

EXHIBIT A

Action Taken: Conditionally approved Sign Review Permit SR-4-01 per the staff memorandum with attachments, via adoption of Resolution SR-4-01.

Findings:

1. The advertising signs proposed by the applicant and permitted under the Sign Program will conform to the requirements of Table 1 and Figure 1, except as specifically exempted by Chapter 17.36.
2. The signs proposed by the applicant and permitted under the Sign Program will comply with all applicable City ordinances, given the conditions of approval.
3. The signs proposed by the applicant and permitted under the Sign Program will not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the City in which the sign is proposed to be located, as detailed in the staff memorandum.
4. The signs proposed by the applicant and permitted under the Sign Program will be consistent with the City's General Plan and the Specific Plan and Planned Development Permit for the Brisbane Technology Park, as noted in the staff memorandum.
5. The signs proposed by the applicant and permitted under the Sign Program will not produce glare, as noted in the staff memorandum.
6. The signs proposed by the applicant and permitted under the Sign Program will not present a distraction or hazard to pedestrians, motorists or the occupants of other neighboring properties, as noted in the staff memorandum.
7. The signs proposed by the applicant and permitted under the Sign Program will not otherwise cause a public nuisance, as noted in the staff memorandum.

Conditions of Approval:

- A. Any building-mounted sign not specifically approved by the Planning Commission shall require a Sign Permit approved by the Planning Director, consistent with the requirements of this Sign Program. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
- B. Only one illuminated building-mounted sign shall be permitted per building. Illuminated building-mounted signs shall only be permitted on the east elevation of the building, parallel to and facing Bayshore Boulevard.
- C. Illuminated building-mounted signs shall be centered vertically and horizontally within the approximately 20 ft. by 3 ¾ ft. area bounded by the score lines on the

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Exhibit A
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- to the right of the similarly dimensioned area at upper left corner (south end of the second floor) of the building wherein the street address is displayed (Exhibit B). Such signs shall not be longer than 16 ft., 4 in., nor wider than 2 ft., 6 in.
- D. Illuminated building-mounted signs shall be limited to a single line of individual metal characters. The characters shall be 4 inches thick, mounted 1 ½ inches from the wall. The faces and returns of the individual letters shall have a matching opaque finish in colors that do not conflict with the buildings' color scheme.
- E. Any lighting shall be limited to white or blue halo illumination from behind. No light sources shall be directly visible.
- F. One non-illuminated building-mounted sign shall be permitted on the entry archway facing Guadalupe Canyon Parkway for the building at 3260 Bayshore Boulevard and for the building at 3280 Bayshore Boulevard. It shall be centered below the middle score line on the archway and shall not be longer than the width of the archway opening or taller than 1 ft., 5 in. It shall be limited to a single line of individual metal characters. The characters shall be 2 inches thick, mounted ½ inch from the wall. The faces and returns of the individual letters shall have a matching opaque finish in colors that do not conflict with the buildings' color scheme.
- G. As required by Brisbane Municipal Code Section 17.36.030.F.1 and the Uniform Sign Code, prior to installation of any sign under this sign program, a building permit shall be obtained through the Brisbane Building Department. A separate permit application is required, with submission of three sets of construction plans consistent with this approval, the necessary fees, and additional information as required by the Building Department. The building permit shall not be issued until expiration of the ten-day Sign Review appeal period.
- H. All building-mounted signs shall be maintained per Brisbane Municipal Code Section 17.36.030.F.

