


# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of 8/9/2018

**FROM:** Julia Capasso, Associate Planner, via  John Swiecki, Community Development Director

**SUBJECT:** **90 Kings Road;** R-1 Residential District; Grading Review for construction of new single-family dwelling on an approximately 6,728 square foot property, requiring 1,159 cubic yards of soil cut and 38.75 cubic yards of soil fill on the property. Site grading and construction would require removal of one protected street tree, qualifying as a protected tree under BMC Chapter 12.12; Kevin Wong, applicant; Yaoxiang Lu and Guimin Ren, owners.

**REQUEST:** The applicant has proposed construction of a new single-family home on a 6,728 square-foot vacant lot in the R-1 zoning district. Planning Commission review of the grading plan is required per BMC § 17.32.220 as the proposed grading plan calls for 1,159 cubic yards of soil cut and export and 38.75 cubic yards of fill.

**RECOMMENDATION:** Recommend that the City Engineer issue Grading Permit EX-2-17, via adoption of Resolution EX-2-17 with Exhibit A containing the conditions and findings of approval.

**ENVIRONMENTAL DETERMINATION:** Construction of new single-family homes is categorically exempt from the provisions of the California Environmental Quality Act per Section 15303(a) of the CEQA Guidelines. The exceptions to this categorical exemption referenced in Section 15300.2 do not apply.

**APPLICABLE CODE SECTIONS:** Grading permit review by the Planning Commission is required for projects involving site grading of 250 CY or more or 50 CY of soil export per BMC §15.01.081.A and BMC §17.32.220. Tree removal regulations are established in BMC Chapter 12.12.

### **ANALYSIS AND FINDINGS:**

#### Site Description

The subject property is a vacant lot with a 46% upslope from Kings Road. The front lot line is located approximately 1-7 feet behind the edge of the existing raised curb and travel lane. Similarly to other vacant, upslope properties in the City's developed hillside neighborhoods, the topography rises steeply from the improved portion of the public right-of-way the front lot line.

In this case, the existing grade at the front lot line of the subject property is approximately 1-3 feet higher than the grade at street level.

The property was established via a lot line adjustment in the 1980's, and was initially slated for development by the same developer who built 80 and 70 Kings Road which adjoin the subject property to the north. Ultimately the building plans submitted for development of the subject property did not move forward and the site has remained vacant.

### Project Description

The proposed project would redevelop the site with a new single-family home, including two two-car garages (accommodating four covered parking spaces) with a 3 ft, 5 inch setback from the front lot line, as permitted by BMC §17.32.070.A.3.a. Due to the shallow depth of the driveways proposed by the applicant, the footprint of the excavation on the property (refer to sheet G-3 of the applicant's plans, attached) is limited to the footprint of the home and landscaped front yard area. Grading work within the public right-of-way will include excavation to provide a sidewalk along the property frontage, as well as the two curb cuts (Note: Compliance with the development standards of the R-1 District will be required and verified at building permit plan check.)

Based on a report provided by the applicant's arborist (Attachment 4), the project would require removal of five trees from the subject property, including a pine tree with a circumference of over 30 inches, and four oak trees with trunk circumferences less than 30 inches. A street tree (toyon) with a trunk circumference of over 30 inches, located just south of the property line, is also proposed to be removed. A permit is required to remove the pine tree, due to its trunk circumference, but it is not considered a protected tree under BMC Chapter 12.12. A permit is also required to remove the street tree, which is considered protected under BMC Chapter 12.12.

The City Engineer has reviewed the grading and site plans and will require full geotechnical reports and engineered grading plans to be submitted prior to building permit issuance.

**Grading Permit review:** In 2003, the Planning Commission adopted guidelines for reviewing grading permit applications that contain findings for permit approval, as described below. With the suggested conditions of approval contained in the attached Resolution, the application **would meet** these findings.

- The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography (General Plan Policies 43, 245 & 312 and Program 18a).

The applicant's proposed grading plan would create three graded pads to allow street-level site access to the first level garages, with the upper floors of the home stepping up the steep hillside. The parking requirement for the home is four spaces, two of which must be covered, which the project proposes to accommodate in two two-car garages. Staff notes that the grading required to accommodate two uncovered on-site spaces would be roughly similar to that required for the

garage parking. The side yards would be terraced with retaining walls, similar to immediately adjacent sites at 70 and 80 Kings Road.

