

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission *KPS/Cor* For the Meeting of 12/12/13

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

SUBJECT: **8 San Diego Court;** Design Permit DP-3-13 and Grading Permit EX-2-13; Design Permit and Grading Permit for Development of an approximately 3,598 sq ft Single-Family Residence and associated Grading of approximately 306 cubic yards, on Parcel "C" of a Three-Lot Subdivision Approved through Density Transfer within the R-BA Brisbane Acres Zoning District; Jim Trotter, applicant; Kieran Woods/Woods Family Investments LP, owner; Assessors Parcel Number 007-554-060

Request: An approximately 3,598 square foot (sq ft) single-family residence is proposed to be built on a 5,026 sq ft parcel at 8 San Diego Court, in the R-BA Brisbane Acres zoning district. The subject site is also known as Parcel "C" and was previously referred to as 8 Humboldt Court. It is the northern-most of the three lots which were subdivided in 2004. The other two homes that were part of this subdivision have since been constructed. Since this home was part of a density transfer within the R-BA Brisbane Acres zoning district a design permit is required. The Planning Commission approved together Design Permits DP-4-06/DP-5-06 for this and the adjoining parcel at 6 San Diego Court on November 9, 2006. However, since no building permit was issued for 8 San Diego Court its design permit expired and a new design permit is required. Also, included is an application for Planning Commission approval of grading, prior to City Engineer approval of a grading permit, since the proposed grading is over 250 cubic yards.

Recommendation: Conditionally approve Design Permit DP-3-13 and Grading Permit EX-2-13 per the staff memorandum with attachments, via adoption of Resolution DP-1-13/EX-2-13 with Exhibit A containing the findings and conditions of approval.

Environmental Determination: The Brisbane Acres is within the San Bruno Mountain Habitat Conservation Plan (HCP) area and new construction within the Brisbane Acres is subject to environmental review under the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (State Clearinghouse Number 200404115) was approved for this project by the Planning Commission on August 26, 2004. The mitigated negative declaration concluded that all environmental impacts will be less than significant or will be reduced to less than significant levels by mitigation measures. There have been no substantial changes to the proposed project that would involve new significant environmental effects or substantially increase the severity of previously identified effects, consistent with State CEQA Guidelines Section 15162(a).

Applicable Code Sections: Brisbane Municipal Code (BMC) Section 17.12.050.C requires a Design Permit for any density transfer in the R-BA Brisbane Acres Residential District. The findings required for the approval of Design Permits are contained in BMC Section 17.42.040. Also, for projects involving grading of over 250 cubic yards of material or where more than 50 cubic yards is to be exported from a parcel, BMC Sections 15.01.081 and 17.32.220 require approval by the Planning Commission, prior to approval of a Grading Permit by the City Engineer.

Background: The following provides a brief outline of the background on this site/subdivision:

- On August 26, 2004, a Mitigated Negative Declaration (MND) was approved for this project by the Planning Commission, along with 2 and 6 San Diego Court (then referred to as Humboldt Court). The mitigated negative declaration concluded that all environmental impacts would be less than significant or reduced to less than significant levels by mitigation measures. There have been no substantial changes to the proposed project that would involve new significant environmental effects so this MND remains in effect for this proposed project.
- On September 9, 2004, the Planning Commission approved Tentative Parcel Map TPM-3-03 to subdivide the southern portion of Unrecorded Brisbane Acres Lot 34 into 3 lots, subject to the approval of a Use Permit for a density transfer from Unrecorded Brisbane Acres Lot 49. The Tentative Parcel Map established the subject lot as a legal buildable lot.
- On January 18, 2005, the City Council approved Use Permit UP-13-03 for a density transfer, per BMC Section 17.12.050. Density transfers are a tool that the City established to facilitate preservation of lands within the Brisbane Acres with significant environmental resources in exchange for "transfer units" (i.e.: higher density than 1 unit to 20,000 sq ft on an individual lot basis, while retaining the overall density for the district). This provision allows for development on lots of 5,000 sq ft or more, subject to the Brisbane Acres development standards. Since the use permit was for the subdivision, the construction of the first home in this subdivision (2 San Diego Court) vested the use permit and so it remains in effect.
- As required by the San Bruno Mountain Area Habitat Conservation Plan (HCP), an Operating Program for the project was approved by the U.S. fish & Wildlife Service, the California Dept. of Fish and Game and the County of San Mateo. The Operating Program was then approved by the City along with the above mentioned tentative parcel map and use permit for density transfer.
- On November 9, 2006, the Planning Commission approved Design Permits DP-4-06/DP-5-06 for this and the adjoining parcel, 6 San Diego Court. Although the adjacent home at 6 San Diego has been constructed, since no building permit was approved by November 2008 for 8 San Diego Court its design permit expired. Although the proposed new home at 8 San Diego court is essentially the same design as the previous application approved

with DP-4-06/DP-5-06, except for interior layout changes and changes to the locations of the rear decks, a design permit is required along with the associated grading permit.

Analysis and Findings: To approve a Design Permit, the Planning Commission must make the findings required by Brisbane Municipal Code Section 17.42.040. There are several applicable design permit findings which this application must meet for approval. They are outlined below along with the analysis/discussion for each.

There are currently no findings in the Municipal Code for the Commission's approval of the grading permit as required by BMC Sections 15.01.081 and 17.32.220. The grading permit application and design permit applications essentially go hand in hand. However, a revised grading ordinance is under consideration by City Council and these draft findings are addressed at the end of this section.

Design Permit Analysis and Findings:

Per BMC Section 17.42.040, the applicable design permit findings, which this application must meet for approval, are outlined below along with the analysis/discussion for each, as follows:

General Plan Consistency. *"The proposed development is consistent with the general plan and any applicable specific plan."*

The proposal is consistent with the General Plan and there is no specific plan for this area of Brisbane.

The General Plan land use designation is for residential use of 0-2 Dwelling Units per Acre and the proposal is consistent given the density transfer approved per General Plan Program 245b. *"Examine ways to improve the existing density transfer program so that a developer/owner can be granted increased density on sites already served by infrastructure in conjunction with the dedication of more remote sites as Open Space."*

For this subdivision the General Plan's density transfer program is implemented through the HCP Operating Program, which allowed for a 43,647 sq ft property (Lot 49) identified as having higher habitat to be transferred to City ownership and dedicated to open space. This resulted in preservation of lands with having higher habitat to open space and for more contiguous open space lands. The transfer site and development sites are shown on the attached aerial photo.

A trail easement was also provided with the subdivision, including the rear edge of 8 San Diego Court. This easement allows the City to construct a trail across this and the adjoining property at a time that the City deems appropriate. This is consistent with General Plan Policy 86, *"Provide access to natural areas consistent with the nature of the resource"* and Program 86a, *"Develop and maintain a network of trails and pathways throughout the City to provide appropriate access to open space and to link City trails with County and regional trail systems."*

The topography of the site is steep, with a grade of approximately 56 percent, sloping down from the street. This application seeks to find that balance of both minimizing grading and respecting

and fitting comfortably with the topography by stepping the home into the hillside. As a result, the home would have one story visible from the street and three stories from the downhill side. This is consistent with General Plan Policy 18, "*Respect the topography of the Mountain in design and construction*" and Program 18a "*In conjunction with land use development applications, encourage options that minimize grading and transformation of the landform and fit comfortably with the topography.*"

Balance and Harmony. "*The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.*"

The home meets all of the R-BA Brisbane Acres development standards, as detailed on the attached project description. With Density transfer the lot has been subdivided to just over 5,000 sq ft, whereas 20,000 sq ft would be required without density transfer. The home would be just under 3,600 sq ft. This is comparable to the adjacent home on 6 San Diego Court, with 6 San Diego Court being somewhat larger at approximately 4,090 sq ft and with a more elongated floor plan due to shape of the lot. The two were designed to be complementary in terms of style and materials and how they would be situated on their respective lots.

The proposed home has been designed, as stated by the architect, to reflect the Mission or Tuscan style and layout. It is on a down-sloping lot with the garage located to one side and an entry "tower" in the middle. At the rear of the home it would have balconies to add horizontal forms to offset the vertical emphasis of the back of the building.

The home would be finished with a stucco exterior, similar to 2 and 6 San Diego Court with a composite concrete roof tile. The formed-concrete foundation walls will be imprinted in a stone block pattern.

Please refer to the Applicant's Statement and photo-simulations (attached) for further details on the design.

Compatibility with Adjacent Development. "*The orientation and location of buildings, structures, open spaces and other features integrate well with each other and maintain a compatible relationship to adjacent development.*"

As indicated, the proposed home would meet all of the required design standards and so it would be appropriately set back from the property lines and by dint of the topography is similarly oriented to 6 San Diego Court to enjoy the views to the Bay. Its orientation is such that it would not loom over any of the adjacent properties and is not anticipated to have any significant effects on adjacent development.

The orientation also retains the rear yard and a required pathway easement along the rear yard.

Photos of the existing San Diego Court homes are provided for reference.

Compatibility with Adjacent Uses. *“Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses.”*

Where a proposal abuts or is in close proximity to uses other than that proposed, the Municipal Code requires that the proposal take into account its effect on and maintain the quality of the other land uses. With the exception of a nonconforming duplex across the street (1100 Humboldt Road), the adjacent land uses are other single family homes or vacant land which may be developed. There are no anticipated impacts on these adjacent uses.

Because the lands to the south of the subdivision (Unrecorded Brisbane Acres Lot 35) and east (the partially improved Annis Road private “right-of-way”) are undeveloped, wildland fire hazard is a potential concern. The issue was addressed in the City’s original approvals for the three-lot subdivision and conditions of approval included in Use Permit UP-3-03.

Natural Heating and Cooling: *“The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability.”*

The proposed home’s placement on the site will provide natural heating and cooling. The western portions excavated into the hillside will provide natural thermal mass to help regulate temperature changes, while the windows across the eastern side will provide natural morning light and heating.

Minimized Topographical and Visual Impacts. *“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.”*

The home is proposed on a steep lot, with a 56% down-slope across the lot, from front to back. The home would be stepped into the hillside and leave the topography outside the footprint of the home and driveway essentially unchanged. So the design of the home respects the topography, such that only one story would be visible from the street and three stories would be visible from the rear. Although the home will be visible from certain vantage points along the Bay Trail at the southern portion of the Lagoon and at Sierra Point, the existing eucalyptus trees on the surrounding properties will substantially screen the view. Also, this home is not identified as a ridgeline lot and so is not subject to the provisions of the ridgeline ordinance.

The home is proposed at a lower elevation than either the homes at 2 and 6 San Diego Court or the existing homes at 1100 and 1122 Humboldt Road and its visual impact upon public views of San Bruno Mountain would not be significant.

Adequate Traffic Circulation and Parking. *"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."*

Traffic circulation and parking was addressed with the approvals for the original subdivision, which included this home. The home is situated on a cul-de-sac and so there is no through traffic on this street and there is a turn-around at the end constructed to City standards. The home would include a total of 4 parking spaces as required, per BMC Section 17.34.110. These would be provided on site with a two-car garage and two driveway spaces.

Facilities for Alternative Transit Modes. *"The proposal encourages 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."*

The Municipal Code encourages alternatives to automobile travel where appropriate, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation. Due to the narrow width and short length of Humboldt Court, sidewalks are not being provided; although, the low level of vehicular traffic on the street should not be a deterrent to shared use of the roadway with bicycles and pedestrians.

Functional and Appropriate Landscaping. *"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 and is appropriate to the location. Attention is given to habitat protection and wildland fire hazard as appropriate."*

A number of California native trees and shrubs are proposed for the landscaping and the proposed landscaping fits with the site and is consistent with the HCP and the location at the wildland interface. The proposed plantings will provide a screen to views of the home from views at street level as well as from below. No trees are proposed to be planted within the trail easement along the rear of the properties. This will help provide for a butterfly flight corridor to connect the Thomas Hill area to the upper slopes of San Bruno Mountain. Per condition of approval, the final landscape plan will be subject to Planning Director approval prior to building permit issuance.

Noise Protection. *"The proposal takes reasonable measures to protect against external and internal noise."*

The subject property is not within a traffic-noise-impacted area, so this finding is not applicable.

Glare Control. *“Consideration has been given to avoiding off-site glare from lighting and reflective building materials.”*

The Municipal Code requires that consideration be given to avoiding offsite glare from lighting and reflective building materials. Tentative Parcel Map TPM-3-03, Condition of Approval Z requires that the plans approved for Building Permit issuance shall specify low-level exterior lighting directed away from adjacent properties. An additional condition of approval is recommended to prohibit exterior lighting being directed upward into the night sky. No highly-reflective glass or other exterior building materials are proposed.

Screening of Exterior Appurtenances. *“Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment.”*

The utility meters, trash and recycling bins are proposed to be screened within the alcove provided by the extension of the retaining wall on the north side of the driveway.

Grading Permit Analysis and Findings:

As previously indicated there are currently no specific findings in the Municipal Code for the Commission’s approval of the grading permit. The grading permit application and design permit applications have been seen as essentially going hand in hand. However, a revised grading ordinance, Ordinance No. 579, was introduced by City Council on September 16th and continued. At the time of this report, there is no date specific for the Council hearing on the proposed grading ordinance. However, the draft findings are provided below for reference. Note also that following the Commission’s approval of a design permit and excavation permit the applicant would be required to obtain the City Engineer’s approval of a Grading Permit, which would address the technical aspects of the proposed grading work. Also, the required mitigation measures required that a licensed geotechnical professional oversee the project.

The draft grading permit findings are as follows:

Fitting with Topography and Context: *“Will the proposed grading be designed to reflect or fit comfortably with the topography with the site context and natural topography?”*

The proposed grading would fit with the topography and context in that the home is proposed to step into the hill and there is a balance between the proposed grading and fitting with the topography. The total volume of material moved (cut and fill) is approximately 306 cubic yards and the total to be removed from the site is estimated to be approximately 80 cubic yards.

Retaining Walls: *“Will the proposed grading be designed to ensure that retaining walls visible to the public are designed to be as visually unobtrusive as possible by means including but not limited to:*

- ii. Ensuring walls are architecturally integrated with proposed or existing structures on the site:*

- iii. Ensuring walls faces are decorative and treated with color, texture, architectural features, trelliswork or other means to visually break up the wall expanses;*
- iv. Screening with water conserving, non-invasive landscaping that at maturity will soften and reduce the visible expanse of walls? "*

The proposed design would include retaining walls at the front of the site to support the driveway and entry into the home. At the highest on the down-slope side, one of the retaining walls will be up to 11 ft in height. The retaining walls would be reinforced concrete with a limestone finish, as shown in the exterior elevations and have been designed to integrate with the architecture of the home. Additionally the proposed landscaping would serve to screen the view to these walls. So the design incorporates all three of the possible means for an attractive overall design.

Tree Removal During Grading: *"Will the proposed grading be designed to minimize removal of:*

- i. Existing street trees*
- ii. Any California Bay Laurel, Coast Live Oak or California Buckeye trees;*
- iii. Three or more trees of any species on the same site having a circumference of at least 30 inches measured 24 inches above grade?"*

The proposed grading would not include removal of trees, but rather the landscape plan calls for planting of Coast Live Oak and California Buckeye trees.

Attachments:

- A. Draft Resolution with Findings and Conditions of Approval
- B. Project Description
- C. Location Map – San Diego Ct. Subdivision & Lot 49 Density Transfer Site
- D. Parcel Map
- E. Applicant's Statement
- F. Key Plan – Adjacent Sites
- G. Applicant's Plans
- H. Applicant's Images
- I. Update Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program

A

draft
RESOLUTION DP-3-13/EX-2-13

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING DESIGN PERMIT DP-3-13 AND
GRADING PERMIT EX-2-13
FOR A SINGLE-FAMILY RESIDENCE
ON PARCEL "C" OF A THREE-LOT SUBDIVISION
APPROVED THROUGH DENSITY TRANSFER
AT 8 SAN DIEGO COURT

WHEREAS, Jim Trotter, the applicant, applied to the City of Brisbane for Design Permit and Grading Permit approval of a single-family residence on Parcel "C" of a three-lot subdivision of a portion of Unrecorded Brisbane Acres Lot 34, approved through a density transfer, such applications being identified as Design Permit DP-3-13 and EX-2-13; and

WHEREAS, on December 12, 2013, the Planning Commission conducted a hearing of the applications, 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 plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the applications; and

WHEREAS, a Mitigated Negative Declaration (State Clearinghouse Number 200404115) was previously approved for the project on August 26, 2004; and

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

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of December 12, 2013, did resolve as follows:

Design Permit Application DP-3-13 and Grading Permit Application EX-2-13 are approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this twelfth day of December, 2013, by the following vote:

AYES:
NOES:
ABSENT:

Carolyn Parker
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

draft
EXHIBIT A

Action Taken: Conditionally approve Design Permit DP-3-13 and Grading Permit EX-2-13 per the staff memorandum with attachments, via adoption of Resolution DP-3-13/EX-2-13.

