

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 8/23/18

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

SUBJECT: **Grading Review EX-3-18; 151 West Hill Place;** TC-1 Crocker Park Trade Commercial District; Grading Review for expansion of the parking lot and construction of an approximately 1,350 square foot accessory vehicle maintenance structure, requiring approximately 424 cubic yards of soil to be exported from the site; Joe Breedlove, applicant; Frito Lay Sales Inc, owner.

REQUEST: The applicant requests Planning Commission review of the proposed grading to allow for construction of an approximately 1,350 square foot accessory vehicle maintenance building and expansion of the parking lot area at 151 West Hill Place.

RECOMMENDATION: Recommend that the City Engineer issue a grading permit, via adoption of Resolution EX-3-18 with Exhibit A containing the conditions and findings of approval.

ENVIRONMENTAL DETERMINATION: This project falls within a class of projects which the State has determined not to have a significant effect on the environment and is Categorically Exempt per State CEQA Guidelines Section 15301. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

APPLICABLE CODE SECTIONS: Grading review by the Planning Commission is required for projects involving 250 cubic yards of material or 50 cubic yards exported from the site, per Brisbane Municipal Code Sections 15.01.081.A and 17.32.220.

PROJECT BACKGROUND/DESCRIPTION: The project site is located at the far west end of the Crocker Park Trade Commercial District, on the West Hill Place cul-de-sac. The site has a gentle up slope from east to west, a cross slope. The site currently serves as a distribution warehouse and office facility for Frito Lay Sales Inc. The existing building is approximately 15,451 square feet in floor area. See the attached site location map, site aerial photo, and staff photos for site location and depiction.

Frito Lay applied for a building permit earlier this year to add an approximately 1,350 square foot accessory structure at the rear of the site for vehicle maintenance. This would enable Frito Lay to streamline their distribution and vehicle maintenance operations to one facility. During

the course of the City's review for that building permit application, it became apparent that the associated grading would require Planning Commission review prior to issuance of a grading permit by the City Engineer. Note that the City Engineer provides the technical review for any proposed grading projects involving more than 5 cubic yards, whereas the Planning Commission's role is to provide recommendations to the City Engineer for projects involving 250 cubic yards of grading or 50 cubic yards of soil to be exported.

The project would involve approximately 424 cubic yards of soil to be removed to allow for the construction of the accessory building and to widen the drive aisle for the parking lot area. The wider drive aisle would allow for safer vehicle movement and flexibility in the size of the vehicles to be parked there. A concrete retaining wall would be constructed along the west edge of the parking lot, along the edge of the cut slope. The retaining wall would range in height up to approximately 4 feet of exposed face. The wall would step down to follow the topography behind it, to be approximately 0.5 feet high at its shortest points, on the easternmost ends.

Note that the plan provided by the applicant shows the area to be graded in grey with the proposed building and proposed parking within that area on the western side of the site. The existing parking stalls, to be removed, are also shown on that same plan as faded back lines. While the parking layout would be altered with this proposal, the on-site parking would remain conforming. Some spaces would be added along the rear, southern edge of the site. It would have 55 spaces, which is 34 more than the required minimum of 21.

On the east side of the site, the grading plan shows a narrow strip of land that is also shaded in grey. For that area, the parking lot would be widened by a few feet and so that area would be paved and a landscape strip would remain and would be planted between this parking area and the neighboring parking area to the east for 115-127 West Hill Place. The widening of this parking area would also allow for flexibility in the size of the vehicles that can park there. The applicant has indicated that for that area there would be nominal to no net change in grading, but the area would just be paved to widen this parking lot area.

FINDINGS & ANALYSIS:

In 2003, the Planning Commission adopted guidelines for reviewing grading permit applications that contain findings for approval, as described below. The Planning Commission's guidelines for reviewing grading permits are shown in italics with a brief discussion following each:

- 1. The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography.*

The application meets this finding. The proposed grading would cut into the slope along the western edge of the site, totaling approximately 424 cubic yards of soil to be taken off site. The amount of grading is the minimum necessary to allow for expansion of the parking lot to match the existing grade levels and placement of the accessory building. The exposed portion of the retaining wall would range from 1 to 4 feet along the western edge of the parking lot, dropping to

approximately 0.5 feet at the eastern ends. This is modest in scale, so the overall effect is to only grade what is necessary for the project.

2. *The proposed grading is designed to avoid large exposed retaining walls.*

The application meets this finding. As indicated above, the proposed grading would result in a modest scale retaining wall adjacent to the parking lot, ranging up to approximately 4 feet in height with a step down midway along its length to match the topography.

