

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of August 7, 2014

FROM: Ken Johnson Senior Planner, via John A. Swiecki Community Development Director

SUBJECT: **7000 Marina Boulevard;** Design Permit DP-2-14; Design Permit for renovation of the existing building, primarily to include replacement and reconfiguration of the angled window systems and conference room bay windows, the main entrance, a new rooftop mechanicals screen and landscaping.; Westport Capital Partners, LLC, applicant; Marina Boulevard Property, LLC, owner; APN 007-165-120.

Request: The applicant proposes to renovate the vacant, 7000 Marina Boulevard office building. The proposed renovations would include modifications to the main entrance and replacement and reconfiguration of the angled window systems and conference room bay windows to modernize these building components. Also, a new rooftop mechanicals screen would be installed to tie the top of the building in with the other proposed changes and landscaping changes would be made at the front entry. The changes are proposed to refresh the building's appearance and function and to relate it to the 5000 Marina Boulevard building, for a campus-like environment.

Recommendation: Conditionally approve Design Permit DP-2-14 per the staff memorandum with attachments, via adoption of Resolution DP-2-14 with Exhibit A containing the findings and conditions of approval.

Environmental Determination: Minor renovations to existing buildings are Categorically Exempt per State CEQA Guidelines Section 15301--this proposal 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 do not apply.

Applicable Code Sections: A Design Permit is required for substantial modifications to an existing principal structure Brisbane Municipal Code Sections 17.18.070 and 17.42.010. The findings required for the approval of Design Permits are contained in BMC Section 17.42.040. The application is also subject to the combined site and architectural design guidelines for Sierra Point, per BMC Section 17.18.070.

Background/Discussion: The 7000 Marina Boulevard site includes a 5-story office building, plus mechanicals penthouse roof level and basement parking. This approximately 80,000 sq. ft. office building was constructed in 1986 and has been vacant since 2011. The property was acquired by the current owners earlier this year and their desire is to refresh and upgrade the appearance of the building in order to enhance their ability to lease the space. Their proposal is intended to address the following issues:

1. **Campus Relationship:** The applicant has indicated that in order to better fit the buildings to the market demand for office buildings in this area of the peninsula, the two buildings of 5000 and 7000 Marina Boulevard should take advantage of a unique opportunity for establishment of a campus-like environment.

The relationship of these buildings to each other overlaps onto several of the other issues as outlined below, including color, entrances, connectivity and architectural features.

2. **Angled Window Systems & Conference Room Bays:** The existing window systems on the south side of the building provide shading throughout that side and pose concerns over the ability to enjoy daylight and views and have been characterized as difficult to maintain. The overall form has also been characterized as busy or confusing.

The change to the window systems on the southern sides of the building will be the most noticeable change to the building. The angled window systems would be removed and replaced with new, larger windows, which will have essentially a flat appearance with a glass ribbon effect. Although the new windows would be essentially flat with the existing walls, relief would be achieved through the contrast of the remaining white wall panels, between the windows, off-set by the darker ribbons of windows. See plan sheets SD04, SD05, SD06 and SD08. This change to the window systems would allow more daylight into the building for the enjoyment of those inside, allowing people to walk up to the window's edge, while providing for more rationalized cohesive forms as the façade is viewed from the outside.

Consistent with this approach, the proposal is to square off the angled conference room bays. The existing bays would be squared off and the floors extended to the face of the window, where there is currently a bench, to allow people to walk up to the windows, as shown on the applicants plan sheets SD08 and SD10. Similar to the changes to the rest of the façade it will allow for greater enjoyment of the views from the interior. From the exterior, the proposal would retain a key element of the building's architecture, while modifying its form to integrate it with the new façade.

An added benefit of these proposed changes, is the anticipated energy savings through modernization of these window systems, which will be required to comply with current state building/energy codes and potentially also result in lower lighting demand, given the daylighting of these spaces.

3. **Colors:** The applicant has indicated that the existing white building color will be retained, but needs to be polished. Also, to help achieve the campus relationship the some color changes are needed to tie the two buildings together.

The steel panels between the angled windows would remain as white and would be polished. Black and grey colors would be added to the new entry surround and the new mechanicals screen at the penthouse level. The conference room bump outs would have

black surrounds with yellow accents. This is the same color palette as proposed for the 5000 Marina Building.