Findings:

1. The proposed development is consistent with the General Plan, as detailed in the agenda report.
2. The proposals maintain a balance of scale, form and proportion, and use design components that are harmonious and materials and colors that complement the project, and the proposal integrates well with elements of the site plan and of surrounding areas, as detailed in the agenda report.
3. The orientation and location of buildings, structures, open spaces and other features maintain a compatible relationship to adjacent development, as detailed in the agenda report.
4. Given that the proposal is in the vicinity of vacant wildlands, the plans take into account their effect on and maintain the quality of these lands.
5. The proposals respect the topography of the site and are designed to minimize its visual impact, as detailed in the agenda report. Significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park are preserved, as detailed in the agenda report.
6. In so far as applicable to the subject projects and given the conditions of approval, the site plans minimize 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; and parking facilities are adequately surfaced, landscaped and lit, as detailed in the agenda report.
7. The appropriateness of encouraging alternatives to travel by automobile, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation, is limited for this sites, due to the narrow width and short length of the street on which the sites are located.
8. In so far as applicable to the subject projects and given the conditions of approval, the site provides open areas and water-conserving landscaping appropriate to the location to complement the buildings and structures, separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy, with attention given to habitat protection and wildland fire hazard, as detailed in the agenda report.

9. The finding regarding noise is not applicable to this project.
10. Consideration has been given to avoiding offsite glare from lighting and reflective building materials, per the conditions of approval.
11. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment, per the conditions of approval.
12. The finding regarding signage is not applicable to this project.
13. The finding regarding employee outdoor space is not applicable to this project.

Conditions of Approval:
Completed

- A. Prior to issuance of a Building Permit, the property owner shall enter into a standard landscape maintenance agreement with the City amended to the satisfaction of the City Attorney to require maintenance of the required replacement trees for those previously removed and continued removal of any invasive non-native plants.
- B. Prior to the issuance of a Building Permit and subject to the approval of the City Attorney, the property owners shall execute agreements including a covenant running with the land and enforceable by the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.

Prior to Issuance of a Building Permit

- C. Prior to issuance of a Building/Grading Permit and as required by the Plan Operator (San Mateo County), the property owners shall become signatories to the San Bruno Mountain Area Habitat Conservation Plan Agreement by signing an "Agreement to Comply with Terms and Conditions of the Agreement with Respect to the San Bruno Mountain Area Habitat Conservation Plan and Section 10(a) Permit" and the Declaration of Covenants and Restrictions per Exhibit G of the Agreement with Respect to the San Bruno Mountain Area Habitat Conservation Plan, which shall include the requirement to participate in the HCP funding program. Prior to issuance of Certificates of Occupancy, the Agreements and Declarations shall be recorded by the County of San Mateo. Refer to Tentative Parcel Map TPM-3-03 Conditions of Approval FF & GG for additional HCP requirements.
- D. Prior to issuance of a Building Permit a Site Activity Review application shall be filed with, and approved by, the San Mateo County Department of Parks.
- E. As depicted in this design permit application, the plans submitted for Building Permit issuance shall comply with the 25% lot coverage limit and 0.72 floor area ratio. Included in the lot coverage and floor area ratio calculations is any finished surface with at least 7 ft. of clearance located under a deck, landing or stairway that is supported at two opposing ends (as opposed to being supported on one side or two contiguous sides).

- F. The plans submitted for Building Permit issuance shall specify the treatment of building surface materials/treatment, including retaining walls, consistent with the design permit.
- G. Consistent with Tentative Parcel Map TPM-3-03 Conditions of Approval S and X, prior to the issuance of a Building Permit, detailed landscaping and water-conserving irrigation plans shall be submitted for approval by the Community Development Director. The landscaping plans shall include drought-resistant, non-highly-flammable, non-invasive or native species, and shall specify the removal of any existing invasive, non-native plant species. Foundation plantings shall be provided to help screen the structure along the northwest side. Landscaping within 15 ft. of the building shall be irrigated. No trees shall be planted within the public trail easement across the rear of the parcel.
- H. The plans submitted for Building Permit issuance shall specify stormwater management measures consistent with the State Water Board requirements for residential projects.
- I. Consistent with Use Permit UP-13-03 Condition of Approval G, any building within 50 feet of the eastern property line of Parcel "C" (8 Humboldt Court) shall be provided with the following:
 - a. The underside of all balconies and stairs facing the southern or eastern property lines shall be protected by fire sprinklers.
 - b. All windows facing the southern or eastern property lines shall be dual glazed.
 - c. All operable windows facing the southern or eastern property lines and greater than five feet in any dimension shall be provided with exposure protection.
 - d. All eaves facing the southern or eastern property lines greater than three feet in depth shall be protected with fire sprinklers. Eaves sprinklers, if properly positioned, may also provide for window exposure protection, as required by Item (3.), above.
- J. The plans submitted for Building Permit approval shall specify low-level exterior lighting directed away from adjacent properties and not upward into the night sky (also see Tentative Parcel Map TPM-3-03 Condition of Approval Z).
- K. Details for the screening of any public utility meters shall be included on the plans approved with the building permit to the satisfaction of the Community Development Director.
- L. Details for screened storage space for trash and recycling bins shall be included on the plans approved with the building permit to the satisfaction of the Community Development Director.
- M. The proposed grading shall be subject to approval by the City Engineer, via Dept. of Public Works Grading Permit, and consistent with the applicant's proposal as detailed in this agenda report. This includes approximately 306 cubic yards combined cut and fill and approximately 80 cubic yards to be removed from the site. All grading shall comply with

the provisions of Brisbane Municipal Code Chapter 15.01, National Pollution Discharge Elimination System Program best management practices, and Bay Area Air Quality Management District's standard dust control measures (see Variance V-2-06 Condition of Approval E and Tentative Parcel Map TPM-3-03 Condition of Approval M).

- N. Prior to issuance of the building permit, plans shall be submitted to the Fire Dept. showing the that the structure will comply with all applicable Fire Code requirements, including but not limited to fire sprinklers, adequate water flow/pressure and smoke and carbon dioxide detectors.

Prior to Certificate of Occupancy

- O. The home address shall be of a size and location to be clearly visible to the satisfaction of the Fire Dept. prior to certificate of occupancy.
- P. The garage shall have an automatic sectional roll-up garage door with manual release mechanism.
- Q. Prior to issuance of the Certificate of Occupancy, a report on the relative success of the mitigation measures shall be forwarded to the Planning Commission for its information.
- R. Landscaping shall be installed to the satisfaction of the Planning Dept.

Other

- S. Since the property is within the HCP the owners shall comply with all applicable requirements of the HCP, including Site Activity Review applications to be filed and approved by the San Mateo County Department of Parks prior to initiating any site work.
- T. Per the HCP Operating Program for Management Unit 2-03-15, payment of the annual assessment for the San Bruno Mountain Conservation fund shall begin upon issuance of a Certificate of Occupancy.
- U. The required parking spaces shall not be used or converted to any other use that would impair their basic use as parking for motor vehicles per Brisbane Municipal Code Section 17.34.020.A.
- V. The conditions of approval of Use Permit UP-13-03, Tentative Parcel Map TPM-3-03 (as modified by Use Permit UP-13-03) and Variance V-2-06 shall continue to apply.
- W. Minor modifications may be approved by the Planning Director in conformance will all requirements of the Municipal Code.
- X. 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 project.

Project Description 8 San Diego Court

General Plan:	Residential: 0-2 dwelling units per acre	
Zoning:	R-BA Brisbane Acres Residential District	
Lot Area:	Minimum of 5,000 sq ft allowed with density transfer and 5,026 sq. ft. was established per TPM-3-03.	
Slope:	56%	
Lot Coverage:	<u>Maximum</u> 25% (1,256.5 sq. ft.)	<u>Proposed</u> 25% (1,253 sq. ft.)
Floor Area Ratio:	0.72 (3,618.7 sq. ft.)	0.72 (3,598 sq. ft.)
Setbacks--	<u>Minimum</u>	<u>Proposed</u>
Front/House:	10 ft.	10.5 ft.
/Garage:	0 ft.	17 ft.
North Side:	7.4 ft.	13 ft.
South Side:	7.4 ft.	9.5 ft.
Rear:	10 ft.	20.5 ft.
Height—	<u>Maximum</u>	<u>Proposed</u>
20+ Ft. from Front:	35 ft.	34 ft.
<20 Ft. from Front:	20 ft. above adjacent street.	16 ft
Parking--		
Required:	2 covered spaces plus 2 on/off-street spaces (50% may be compact)	
Proposed:	2 standard-size garage spaces plus 2 off street spaces (1 standard-size on-site space and 1 compact on-site space in driveway)	



Location Map - San Diego Court Subdivision & Lot 49 Density Transfer Site

D

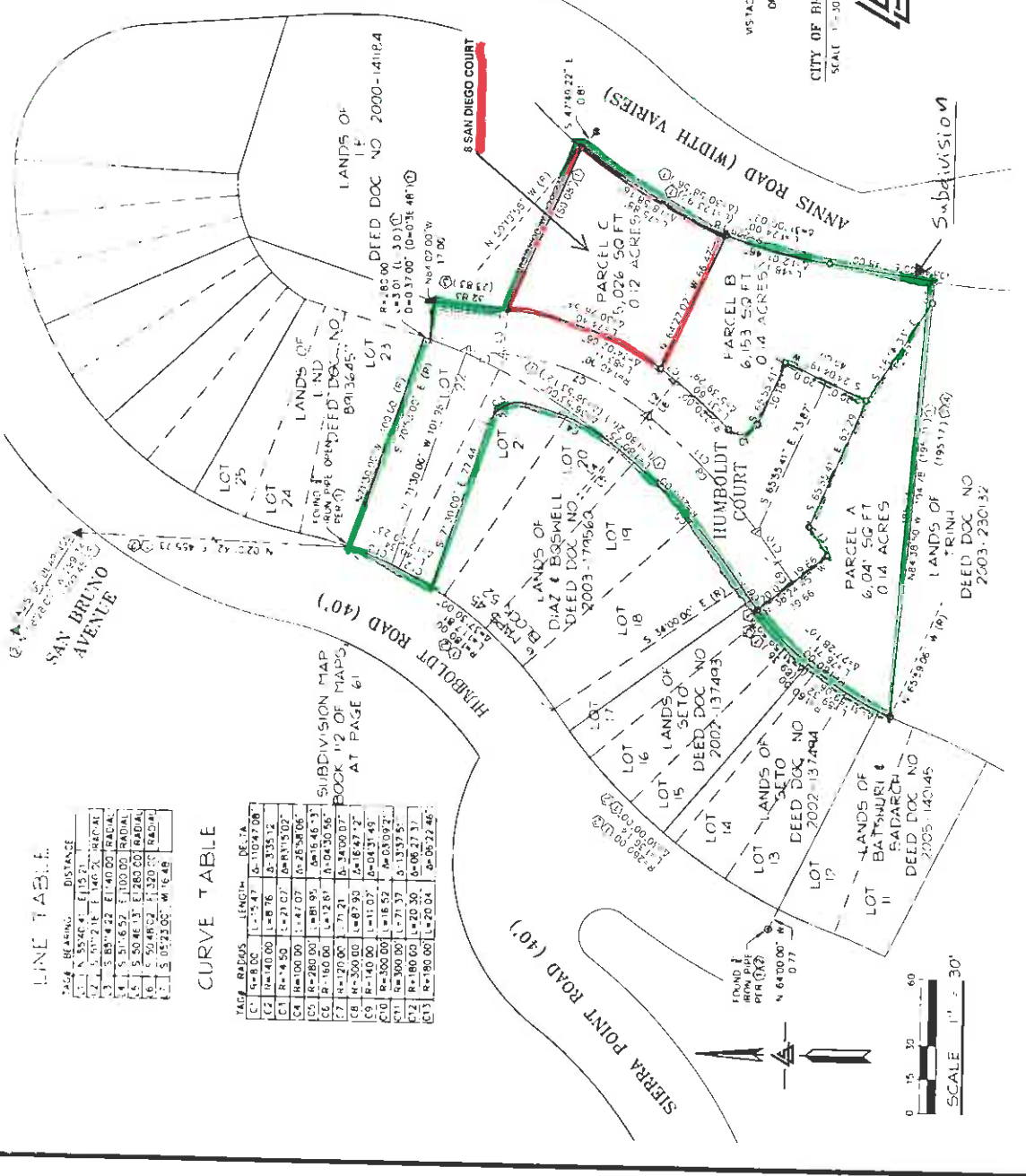
LINE TABLE

TAG	BEARING	DISTANCE
1	N 55°40'41" E	113.71
2	S 70°22'16" E	146.20
3	S 85°42'22" E	140.00
4	S 31°46'52" E	100.00
5	S 50°46'13" E	280.00
6	S 20°48'02" E	320.00
7	S 05°22'00" W	16.48

CURVE TABLE

TAG	RADIUS	LENGTH	DETA
C1	94.800	15.47	107.470
C2	140.000	18.76	135.12
C3	94.500	21.07	113.007
C4	100.000	24.07	126.806
C5	182.280	81.95	1816.463
C6	160.000	12.81	104.3045
C7	142.200	11.21	104.0277
C8	130.000	10.82	104.0277
C9	140.000	11.03	104.03140
C10	300.000	21.37	113.925
C11	180.000	20.30	108.2137
C12	190.000	20.01	107.2246

DEED NO. 2003-174564
 DEED NO. 2003-137493
 DEED NO. 2002-137494
 DEED NO. 2002-140145
 DEED NO. 2003-230132



REFERENCES

- RECORD OF SURVEY AT PAGE 46
- BOOK 24 OF MAPS AT PAGE 27
- RECORD OF SURVEY AT PAGE 27
- BOOK 24 OF MAPS AT PAGE 27
- DEED NO. 2003-104810
- LANDS OF HUMBOLDT ROAD PARTNERS
- DEED NO. 2003-230132
- LANDS OF HUMBOLDT ROAD PARTNERS

LEGEND

- TO AND MONUMENT PER (P)
- SET STANDARD CITY MONUMENT
- SET IRON PIPE 1.5" DIA
- UNLESS OTHERWISE NOTED
- FOUND IRON PIPE AS NOTED
- FOUND REBAR W/ CAP PER (P)
- RADIAL BEARING

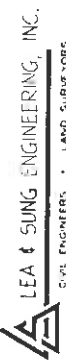
BASIS OF BEARINGS

THE BEARING MEASUREMENTS BETWEEN TWO POINTS MONUMENTS OR SAN BRUNO AVENUE AS SHOWN ON THIS MAP ARE BASED ON THE 1983 NAD 83 DATUM. THE BEARINGS ON THIS MAP ARE BASED ON THE 1983 NAD 83 DATUM. THE BEARINGS ON THIS MAP ARE BASED ON THE 1983 NAD 83 DATUM.

PARCEL MAP

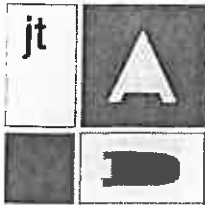
LANDS OF HUMBOLDT ROAD PARTNERS
 A PORTION OF THE RANCHO CANADA DE CUMBALE LA VESTACION Y RODRIGO MEJIA AS DESCRIBED IN PARCEL FIVE OF THAT DEED RECORDED APRIL 27, 2002 AT DEED NO. 2002-054910 OF SAN MATEO COUNTY, "BRISBANE ACRES" SUBDIVISION OF SAN MATEO COUNTY, BRISBANE ACRES" SUBDIVISION AN UNRECORDED SUBDIVISION

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA
 SCALE 1" = 30'



LEA & SUNG ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CALIFORNIA 94545
 (916) 887-4086
 FAX (510) 887-3019

SHEET TWO OF TWO
 09/2008/06
 NOVEMBER 2008



E

PROJECT DESCRIPTION:

October 16, 2013

Kieran Woods
8 San Diego Court
Brisbane, CA 94005

RE: Proposal Plans for Parcels C (Woods Residence)

To the City of Brisbane and those concerned,

Our proposal for Parcel C is a single family home as part of the San Diego Court development for the owner Kieran Woods. This proposal was originally presented with the project at Parcel B (6 San Diego Ct) back in November 2006. The single family home at Parcel B was completed and is now occupied along with the other project in this development at 2 San Diego Court. We are re-submitting the plans for 8 San Diego Court since the original Design Permit (DP-5-06) has expired. We are including all the updated documents reflecting work completed at Parcels A & B (2 & 6 San Diego Ct).