3. *The proposed grading is designed to conserve existing street trees (as defined by BMC Section 12.12.020), any California Bay, Coast Live Oak, or California Buckeye trees and three trees of at least 30 inches measured 24 inches above natural grade.*

The application meets this finding. The proposed grading would not result in the removal of trees.

Note that outside the area of proposed grading, as a separate application, the City granted a tree removal permit in May of this year for removal of 4 diseased or dead Monterey Pine trees from the site frontage and those trees have already been removed. The applicant has also provided a landscape plan along with the building permit application which includes 6 replacement trees, along with numerous shrubs and lower order plantings to freshen up the landscaping and provide screening of the parking lot areas.

4. *The proposed grading complies with the terms of the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit, if and as applicable.*

This finding is not applicable to the project. The subject property is not located within the boundaries of the San Bruno Mountain Habitat Conservation Plan.

ATTACHMENTS:

- A. Vicinity map
- B. Site aerial
- C. Site photos
- D. Applicant's grading plan
- E. Draft Resolution EX-3-18 with recommended Findings and Conditions of Approval

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ATTACHMENT A

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151 West Hill Place
Site Vicinity Aerial Map



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ATTACHMENT B

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151 West Hill Place
Site Aerial Photo



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ATTACHMENT C

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Proposed Grading Area



151 West Hill
Proposed Grading Area

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151 West Hill Pl.
(Subject Site)

178-180 West Hill Pl.

151 West Hill Place
Western Parking Area

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ATTACHMENT D

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GENERAL NOTES

1. THERE ARE NO CHANGES PROPOSED TO THE EXISTING PARKING SURFACE GRADES, EXCEPT RESURFACING AND/OR RESTRIPPING.

CONSTRUCTION NOTE:

- ① LIMIT OF WORK
- ② NOT USED
- ③ MATCH EXISTING
- ④ USE CONCRETE OR ASPHALT PAVING FOR NEW PARKING.
- ⑤ PRECAST CONCRETE OR FIBERGLASS BUMPERS. ATTACHED TO PAVING PER FL STANDARDS.

PAVING NOTE:

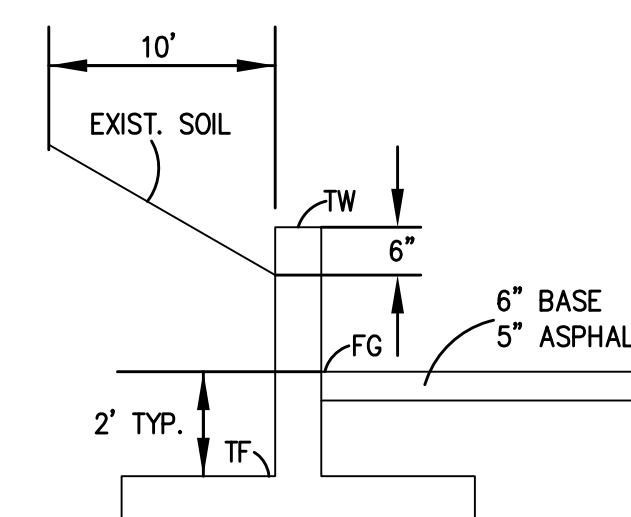
- GRIND AND REMOVE PAVING 1" AS NECESSARY AND PAVE WITH A MINIMUM THICKNESS OF PAVING TO CREATE THE ACCESSIBLE PATH.
- REMOVE CONCRETE PAVING AND CONSTRUCT NEW CONCRETE PAVING, CURB AND HANDRAILS. SEE ARCHITECTS PLANS FOR DETAIL OF CONSTRUCTION. AFTER CONSTRUCTION STAKES ARE SET FOR THE NEW CONCRETE, IT MAY BE NECESSARY TO REVISE THE DESIGN IN ORDER TO MINIMIZE CONFLICT WITH EXISTING DRIVEWAY.