The effect will be a more modern appearance, which will fit well with the building's architecture and will also allow it to relate with the proposed changes to the 5000 Marina Boulevard building.

4. **New Entry:** The current entry sequence has been characterized as confusing and difficult to read, being at the corner of the building and tucked under the overshadowing form of the building. Also, improvements would be needed to help visually relate this entry to the 5000 Marina Boulevard entry.

The existing round entry would be removed and a new squared-off glass entry would replace it. The new entry would be made more prominent by bringing the glass walls of the entry forward and extending a canopy, similar in form and with the same color palette to that proposed for 5000 Marina Boulevard. This entry design is intended to mimic the appearance of the glass atrium at the rear of the building and be made more prominent and readable as the main entry to the building. The applicant has proposed to improve the overall main entry sequence as shown on the plans, especially sheets SD08, L1 and L2.

The entry sequence of the landscaping and stairs would be reconfigured to open up the views to the entry and allow it to be recognized at a distance. The intent is that new entry would relate to the adjacent development at 5000 Marina Boulevard, to address the desire for a campus relationship, as well as to simply be easily recognizable as the entry from a distance. These issues are addressed through the architectural form, material and colors of the entry canopy as well as the landscaping forms, as detailed in the applicant's plans for this building as well as the separate 5000 Marina Boulevard plans, application DP-1-14.

Overall, the proposal would address the function and readability of the front landscaping and entry sequence and set this off as a more clearly inviting entrance.

5. **Connectivity and Other Landscaping Areas:** The property line between 5000 and 7000 Marina Boulevard divides the two parking lots. The result is that these two lots appear as one. However, connectivity and way-finding through the parking lots is lacking.

The singular appearance of the parking lots provides an opportunity to relate the buildings to each other.

The applicant has proposed to provide a path for connectivity through the parking lots between 5000 and 7000 Marina Boulevard. This will be required to be done in such a way that the minimum required parking spaces are maintained for both sites. This proposed path would provide visual cues that pedestrians have the right-of-way, to help calm parking lot traffic and provide for a safer route through the parking lot from building to

building, as well as for pedestrians to and from their vehicles where parked near the pathway.

The applicant has also proposed to replace a number of dead or dying trees with more drought resistant species throughout the parking lot.

A condition of approval has been included, to require the final landscape design will be subject to approval by the Planning Director. This would apply to both the front entry landscaping, discussed above, as well as these other areas.

6. **Atrium and Balcony:** The building's atrium on the north side provides a dramatic gathering space, but has missed opportunities in terms of outdoor connections.

The atrium is proposed to be opened to the outdoors with a series of three sets of doors which would be installed into the northwest atrium wall and a cantilevered balcony would be added to the northwest outside edge of the building, to allow people to step out from the atrium to this outdoor space.

Interior improvements will also be made to remove the office spaces that were partitioned into the atrium and interrupt the Bay views from the atrium. These changes will require a building permit but will have no appreciable effect on the appearance of the building from the outside.

Conclusions: The applicant's proposal is consistent with the findings required for design permits, as well as with the Sierra Point Design Guidelines and the City's General Plan.

As indicated above, the most noticeable change would be to the building's angled window systems and bays, followed by the additional colors to the palette, the entry sequence and the addition of the rear balcony, and the roof-top screen. The proposed changes are to enhance the readability of the building outside and function inside and to allow it to be related to the 5000 Marina Boulevard building, to create a campus-like effect.

The changes to the angled glass and conference room bay windows will serve to rationalize the building and will change its character as seen from the south. The changes will give it a more modern appearance, which will better match the character of the north side of the building. The fact that the bays will remain, in a new form, combined with the existing overall form of the building and the large expanse of the atrium will allow this building to keep its iconic status, while bringing it up to date and making it a more enjoyable space. The new entry will be more readable as the entry and better related to the rest of the building and help to tie the front and rear sides of the building together to create a more cohesive unit. Finally, the addition of a way-finding path and relating the 5000 and 7000 Marina Boulevard buildings together would create not only a safer crossing but an overall more functional environment.

The findings required for a Design Permit, per BMC Section 17.42.040 are provided in the attachment to the draft resolution and this application meets all of the required findings.