- The proposed grading is designed to avoid large exposed retaining walls (General Plan Policies 43 & 245).

As noted above, the proposed grading would result in several exposed retaining walls within the north and south side yards of the property (refer to sheet G-3 of the applicant's plans, attached). Walls would range in height from 3 to 5 feet in the south side yard. In the north side yard, a 9 foot wall would be located adjacent to the garage, with three lower walls ranging in height from 4 to 3 feet above. The 9 foot wall in the north side yard would be visible from the sidewalk.

BMC §17.32.050 requires vegetative screening or wall treatments for retaining walls over six feet in height if they are located within a setback area. For this project, that requirement applies to the 9 foot wall in the north side yard. Conditions of approval A.1 and A.2 in the attached resolution requires that the landscaping plan submitted with the building permit include vegetative screening for these walls such that no more than six feet of the wall (horizontally) is visible, or that the wall is treated with different materials to break up the wall massing in six foot segments. These conditions would apply to any additional walls identified after the project undergoes grading permit review by the City Engineer.

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

According to the arborist report provided by the applicant, the project will require removal of five trees from the site and one street tree. Of the on-site trees, four are coast live oaks with trunk circumferences of less than 30 inches, and one is a pine with a trunk circumference over 30 inches. None of these trees are protected under BMC Chapter 12.12 and may be removed with a ministerial permit. The street tree is considered a protected tree. The City Engineer will require that this tree be replaced on the subject property, as reflected in condition of approval A.1 in the attached resolution. A coast live oak located at the rear of the property with a trunk circumference of more than 30 inches will be preserved and protected during construction consistent with the provisions of the submitted arborist report, per condition of approval B.

- 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 (General Plan Policy 119 and Program 83b).

This finding does not apply as the subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

**ATTACHMENTS:**

1. Draft Resolution EX-2-17 with recommended Findings and Conditions of Approval

2. Aerial site map
3. Site photos
4. Arborist report
5. Applicant's plans

# ATTACHMENT 1

BLANK

Draft  
RESOLUTION EX-2-17

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING GRADING PERMIT EX-2-17  
FOR A NEW SINGLE-FAMILY HOME  
AT 90 KINGS ROAD

WHEREAS, Kevin Wong applied to the City of Brisbane for Grading Permit review for construction of a single-family dwelling that will require 1,159 cubic yards of soil cut and export and 38.75 cubic yards of fill at the site at 90 Kings Road, such application being identified as EX-2-17; and

WHEREAS, on August 9, 2018, the Planning Commission conducted a 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 15303(a) 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 Permit review;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of August 9, 2018 did resolve as follows:

City Engineer issuance of Grading Permit EX-2-17 is recommended by the Planning Commission in compliance with the conditions of approval attached herein as Exhibit A.

ADOPTED this 9<sup>th</sup> day of August, 2018, by the following vote:

AYES:  
NOES:  
ABSENT:

---

Coleen Mackin  
Chairperson

ATTEST:

---

JOHN A. SWIECKI, Community Development Director

DRAFT  
EXHIBIT A

**Action Taken:** Recommended City Engineer issuance of Grading Permit EX-2-17, per the staff memorandum with attachments, via adoption of Resolution EX-2-17.

**Findings:**

**Grading Permit EX-2-17**

- As indicated by the applicant's grading plan and sections, the proposed excavation is limited to the footprint of the home and required off-street parking, and would allow the structure to step up with the natural topography.
- The proposed grading would result in one exposed retaining wall of approximately nine feet in height within the north side setback. With the conditions of approval, the visual impact of these walls would be minimized with vegetative screening or application of varying finish materials or textures to break up the massing of the wall, at the applicant's option at building permit.
- The conditions of approval require that the applicant's landscaping plan submitted with the building permit identify a replacement tree on the property as a condition of removal of a street tree directly south of the property, the size and species of which shall be subject to the Community Development Director's review and approval. Additionally, the protected coast live oak tree at the rear of the property shall be protected during site grading and construction consistent with the tree protection measures provided for in the arborist report prepared by Mayne Tree Expert Company, Inc. dated January 18, 2018.
- The subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.