The following comments are taken & adapted from my presentation for Parcels B & C, and have been updated for the current design proposal to be reviewed:

(a) BALANCE OF SCALE, FORM & PROPORTION

The design proposal reflects desires of the owner to have a house with a combination of influences that can be considered Mission or Tuscan in style and layout. These two parcels are intended to flatter the residence already completed at Parcels A & B (the homes at 2 & 6 San Diego Court). This lot has a steep slope and requires reversing the vertical flow of the home from top to bottom as with most down slope lots and like the completed home at 6 San Diego Court. The desire to keep an open, airy context for living inspired the incorporation of the entry and great room in the plans. The plan for 8 San Diego Court has a similar appearance to 6 San Diego Court but with slightly more compact housing layout. The maximum overall height remains under the 35'-0" limit from the rear elevation while the front elevation does not exceed one story except for the raised entry fenestration.

Attention has been paid to the details and proportion of the house as a whole. The details including the trim, railing, decking and finishes are intentionally simple and clean with materials reflecting both Mission and Tuscan influences. The house sits low on the site relative to the new road, San Diego Court. With this proposal, we believe we are reflecting the desires of the Brisbane planners and immediate community to complement the city's endearing qualities.

(b) ORIENTATION & LOCATION

As already noted, the location and orientation in terms of scale and proportion reflect the site's topography. The plans show the location of the decks and viewing balconies in relation to the site. All of the decks at the second floor of the main house are oriented away from existing homes and towards the prevailing bay views to the east and southeast. The plans have similar characteristics in orientation to the completed home at 6 San Diego Court and are laid out to preserve as much of the backyard area as possible along with the required pathway easement within the rear setback. Because the front of each property is at the top floor, existing homes including 2 Humboldt Court, 1100 and 1110 Humboldt Road will continue to have views of the bay to the east and southeast.

(d) RELATIONSHIP TO SITE TOPOGRAPHY

Findings by the city regarding all three parcels are consistent with this proposal for Parcel C (8 Humboldt). Our plans reflect the concern for any home being overbuilt in relationship to the hillside and the neighboring properties. Because of the 25% coverage allowed & the steep grade of the parcel, the home needs to use three floors as shown in the rear elevations. Also as stated, these plans are situated intentionally to reflect the unique qualities of the site with the homes pressed to the front also because of the steep grade. Also, while having features architecturally and programmatically similar to the completed home at 6 San Diego Court, the home reflects the unique qualities of the site and is slightly scaled down in overall footprint and livable area in comparison to the completed house at 6 San Diego Court. The house at 8 San Diego Court, will be more compact and more traditional in layout with the more rectilinear parcel map.

PROJECT DESCRIPTION:

(e) TRAFFIC & PEDESTRIAN ACCESS

As the architect commissioned after the findings were made for the overall development, I believe this portion of our work in Parcels C simply reflects what was already completed in the development of the access road for all three parcels. We have incorporated the four required parking spaces, all on site, with two spaces in the garage and two in the uncovered driveway access. The home at 2 San Diego Court was approved with the six required spaces because of the secondary dwelling unit.

(f) ALTERNATIVES TO TRAVEL BY AUTOMOBILE

Proposed improvements are consistent with section (e). The location of the site precludes any more support for alternatives than what was proposed in the city's findings.

(g) OPEN AREAS & LANDSCAPING

As described in earlier sections the open areas and landscaping are in place as proposed in this plan and the previous landscape plan for the overall development that is being referenced with this plan. Landscaping and new plantings are being placed both to screen for privacy and utilities as well as any noise from below at Annis Road. Existing vegetation and trees are preserved where noted with new plantings reflecting a similar scope to the plantings provided for the homes at Parcels A & B (2 & 6 San Diego Court), primarily to the east or south east at the rear of the property.

(h) MEASURES TO PROTECT AGAINST EXTERNAL & INTERNAL NOISE

Consistent with comments in section (g), the landscaping and orientation of the plans encourages less noise where the development is closest to existing homes. Decks and outdoor spaces are mainly placed where the views are directed away from neighboring homes. Noise issues such as mechanical and large gatherings in the home are screened with more oblique fenestrations towards the shared lot lines as indicated in the site and floor plans.

(i) OFFSITE GLARE

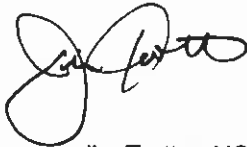
While this issue was not directly addressed, the materials in keeping with the architectural style are mainly subdued and warm colors including a ceramic or composite roofing material that does not have any reflective qualities. All materials shown separately confirm that any offsite glare should be negligible if at all.

(j) SCREENING OF UTILITY & MECHANICAL FACILITIES & EQUIPMENT

Refer to comments in sections (g) and (h).

Please contact my clients, Kieran Woods or my office for any clarification or questions about this project after review of our proposed plans and materials.

Sincerely,

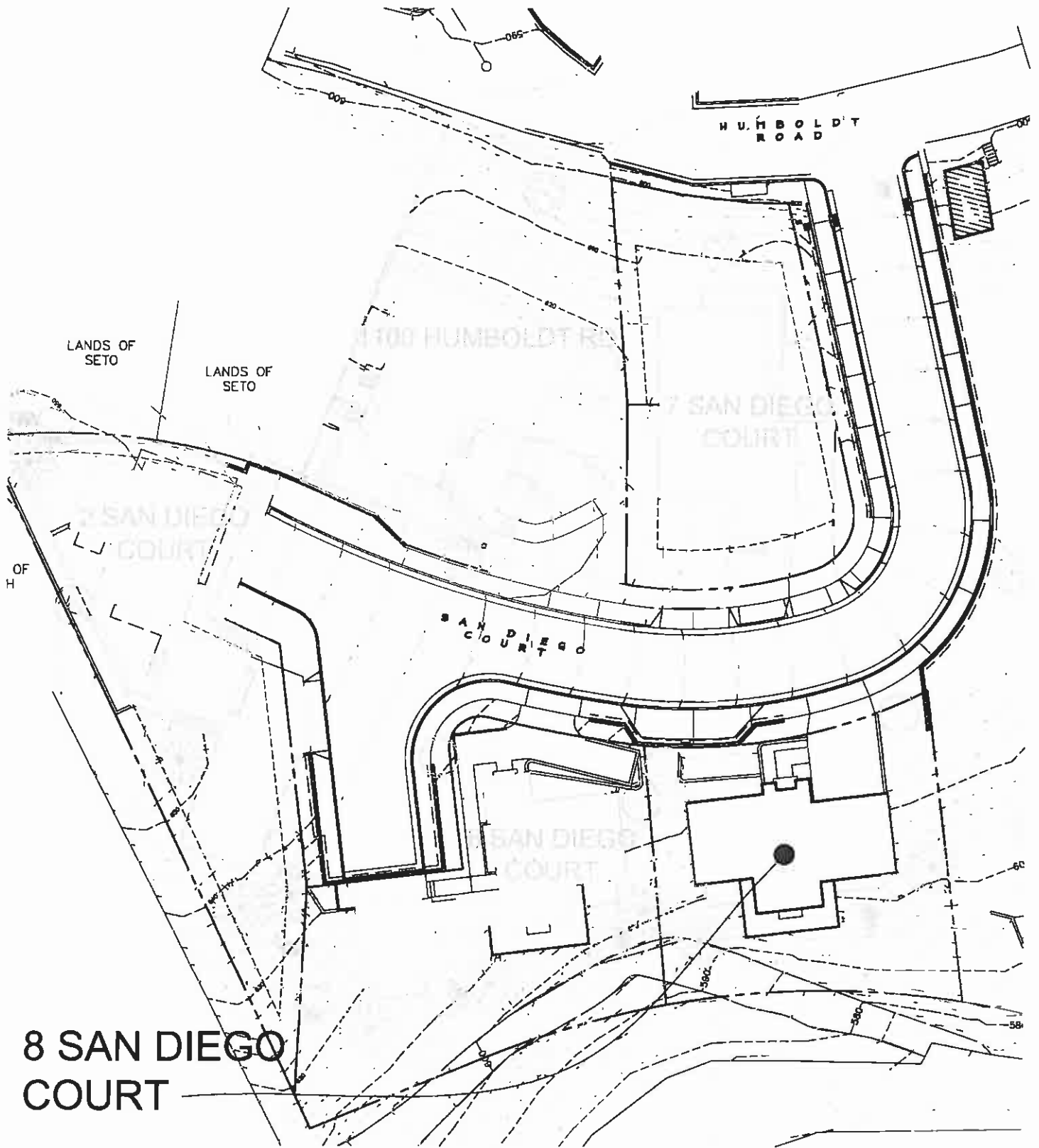


Jim Trotter, NCARB
jt Architecture+Design
Principal/Owner
CALic. #C26179

F

KEY PLAN (Adjacency to San Diego Court)

SCALE: 1/32" = 1'-0"



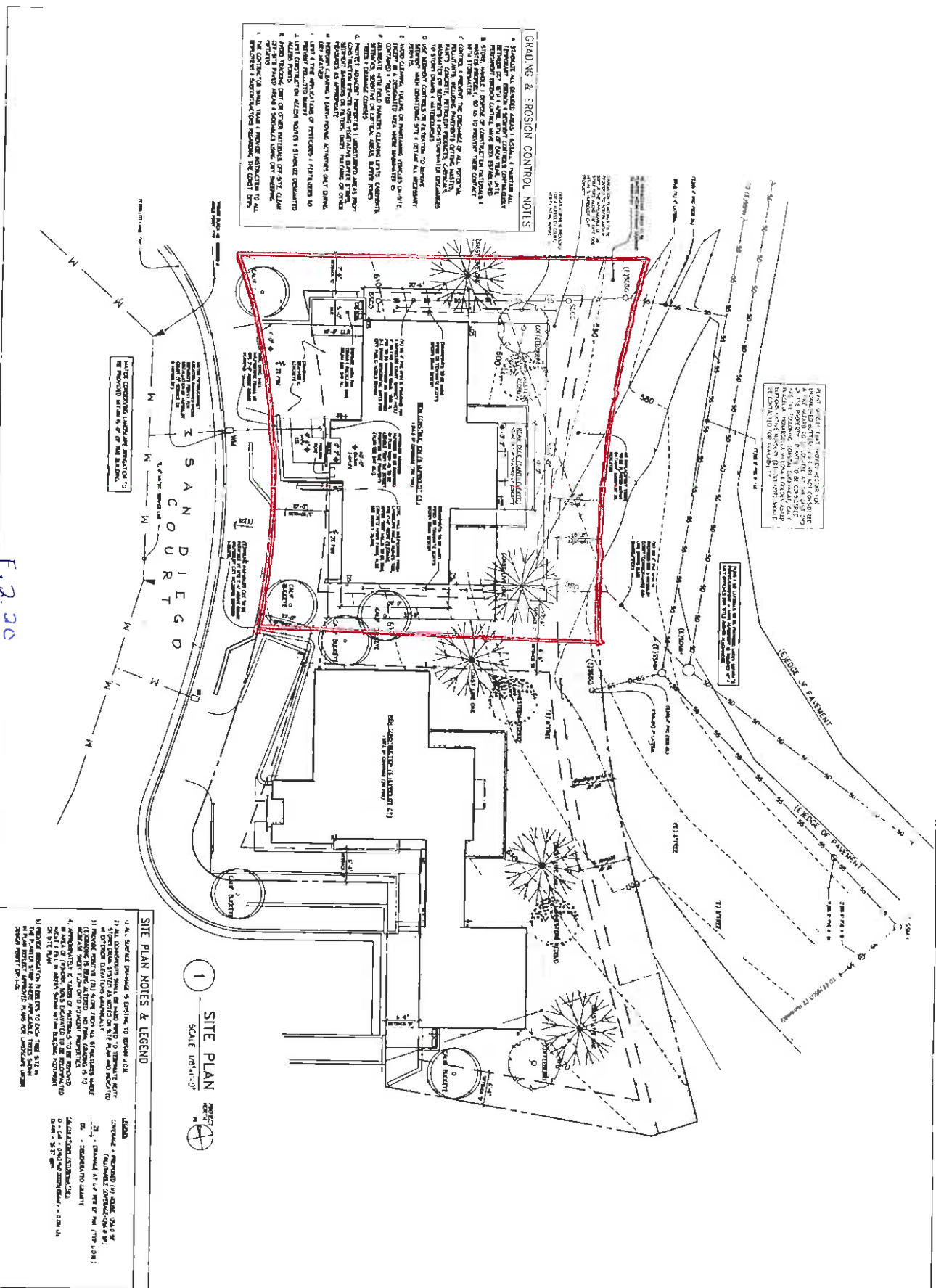
8 SAN DIEGO COURT

F.2.19

F.2.20

1

- ### GRADING & EROSION CONTROL NOTES
1. STAKE OUT ALL EROSION CONTROL MEASURES.
 2. PROVIDE EROSION CONTROL MEASURES FOR ALL EXPOSED SLOPES OF SOIL AND ROCK.
 3. STAKE OUT ALL EROSION CONTROL MEASURES.
 4. STAKE OUT ALL EROSION CONTROL MEASURES.
 5. STAKE OUT ALL EROSION CONTROL MEASURES.
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 8. STAKE OUT ALL EROSION CONTROL MEASURES.
 9. STAKE OUT ALL EROSION CONTROL MEASURES.
 10. STAKE OUT ALL EROSION CONTROL MEASURES.



- ### SITE PLAN NOTES & LEGEND
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 9. ALL SURFACE DRAINAGE IS TO BE TO THE STREET.
 10. ALL SURFACE DRAINAGE IS TO BE TO THE STREET.
- SCALE 1"=10'
- EROSION CONTROL MEASURES
- LANDSCAPING
- UTILITIES

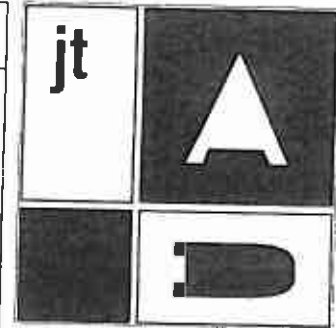
F.2.20

EXTERIOR ELEVATION NOTES

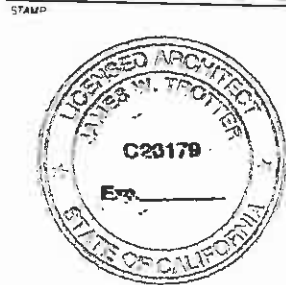
(REFER TO SCHEDULES FOR DOOR & WINDOW SUPP. INFO)

- 1 COMPOSITE TILE (SLATE APPEARANCE); LAMARITE BY TAMKO (ICC-ES ESR-1841).
- 2 PAINTED HEAVY GA GALVANIZED GUTTER / DOWNSPOUT (ALT. COPPER), COLOR TO MATCH TRIM OR SIM.
- 3 INTEGRAL COLOR STUCCO (COLOR TBD).
- 4 BULL-NOSE STUCCO FINISH WHERE INDICATED AROUND OPENINGS (MAINLY AT ENTRY EXTERIOR).
- 5 PAINTED MTL. RAILING; DARKER MUTED FINISH THAN CLAD WINDOW VENEER.
- 6 EXPOSED STUCCO FINISH WHERE INDICATED AROUND OPENINGS WITH WINDOW & DOOR UNITS RECESSED FROM EXTERIOR FINISH (SEE TYP. DETAIL ON SHT A41)
- 7 STUCCO CORBELS
- 8 MTL. CLAD FRENCH DOORS AND/OR SLIDERS (SLATE COLOR BY MFR.)
- 9 CUSTOM ENTRY DOOR (TEAK FINISH) OR MODIFIED FRENCH DOOR BY MARVIN OR OTHER MFR.
- 10 CLAD WINDOWS (BRONZE COLOR OR SIM BY MFR.)
- 11 REIN. CONC. WALL W/LIMESTONE FINISH; HT NTE 3'-0" ABOVE GRADE @DRIVENWAY & ENTRY, NTE 6'-0" HT WHERE INDICATED WITHIN SETBACKS.
- 12 ATTIC ROOF VENT, SIM FINISH TO DOWNSPOUTS
- 13 BRONZE NUMERALS
- 14 TYP. EXTERIOR WALL SCONCE (TIMED W/SOONAR CONTROLS U.O.N. IN PLANS)
- 15 MAILBOX NICHE T.B.D.
- 16 CUSTOM WINDOW, MARVIN 'INTEGRITY' OR ALT. MFR TBD; SIM CLAD EXTERIOR FINISH TO STOCK WINDOW ITEMS
- 17 STUCCO/EIFS TRIM (ALT. STONE VENEER)
- 18 LIGHTWEIGHT INTEGRAL COLOR CONCRETE, STAMPED
- 19 BRACKET (WOOD FABRICATION OPTIONAL)
- 20 LEDGE (CONCRETE FORM)