EXCAVATION CALCULATION

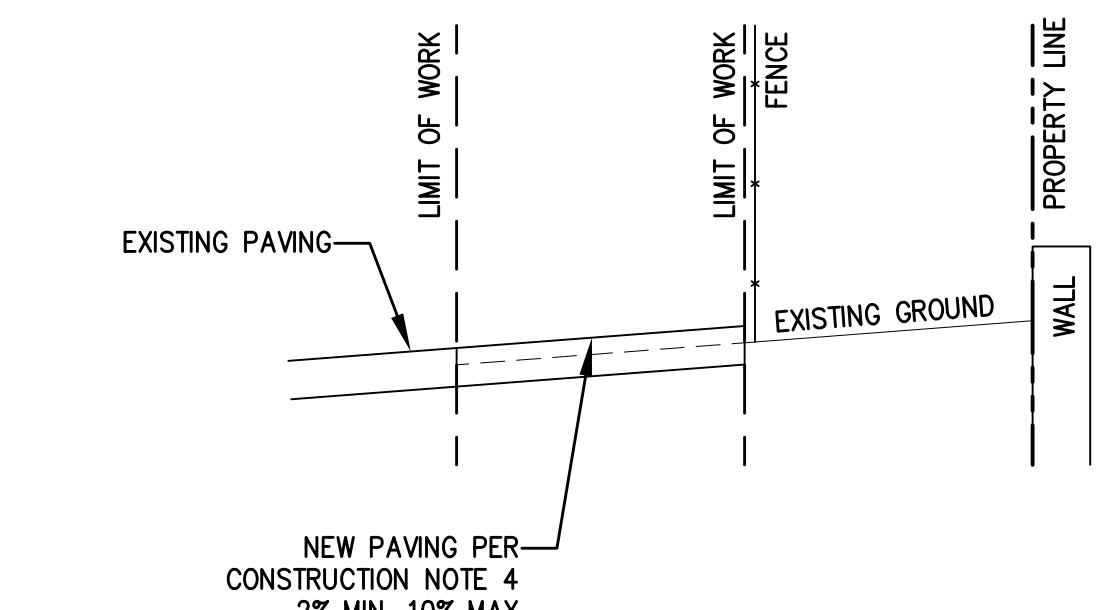
CUT	
PAVED AREA TO FG AVG END AREA	86 CY
PAVING SUBGRADE	88 CY
BUILDING AREA	100 CY
BETWEEN BLDG AND RETAINING WALL	130 CY
OUTSIDE RETAINING WALL	20 CY
TOTAL CUT	424 CY
TOTAL EXPORT	424 CY