The application is consistent with the design guidelines. The design guidelines call for the use of materials and colors to achieve the stated objective of a “*sophisticated and contemporary image, which conveys a natural character, conducive to the Bay edge*”, which this proposal does. It also addresses the section regarding parking lots, which states that, “*ease of access by the automobile and by foot is a criterion for the layout and internal organization of the lots*”. This proposal would enhance the ease of access for pedestrians, while not inhibiting access by automobile.

Finally, the proposal is consistent with the General Plan. General Plan consistency is generally achieved through compliance with the zoning ordinance, specifically the design permit findings in this case. However, note that a couple General Plan policies are directly addressed with this proposal. Specifically the proposed renovations would enhance the attractiveness and marketability of this 7000 Marina Boulevard building, along with what’s proposed to become a companion building, as more of a campus setting with 5000 Marina Boulevard. These General Plan policies are as follows:

“ Policy 8 Maintain and diversify the City's tax base, consistent with community character, in order to generate adequate revenues for City Government and sustain a healthy local economy.”

“Policy 234 Continue to have attractive and safe development on the solid waste landfill at Sierra Point.”

Attachments:

- Draft Resolution with Findings and Conditions of Approval
- Aerial of Site Vicinity
- Applicant’s Project Description
- Applicant’s Plans, Renderings & Photos

draft
RESOLUTION DP-2-14

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING DESIGN PERMIT DP-2-14
FOR A RENOVATIONS TO
7000 MARINA BOULEVARD

WHEREAS, Westport Capital Partners, the applicant, applied to the City of Brisbane for Design Permit approval of renovations to the office building at 7000 Marina Boulevard; and

WHEREAS, on August 7, 2014, the Planning Commission conducted a hearing of the application, 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 application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, minor alterations to an existing facility involving negligible or no expansion of use beyond that existing at the time of the lead agencies determination are categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 of the State CEQA Guidelines and the exceptions to the categorical exemptions referenced in Section 15300.2 do not apply; 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.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of August 7, 2014, did resolve as follows:

Design Permit Application DP-2-14 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this seventh day of August, 2014, by the following vote:

AYES:
NOES:
ABSENT:

KAREN CUNNINGHAM
Chairperson

ATTEST:

JOHN A SWIECKI, Community Development Director

draft
EXHIBIT A

Action Taken: Conditionally approve Design Permit DP-2-14 per the staff memorandum with attachments, via adoption of Resolution DP-2-14

Findings:

- A. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.
- 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.
- C. There are no proposed buildings or structures which would have potential impacts to adjacent land uses.
- 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, in that the changes to this existing structure would be anticipated to reduce energy consumption modernizing the glazing and allowing for more natural light to better reach the interior spaces and no further measures are practicable.
- E. The site does not constitute a hillside development and so the hillside development finding does not apply.
- F. The changes to the proposed site plan are minor, but would provide for improved pedestrian circulation while not reducing the off-street parking to less than that required for the site; and the proposal would not effect traffic on abutting streets. The existing circulation pattern, within the boundaries of the development, is not proposed to be significantly altered, nor are the existing parking facilities.
- G. The finding regarding the proposal encouraging alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation is not applicable. There are no changes to the site which would effect existing alternative transportation provisions.
- H. The previously approved site plan provides open areas and landscaping to complement the buildings and structures. Landscaping improvements are proposed to better separate and screen service and storage areas. Additional parking lot landscaping will provide minor way-finding improvements which will help to break up the paved area and existing landscaping already serves to breakup expanses of paved area and define areas for usability and privacy. New landscaping will be generally water conserving and appropriate to the location. The site is not within either habitat protection areas or wildland fire hazard areas.

- I. The proposal takes reasonable measures to protect against external and internal noise.
- J. Consideration has been given to avoiding off-site glare from lighting and reflective building materials.
- K. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment in that additional landscaping is proposed to further screen trash and service areas and a new rooftop screen is proposed to enhance the penthouse screening.
- L. Any future signage will be required to be appropriate in location, scale, type and color, and to be effective in enhancing the design concept of the site, through a separate sign permit application.
- M. Provisions have already been made to meet the needs of employees for outdoor space through connection to the active and passive outdoor landscaping and connections to the Bay Trail.