REFER TO SHEET A4.1 FOR WINDOW & DOOR SCHEDULES, TYP. SYMBOLS (2A) WINDOW TYPE (101) DOOR NUMBER



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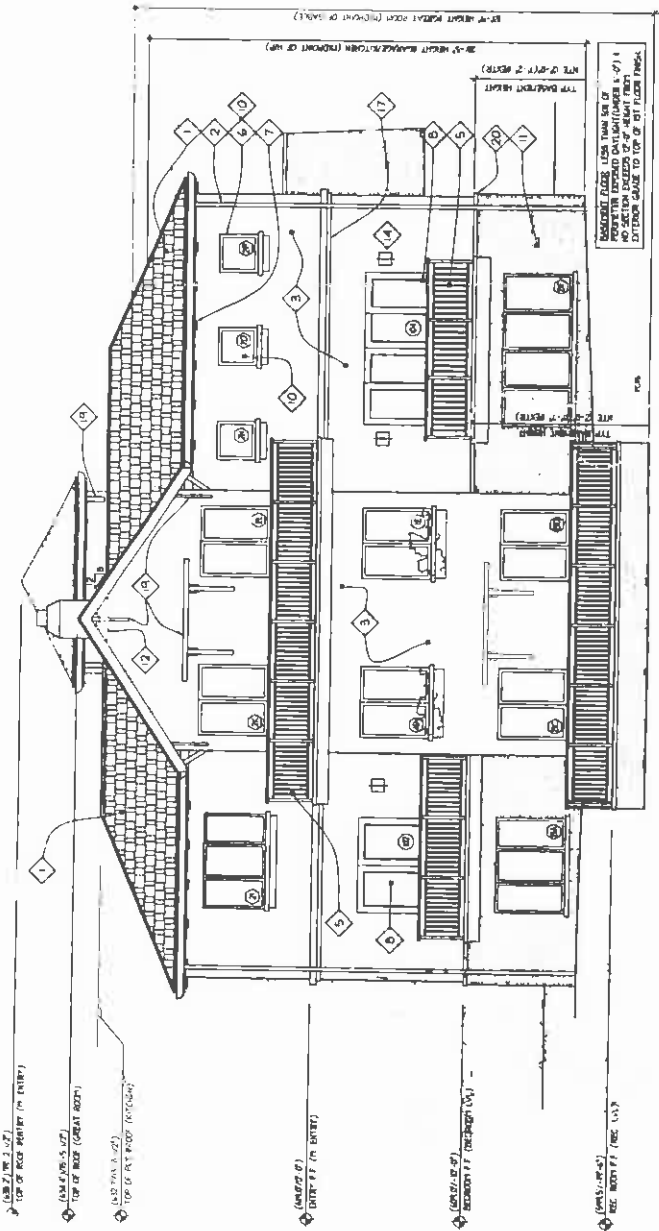


COMMENTS

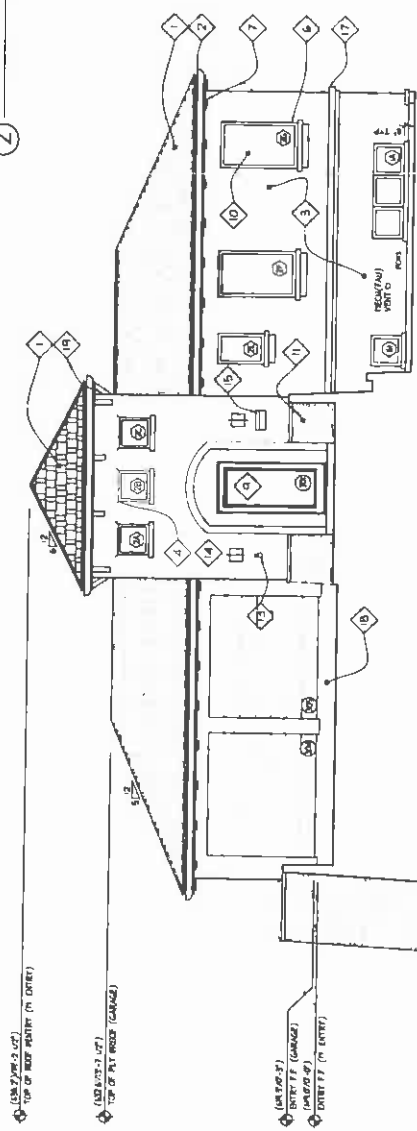
AST)
1/4" = 1'-0"

REVISIONS		
No.	Description	Date
1	PLAN SUBMITTAL	04/10/2007
2	BACK CHECK	05/16/2007

F.2.21

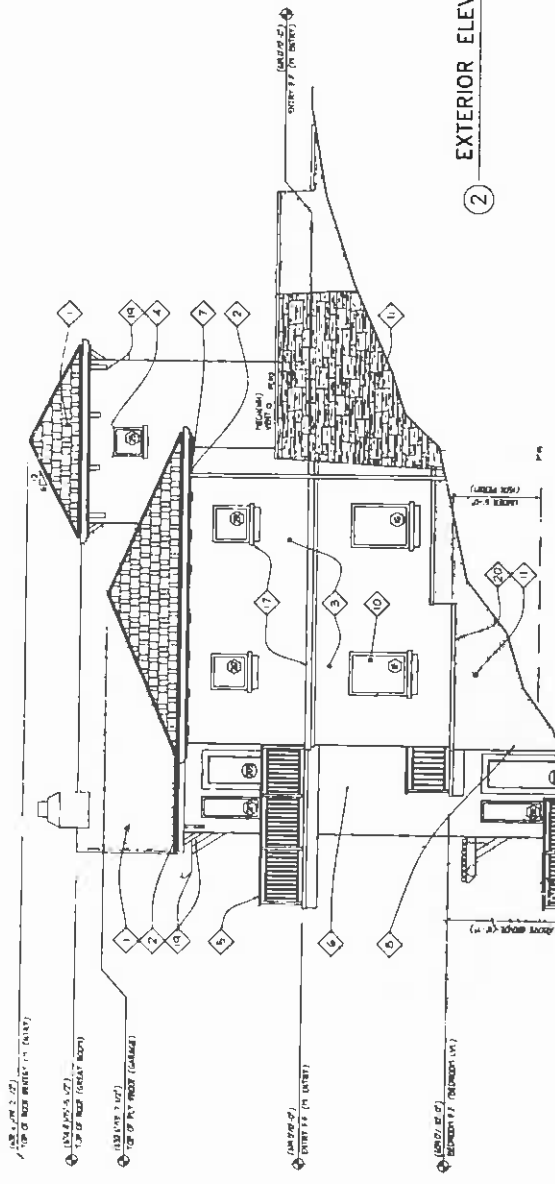


② EXTERIOR ELEVATION (REAR/EAST)
SCALE 1/4"=1'-0"

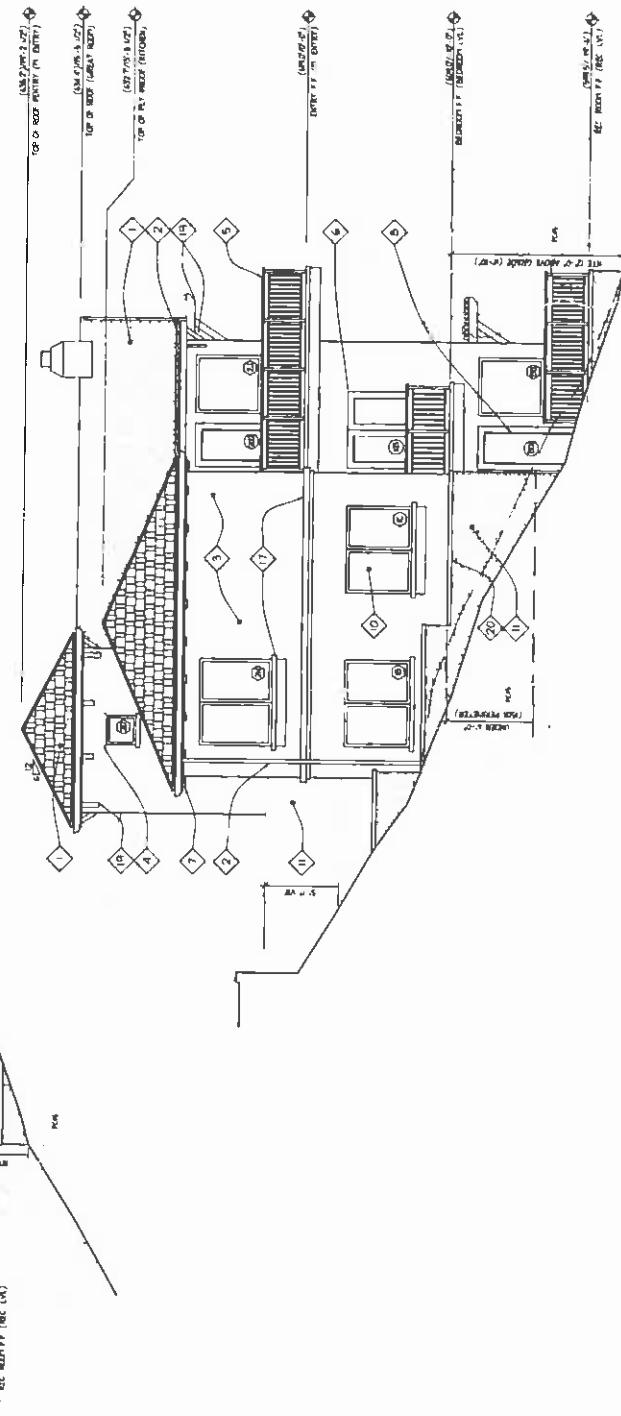


① EXTERIOR ELEVATION (FRONT/WEST)
SCALE 1/4"=1'-0"

F 2 2 2



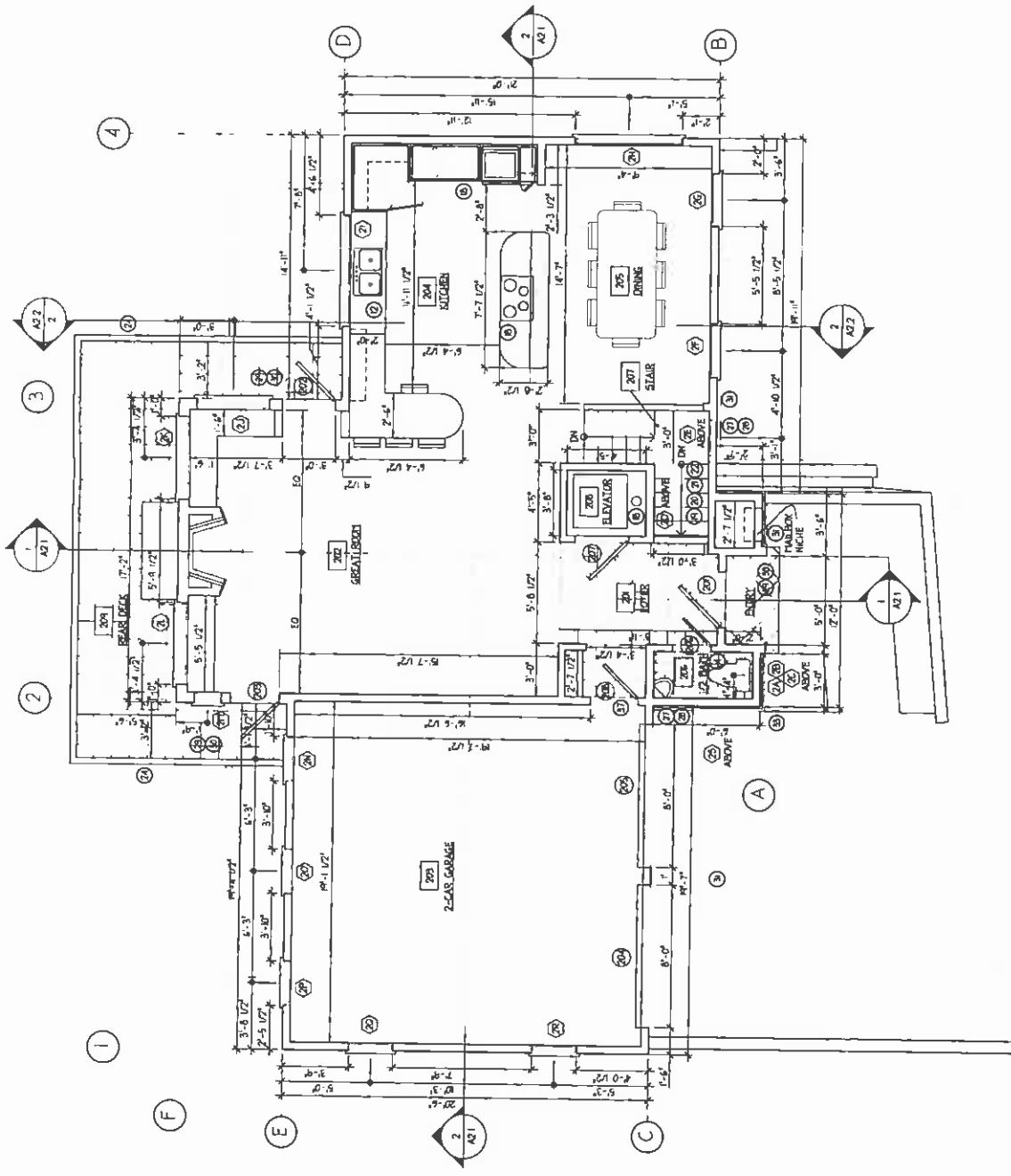
2 EXTERIOR ELEVATION (SIDE/NORTH)
SCALE 1/4" = 1'-0"



1 EXTERIOR ELEVATION (SIDE/SOUTH)
SCALE 1/4" = 1'-0"

F.2.23

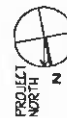
F.2.23



1 2ND FLOOR PLAN (ENTRY LEVEL)
 (AREA 1,256.0 sf)
 SCALE 1/4"=1'-0"

F 2 24

F.2.24

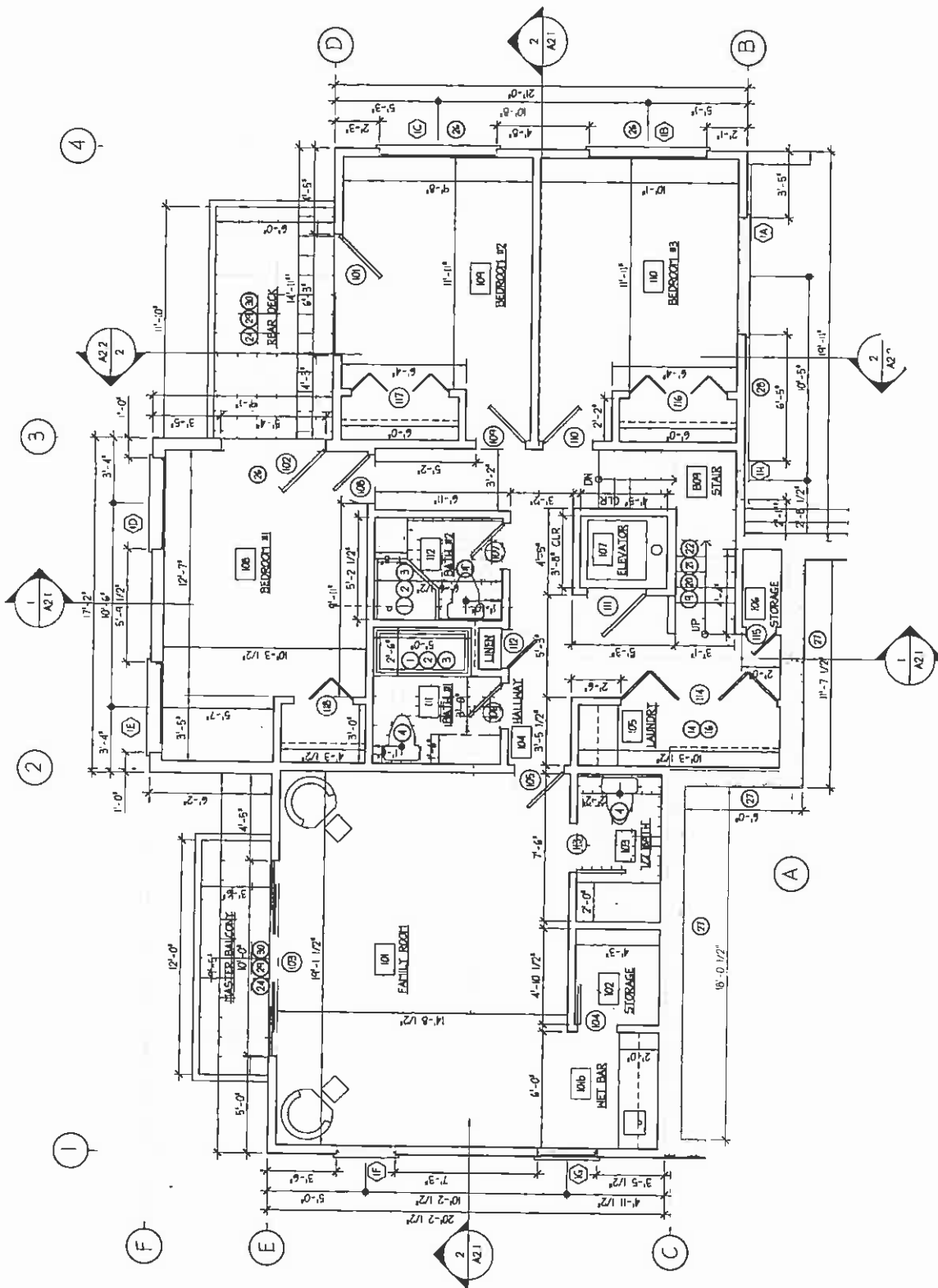


1ST FLOOR PLAN (BEDROOM LEVEL)