Exhibit B

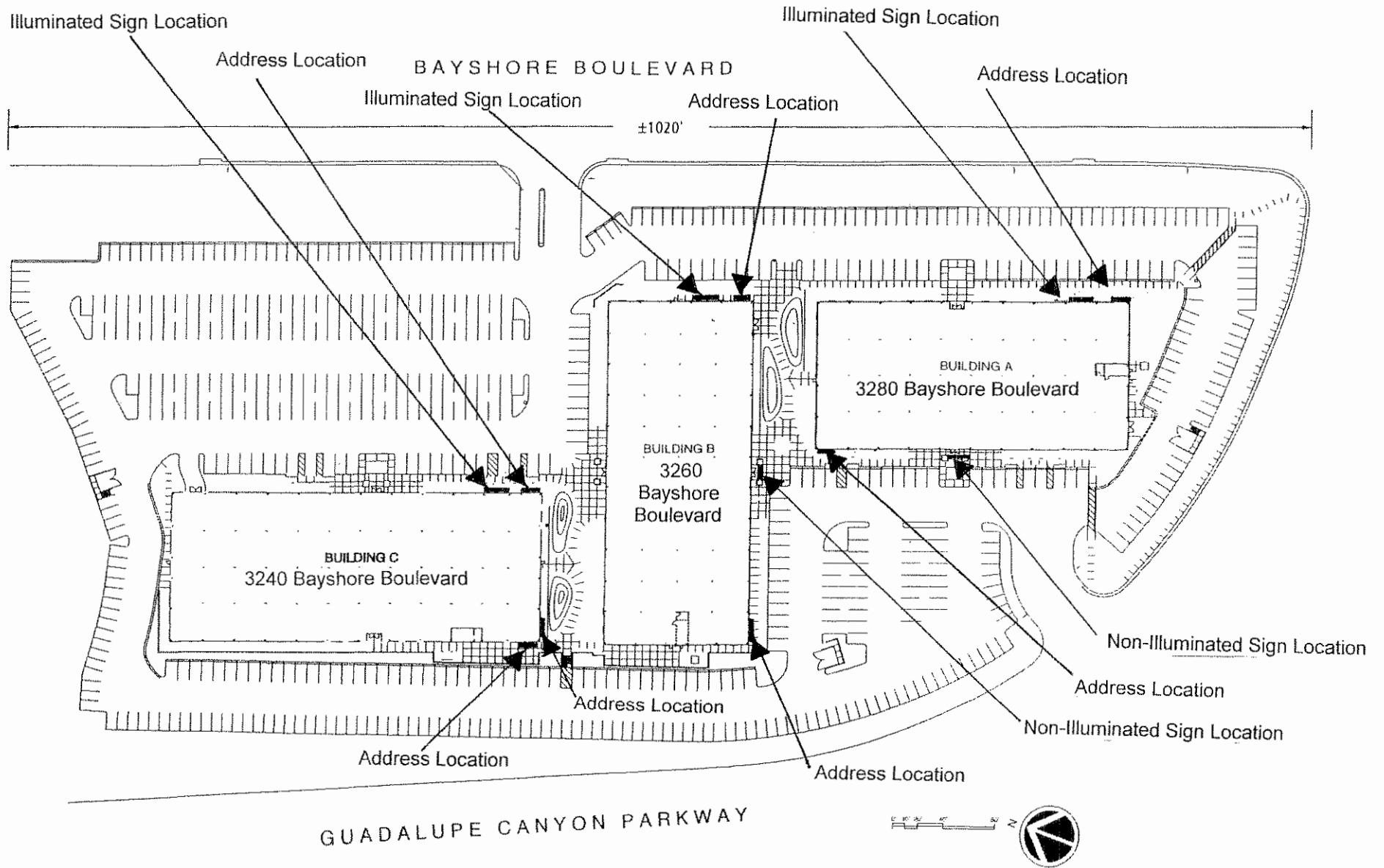


EXHIBIT A

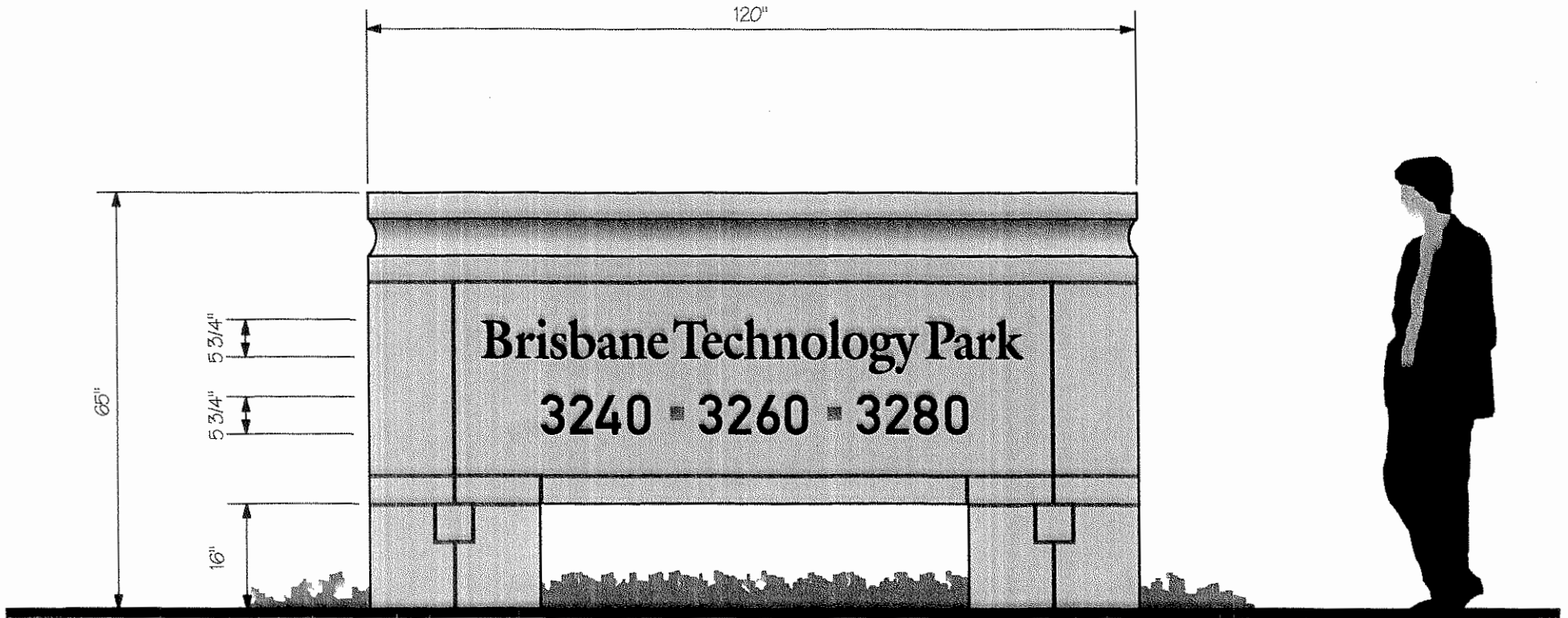
Action Taken: Conditionally approved Sign Review Permit SR-1-01 per the staff memorandum with attachments, via adoption of Resolution SR-1-01.

Findings:

1. The advertising signs conform to the requirements of Table 1 and Figure 1, except as specifically exempted by Chapter 17.36.
2. The signs comply with all applicable City ordinances, given the conditions of approval.
3. The signs do not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the City in which the sign is proposed to be located, as detailed in the staff memorandum.
4. The sign program is consistent with the City's General Plan and the Specific Plan and Planned Development Permit for the Brisbane Technology Park, as noted in the staff memorandum.

Conditions of Approval:

- A. A total of 150 sq. ft. of advertising signage is permitted under the Sign Program.
- B. The freestanding signs shall be revised to the satisfaction of the Fire Prevention Officer to include the street name, Bayshore Boulevard, with the address numbers.
- C. A diagram prepared by a California-licensed registered professional engineer, demonstrating that the height and location of the freestanding signs are outside the sight distance envelope at the street/driveway and street/street intersections, shall be submitted prior to installation of the signs. All signage shall be located on site and not within the public right-of-way.