Conditions of Approval:

Prior to issuance of a Building Permit:

1. An application including detailed building plans, application forms and fees shall be submitted to the City for issuance of a Building Permit. The building shall be required to comply with all applicable state codes and applicable City of Brisbane Municipal Code provisions for new construction.
2. The building permit shall address noise requirements for the new windows, in accordance with the state building code.
3. No new building materials will be introduced which would result in significant off-site glare or reflection. New windows shall be of similar reflective and tint qualities to match existing, subject to Planning Director approval.
4. The final pathway configuration through the parking lot shall not reduce the total number of parking spaces for the site to less than that required, per BMC Chapter 17.34. Otherwise, a use permit for parking would be required, via separate application.
5. Detailed landscaping and irrigation plans shall be provided to the Planning Director for approval prior to installation and shall comply with the following requirements:
 - a. Replacement landscaping shall comply with the Water Conservation in Landscaping Ordinance, BMC Chapter 15.70, as applicable.
 - b. Landscaping shall be provided to better screen the east-side service area, which is adjacent to the front entry.

- c. All landscaping shall be appropriate to its context to the satisfaction of the Planning Director.
6. No work shall be done within the Bay Conservation and Development Commission (BCDC) jurisdiction, 100 ft shoreline band, without prior approval from BCDC.
7. New and replacement exterior building and landscaping materials shall be consistent with those submitted as part of this application. Any minor modifications are subject to Planning Director approval. Additional materials samples may be required at the discretion of the Planning Director prior to building permit or landscaping approval.
8. Grading, which may be associated with the proposed landscaping, shall be subject to approval through the City Engineer. Grading shall not be 50 cubic yards or more of exported material, nor 250 cubic yards or more of total grading (cut and fill), without first obtaining a separate grading permit through the Planning Commission, per BMC Section 15.01.081 and 17.32.220.
9. Drainage shall comply with the National Pollutant Discharge Elimination System (NPDES) permit issued by the San Francisco Bay Regional Water Control Board including any applicable C.3 requirements, under the Regional Municipal Stormwater Permit, which may be imposed through the building permit process. The property owner(s) shall be responsible for ongoing operation and maintenance of any permanent structural stormwater controls.
10. Advertising sign review is not included in the application, but would be subject to separate application, per BMC 17.36.050 and the Sierra Point sign program.

During Construction:

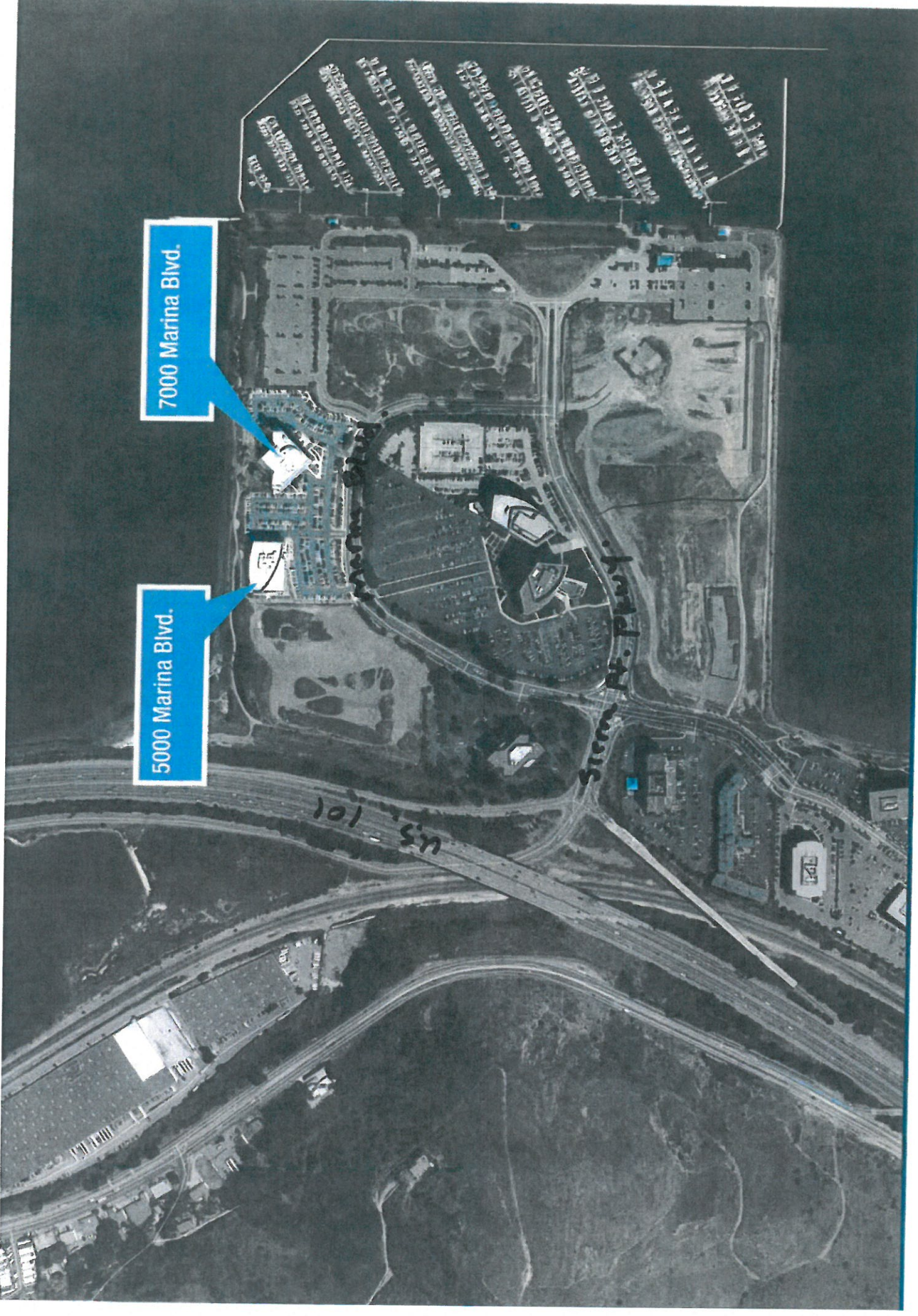
10. The project shall comply with the stormwater Best Management Practices, as provided in the applicable state regulations (see Condition No. 8 above).

Prior to Final Inspection:

11. Prior to final inspection the applicant shall demonstrate conformance with all of the above design permit conditions of approval.
12. All landscaping shall be installed.

Other Conditions:

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



7000 Marina Blvd.

5000 Marina Blvd.

101 US

Stem St. Blvd.

AERIAL VIEW



188 King Street No. 405
San Francisco, CA 94107
p: 415 . 525 . 9179
w: designblitzsf.com

SCOPE OF WORK

PROJECT: Exterior Improvements to 5000 & 7000 Marina Blvd.
Brisbane, CA 94005

JULY 30, 2014

TO WHOM IT MAY CONCERN:

The scope of work for existing buildings at 5000 & 7000 Marina Blvd. intends to create a more cohesive campus-like relationship between the two buildings. Improvements are meant to reorient circulation between the two buildings, provide a more integrated aesthetic, and connect with the strong natural setting of the site.

Scope of work for Building 5000 includes exterior improvements in the following ways. Entry sequence has been modified to form a more cohesive connection to Building 7000 with a reoriented landscaped pathway with a mixture of wood, concrete, & greenery. A revised steel entry canopy utilizing existing steel structure with a two-tone color scheme has been added. Exterior landscaping improvements at entry will include places for circulation, gathering, and bike parking. The entire building will be repainted in a monotone color scheme with exiting reveals in the building facade highlighted. The extent of an existing Kalwall system to the North/West facades will be reduced slightly to accommodate additional glazing in the existing curtain wall grid.

Scope of work for Building 7000 includes exterior improvements in the following ways. Entry sequence has been modified to form a more cohesive connection to Building 5000 with a reoriented landscaped pathway, large entry canopy with incorporated green wall, stepped planters, and additional stairway. Existing cantilevered "pop outs" along SW & SE face ads have been revised into more rationalized and cohesive forms with a two toned color scheme. A new steel & wood viewing deck has been added to the NW facade along with a series of glass and steel garage doors that will blend with the existing atrium aesthetic. Existing rooftop mechanical equipment will be surrounded by a new roof screen system that will tie into the existing building geometry.

Sincerely,

SETH HANLEY
ZACHARY MEADE
DESIGN BLITZ