COURTYARD

SCALE

3/16" = 1'-0"

PROJECT

3207\_BA

APPROVED BY

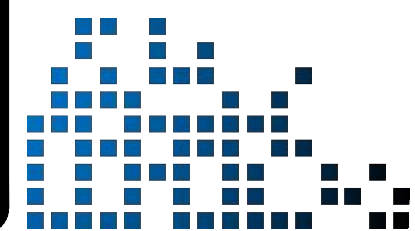
NH

DATE

05/09/2022

SHEET

4 of 4





All new stucco will be medium finish sponge float to match finish of existing stucco

Proposed dimensional foam around windows to match existing window foam

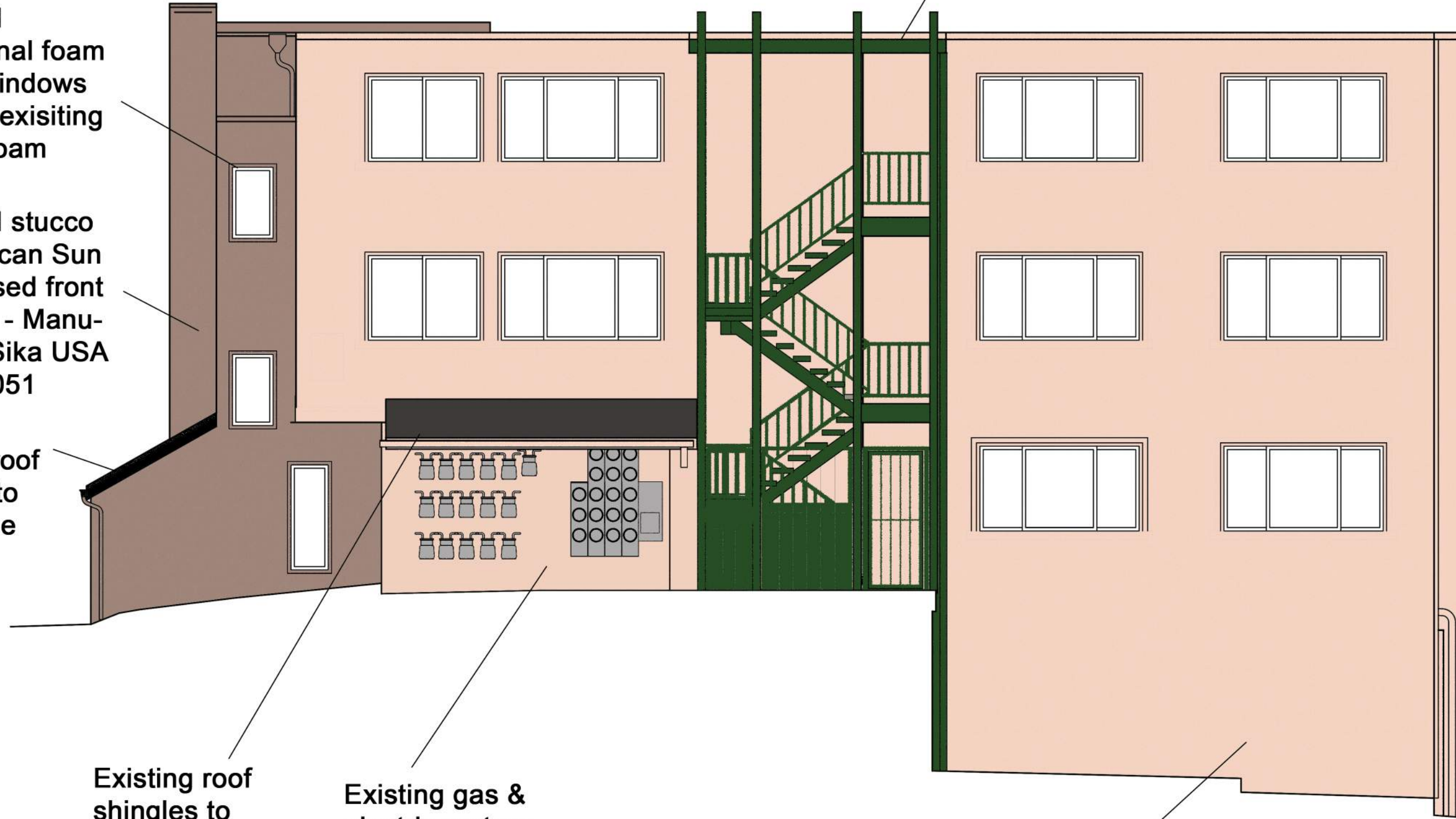
Proposed stucco color Tuscan Sun for enclosed front staircase - Manufacturer Sika USA Color #4051