LEGEND

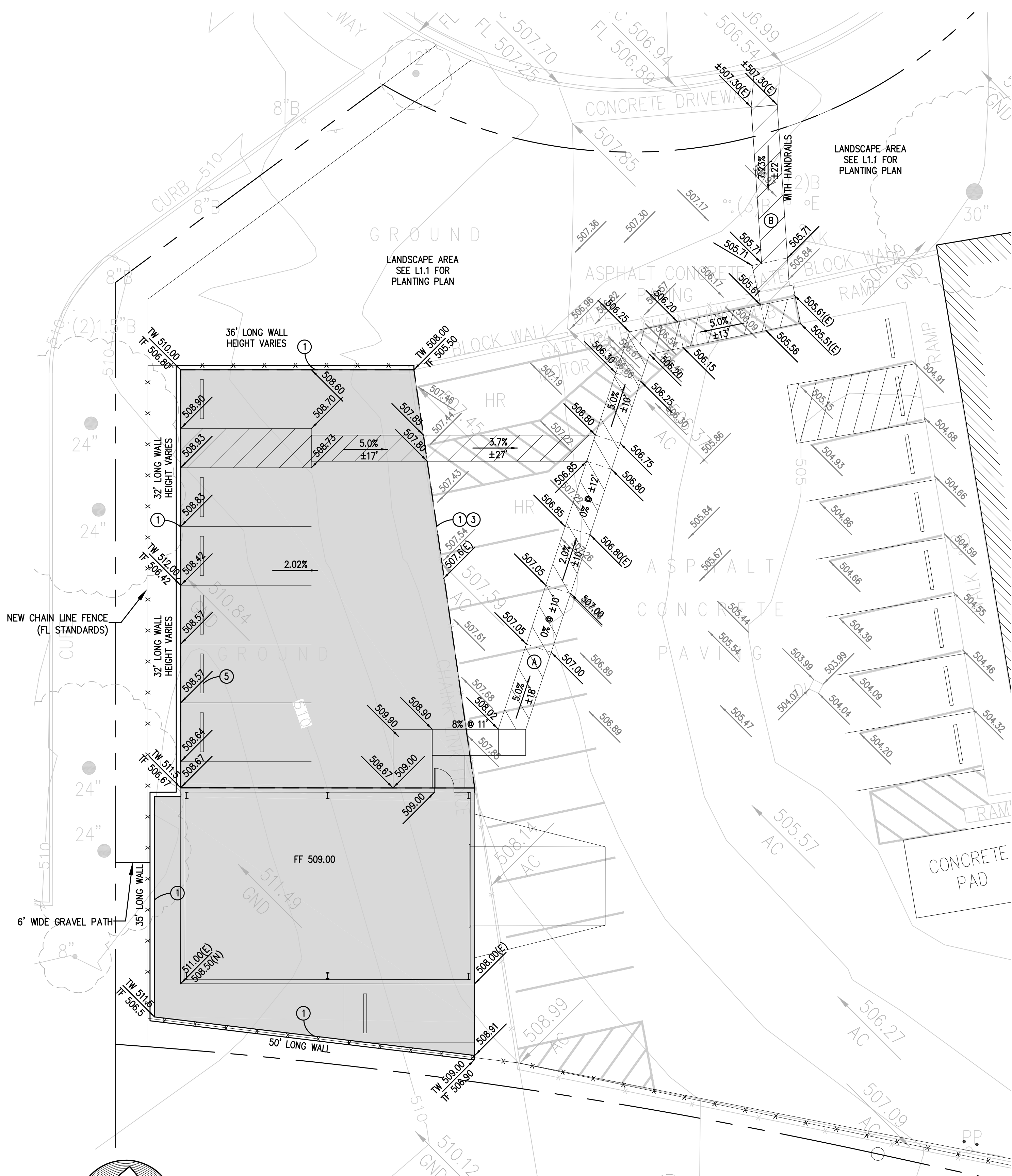
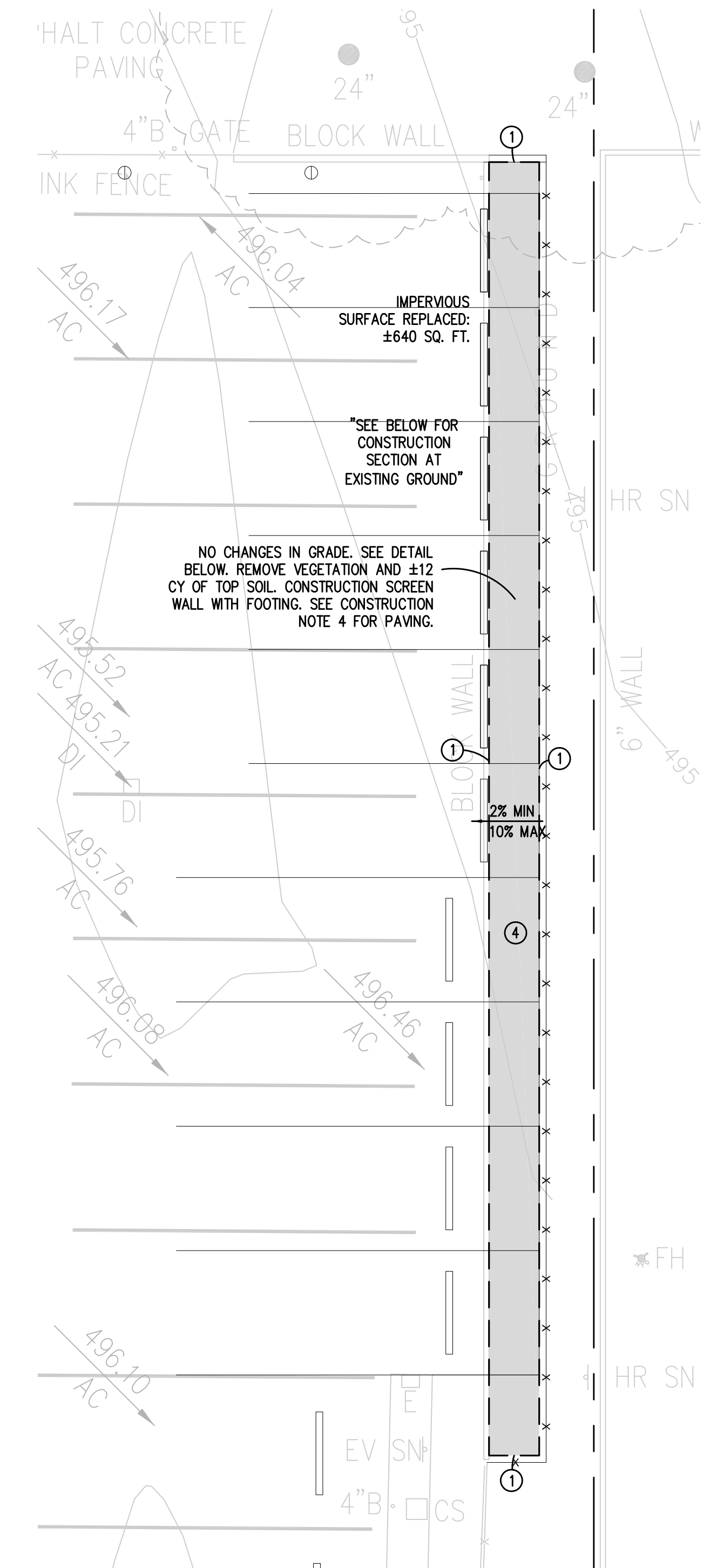
TW TOP OF WALL
TF TOP OF FOOTING
FG FINISH GRADE