## DRAFT

**Conditions of Approval:**Prior to Issuance of a Building Permit

- A. The applicant shall obtain a building permit and a grading permit prior to proceeding with construction. The project plans shall comply with all development standards of the R-1 District. Plans submitted for the building and grading permits shall substantially conform to plans on file in the City of Brisbane Planning Department, with the following modifications:
1. A landscape plan shall be submitted demonstrating compliance with the requirements of Brisbane Municipal Code §17.06.040.I, to the satisfaction of the Planning Director. The plan shall incorporate water-conserving, non-invasive landscaping of sufficient size at maturity to provide screening of the structure in the rear yard and comply with the minimum front yard landscaping requirements. The plan shall identify a replacement tree, the size and species of which shall be subject to Community Development Director review and approval.
  2. All exposed retaining walls exceeding six feet in exposed height from grade in the shall be either planted with screening plantings such that no more than six (6) feet of the height of the retaining wall will remain visible, or varying treatment and materials at six foot horizontal intervals may be incorporated into the wall design. The chosen screening method shall be subject to review and approval by the Community Development Director.
  3. Plans submitted for grading permit review shall be subject to standard review procedures by the Department of Public Works.
- B. Prior to building and grading permit issuance, the project arborist shall confirm to the City in writing that the required tree protection measures have been installed on the site consistent with the arborist report prepared by Mayne Tree Expert Company, Inc. dated January 18, 2018.
- C. Prior to issuance of a building permit, the applicant shall obtain an encroachment permit from the Department of Public Works for all proposed construction activity and private improvements within the public right-of-way.
- D. Prior to issuance of a building permit, the property owner shall enter into standard landscape maintenance agreements with the City.
- E. Prior to issuance of a building permit, an agreement shall be recorded between the owner and the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.

Other Conditions

- F. All glass shall be nonreflective, and all exterior lighting shall be located so as not to cast glare upward or onto surrounding streets or properties.

- G. Water and sanitary sewer service and storm drainage details shall be subject to approval by the City Engineer.
- H. Drawings depicting all work completed and proposed shall be provided to the satisfaction of the City. Exposure of covered work may also be required to demonstrate compliance with building code requirements.
- I. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.
- J. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.

# ATTACHMENT 2

BLANK

Aerial Site Map  
90 Kings Road

Attachment 2



BLANK

# ATTACHMENT 3

BLANK



Site Photos  
90 Kings Road

Attachment 3



Site Photos  
90 Kings Road

Attachment 3



View of the property looking west with tree #7 (to be preserved) in the background.



View from Kings Road looking west showing side yard terraced retaining walls at adjacent properties to the north (80 and 70 Kings Road).

# ATTACHMENT 4

BLANK





## Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON  
PRESIDENT

JEROMEY INGALLS  
CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A  
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400

FACSIMILE: (650) 593-4443

EMAIL: [info@maynetree.com](mailto:info@maynetree.com)

January 18, 2018

Mr. Kevin Wong  
[kayuwong.id@gmail.com](mailto:kayuwong.id@gmail.com)

Dear Mr. Wong,

RE: 90 KINGS ROAD, BRISBANE

At your request, I reviewed the proposed construction plans for the above-referenced address on January 2, 2018. The purpose of my reviewing the plans was to identify what impacts the construction project will have on the trees located on the property.

### Limitations of this Letter

The following Tree Protection Plan is based on my interpretation of the plans that were provided to me. I accept no responsibility for any misinterpreted portions of the construction project or if the provided plans for the project were changed without my knowledge after I received a copy.

The following letter is not a contract to become the site arborist or for any future inspections that might be needed. A separate contract would need to be established to perform the role of site arborist for this project.

### Plan Review

During my review of the plans, I determined that the new construction project consists of building a new four-story building on an undeveloped lot. On both sides of the home, several new retaining walls will be built. This proposed construction will impact the majority of the trees on the site with the exception of tree #7.

In conclusion, trees #1-#6 will need to be removed as they will be significantly impacted by the proposed construction and cannot be retained.

Tree #7 should have tree protection fencing established around the perimeter of its dripline to minimize any construction-related activities intruding within the root zone of this tree. I have drawn in on the provided site map the approximate location of this tree protection fencing.