Existing roof shingles to remain the same

Existing roof shingles to remain the same

Existing gas & electric meters

Existing Railing green color to remain, existing color is similar to proposed sage green stucco color on lower section



EAST  
**Proposed**

Existing stucco color Light Adobe installed circa 2011 - Manufacturer Sika USA Color #4023

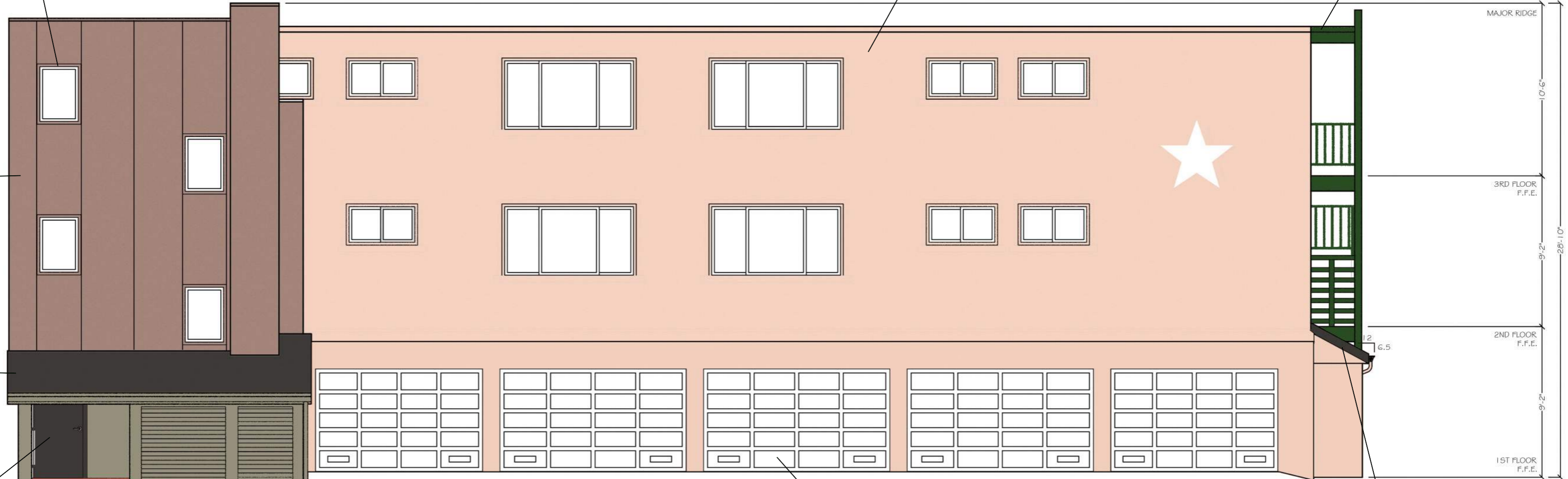


Dimensional Foam Window Trim will match existing windows (see inset photo)

All new stucco will be medium finish sponge float to match finish of existing stucco

Existing stucco color Light Adobe installed circa 2011 - Manufacturer Sika USA Color #4023

Existing green color on metal rear staircase to remain, existing color is similar to proposed sage green stucco color