- D. As required by Brisbane Municipal Code Section 17.36.030.F.1 and the Uniform Sign Code, prior to installation of any signs 6 ft. or more above, a building permit shall be obtained through the Brisbane Building Department. A separate permit application is required, with submission of three sets of construction plans consistent with this approval, the necessary fees, and additional information as required by the Building Department. The building permit shall not be issued until expiration of the ten-day Sign Review appeal period.
- E. Any landscaping removed to installed the approved signs shall be replaced in kind.
- F. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
- G. All signs shall be maintained per Brisbane Municipal Code Section 17.36.030.F.
- H. This Sign Review approval shall expire one year from the date of approval if the approved signs have not been installed by that date.



SCALE: 1/2" = 1' - 0"

1

PROPOSED ENTRY MONUMENT SIGN AT CORNER

65" x 120" x 12" SINGLE-FACED MONUMENT SIGN FOR ENTRY AT CORNER OF BAYSHORE AND GUADALUPE, FACING INTERSECTION
ALUMINUM SIGN STRUCTURE AND FACES, WITH CONCAVE ALUMINUM REVEAL AT TOP ALL AROUND, PAINTED WITH TEXTURE TO MATCH BUILDING COLOR
1/2" THICK LASER-CUT ACRYLIC LETTERS AND ADDRESS NUMBERS APPLIED FLUSH TO FACE, PAINTED SATIN BLACK
REVEALS IN FACES TO WRAP ALL SIDES, TO IMITATE REVEALS ON BUILDING WALLS