(AREA 1,246.0 sf)

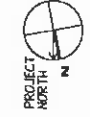
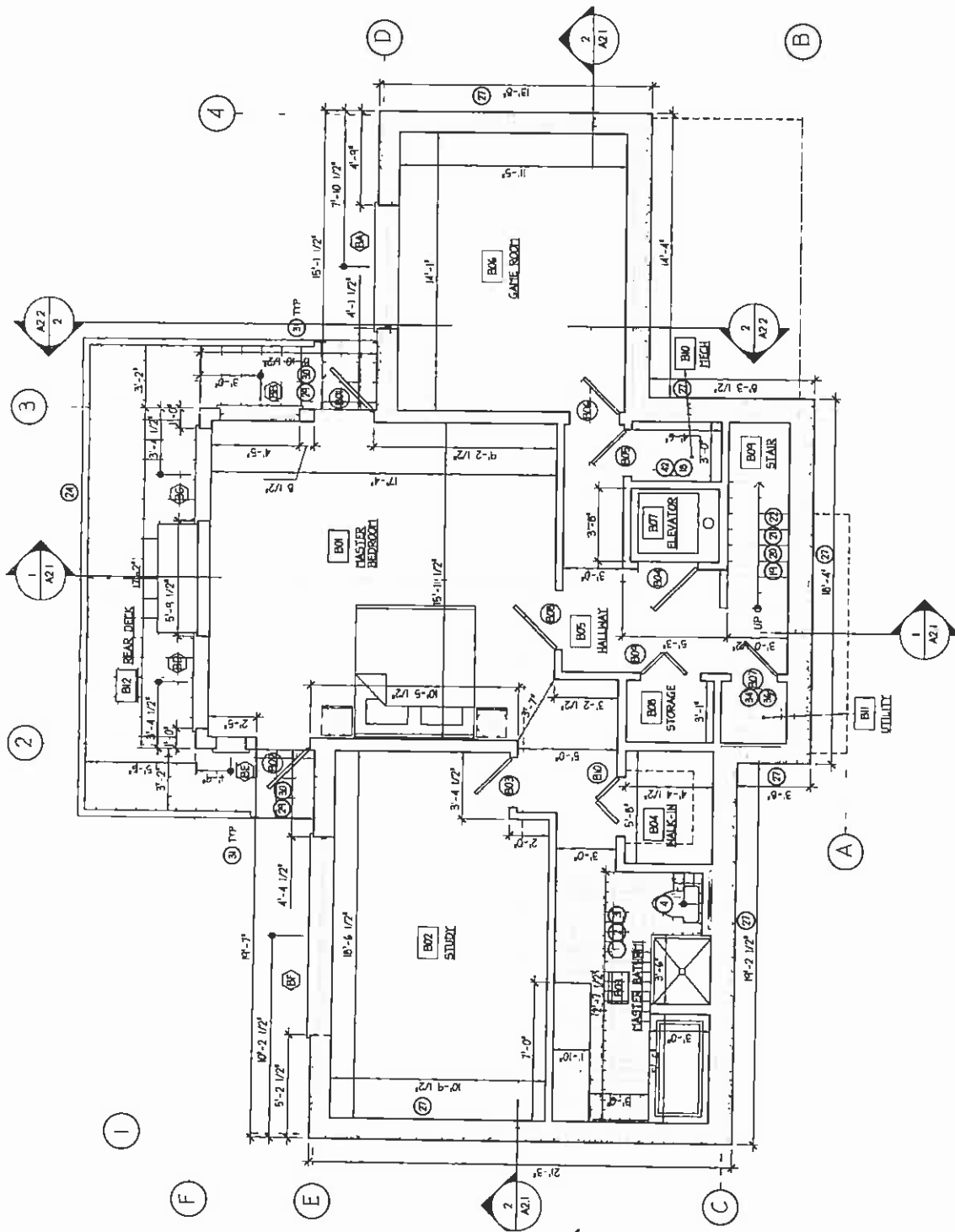
SCALE: 1/4"=1'-0"

F.2.25



1

F.2.25



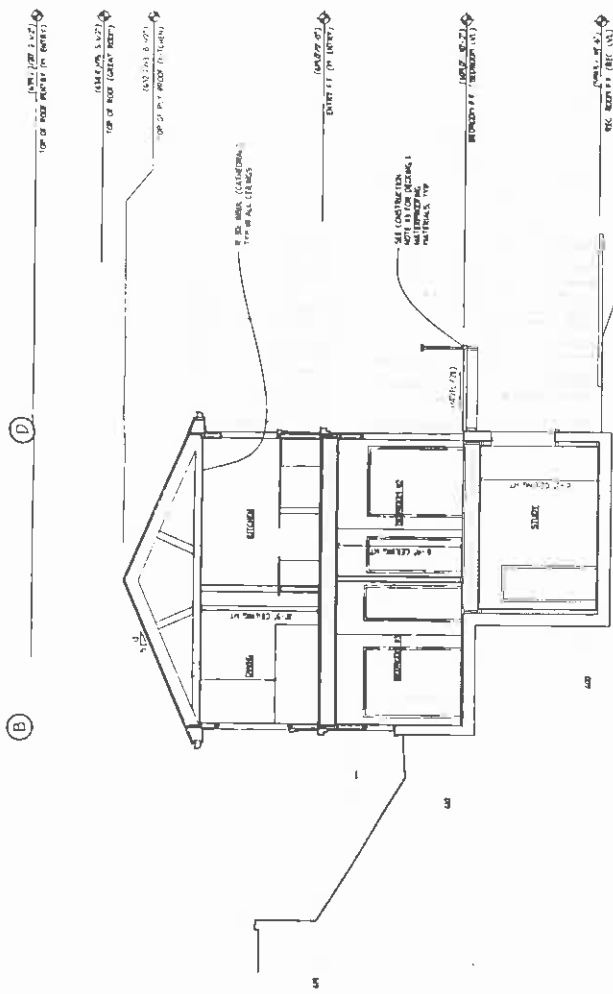
1 BASEMENT PLAN (RECREATION LEVEL)
 (AREA: 1,096.5 sf)

SCALE 1/4"=1'-0"

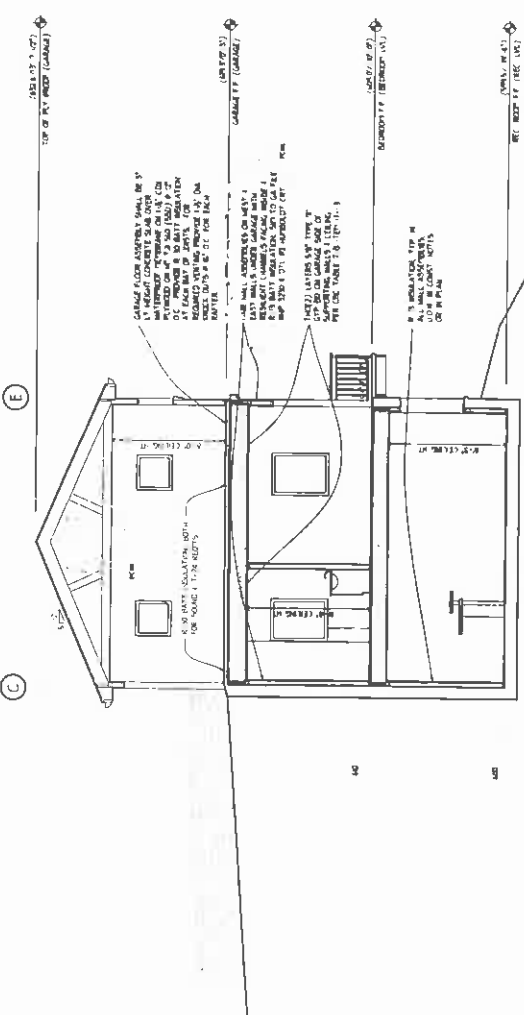
F2.26

TYPICAL CONSTRUCTION NOTES

1. EXTERIOR FINISH OF EXTERIOR WALLS SHALL BE AS SHOWN ON DRAWINGS. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU OR 12" CMU WITH 1/2" GYPSUM BOARD ON EXTERIOR FACE. EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON EXTERIOR FACE AND 1/2" GYPSUM BOARD ON INTERIOR FACE. EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON EXTERIOR FACE AND 1/2" GYPSUM BOARD ON INTERIOR FACE.
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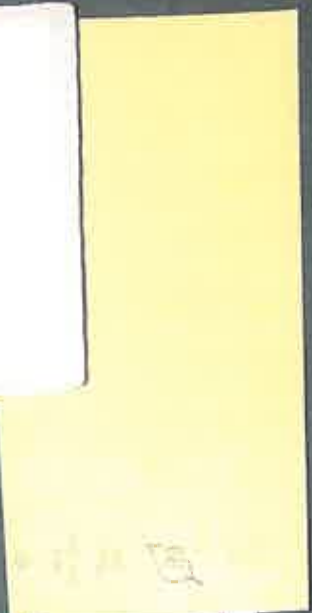
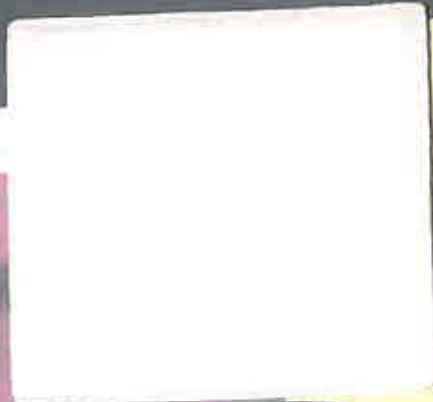
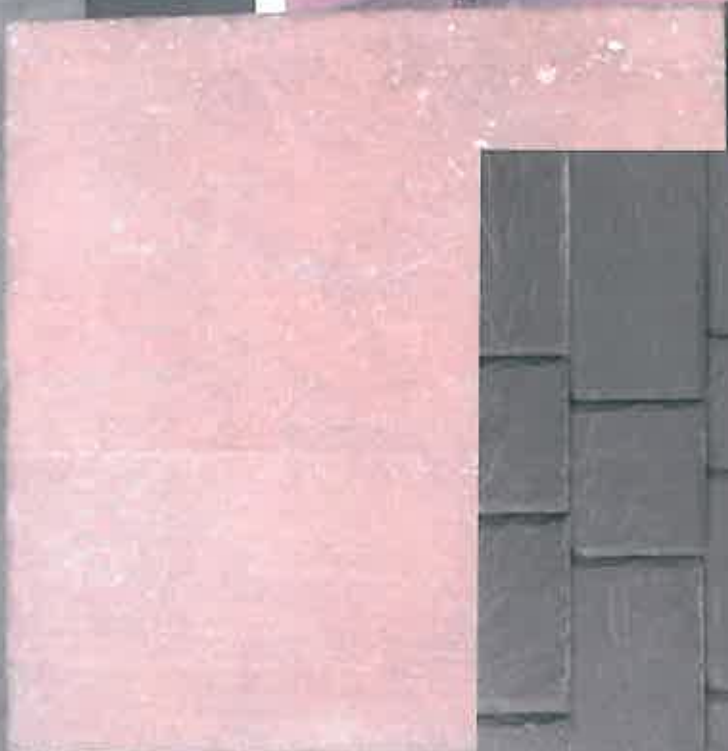
SECTION 2 SCALE 1/4"=1'-0"



SECTION 1 SCALE 1/4"=1'-0"

(H)

6 & 8 SAN DIEGO CT.
PARCEL B & C



F2.28



F.2.29



F.2.30



F. 2.31



F.2.32



F.2.33



6 SAN DIEGO COURT



8 SAN DIEGO COURT

F.2-35



F.2.36



CITY OF BRISBANE

50 Park Place
Brisbane, California 94005-1310
(415) 508-2100
Fax (415) 467-4989

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER OF
SAN MATEO COUNTY CALIF

I

SEP 17 2004

**REVIEW FORM - CEQA
NOTICE OF DETERMINATION**

WARREN SLOCUM, County Clerk
By MARIA P PEDEZ
DEPUTY CLERK

TO: County Clerk, County of San Mateo, 555 County Center, 1st Floor, Redwood City,
CA 94063

State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044

RECEIVED

RESPONSIBLE AGENCY

RESPONSIBLE DIVISION

City of Brisbane
50 Park Place
Brisbane, CA 94005
(San Mateo County)

Community Development
Department
Contact: Tim Tune
(415) 508-2120

RECEIVED
COUNTY CLERK

PROJECT TITLE

Tentative Parcel Map TPM-3-03 & Use Permit UP-13-03 (SCH 2004042115)

PROPONENT, LOCATION, PROJECT DESCRIPTION, PURPOSE

John Hickey; Southern portion of Unrecorded Brisbane Acres Lot 34, APN 007-554-030, southeast of 1100 Humboldt Road; Proposed Single-Family-Residential Subdivision into 3 Lots through a Density Transfer from Unrecorded Brisbane Acres Lot 49

This is to advise that the Planning Commission has approved the above described project on September 9, 2004, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were incorporated into the project and were made a condition of approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.

A copy of the Initial Study/Negative Declaration is available for public examination at the Planning Department, City of Brisbane, 50 Park Place, Brisbane, CA 94005

Date: September 10, 2004

By: [Signature]
Title: Planning Director

Approved 9/9/04

UPDATED INITIAL STUDY

Project Title: Tentative Parcel Map Application TPM-3-03 & Use Permit Application UP-13-03

Lead Agency: Brisbane Planning & Community Development Department, 50 Park Place, Brisbane, CA 94005; contact: Tim Tune, Senior Planner, 415-508-2120

Project Location: Assessor's Parcel 007-554-030, located southeast of 1100 Humboldt Road, and Assessor's Parcel 007-570-190, located near the eastern ridgeline of San Bruno Mountain, Brisbane, San Mateo County, California

Project Proponent's Name, Address and Phone Number: John Hickey, Humboldt Road Partners, 50 Mariposa Street, Brisbane, CA 94005, 415-467-6862

General Plan Designation: Residential—0-2 Dwelling Units per Acre

Zoning: R-BA Brisbane Acres Residential District

Project Description: The subject property is the southern 26,903 sq. ft. of Unrecorded Brisbane Acres Lot 34. An unconditional Certificate of Compliance was issued for the property in 2002, recognizing it as a "lot of record," since it had been created by deed in 1946 in compliance with the subdivision regulations in effect at the time. It is partially occupied by the upper portion of the paved driveway serving an existing nonconforming duplex next door at 1100 Humboldt Road.

Under the R-BA District zoning regulations, the minimum required area for a standard building site is 20,000 sq. ft. Subject to approval of a Use Permit, one or more additional units may be constructed for each 20,000 sq. ft. of land permanently dedicated to open space, up to a density of no less than 5,000 sq. ft. per unit. The applicant proposes to offer as open space a 43,647 sq. ft. property, known as Unrecorded Brisbane Acres Lot 49, located just below the eastern ridgeline of San Bruno Mountain. This property adjoins City-owned open space to the west and is characterized in the City of Brisbane's Open Space Plan as having "valuable habitat for the endangered Mission blue and callippe silverspot butterflies," including "host and nectar plants of both species." To accommodate this density transfer, the applicant proposes to subdivide the 26,903 sq. ft. site into 3 parcels, 6,474 sq. ft. (designated as Lot 1), 7,053 sq. ft. (Lot 2) and 13,376 sq. ft. (Lot 3) in area.

Although the proposed development sites have frontage on Annis Road, an existing private roadway, the applicant proposes to access the project from Humboldt Road to the northwest. property to northwest at 1100 Humboldt Road. The existing driveway to the adjoining property at 1100 Humboldt Road would be relocated, widened and lessened in slope, so as to meet emergency vehicle access requirements. It is proposed as a private access easement serving the existing development at 1100 Humboldt Road, as well as a new building site proposed on Humboldt Road as part of a separate subdivision of that property, in addition to the 3 units proposed with the subject subdivision. For the City to allow this shared private access easement to

comply with the parking requirements, amendment of the Municipal Code will be required.