Proposed stucco color Tuscan Sun for enclosed front staircase - Manufacturer Sika USA Color #4051

Existing roof shingles to remain the same

Existing front door to enclosed stairway to remain the same

Existing brick stairs at front entry to remain the same

Existing roll up doors for garbage bin enclosures and trim proposed color to be painted to match Sage Green stucco - Manufacturer Sika USA Color #3096

SOUTH Proposed

Existing garage doors to remain the same. Existing garage doors are painted white to match white windows

Existing roof shingles to remain the same

Existing Stucco Color Light Adobe installed circa 2011 - Manufacturer Sika USA Color #4023

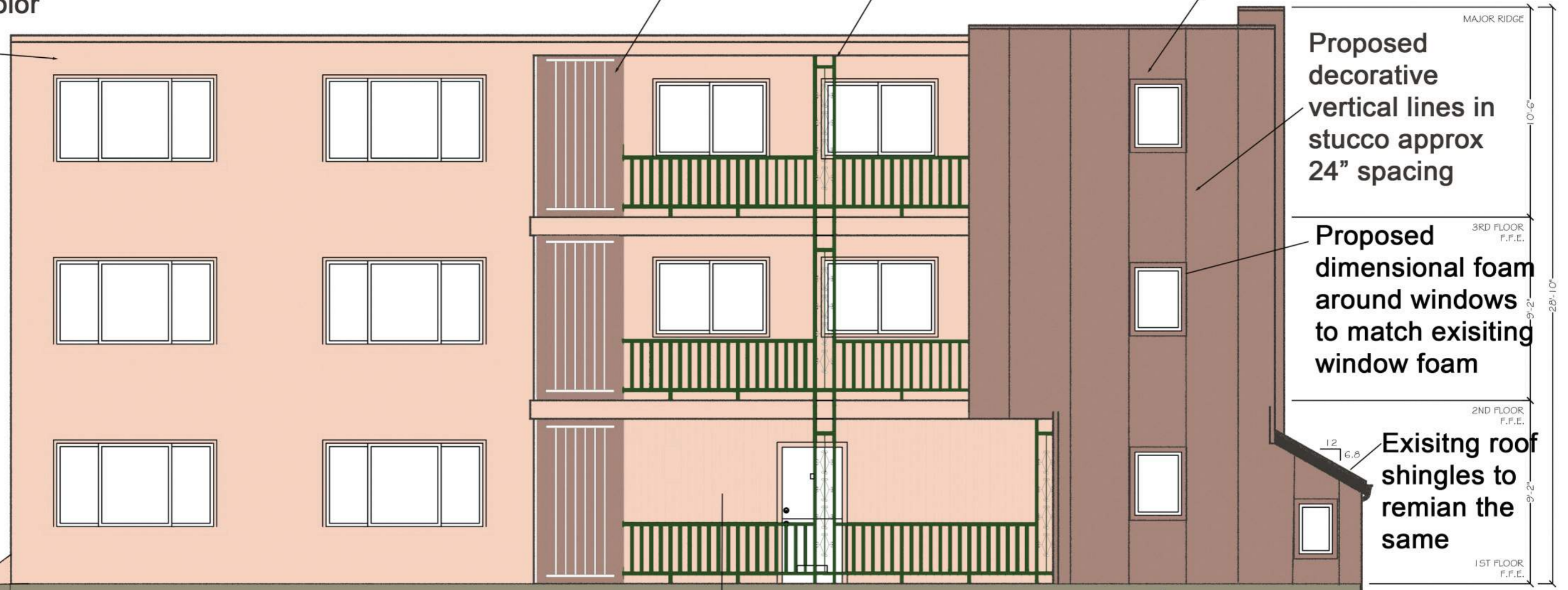
All new stucco will be medium finish sponge float to match finish of existing stucco

Existing wood slats to remain the same existing natural color, existing color similar to proposed enclosed staircase color Tuscan Sun

Existing Railing green color to remain, existing color is similar to proposed sage green stucco color on lower section