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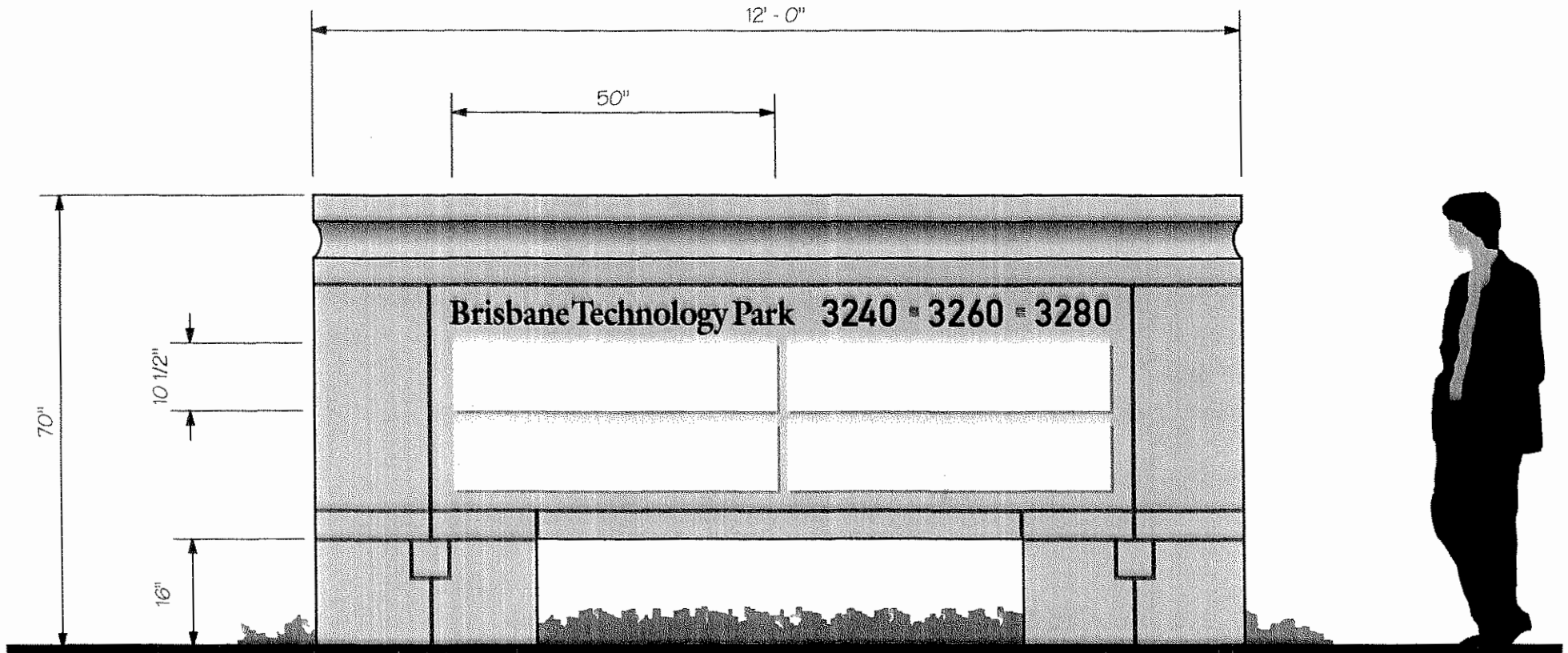
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March 15, 2001



8040 C Wells Avenue
Newark, CA 94560

Phone 510 / 713-7500
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2

PROPOSED TENANT DIRECTORY SIGN AT DRIVEWAY ENTRANCES • 2 REQ'D

70" x 144" x 12" DOUBLE-FACED TENANT DIRECTORY SIGN FOR DRIVEWAY ENTRANCES AT BAYSHORE AND GUADALUPE
ALUMINUM SIGN STRUCTURE AND FACES, WITH CONCAVE ALUMINUM REVEAL AT TOP ALL AROUND, PAINTED WITH TEXTURE TO MATCH BUILDING COLOR
1/2" THICK LASER-CUT ACRYLIC LETTERS AND ADDRESS NUMBERS APPLIED FLUSH TO FACE, PAINTED SATIN BLACK
REVEALS IN FACES TO WRAP ALL SIDES, TO IMITATE REVEALS ON BUILDING WALLS
1/4" ALUMINUM TENANT PLAQUES, PAINTED OFF-WHITE TO MATCH RETAINING WALL COLOR • VINYL TENANT NAME / LOGOS APPLIED
LEG CLOSEST TO STREET ON BAYSHORE SIGN TO EXTEND DOWN TO MATCH SLOPE AS REQUIRED