## TREE PROTECTION SPECIFICATIONS AND GUIDELINES

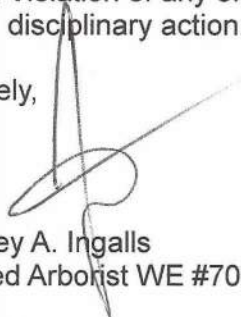
1. Establish a perimeter around the protected tree that follows the tree's dripline as closely as possible. This perimeter should consist of 6-foot tall chain link fencing supported by 1.5 to 2 inch diameter metal pipes. These support pipes shall be no more than ten feet apart. This enclosed area is the Tree Protection Zone (TPZ) and should be off limits to workers, construction debris, and construction activities.
2. Temporary movable barriers such as chain link fencing panels that are supported by cement blocks can be used in place of fixed fencing in certain situations. Permission to use such panels will need to be discussed with the project arborist prior to installation. Once the location of these panels is established, they should not be moved closer to the tree without the consent of the project arborist or city arborist.
3. **To protect the health, structural integrity and vigor of the protected tree(s) and their roots,**

### DO NOT:

- a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
  - b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
  - c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
  - d. Allow fires under and adjacent to trees.
  - e. Discharge exhaust into foliage.
  - f. Secure cable, chain, or rope to trees or shrubs.
  - g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree without first obtaining authorization from the City Arborist.
  - h. Apply soil sterilants under pavement near existing trees.
4. When work is being completed within the dripline of any protected trees it is important to minimize the disturbance to the roots of the trees. Therefore, any excavations within the dripline of any protected tree should be accomplished by hand digging or use of compressed-air tools.
  5. All roots less than two inches in diameter that are exposed during any excavation should be cut cleanly with hand pruners or loppers back to the wall of excavation nearest to the tree. Any roots found that are larger than two inches in diameter should be left uncut and intact and the site arborist shall be contacted immediately. The roots in this area should be left untouched until the site arborist can identify, inspect, document, and make a final decision as to the root's fate.

6. Trenches should be filled as soon as possible to minimize the drying out of any exposed roots of the protected trees. If any trenches are to be left open for longer than 24 hours, then the wall of excavation that is closest to the protected trees shall be lined with 3 to 4 layers of burlap. These burlap layers shall be kept moist throughout the duration of the trench being open.
7. When possible, any pipes or utility lines shall be kept outside the dripline of the protected tree or at least 10 times the trunk diameter of the protected trees. Tunneling or directional boring under the trees is an option, but should take place at least three feet below the surface of the ground.
8. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
9. An ISA Certified Arborist or ASCA Registered Consulting Arborist may be required by the City to be retained as the Project Arborist to monitor the tree protection specifications. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist.
10. Violation of any of the above provisions may result in sanctions or other disciplinary action.