Proposed color coated stucco color Tuscan Sun for enclosed front staircase - Manufacturer Sika USA Color #4051

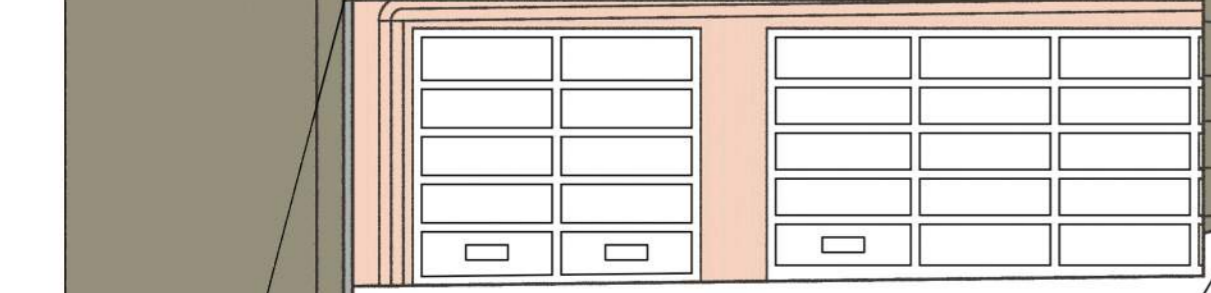
Existing wall on north side of property to continue proposed sage green color to match lower section



Proposed decorative vertical lines in stucco approx 24" spacing

Proposed dimensional foam around windows to match existing window foam

Existing roof shingles to remain the same



Proposed decorative horizontal lines in stucco approx 18" spacing

Existing Wood Siding under eave will remain the same

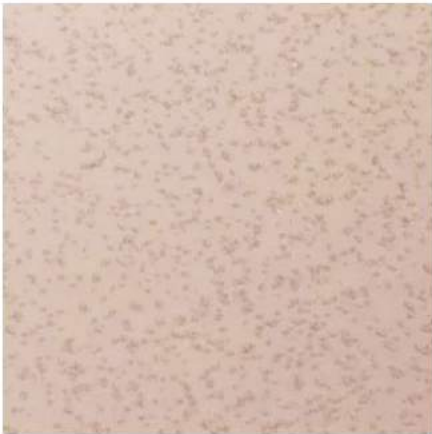
Proposed dimensional foam on top of lower section (see inset photo) to be color coated with proposed color of lower section - stucco color Green Sage - Manufacturer Sika USA color #3096



Proposed Green Sage stucco color to be continued to end of building.

WEST Proposed

## 398 Klamath Street Color Palette



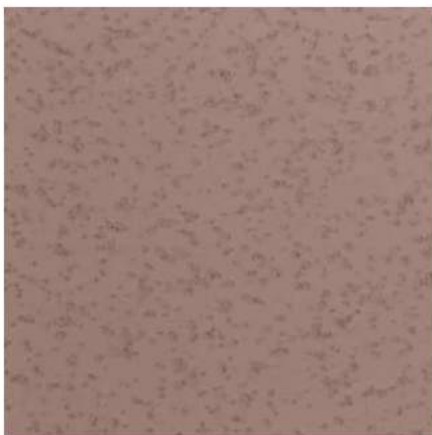
Light Adobe 4023

**Light Adobe: Existing Building  
Body Color Stucco  
Manufacturer: Sika USA Color  
# 4023**



Sage 3096

**Sage: Proposed Stucco Color  
for Street Level on Visitation  
Manufacturer: Sika USA Color  
# 3096**



Tuscan Sun 4051

**Tuscan Sun: Proposed  
Stucco Color for Front  
Enclosed Staircase  
Manufacturer: Sika USA  
Color # 4051**



Building pre 2010  
stucco refinish  
and post exterior  
stair enclosure



Building as  
originally  
constructed in the  
1960s with an  
exterior staircase



Building in 2022; Visitacion Avenue frontage above and Klamath Street below