Project Setting: The subject property is located on the northern slope of San Bruno Mountain, along the southeastern face of the spur ridge on the eastern side of Firth Canyon. It is accessed from above via an existing paved driveway at 1100 Humboldt Road and from below via an unpaved roadcut off of Annis Road. It is almost five-eighths of an acre in size and has an average slope of approximately 33% up from the street. It is located within the jurisdiction of the San Bruno Mountain Area Habitat Conservation Plan; although, according to the 1997 biological assessment prepared by Thomas Reid Associates and the 2003 tree survey and conceptual landscaping plan prepared by ECORP Consulting, there is no rare or endangered butterfly species habitat on the project site. Instead, eucalyptus and acacia trees dominate the site, with nonnative grasslands occupying the northeast corner. The site is surrounded by residential development on sites to the west, northwest, north, northeast and southwest, with additional development previously approved to the southwest and east. The property to the south, sloping up San Bruno Mountain, remains undeveloped.

Other Public Agencies Whose Approval Is Required: As required by the San Bruno Mountain Area Habitat Conservation Plan, an Operating Program for this project has already been subject to the required 30-day review by the U.S. Fish & Wildlife Service, the California Department of Fish & Game and the County of San Mateo. It will be considered for approval by the City of Brisbane with the Tentative Parcel Map and Use Permit applications.

ENVIRONMENTAL FACTORS THAT MAY BE SIGNIFICANTLY AFFECTED

The following are environmental factors that would be potentially affected by this project, as indicated by at least one impact that is a "Potentially Significant Impact" on the attached "Evaluation of Environmental Impacts": None.

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case *because revisions in the project have been made by or agreed to by the project proponent*. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1.) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2.) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1.) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2.) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: 4/19/04
Name: Tim Tune Title: Senior Planner
For: City of Brisbane Planning and Community Development Department

cc: Property Owner
Applicant

EVALUATION OF ENVIRONMENTAL IMPACTS

1. Geology, Soils & Minerals

Less Than Significant Impacts *With Mitigation Incorporation:*

Location on a geologic unit or soil that is unstable or expansive, or that would become unstable as a result of the project, potentially resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction, collapse and/or otherwise creating substantial risks to life or property.

- According to page 171 of the General Plan, the site is in an area of least susceptibility to landsliding. As required by General Plan Programs 149e & 152c for seismically sensitive areas and on slopes over 20%, a soil report was prepared by P. Whitehead and Associates. According to the soil report, borings found hard clay for a depth of 0.5 to 3.0 feet, with decomposed sandstone and gravel and rock fragments below. The report concluded that there was minor potential for creep, but that development with drilled pier and grade beam design was feasible subject to its recommendations.

- The recommendations of the geotechnical study shall be incorporated into the project per Brisbane Municipal Code Sections 15.01.095-096, 15.01.250.B & 16.16.050.D, and the geotechnical consultant should oversee construction to certify that the recommendations have been properly implemented. *The applicant has agreed to have the civil engineer oversee construction to certify that the recommendations have been properly implemented.* Given these required standards as the threshold for significance, such potential impacts will be less than significant.

Less Than Significant or No Impacts:

Exposure of people or structures to substantial risks involving strong seismic ground shaking, seismic-related ground failure such as liquefaction, and/or landslides.

- The site is 4 miles northeast of the San Andreas Fault, 14 miles southwest of the Hayward Fault and 23 miles southwest of the Calaveras Fault, outside the Alquist-Priolo Seismic Special Studies Zone boundaries (Brisbane General Plan Technical Studies, page II-15). The site is within an area projected to experience strong shock during a severe seismic event (Brisbane General Plan, page 170; also see ABAG's 1995 "On Shaky Ground" map). The site is in an area of no susceptibility to liquefaction (General Plan, page 174; also see ABAG's 2001 Liquefaction Hazard Map) and low susceptibility to seismically-induced landsliding; although there is an area of high susceptibility to the east (General Plan, page 173).

- The Brisbane General Plan recognized that "a severe Bay Area seismic event can produce damage in Brisbane." In response, General Plan policies by which the "community can prepare for a seismic event" were adopted, including the requirement that new construction be built to State seismic standards (see General Plan Policy 149, as noted in Volume II, pages 243, of the Environmental Impact Report for the City of Brisbane

General Plan Update, certified by the City Council on June 21, 1994). Given these required standards as the threshold for significance, potential seismic impacts will be less than significant.

Substantial soil erosion or loss of topsoil.

•The site is located on orthent soils which have a moderate to very high erosion rating according to the USDA Soil Conservation Service (General Plan Technical Studies, pages II-8 & 9).

•Erosion and sediment control plans shall be prepared, approved and implemented per Brisbane Municipal Code Sections 15.01.093-094, natural vegetative ground cover shall be maintained per BMC Section 15.01.260, and best management practices for storm water discharge shall be employed per BMC Section 13.06.170.C. Typical measures include the use of straw mulch or erosion control blankets to protect graded slopes during the wet season. Given these required standards as the threshold for significance, potential soil erosion impacts will be less than significant.

Loss of availability of a known mineral resource of regional or statewide value, or of a locally-important mineral resource recovery site.

•The site is not located within a State Designated Mineral Resources Area (General Plan, pages 31, 155-157).

2. Air Quality

Less Than Significant Impacts *With Mitigation Incorporation:*

Violation of any air quality standard or substantial contribution to an existing or projected air quality violation.

•Dust generated during grading and construction is regulated by Bay Area Air Quality Management District standards (BAAQMD CEQA Guidelines, Table 2). For construction sites less than 4 acres in area, these include watering active construction areas at least twice daily, covering all trucks hauling loose materials or requiring them to maintain at least 2 ft. of freeboard, and sweeping access roads daily. Dust generated during grading is also regulated by Brisbane Municipal Code Sections 15.01.320 & 15.01.330.

•The project would involve an estimated 310 cubic yards of grading for the three proposed building sites and 1,660 cubic yards for the shared private driveway easement, 1,105 cubic yards of which would be located on the subject site with the remainder being on the adjoining property at 1100 Humboldt Road. *The applicant has agreed to implement construction dust control measures appropriate to the size and location of the project.* Given these standards as the threshold for significance, potential dust impacts will be less than significant.

•According to the Bay Area Air Quality Management District CEQA Guidelines (pages 24-25), it would take a residential development of at least 320 single-family units to generate significant amounts of nitrogen oxides (NOx), a criteria air pollutant. The BAAQMD's significance thresholds for substantial air emissions are 80 pounds per day for all regional air quality pollutants except carbon monoxide (page 15). In the case of carbon monoxide, the thresholds are 9 ppm averaged over 8 hours and 20 ppm for 1 hour, which should be estimated for projects in

which vehicle emissions would exceed 550 pounds per day; or project traffic would impact intersections or roadway links operating at Levels of Service D, E or F or would cause LOS to decline to D, E or F; or project traffic would increase traffic volumes on nearby roadways by 10% or more, unless the increase in traffic volume is less than 100 vehicles per hour (according to the San Mateo County Congestion Management Program, it would take 100 single-family dwelling unit to generate 100 peak hour trips). According to the San Mateo County Congestion Management Program, three single-family houses would be expected to generate 3 peak hour trips, which would not exceed any of the applicable thresholds of significance.

Less Than Significant or No Impacts:

Conflict with or obstruction of implementation of the Bay Area Clean Air Plan.

•According to the Bay Area Air Quality Management District CEQA Guidelines (pages 18-24), projects should be consistent with General Plans which are consistent with the Clean Air Plan. Pages 264-265, Volume II, Environmental Impact Report for the City of Brisbane General Plan Update, certified by the City Council on June 21, 1994, identify General Plan policies and programs which address potential air quality impacts.

•The proposed project is consistent with the 1994 General Plan, including Policy 202 and Program 202b regarding emissions control practices.

Cumulatively considerable net increase of any criteria pollutant for which the Bay Area is in nonattainment under applicable standards.

•According to the Bay Area Air Quality Management District CEQA Guidelines (pages 18-22), cumulative impacts are significant if thresholds are exceeded for project operations or if the project causes growth inconsistent with Clean Air Plan population and vehicle miles traveled (VTM) assumptions. The Bay Area '97 Clean Air Plan used ABAG's Projections '96 for its population assumptions. Projections '96 expected Brisbane to have a population of 4,300 in 2005.

The California Department of Finance estimated Brisbane's population on January 1, 2003, to be 3,647, with an average of 2.194 persons per household. That is an increase of 1.5 persons per month from the 3,597 persons found by the U.S. Census on April 1, 2000. At that rate, plus the 6.582 persons the new building sites created by this parcel map would add, Brisbane's projected population would be 3,690 by January 1, 2005, which is less than ABAG's projection. Since January 1, 2003, the City has issued Certificates of Occupancy for 28 additional dwelling units (as of March 23, 2004), which at 2.194 persons each would add 61 to the population, increasing it to 3,715. With approximately 44 more units in the building permit pipeline and 1 more proposed next door at 1100 Humboldt Road, the 3 units that would result from this parcel map could increase the population to 3,814 by 2005, which is also less than ABAG's projection.

Exposure of sensitive receptors to substantial pollutant concentrations.

•According to the Bay Area Air Quality Management District CEQA Guidelines (pages 9-10), residential uses are sensitive receptors.

Sensitive receptors may suffer significant impacts when located in close proximity to a congested intersection or roadway with high levels of motor vehicle emissions, or to a source of toxic air contaminants or a potential source of accidental releases of hazardous materials, or to a source of odorous emissions or high levels of nuisance dust emissions.

- The proposed residential uses will be located approximately 1/2 mile from the Bayshore Freeway, 7/8 mile from the Santa Fe Pacific Pipelines Tank Farm, and 1 1/10 miles from the Guadalupe Valley Quarry.

Creation of objectionable odors affecting a substantial number of people.

- According to the Bay Area Air Quality Management District CEQA Guidelines (pages 15-17), sensitive receptors may suffer significant impacts when located within 1 mile of a transfer station, asphalt batch plant or auto body shop.

- The proposed use will be located approximately 1 9/10 miles from the Sanitary Fill Transfer Station, 1 1/10 miles from American Rock & Asphalt's Guadalupe Valley Quarry, and 1 1/4 miles from the Industrial Way auto repair shops.

3. Hydrology & Water Quality

Less Than Significant Impacts *With Mitigation Incorporation:*

Substantial increase in the rate or amount of surface runoff so as to exceed the capacity of existing or planned stormwater drainage systems or to result in flooding.

- The California Regional Water Quality Control Board's amended Order No. 99-59 requires that all municipalities under the San Mateo Countywide Stormwater Pollution Prevention Program specifically analyze whether the project will result in significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes. Of particular concern would be increased runoff associated with increased impervious surfaces. Projects that create, add and/or replace 10,000 sq. ft. or more of impervious surface on the project site are specifically subject to NPDES permit reporting requirements. The San Mateo Countywide Stormwater Pollution Prevention Program requires that such projects identify stormwater treatment, source control and/or site design measures to serve as Best Management Practices for stormwater pollution prevention and/or treatment under the Municipal Stormwater NPDES Permit.

- 2001 California Building Code Section 1804.7 and General Plan Program 228a requires construction of on-site stormwater collection systems. Brisbane Municipal Code Section 16.16.060 requires preparation of a drainage study by a registered civil engineer.

- A drainage report for the project has been prepared by P. Whitehead and Associates, which notes that the impervious surfaces created by buildings and pavement will total 14,954 sq. ft. The report calculated the necessary system capacity to handle the amount of stormwater runoff this will generate. *The applicant has agreed to incorporate the report's recommendations into the project.* The submitted grading/drainage improvement plan identifies specific erosion control measures proposed as part of the project.

- The shared private access easement will be paved to the minimum street standards, so as to minimize impervious surfaces. Any guest parking located within the public utility easement (see below) can utilize permeable paving materials.

- Given the adopted standards as the threshold for significance, potential runoff impacts will be less than significant.

Generation of substantial amounts of polluted runoff, substantial groundwater contamination or depletion, or other substantial water quality degradation.

- The California Regional Water Quality Control Board's amended Order No. 99-59 requires that all municipalities under the San Mateo Countywide Stormwater Pollution Prevention Program specifically analyze whether the project will result in an increase in pollutant discharges to receiving waters, in terms of such parameters as temperature, dissolved oxygen, turbidity, heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment nutrients, oxygen-demanding substances and trash. It must also be determined whether a project will result in significant alteration of receiving water quality during or following construction. Of particular concern would be pollutant impacts to an already impaired water body, as listed on the Clean Water Act Section 303(d) list.

- The proposed development will not involve substantial amounts of materials that could pollute stormwater runoff. The soils report found no groundwater and includes recommendations for subsurface drainage systems. *The applicant has agreed to incorporate the report's recommendations into the project.*

- General Plan Programs 133a, 134a & 228d require participation in the National Pollutant Discharge Elimination System Program. General Plan Program 228a requires construction of on-site stormwater collection systems. Discharge of pollutants into the storm drain system is prohibited by Brisbane Municipal Code Chapter 13.06. In addition, the Public Works Department has adopted ABAG's "Manual of Standards for Erosion & Sediment Control Measures" and the California Stormwater Quality Association's "Construction Storm Water Best Management Practice Handbook" as best management practices. Given these adopted standards as the threshold for significance, potential runoff impacts will be less than significant.

Less Than Significant or No Impacts:

Violation of any water quality standards or waste discharge requirements.

- The California Regional Water Quality Control Board's amended Order No. 99-59 requires that all municipalities under the San Mateo Countywide Stormwater Pollution Prevention Program specifically analyze whether the project will cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Projects that create, add and/or replace 10,000 sq. ft. or more of impervious surface on the project site are specifically subject to NPDES permit reporting requirements.

- The drainage report prepared for the project by P. Whitehead & Associates calculates that the impervious surfaces created by the proposed buildings and pavement will total 14,954 sq. ft.

- General Plan Programs 133a, 134a & 228d require participation in the National Pollutant Discharge Elimination System Program. General Plan Program 228a requires construction of on-site stormwater collection systems. Discharge of pollutants into the storm drain system is prohibited by Brisbane Municipal Code Chapter 13.06. In addition, the Public Works Department has adopted ABAG's "Manual of Standards for Erosion & Sediment Control Measures" and the California Stormwater Quality Association's "Construction Storm Water Best Management Practice Handbook" as best management practices. Typical sediment control measures include the use of straw wattles to filter storm runoff on graded slopes. Given the adopted standards as the threshold for significance, potential runoff impacts will be less than significant.

Substantial erosion or siltation as a result of substantial alteration of the existing drainage pattern including watercourses.

- There are no watercourses on the site as identified on page 152 of the General Plan. The project will not substantially alter the existing drainage pattern.

Development of housing within a 100-year flood hazard area, or construction of any other structures within such an area which would impede or redirect flood flows.

- No portion of the site is within the 100-year flood zone as identified on the Flood Insurance Rate Maps (Community Panel Nos. 060314 001 B & 060311 0025 B).

Exposure of people or structures to substantial risk involving flooding, seiche, tsunami or mudflow.

- No portion of the site is within the 100-year flood zone as identified on the Flood Insurance Rate Maps (Community Panel Nos. 060314 001 B & 060311 0025 B). The site is not in an area of susceptibility to seiche/tsunami (General Plan, page 174). The site is in an area of least susceptibility to landsliding (General Plan, page 171) with no mapped debris flows in the vicinity (General Plan, page 172) (also see pages 3-4 of the soil report prepared by P. Whitehead and Associates).

4. Biological Resources

Less Than Significant Impacts *With Mitigation Incorporation:*

Substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

- The site contains no riverine intermittent streams (General Plan, page 152) and no native woodland, native brushland, or grassland (General Plan, page 142).

- The site contains several tall trees that may be inhabited by nesting raptors. *The applicant has agreed not to remove any trees between*

February 15 and August 1 unless it has been determined by a biological survey that the trees are not inhabited by nesting raptors.

Less Than Significant or No Impacts:

Substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive or special status species designated by the California Department of Fish and Game or U.S. Fish and Wildlife Service, or conflict with the provisions of the San Bruno Mountain Area Habitat Conservation Plan, or substantial interference with any native resident or migratory fish or wildlife species.

- The site is located within the jurisdiction of the San Bruno Mountain Area Habitat Conservation Plan (General Plan, page 147).

- According to the 1997 biological assessment prepared by Thomas Reid Associates and the 2003 tree survey and conceptual landscaping plan prepared by ECORP Consulting, there is no rare or endangered butterfly species habitat on the project site.

- The ECORP Consulting landscape plan proposes to remove existing eucalyptus and acacia trees from the subject property, as well as many non-native invasive shrubs, including French broom, ice plant and fennel. The applicant has also agreed not to include any exotic pest plants in the proposed landscaping.

- As part of the proposed density transfer, Unrecorded Brisbane Acres Lot 49 will be offered to the City as open space. This property is characterized in the City of Brisbane's Open Space Plan as having "valuable habitat for the endangered Mission blue and callippe silverspot butterflies," including "host and nectar plants of both species."