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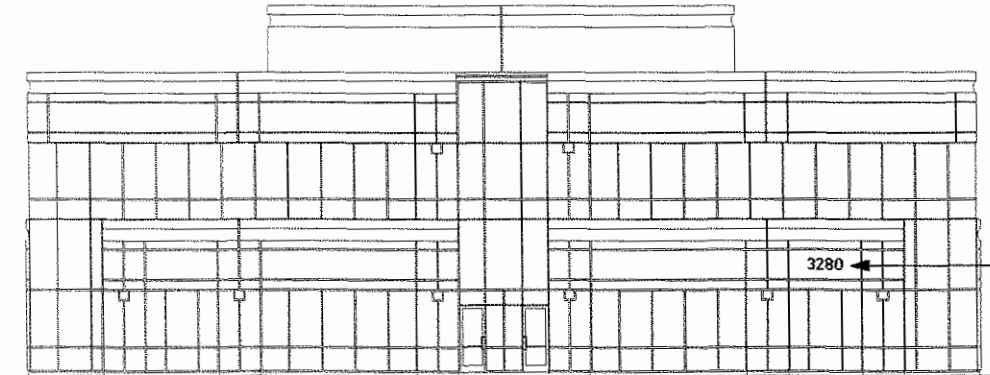
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3 PROPOSED ADDRESS NUMBERS FOR EXTERIOR WALLS

SCALE: 1/2" = 1'-0"

18" HIGH X 1/2" THICK LASER-CUT ACRYLIC ADDRESS NUMBERS, PAINTED SATIN BLACK
STUD-MOUNTED WITH 1/2" STANDOFF FROM WALL SURFACE



TYPICAL ADDRESS NUMBER
PLACEMENT ON FIRST FLOOR
AREA

4 PROPOSED ADDRESS NUMBER LOCATION FOR EXTERIOR WALLS

NO SCALE

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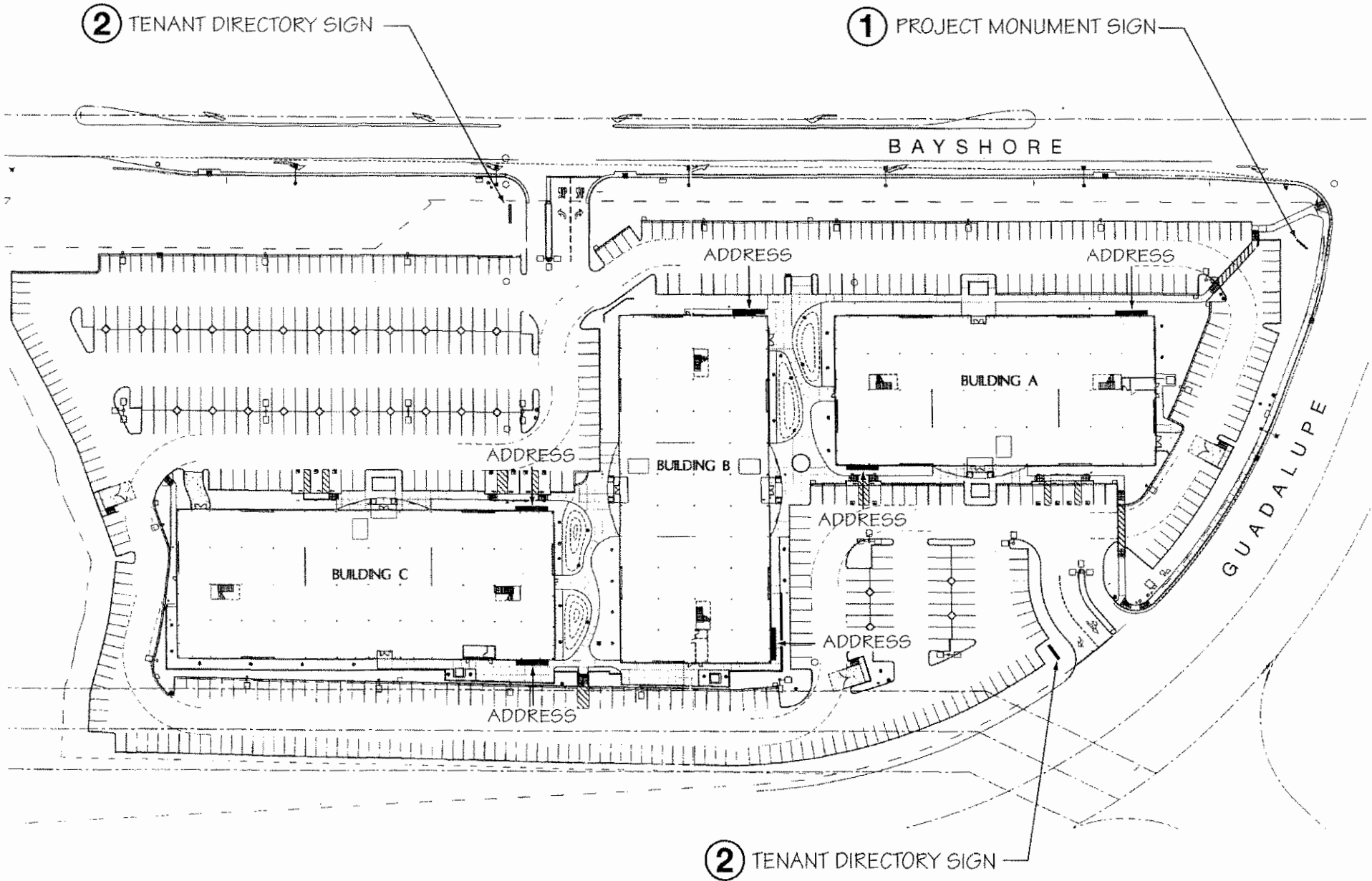
January 17, 2001