RETAINING WALL AND FOOTING
NOT TO SCALE



CONSTRUCTION SECTION AT EXISTING GROUND
NOT TO SCALE



EXCAVATION CALCULATION

CUT	
PAVED AREA TO FG AVG END AREA	86CY
PAVING SUBGRADE	88CY
BUILDING AREA	100CY
BETWEEN BLDG AND RETAINING WALL	130CY
OUTSIDE RETAINING WALL	20CY
TOTAL CUT	424CY
TOTAL EXPORT	424CY

08.06.18	PLANNING COMMISSION SUBMITTAL	
06.26.18	CITY COMMENTS	
06.07.18	ADDITIONAL TOPO, DESIGN UPDATE	
04.18.18	CITY COMMENTS	
03.22.18	CLIENT COMMENTS	
03.19.18	CLIENT COMMENTS	
03.14.18	PRELIMINARY	
NO.	DATE	DESCRIPTION

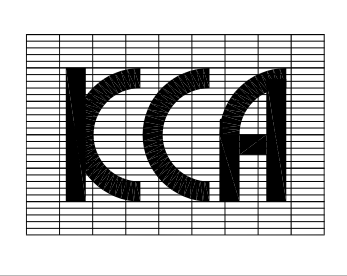
APPROVED:	PROJECT NO.
APPROVED:	

DES. JH	DRW. YL
CKD.	REV. PJB
DATE MAR. 2018	REVISIONS
JOB NO. 6458	

PHASE 2
PARKING GRADING IMPROVEMENT PLAN FOR
151 WEST HILL PLACE
APN: 005-300-140 AND A PORTION OF APN 005-300-010
CITY OF BRISBANE CALIFORNIA

SCALE:
HORIZ. 1" = 10'
VERT. 1" = 10'
1 OF 1
G.1.21

KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



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ATTACHMENT E

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ATTACHMENT E

Draft

RESOLUTION EX-3-18

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE CONDITIONALLY APPROVING GRADING PERMIT EX-3-18 FOR EXPANSION OF THE PARKING LOT AREA AND CONSTRUCTION OF A NEW ACCESSORY MAINTENANCE BUILDING AT 151 WEST HILL PLACE

WHEREAS, Joe Breedlove, applied to the City of Brisbane for a grading permit review, per Brisbane Municipal Code Sections 15.01.081.A and 17.32.220, for grading of 424 cubic yards of cut and export from the site, to allow for the expansion of the parking lot and addition of an accessory vehicle maintenance building at 151 West Hill Place; and

WHEREAS, on August 23, 2018, the Planning Commission conducted a public hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15301 of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested grading review permit;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of August 23, 2018 did resolve as follows:

A recommendation of City Engineer issuance of the proposed grading permit is provided by the Planning Commission, via Resolution EX-3-18 within conditions of approval attached herein as Exhibit A.

ADOPTED this 23rd day of August, 2018, by the following vote:

AYES:
NOES:
ABSENT:

Colleen Mackin
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

DRAFT
EXHIBIT A

Action Taken: Approved grading review permit EX-3-17, recommending City Engineer issuance of the proposed grading permit, per the staff memorandum with attachments, via adoption of Resolution EX-3-18.

Findings:

- A. The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography.
- B. The proposed grading is designed to avoid large exposed retaining walls, with the proposed retaining wall exposure being up to approximately 4 feet.
- C. The proposed grading would not result in the removal of existing street trees, California Bay, Coast Live Oak, or California Buckeye trees nor three or more trees of at least 30 inches measured 24 inches above natural grade.
- D. The proposed grading is not within the area of the San Bruno Mountain Area Habitat Conservation Plan.

Conditions of Approval:

- 1. The applicant shall complete the Grading and Building Permit applications to the satisfaction of the City and in compliance with the California Building Code.
- 2. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.