Sincerely,

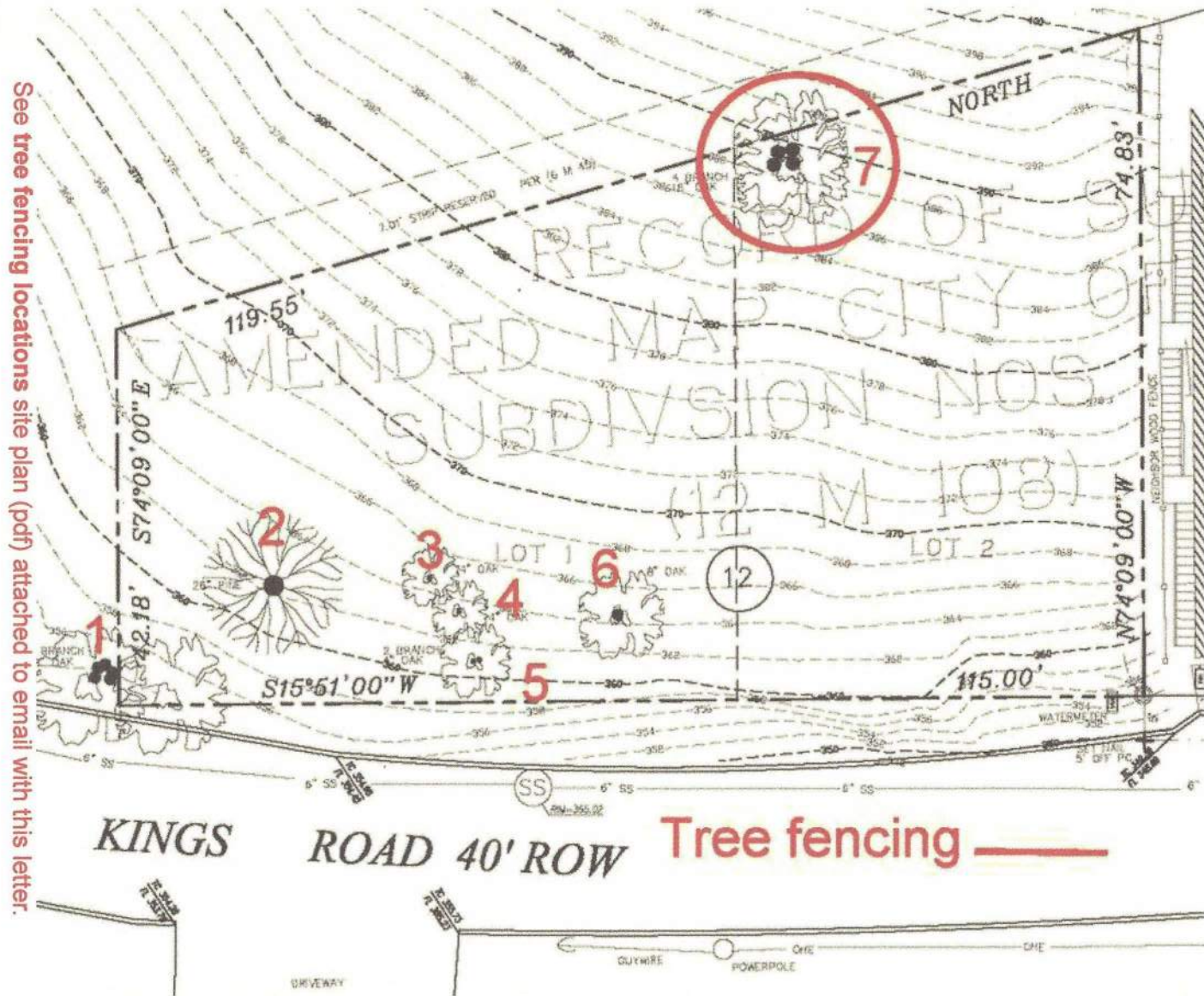


Jeromey A. Ingalls  
Certified Arborist WE #7076A

JAI:pmd







See tree fencing locations site plan (pdf) attached to email with this letter.





## Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON  
PRESIDENT

JEROMEY INGALLS  
CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A  
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400

FACSIMILE: (650) 593-4443

EMAIL: [info@maynetree.com](mailto:info@maynetree.com)

January 18, 2018

Mr. Kevin Wong  
[kayuwong.id@gmail.com](mailto:kayuwong.id@gmail.com)

Dear Mr. Wong,

RE: 90 KINGS ROAD, BRISBANE

At your request, on December 29, 2017, I visited the above-referenced site. The purpose of my visit was to identify, inspect, and comment on the trees that are growing on the site.

### Limitations of this Report

The information within this report is based on a visual-only inspection. I accept no responsibility for any unknown or unidentified defects associated with any of the trees in this report or on this property.

### Method

Each tree was identified and given a number that is scribed onto a metal foil tag and placed on the trunk of the tree at eye level. This identification number has also been placed on the provided site plan to show the approximate location of each tree on the property. The diameter of each tree was found by measuring the tree's trunk at twenty-four inches off of the natural grade (or as otherwise noted in the report) as described in the heritage tree ordinance for the City of Brisbane, California. The height of each tree was estimated and the canopy spread was paced off to show the approximate dimensions for each tree. A condition rating has been given to each tree; this rating is based on form and vitality and can be further defined by the following table:

|    |   |     |           |
|----|---|-----|-----------|
| 0  | – | 29  | Very Poor |
| 30 | – | 49  | Poor      |
| 50 | – | 69  | Fair      |
| 70 | – | 89  | Good      |
| 90 | – | 100 | Excellent |

Lastly, a comments section is included to give more individualized detail for each tree.