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MEMORANDUM

To: Tim Tune, City of Brisbane, Planning Department

From: Sohrab Rashid/Norman Wong *D. Schubert*

Date: May 31, 2001

Subject: Proposed Signage Plan at Brisbane Technology Park

1015-378

Fehr & Peers Associates, Inc. has completed a sight distance evaluation of the above-referenced project to meet the conditions of approval required by the City of Brisbane. The evaluation was conducted to ensure that the location and size of the three proposed monument signs would not result in inadequate sight distance for vehicles entering and exiting the site. This memorandum summarizes our key findings and conclusions followed by a detailed description of the evaluation methodology.

Key Findings and Conclusions

- The signs located at the Bayshore Boulevard driveway and near the Guadalupe Canyon Parkway intersection do not impact the sight distance of vehicle drivers on- or off-site.
- The sign located at the site driveway opposite North Hill Drive does encroach into the sight distance envelope for drivers turning left out of the site; however, this is not considered a problem since the intersection is signalized and vehicles turning left out of the site would be protected by an exclusive signal phase.
- To ensure that the sign at the North Hill Drive exit is outside the sight distance envelope, it should be located no less than 21 feet from the face of curb on Guadalupe Canyon Road.

Study Methodology

Three monument signs are proposed to be located around the Brisbane Technology Park as shown on Exhibit A prepared by Sun Graphics. One is proposed at each of the site



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driveways on Bayshore Boulevard and Guadalupe Canyon Parkway. A third sign is proposed at the northwest corner of the Guadalupe Canyon Parkway/Bayshore Boulevard intersection. The potential impact of these signs on sight distance was evaluated at the request of the City of Brisbane.

Stopping sight distance is the distance required for a driver of a vehicle to recognize an impediment in the roadway and to bring his or her vehicle to a complete stop. Sight distance is dependent on travel speed and the grade of the road. For a vehicle on a minor street approach, sight distance is measured from three feet left of the center line and eight feet behind the stop bar at an intersection (Caltrans, Highway Design Manual).

The potential impacts to sight distance from each sign are presented below.

Bayshore Boulevard Driveway

The proposed sign is located 25 feet behind the stop bar at the edge of the separate right turn lane. Since a driver turning left at this location will be located approximately eight feet behind the stop bar, the proposed sign will not impede the view of approaching southbound traffic on Bayshore Boulevard. Thus, adequate sight distance will be provided based on the proposed sign location.

Guadalupe Canyon Parkway/Bayshore Boulevard Intersection

This intersection is currently signalized and the proposed sign located approximately 15 feet from the curb on Guadalupe Canyon Parkway. The sign will not be located with the sight envelope of any driver and therefore would not affect sight distance at this location.

Guadalupe Canyon Parkway Driveway (opposite North Hill Drive)

The project site driveway forms the fourth leg of the Guadalupe Canyon Parkway/North Hill Drive intersection, and the intersection is signalized. At signalized intersections, traffic flows are controlled by separate signal phases and visibility of traffic on the cross street is not usually necessary. It is important to note that stopping sight distance criteria is generally applied to unsignalized intersections. However, Caltrans recommends application of sight distance standards at signalized intersections because “unanticipated vehicle conflicts can occur due to violation of signal, right turns on red, malfunction of the signal or use of the flashing red/yellow mode.”