Substantial adverse effect on federally protected wetlands (Section 404 of the Clean Water Act) including but not limited to, marshes, vernal pools and shorelines, through direct removal, filling, hydrological interruption, or other means.

- The site contains no wetlands or other water-related features (General Plan, pages 142 & 152).

Conflict with any local policies or ordinances protecting biological resources, resulting in substantial adverse effects on biological resources.

- According to the ECORP Consulting tree survey, the site contains two small coast live oaks and one small California bay tree, which are protected by the City's tree ordinance (Brisbane Municipal Code Chapter 12.12). The ordinance allows for the removal of such trees under specific circumstances and subject to replacement of the trees. The Department of Fish & Game's Oak Mitigation Guidelines specifically recommend replacement of any removed coast live oak trees, saplings or seedlings at a ratio of 3:1. The ECORP Consulting landscape plan proposes the planting of 16 native trees on the subject property, including 7 coast live oaks and 5 California bay trees. Given these required standards as the threshold for significance, such potential impacts will be less than significant.

5. Hazards & Hazardous Materials

Less Than Significant or No Impacts:

Routine transport, use or disposal of hazardous materials, or conditions that may result in accidental release of hazardous materials, creating a significant hazard to the public or the environment.

•No significant amount of hazardous materials will be associated with the project.

Location of significant amounts of hazardous materials, substances, waste or emissions within one-quarter mile of an existing or proposed school.

•No significant amount of hazardous materials will be associated with the project.

Location on a hazardous materials site, as listed pursuant to Government Code Section 65962.5, so as to create a significant hazard to the public or the environment.

•The project location is not a hazardous materials site.

Impairment of implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan.

•The project is not located within the immediate vicinity of primary or feeder emergency evacuation routes, according to the City's Emergency Management Plan (Safety Element—Background Report, page 13).

Exposure of people or structures to significant risk involving wildland fires.

•The site is partially located within an area of moderate wildland fire hazard (General Plan, page 180).

•The ECORP Consulting landscape plan proposes to remove existing eucalyptus and acacia trees from the subject property and provide a 10 ft. fire buffer at the wildland interface per Brisbane Municipal Code Section 17.12.040.H. The proposed shared private access easement would be at least 20 ft. wide with a slope of no more than 15% and would provide a standard hammerhead turnaround, in compliance with the emergency access requirements. All new structures are subject to the automatic fire sprinkler requirements of Brisbane Municipal Code Section 15.44.170. Given the City's adopted requirements as the threshold for significance, such potential impacts will be less than significant.

6. Noise & Glare

Less Than Significant Impacts *With Mitigation Incorporation:*

Creation of a new source of substantial and adverse light or glare.

•The additional light or glare typically created by a new single-family house is not considered significant, particularly in an area where similar development already exists. Nonetheless, the use of low-level exterior lighting directed away from adjacent properties and through the use of non-highly-reflective glass and other building materials to reduce new light and glare can be encouraged (see General Plan Program 22e). *The applicant has agreed to incorporate low-level exterior lighting directed away from adjacent properties into the project and to exclude the use of highly-reflective glass and other exterior building materials.*

Less Than Significant or No Impacts:

Exposure of persons to or generation of permanent, temporary or periodic noise or groundborne vibration in excess of standards established in the General Plan, Noise Ordinance or applicable standards of other agencies.

•Brisbane Municipal Code Section 8.28.060 establishes a noise level standard for construction activities, which are allowed only between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 7:00 p.m. on weekends and holidays, of no more than 83 dBA at a distance of 25 feet from the source thereof, or no more than 86 dBA at any point outside of the property plane of the project.

•The noise insulation requirements for residential development contained in Title 24, Part 2, Appendix Chapter 35, Section 3501(c) of the California Administrative Code, require that residential units be designed so that outside noise levels within the units would not exceed 45 dB CNEL.

•According to page 193 of the General Plan, this site is located outside traffic noise corridors.

•Given these required standards as the threshold for significance, potential noise impacts will be less than significant.

7. Land Use, Population & Housing

Less Than Significant or No Impacts:

Physical division of an established community.

•The project is located adjacent to the southern periphery of the Central Brisbane residential subarea. No physical division will result.

Conflict with the General Plan, Zoning Ordinance or any other applicable land use plan, policy or regulation of an agency with jurisdiction over the project, adopted for the purpose of avoiding or mitigating a significant environmental effect.

•The proposed use is consistent with the General Plan's "Residential 0-2 Dwelling Units per Acre" land use designation and the Zoning Ordinance's R-BA District. Including the 43,647 sq. ft. Unrecorded Brisbane Acres Lot 49 to be offered as open space, the proposed density is 1.85 units per acre. The 26,903 sq. ft. total area of the proposed development sites complies with the 20,000 sq. ft. minimum area for sites receiving density transfer in the R-BA District. The proposed lot sizes (6,474, 7,053 and 13,376 sq. ft.) comply with the 5,000 sq. ft. minimum lot area for individual sites receiving transfer units in the R-BA District. Under the R-BA District zoning, the subject property could actually accommodate two additional transfer units.

•General Plan Policies 41, 74, 76 and 247, General Plan Programs 75a and 247b, and Brisbane Municipal Code Section 17.01.060.B, require that new building sites have adequate and legal access which complies with City standards. As noted above, the project would provide access to the proposed building sites via a shared private access easement from Humboldt Road, instead of individual driveways from Annis Road. To comply with City standards, Brisbane Municipal Code Sections 12.24.010, 17.02.220, 17.02.750 & 17.34.010 would have to be amended so as to provide for private street standards and to no longer require that driveway

access be located on site and not traverse other private property. In the event that the City does not amend the Municipal Code, the three building sites could still be developed in compliance by improving Annis Road to public street standards for most of its existing length and by providing individual driveways from Annis Road to each of the sites. This would entail widening the street to the 20 ft. minimum standard, as well as improvements to the intersections of Annis Road at Humboldt Road (the end of which is not a public street) and at San Bruno Avenue to accommodate the minimum required turning radius per BMC Section 12.24.010. In addition, provision of a turnaround at the intersection of Annis Road and Harold Road (which dead ends) could possibly be required per BMC Section 15.44.120.

- General Plan Policy 208 requires that water supply infrastructure be installed to City standards. For fire protection, the City's minimum water pressure standard is a fire flow rate of 1,500 gpm for 4 hours with 20 psi residual pressure for new single-family residences (1992 Water Report, page 2-11). For domestic water service, the minimum water standard is 40 psi. Water demand calculations have been submitted for the project by P. Whitehead and Associates and have been reviewed and accepted by the Public Works Department. According to the project engineer (1/12/04), water pressure for the proposed houses will be approximately 65 psi. The subject property is located within Brisbane 3 pressure zone which is served by the half-million-gallon Margaret Tank.

- General Plan Policies 209 and 214 require, as feasible, that all trunk water lines and sanitary sewer lines be installed in dedicated public streets. General Plan Policy 222 requires that all storm drain lines be installed within dedicated public streets. General Plan Policy 218 discourages more than one single-family property on any lateral sewer line. Although the 20 ft. wide shared accessway is proposed to be private, the City Engineer recommends that a 30 ft. wide public utility easement be provided, following the driveway alignment, to accommodate water, sewer, storm drainage, gas, telephone and cable television lines for the subject development.

Direct or indirect inducement of substantial population growth, such as through new residential or commercial development or through infrastructure expansion.

- According to the 1999-2006 Housing Element, there was the potential under the R-1 and R-BA Districts zoning for 298 new units (excluding secondary dwelling units) as of December 2001. Since then, 6 units have been completed in the R-1 District and none in the R-BA District. During the same period, the City has acquired at least 7.7 acres of land as open space in the R-BA District, which would previously have had the zoning capacity for 15 units. The remaining potential for development would be 277 units. The 3 units proposed, in addition to the 1 proposed on the adjoining property with which the subject property is proposed to share a private access easement, would constitute less than 2% of the current total potential in these two zoning districts.

- Based upon California Department of Finance estimates, the average household size in Brisbane in 2003 was 2.194 persons. The project

would add 3 dwelling units, and with the proposed shared private access easement, the adjoining property is proposed to add 1 more, which combined could result in a population increase of 13 persons. That would equal a 0.2% increase in the estimated 2003 population, which would be equivalent to the growth the City experienced in 1997 or 1998, but well below the population increase that occurred in 1999 (8.1%), for example. Not all of these 5 units would necessarily be added in a single year, nor would these be the only units added in any year.

- The shared private access easement is proposed to end before it reaches any adjoining property. Thus, it would not serve as an inducement to development of Unrecorded Brisbane Acres Lot 35 to the south. Any amendment of the Municipal Code to allow such a shared private accessway could include provisions to restrict the development served and prohibit any extension without City approval.

- Alternatively, if the Municipal Code is not amended to allow the proposed shared private access easement and if, instead, Annis Road is required to be improved as access to the subject property for its 750 ft. length to San Bruno Avenue, existing obstacles to development between the subject property and San Bruno Avenue would be eliminated. There are 2 currently vacant properties at (200) Annis Road and (254) Annis Road which would be affected. In addition, under the R-BA District's density transfer provisions, there would be the potential for 3 additional units, subject to Use Permit approval, at 100 Annis Road.

- As an indicator of what level of growth would be considered substantial, Condition of Approval A.I.j adopted for the Northeast Ridge Project in 1989 limited the issuance of building permits for the project to no more than 115 dwelling units (20% of the total) per year, with any unused allotment being allowed to be carried over to a subsequent year, in which case the combined limit would be 144 units (25% of the total).

- Such potential population growth would not be considered substantial, assuming that such development complied with the City's infrastructure standards.

Displacement of substantial numbers of existing people or housing, creating demand for replacement housing elsewhere.

- The project will not displace any existing housing.

8. Transportation & Traffic (updated 8/18/04)

Less Than Significant Impacts *With Mitigation Incorporation:*

Substantial traffic hazards related to street design features or incompatible uses.

- Humboldt Road currently narrows to approximately 18 ft. in width in the vicinity of the proposed shared private access easement through the adjoining property at 1100 Humboldt Road. The street design standards contained in Brisbane Municipal Code Section 12.24.010 require a minimum 20 ft. street width. The Public Works Department's standard practice is to require developers to widen public streets to meet these standards for the frontage of their sites. Given these required standards as the threshold for significance, potential street design traffic hazards at

the entrance to the proposed shared private access easement will be less than significant.

•Portions of Humboldt, Sierra Point and Annis Roads accessing the site do not meet current City street standards. If the proposed shared private access easement is permitted for the project as proposed, there would be an increase in the theoretical traffic load for Humboldt and Sierra Point Roads based upon the development potential assumed under the current zoning and original 1908 City of Visitation Subdivisions. Even assuming that the shared private access easement would eliminate a building site allowed at 1100 Humboldt Road under the R-1 District zoning, the proposed project would result in a net increase of 2 units through the density transfer under the R-BA District zoning. To proportionately mitigate this impact, the applicant proposes to improve Humboldt Road, either at its intersection with Annis Road or for a substantial length easterly from the proposed shared private access easement. Such improvements were among the alternatives considered in the Initial Study. *Given the mitigation proposed by the applicant, substantial traffic hazards resulting from the project will be less than significant.*

•The first of the alternatives the Initial Study considered was widening Sierra Point Road to accommodate two lanes of traffic. Although the street is at least 20 ft. wide, it has been striped for on-street parking, for which the minimum standard width is 28 ft per BMC Section 12.24.010. Parking bays would have to be constructed to relocate the existing on-street parking out of the minimum 20 ft. street width. According to CalTrans standards for parallel parking spaces (24 ft. length, except that a 20 ft. length is acceptable for a space fully accessible from either end; 8 ft. width, except that a 9 ft. width is required when the space adjoins a retaining wall or guard rail), the existing on-street parking is sufficient to accommodate 12 parallel parking spaces. Based upon a preliminary staff analysis, it appeared feasible to construct parking bays to provide the 12 parking spaces, with an estimated 150+/- cu. yd. of cut and 375+/- cu. yd. of fill on both sides of the street within the public right-of-way. This would involve an estimated 2,400+/- sq. ft. of additional paving with approximately 6 to 12 ft. tall retaining walls. It would also necessitate removal of portions of the existing landscape buffer that was installed along the downslope side of the street to help screen the adjoining residences from traffic above. Public comment on the Initial Study pointed out the adverse impacts such construction would have upon adjoining residences.

•The Initial Study also considered the alternative of providing two-way access to the site from the opposite direction on Humboldt Road. For the 1100 block, Humboldt Road varies in width from 15 to 24 ft. with no on-street parking permitted. Widening it to 20 ft. is estimated to require roughly 32+/- cu. yd. of cut and 25+/- cu. yd. of fill on both sides of the street within the public right-of-way. This would involve an estimated 1,100+/- sq. ft. of additional paving with approximately 3 to 6 ft. tall retaining walls. There are two tight spots: one between utility poles at 1122 and 1117 Humboldt Road; the other between the retaining wall at 1154 Humboldt Road and the utility pole at 1145 Humboldt Road. It might

also be necessary to raise the grade in front of 1134 Humboldt Road to maintain access to the existing driveway. To provide the typical 20 ft. inside/40 ft. outside turning radius required for fire apparatus access, the intersection Humboldt and Annis Roads would have to be reconfigured. Because the intersection and the rest of Annis Road connecting to San Bruno Avenue are outside the public right-of-way, acquisition of the necessary rights to accommodate street improvements and associated utilities would be required (note that private acquisition of fee title may require subdivision approval). It is estimated that these additional improvements would require roughly 120-400+/- cu. yd. of cut and fill and an estimated 1,130-3,185+/- sq. ft. of additional paving, depending upon the extent of the reconfiguration of the intersection at San Bruno Avenue, with approximately 4 to 15 ft. tall retaining walls.

- A third option considered would have been to simply complete the one-way loop begun with the 800 block of Sierra Point Road and only require turning radius improvements at the intersections of Humboldt and Annis Roads and of Annis Road and San Bruno Avenue, with acquisition of the necessary rights to accommodate street improvements and associated utilities for the portions of the loop outside the public right-of-way (note that private acquisition of fee title may require subdivision approval). The existing pavement otherwise appears sufficient to accommodate fire apparatus access (typically 14 ft. minimum), assuming no on-street parking is permitted along the Humboldt and Annis Road segments of the loop.

- In the event that the Municipal Code is not amended to allow the shared private access easement as proposed, the parcel map will have to be revised, so that each proposed building site would take its access from Annis Road. This would require widening Annis Road to 20 ft., with acquisition of the necessary rights to accommodate street improvements and associated utilities (note that private acquisition of fee title may require subdivision approval). In addition to the specific to the improvements noted above, Annis Road would have to be widened by 1 to 10 ft. from its intersection with Humboldt Road to the southern end of the subject property's street frontage. This is estimated to require roughly 1,750 sq. ft. of additional paving (the amount of cut and fill and the height of retaining walls cannot be determined without additional topographic information). There is one particularly tight spot where there is only 13.5 ft. between the utility pole at 250 Annis Road and the retaining wall at 243 Annis Road.

- Construction traffic impacts are regulated by 2001 California Building Code Section 3303 and Brisbane Municipal Code Sections 12.04.080, 15.01.205, 15.01.320.D, E & F and 8.28.060. Given these required standards as the threshold for significance, potential construction-related traffic hazards will be less than significant.

Less Than Significant or No Impacts:

Traffic increases exceeding, individually or cumulatively, a level of service standard established by the General Plan or the County Congestion Management Program.

- General Plan Policy 38.1 adopted Level of Service "D" as the minimum for all arterials except for the intersections of Bayshore Boulevard at Old County Road and San Bruno Avenue, which shall not be less than LOS "C" (see pages 259-260, Volume II, Environmental Impact Report for the City of Brisbane General Plan Update, certified by the City Council on June 21, 1994).

- The San Mateo County Congestion Management Program adopted Level of Service "E" as the minimum for Bayshore Boulevard at Geneva Avenue and for U.S. 101 within Brisbane.

- According to the One Quarry Road Residential Project Draft Environmental Impact Report Volume 1 (page 245), all of the major intersections in Brisbane were operating at Level of Service C or better during A.M. and P.M. peak hours in 2001. Freeway mainline segments were operating at LOS E or better.