## Tree Survey

| Tree # | Species        | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments   |
|--------|----------------|-------------------|---------------------|---------------|---------------|--|
| 1      | Toyon          | 12.0 (est.)       | 65                  | 12            | 21            | Five-stem at the base; root crown covered; sprouts near the base; good vigor and poor form.  |
| 2      | Monterey Pine  | 29.8              | 55                  | 35            | 33            | Partially covered root crown; old Bark Beetle pitch tubes or entrance wounds on at the base; decaying burl on the north side of the trunk at the tree's base; an abundance of interior deadwood; windblown canopy causing most of the growth to turn toward the southeast. |
| 3      | Coast Live Oak | 3.4               | 65                  | 7             | 5             | Root crown covered; fair form and vigor.   |
| 4      | Coast Live Oak | 5.9               | 50                  | 7             | 5             | Root crown covered; codominant at 6 inches high with included bark; fair vigor and poor form.  |
| 5      | Coast Live Oak | 7.8               | 50                  | 9             | 8             | Root crown covered; codominant at 6 inches high with included bark; fair vigor and poor form.  |
| 6      | Coast Live Oak | 8.1               | 60                  | 12            | 9             | Root crown covered; an abundance of interior deadwood; good vigor and fair form.   |
| 7      | Coast Live Oak | 22.9              | 55                  | 15            | 18            | Root crown covered; four-stem at 1 foot high with included bark between the stems; <b>measured below multi-stem attachment</b> ; several codominant attachments in the canopy and lower trunk; good vigor and poor form.   |

**Observations**

This property is located on a steep hillside along the side of the street. At present, this is an undeveloped lot with all volunteer trees.

**Tree #1** is a Toyon located just above the side of the street. This tree has a covered root crown, a multi-stem attachment at the base, and good vigor.

*I recommend routine tree maintenance for this tree that should include exposing the root crown of this tree and removing any minor interior deadwood that may be present in the canopy.*

**Tree #2** is a large Monterey Pine located on a small plateau above the street. Soil and other organic material cover the root crown of this tree; there is an abundance of interior deadwood and, due to the prevailing winds, most of the canopy growth is turning toward the southeast. At the base of this tree on the north side of the trunk is a decaying burl. There appears to be evidence of termites in this burl as well as other insects that bore into wood.

*I recommend routine tree maintenance for this tree that should include exposing the root crown and removal of the interior deadwood in the canopy.*

**Trees #3-#5** are all small Coast Live Oak saplings located on the hillside. Soil and other organic material cover the root crowns of these trees; there is some minor interior deadwood and both trees #4 and #5 have codominant attachments at 6 inches off of the natural grade. The diameters of both of these trees were found by measuring below the codominant attachments.

*I recommend routine tree maintenance for these trees that should include exposing the root crowns and minor interior clean up.*

**Tree #6** is a small Coast Live Oak located on the hillside. This tree has good form and vigor. Soil and other organic material cover the root crown of this tree.

*Only minor routine tree maintenance is recommended for this tree. This maintenance should include removing the soil and other organic material away from the tree's base to expose the root crown and minimize the chance of future fungal attacks.*

**Tree #7** is located at the rear of the property, near the property line. Soil and other organic material cover the root crown of this tree; there is a four-stem attachment with included bark at 1 foot above the natural grade and a moderate amount of interior deadwood in the canopy.

*I recommend routine tree maintenance that should include exposing the root crown and removal of the interior deadwood.*

In summary, all of the trees on this property appear to be volunteer trees that have received little-to-no routine tree maintenance in the recent past. Of the seven trees on this report, only three trees appear to be protected trees; they are trees #1, #2, and #7. Of these three trees, tree #1 may not be located on the property but is located very near the property line.