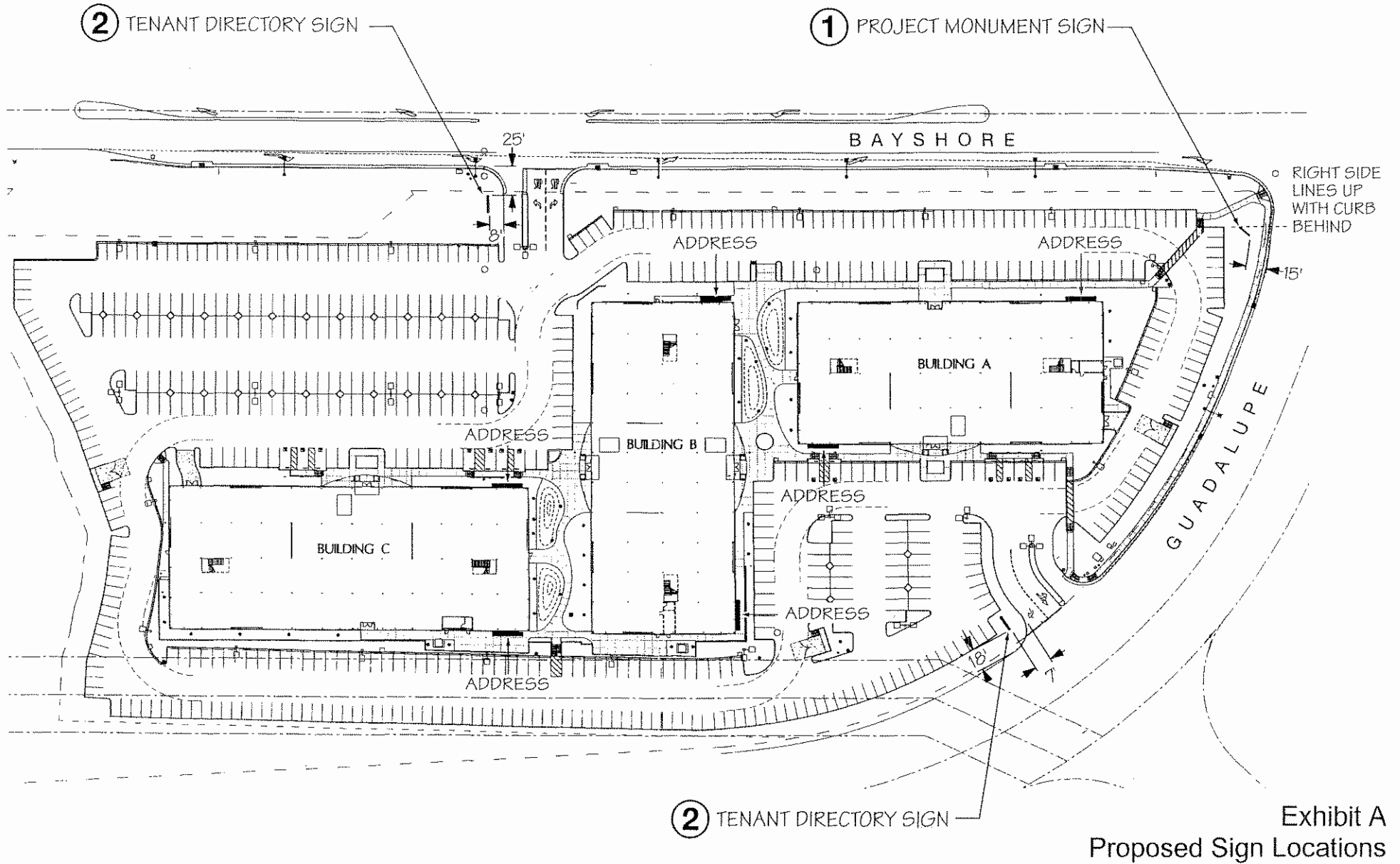
To meet the sight distance requirements, a driver turning left out of the site should be able to see an eastbound vehicle traveling downhill on Guadalupe Canyon Parkway. A stopping sight distance of 360 feet for eastbound traffic on Guadalupe Canyon Parkway was calculated based on a design speed of 45 miles per hour. However, this distance was increased by 20 percent to approximately 430 feet to account for the downhill grade. For a



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vehicle turning left out of the site at this driveway, the proposed sign should be located at least 21 feet from the face of curb on Guadalupe Canyon Parkway as shown on Exhibit B. Relocation would ensure that the sign would not encroach into the sight distance envelope and would account for any red light violations by eastbound Guadalupe Canyon Parkway traffic or for any emergency signal operation.

cc: Frank Henry (Stuhlmuller Property Group)
David Farrar (Sun Graphics)