- Cumulatively, the traffic impacts of one or more units (for the which peak hour traffic generation is typically 1 trip) could be significant, particularly if they were to contribute to traffic turning left from San Bruno Avenue onto Bayshore Boulevard. This turning movement is identified in the Environmental Impact Report for the City of Brisbane General Plan Update as having the greatest potential to decrease the level of service at this intersection below the adopted LOS C standard (Volume II, pages 74 & 76; Volume III—Appendix 3, page 39). The required mitigation would be signalization of the intersection (General Plan EIR, Volume II, pages 75-77; Volume III—Appendix 3, page 42). The General Plan EIR estimated that development in Central Brisbane/Brisbane Acres (projected as 43 single-family and 16 multi-family dwelling units in the 10-year development scenario) would be responsible for 1% of the traffic which would necessitate installation of signals at the then-projected cost of \$150,000 (Volume II, page 77-79; Volume III—Appendix 3, page 44-46). According to the City's records, 7 single-family dwellings and 18 multi-family dwellings have been completed from 1994 to the present, with 18 additional single-family dwellings and 3 multi-family dwellings in development. Thus, actual development has been less than projected. Furthermore, with the distance to the intersection of Bayshore Boulevard/Old County Road/Tunnel Avenue being approximately the same for the route down Sierra Point Road, Glen Parkway, San Bruno Avenue and Old County Road as for the route down Annis Road and San Bruno Avenue and then up Bayshore Boulevard, it is probable that traffic from the site would avoid the left turn from San Bruno Avenue at Bayshore Boulevard.

- Given the required level of service standards as the threshold for significance, potential traffic volume impacts will be less than significant.

Substantially inadequate emergency access.

- 2001 California Fire Code Section 902, as amended by Brisbane Municipal Code Sections 12.24.010 and 15.44.100-120, establishes the standards for fire apparatus access roads. The project includes replacement of the existing driveway at 1100 Humboldt Road with a wider and less steep shared private accessway that complies with these standards. Given these required standards as the threshold for

significance, potential emergency access impacts will be less than significant.

Substantially inadequate parking capacity.

•Brisbane Municipal Code Section 17.34.010 establishes the parking standards for single-family residences. Given these required standards as the threshold for significance, potential parking impacts will be less than significant.

Conflict with policies or programs in the General Plan, Brisbane Municipal Code or County Congestion Management Program regarding transportation alternatives, adopted for the purpose of avoiding or mitigating a significant environmental effect.

•The project is expected to generate 3 more peak hour trips, well below the 100 peak hour trip threshold for required compliance with the Congestion Management Program adopted by the City/County Association of Governments of San Mateo County.

9. Public Services & Recreation

Less Than Significant or No Impacts:

Substantial adverse environmental impacts associated with the need for new or physically altered fire protection facilities, in order to maintain acceptable response times and other performance objectives.

•An additional fire hydrant is proposed to be installed, according to the project engineer's letter dated 1/12/04.

•Brisbane Municipal Code Sections 15.44.140, 15.44.150 and 15.44.170 require developers to provide adequate fire protection infrastructure. Given these required standards as the threshold for significance, potential impacts will be less than significant.

Substantial adverse environmental impacts associated with the need for new or physically altered police protection facilities, in order to maintain acceptable response times and other performance objectives.

•The project will not significantly impact police service and response times.

Substantial adverse environmental impacts associated with the need for new or physically altered schools, in order to maintain acceptable service ratios and other performance objectives.

•The Brisbane Elementary School District collects fees of \$2.14 per square foot for residential projects to mitigate school impacts. According to the State Legislature, payment of such fees completely mitigates a project's impacts regarding school facilities. Given this required standard as the threshold for significance, potential impacts will be less than significant.

Substantial adverse environmental impacts associated with the need for new or physically altered park and recreational facilities, in order to maintain acceptable performance objectives, or substantial physical deterioration of parks or other recreational facilities.

•Per Brisbane Municipal Code Sections 16.24.030 and 16.24.070, the property owner shall contribute an in-lieu fee for park and recreational purposes at the time of Tentative Map approval, consistent with California

Government Code Section 66477. Given these required standards as the threshold for significance, potential impacts will be less than significant.

•Although the threshold for dedication of land for parks and recreational facilities is a subdivision containing 50 or more lots/units, the subject property owner may choose to offer a trail easement across the lower portion of the property, consistent with the City's Open Space Plan (Figure 5, page 25), instead of paying an in-lieu fee for this subdivision.

Substantial adverse environmental impacts associated with the need for new or physically altered other public facilities, in order to maintain acceptable performance objectives.

•General Plan Policies 146, 208 & 210 and Program 208a require developers to provide infrastructure, including water, sewer, storm drains and streets, to City standards at their own expense (also see pages 265-269, Volume II, Environmental Impact Report for the City of Brisbane General Plan Update, certified by the City Council on June 21, 1994). Given these required standards as the threshold for significance, potential impacts will be less than significant.

10. Utilities & Service Systems

Less Than Significant or No Impacts:

Noncompliance with wastewater treatment requirements of the Regional Water Quality Control Board.

•General Plan Programs 134a and 228d and Brisbane Municipal Code Sections 13.06.130 and 13.06.230 require compliance with the water quality requirements of the National Pollution Discharge Elimination System, Federal Clean Water Act, Regional Water Quality Control Board and San Mateo County Department of Environmental Health. In addition, the Public Works Department has adopted ABAG's "Manual of Standards for Erosion & Sediment Control Measures" and the Stormwater Quality Task Force's "California Storm Water Conservation Best Management Practice Handbook" as best management practices. Given such compliance, no such impacts should result.

Insufficient water supplies available to serve the project from existing, new or expanded entitlements and resources, or significant environmental effects as a result of the construction of new or expansion of existing water facilities.

•The City of Brisbane receives its water supply from the City and County of San Francisco's Hetch Hetchy reservoir and water delivery system as a member of the Bay Area Water Users Association through the 1984 Water Settlement Agreement, expiring in 2009. The City of Brisbane is entitled to additional water allotments from San Francisco through earlier agreements from 1884 and 1908. The City's total entitlement is 1.053 million gallons of water per day. The San Francisco Water Department has not indicated any insufficient supplies or significant environmental effects associated with the project.

•The City of Brisbane's water connection and installation fees for the project will mitigate impacts to existing water reserve capacity (per General Plan Policy 206).

- Implementing General Plan Policy 138 and Programs 138a, 138b, 138c & 138e, the City has adopted a Water Conservation Program.
- Given these required standards as the threshold for significance, potential impacts will be less than significant.

Inadequate wastewater treatment capacity to serve the project's projected demand, or significant environmental effects as a result of the construction of new or expansion of existing wastewater treatment facilities.

- The City and County of San Francisco is committed to provide the City of Brisbane with wastewater treatment for 6.0 million gallons per day total daily dry weather flow. The San Francisco Clean Water Program has not indicated any inadequate capacities or significant environmental effects associated with the project.
- The City of Brisbane's sewer connection and installation fees for the project will mitigate impact to existing sewer pump capacity.
- Given this requirement as the threshold for significance, potential impacts will be less than significant.

Significant environmental effects as a result of the construction of new or expansion of existing stormwater drainage facilities.

- A storm drain will be provided as part of the project, as analyzed in the submitted drainage report. It will be located in the proposed utility easement (see above). Its construction will be subject to the same environmental controls as the proposed shared private access. No significant environmental effects will result.

Insufficient permitted landfill capacity to accommodate the project's solid waste disposal needs, or noncompliance with federal, state and/or local solid waste regulations.

- The South San Francisco Scavenger Company (providing solid waste collection services) has not indicated any insufficient capacities or significant environmental effects associated with the project.
- Implementing General Plan Policy 143 and Programs 143a, 143b, 143e, 143f & 166a to encourage recycling to reduce impacts on landfills, the City has adopted a Source Reduction and Recycling Element.
- Given these required standards as the threshold for significance, potential impacts will be less than significant.

11. Aesthetics & Cultural Resources

Less Than Significant Impacts *With Mitigation Incorporation:*

Substantial adverse change in the significance of an archaeological resource.

- According to page 158 of the General Plan, the area has not been surveyed for cultural resources; although, prior survey of areas to the north of the subject site indicate the generally high potential for such resources in the vicinity.
- General Plan Policy 137 requires that prehistoric resources be conserved in accordance with State and Federal requirements, as noted in Volume II, page 248, of the Environmental Impact Report for the City of Brisbane General Plan Update, certified by the City Council on June 21, 1994. State CEQA Guidelines Section 15064.5(e) & (f) establish the acceptable

protocol for mitigating such impacts to a less-than-significant level in the event of discovery of Native American or other human remains or of historical or unique archaeological resources. *The applicant has agreed to comply with these Guidelines.* Given these Federal, State and City requirements as the threshold for significance, potential archaeological/cultural impacts can be reduced below the accepted level of significance.

Disturbance of any human remains.

•General Plan Policy 137 requires that prehistoric resources be conserved in accordance with State and Federal requirements, and State CEQA Guidelines Sections 15064.5(d) & (e) dictate the steps to be taken in the event of an accidental discovery of human remains. *The applicant has agreed to comply with these Guidelines.* Given these Federal, State and City requirements as the threshold for significance, potential archaeological/cultural impacts can be reduced below the accepted level of significance.

Less Than Significant or No Impacts:

Substantial adverse effect on a public scenic vista.

•The subject property is located at a maximum relative elevation of approximately 340 ft. above sea level, which is equivalent to the elevation of the upper side of the 400 block of Kings Road. The range of elevations for the conceptual building footprints presented by the applicant are at 280-299 ft. (Lot 1), 274-303 ft. (Lot 2) and 314-334 ft. (Lot 3). The peak of the existing house at 1100 Humboldt Road, next door, is at an estimated elevation of 331 ft. The lowest elevation of the portions of San Bruno Mountain State and County Park behind the subject property as seen from public viewing points are at 450-550 ft.

•General Plan Policy 17 and Program 17a and Brisbane Municipal Code Section 17.12.040.L require that structures in the Brisbane Acres subarea be located below ridgelines so as to preserve public views of the San Bruno Mountain State and County Park. To comply, future development on proposed Lot 3 can be conditioned upon a visual impact analysis to assure that there will not be a substantial adverse effect on public views of San Bruno Mountain State and County Park from City parklands or from extended lengths of City arterial or collector streets. Given these requirements as the threshold for significance, potential impacts will be less than significant.

Substantial adverse change in the significance of a historical resource, including any object, building, structure or site that embodies the distinctive characteristics of a period of California history.

•There are no known historical resources on the subject property.

Destruction, directly or indirectly, of a unique paleontological resource or site or unique geologic feature.

•No paleontological resources or unique geologic features are known to exist on the subject property.

12. Mandatory Findings of Significance

Less Than Significant Impacts *With Mitigation Incorporation:*

The project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.

•Refer to Sections 1-4 & 11.

The project has possible environmental effects which are individually limited but cumulatively considerable, when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

•Refer to Sections 1-11 (particularly 2, 7 & 8).

•The Environmental Impact Report for the City of Brisbane General Plan Update, certified by the City Council on June 21, 1994, addressed the long-term cumulative impacts of citywide development upon the full range of environmental factors covered under CEQA (Vol. II, pages 141-175). Cumulative impacts were also addressed over a ten-year horizon (pages 64-96) and by subarea (pages 105-113 & 183-192 for the Central Brisbane and Brisbane Acres subareas, which include the subject project and its proposed access). The EIR projected a total of 2,039-2,065 dwelling units within its ten-year horizon (page 144). The California Department of Finance estimated that there were 1,858 units in Brisbane on January 1, 2003. Since then, 28 Certificates of Occupancy have been issued (as of March 23, 2004), with approximately 44 more units in the building permit pipeline, plus the 3 that would result from the proposed density transfer and parcel map, the total could increase to 1,934 by 2005. More specifically, the EIR (Vol. II, page 42) projected 5 units would be added in the Brisbane Acres subarea within the ten-year horizon and 54 units in the Central Brisbane subarea. Since 1994, only 1 unit has been constructed in the Brisbane Acres, and 27 units have been built in Central Brisbane, with approximately 21 more in the pipeline, not including the 3 new units proposed here (or the additional unit proposed with Tentative Parcel Map TPM-2-03). The EIR (Vol. II, pages 105-113 & 183-192) concluded that all of the impacts would be addressed through General Plan policies and programs and review of project applications under CEQA.

The project has environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

•Refer to Sections 1-3 & 5-11.

MITIGATION MONITORING PROGRAM

Mitigation Measure: Implementation of the recommendations of the soil report through inspection and certification by the geotechnical consultant.

Applicant's Responsibility: Schedule consultant's inspections during construction.

Means of Enforcement: Tentative Parcel Map conditions imposed on Building Permit and Grading Permit

Responsible Department: Building Inspector

Means/Timing of Reporting: Consultant's certification prior to issuance of Certificate of Occupancy

Standard for Determining Compliance: Geotechnical study per consultant

Enforcement Procedures and Appeal: Stop Work Order (Brisbane Municipal Code Section 15.08.050)/Board of Appeals (California Building Code Section 105), revocation or suspension of Grading Permit following hearing by City Engineer (BMC Section 15.01.370)

Mitigation Measure: Implementation of Bay Area Air Quality Management District construction dust control measures per BAAQMD CEQA Guidelines Table 2

Applicant's Responsibility: Provide contractors with copies of Guidelines

Means of Enforcement: Tentative Parcel Map conditions imposed on Building Permit and Grading Permit

Responsible Department: Building Inspector, Public Works Department and Bay Area Air Quality Management District

Means/Timing of Reporting: Regular site inspections during grading and construction

Standard for Determining Compliance: Bay Area Air Quality Management District CEQA Guidelines, Table 2

Enforcement Procedures and Appeal: Bay Area Air Quality Management District violations/appeals procedures

Mitigation Measure: Implementation of the recommendations of the drainage report prepared by the registered civil engineer

Applicant's Responsibility: Provide drainage report to engineer preparing plans for Building Permit/Grading Permit

Means of Enforcement: Tentative Parcel Map conditions imposed on Building Permit and Grading Permit

Responsible Department: Building Inspector/Public Works Department

Means/Timing of Reporting: Regular site inspections during grading and construction

Standard for Determining Compliance: Drainage report per consultant

Enforcement Procedures and Appeal: Stop Work Order (Brisbane Municipal Code Section 15.08.050)/Board of Appeals (California Building Code Section 105), revocation or suspension of Grading Permit following hearing by City Engineer (BMC Section 15.01.370)

Mitigation Measure: No removal of any trees between February 15 and August 1 unless it has been determined by a biological survey that the trees are not inhabited by nesting raptors

Applicant's Responsibility: Time tree removal in compliance or hire qualified biologist to prepare survey

Means of Enforcement: Tentative Parcel Map conditions imposed on Grading Permit

Responsible Department: Public Works Department

Means/Timing of Reporting: Confirmation prior to issuance of Grading Permit

Standard for Determining Compliance: Condition of approval

Enforcement Procedures and Appeal: Revocation or suspension of Grading Permit following hearing by City Engineer (BMC Section 15.01.370)

Mitigation Measures: Low-level exterior lighting directed away from adjacent properties; exclusion of highly-reflective glass and other exterior building materials

Applicant's Responsibility: Address in plans to be submitted with Building Permit application

Means of Enforcement: Tentative Parcel Map conditions imposed on Building Permit

Responsible Department: Planning Department, Building Inspector

Means/Timing of Reporting: Regular inspections during construction, and final inspection prior to issuance of Certificate of Occupancy

Standard for Determining Compliance: Brisbane General Plan Program 22e

Enforcement Procedures and Appeal: Stop Work Order (Brisbane Municipal Code Section 15.08.050)/Board of Appeals (California Building Code Section 105)

Mitigation Measures: Street improvements to Humboldt Road, either at its intersection with Annis Road or easterly of the proposed shared private access easement

Applicant's Responsibility: Provide initial cost estimates in order for City to determine specific improvements; provide street improvement plans subject to City Engineer's approval

Means of Enforcement: Tentative Parcel Map conditions imposed on Building Permit

Responsible Department: City Engineer, Public Works Inspector

Means/Timing of Reporting: Regular inspections during construction, and final inspection prior to issuance of Certificate of Occupancy

Standard for Determining Compliance: Brisbane Municipal Code Section 12.24.010

Enforcement Procedures and Appeal: Certificates of Occupancy (Brisbane Municipal Code Section 15.16.090)/Board of Appeals (California Building Code Section 105)

Mitigation Measure: Agreement to comply with State CEQA Guidelines Sections 15064.5(e) & (f) in the event of an accidental discovery of human remains or of historical or unique archaeological resources

Applicant's Responsibility:	Provide contractors with copies of protocol from State CEQA Guidelines Sections 15064.5(e) & (f)
Means of Enforcement:	Tentative Parcel Map conditions imposed on Building Permit and Grading Permit
Responsible Department:	Building Inspector, Public Works Department
Means/Timing of Reporting:	Regular inspections during grading and construction
Standard for Determining Compliance:	State CEQA Guidelines Sections 15064.5(e) & (f)
Enforcement Procedures and Appeal:	Stop Work Order (Brisbane Municipal Code Section 15.08.050)/Board of Appeals (California Building Code Section 105), revocation or suspension of Grading Permit following hearing by City Engineer (BMC Section 15.01.370)

Prior to final inspection, a report on the relative success of the mitigation measures shall be prepared to be forwarded to the Planning Commission for its information.