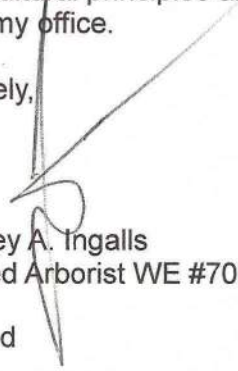


90 Kings Rd., Brisbane

January 18, 2018

All tree work performed as a result of this report should be accomplished by a qualified licensed tree care professional. I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

Sincerely,

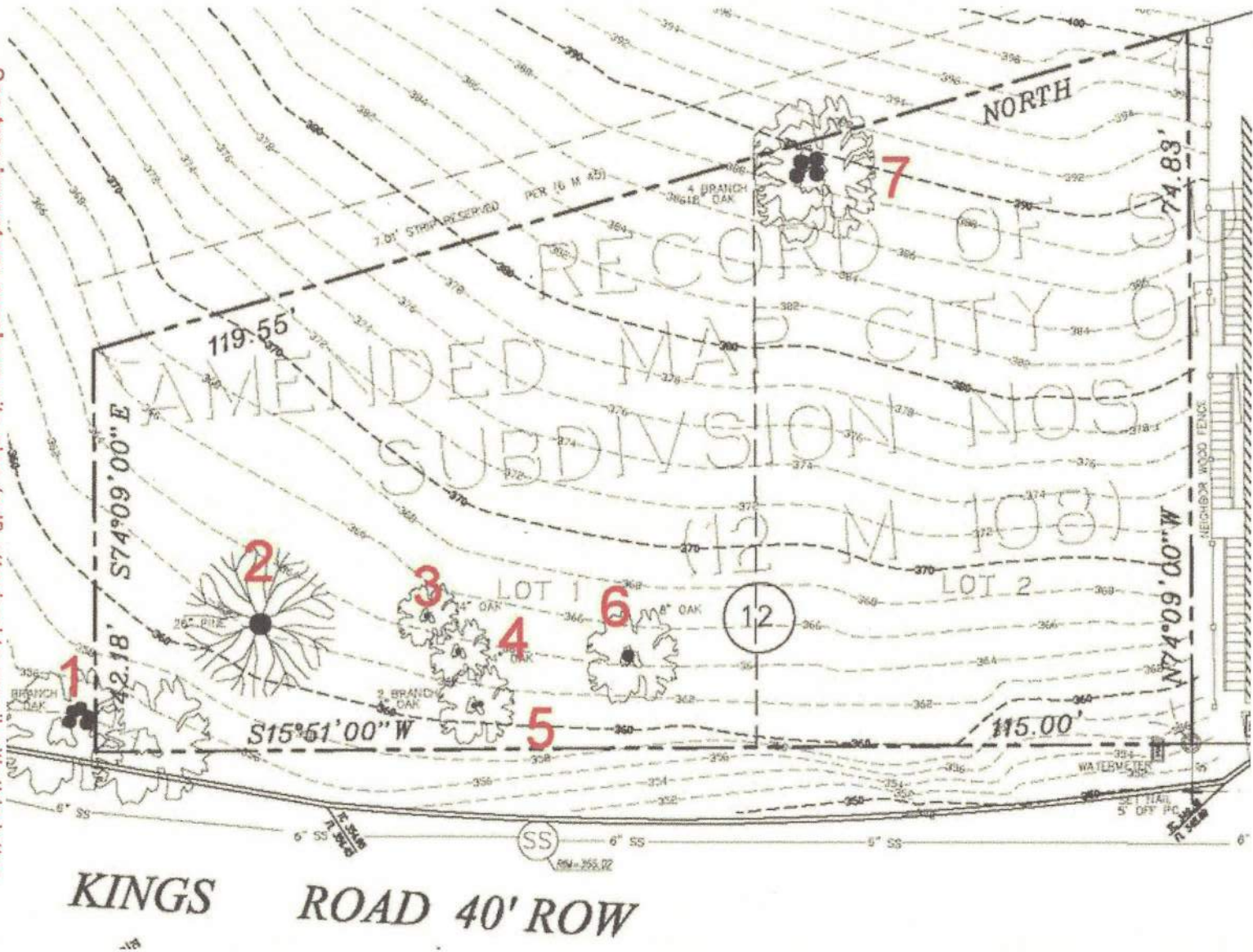


Jeromey A. Ingalls  
Certified Arborist WE #7076A

JAI:pmd



See tree inventory numbers site plan (pdf) attached to email with this letter.