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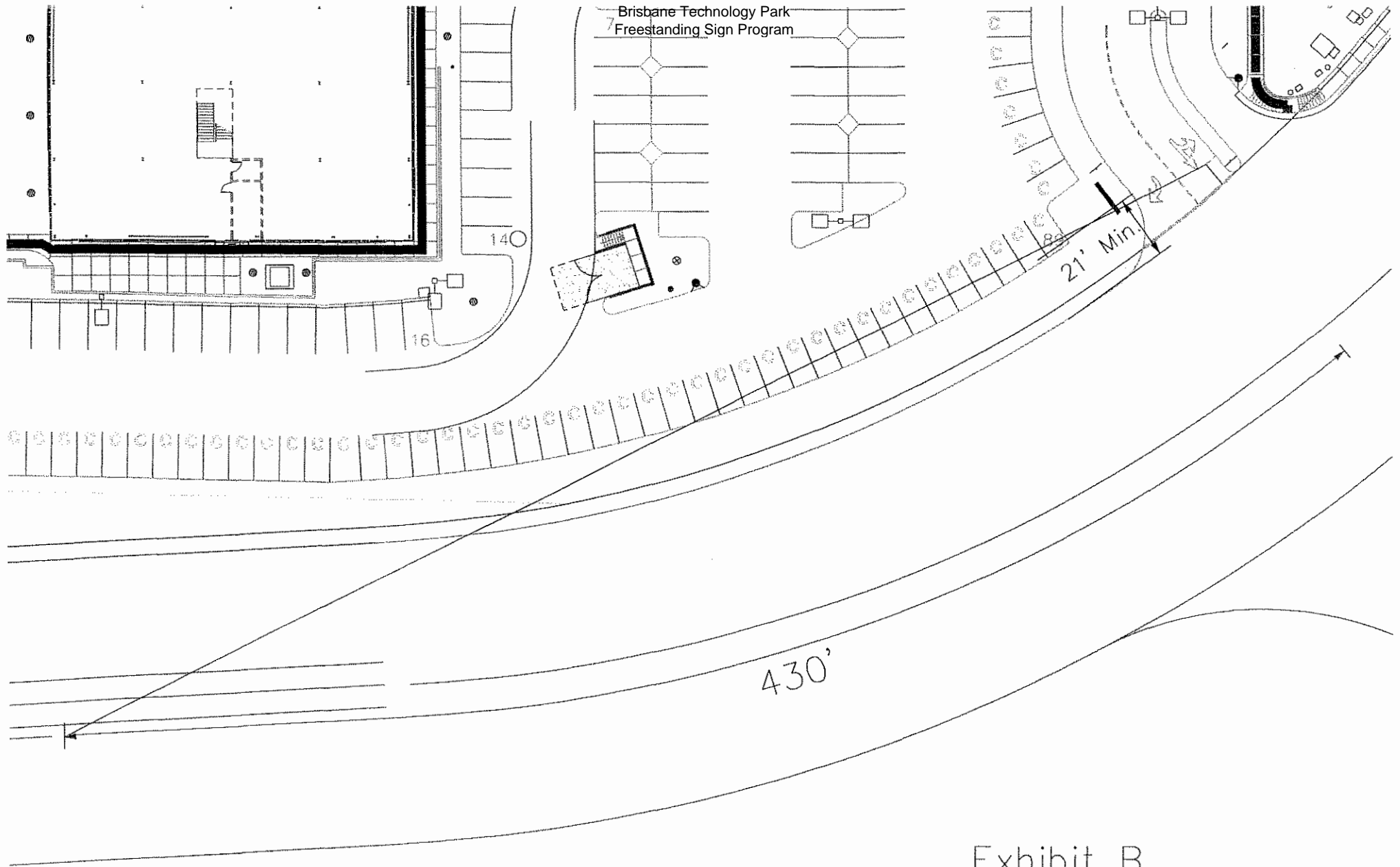


Exhibit B
Line of Sight Diagram

SIGHT DISTANCE STANDARDS
FOR FREE-STANDING SIGNS
LOCATED ADJACENT TO STREET/DRIVEWAY INTERSECTIONS

A plan and section view at each driveway which shows/represents a vehicle stopped at the stop bar, using a driver's eye height of 3.5 ft and an object height of 3.5 ft, should be submitted in order for the Public Works Department to confirm that the driver has an unobstructed sight distance of 200' (i.e., when stopped at the stop bar, a driver has no obstructions [esp., including the proposed monument signs] in their line of sight for 200').