BLANK

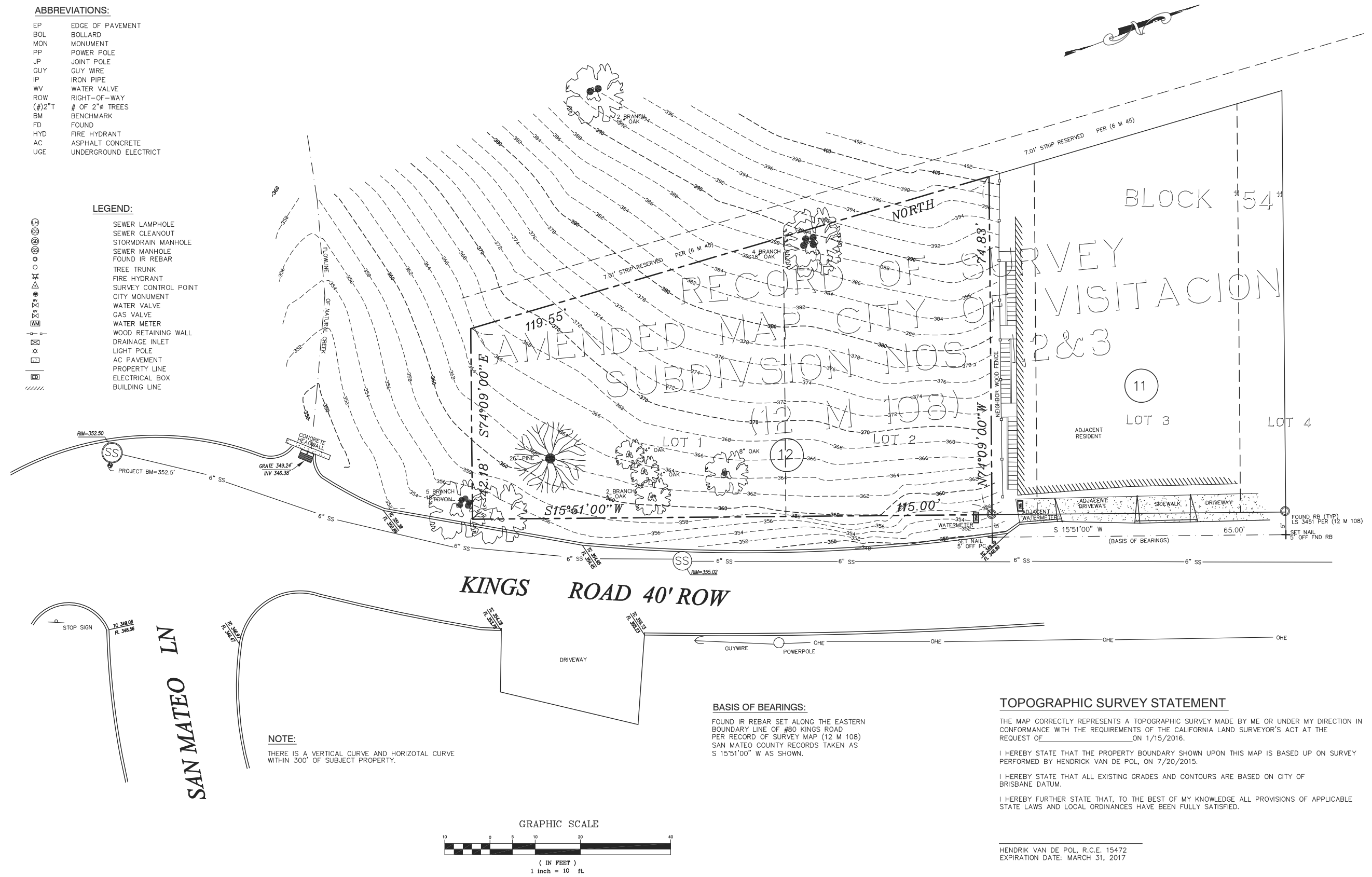
# ATTACHMENT 5

BLANK



- ABBREVIATIONS:**
- EP EDGE OF PAVEMENT
  - BOL BOLLARD
  - MON MONUMENT
  - PP POWER POLE
  - JP JOINT POLE
  - GUY GUY WIRE
  - IP IRON PIPE
  - WV WATER VALVE
  - ROW RIGHT-OF-WAY
  - (#)2" T # OF 2" Ø TREES
  - BM BENCHMARK
  - FD FOUND
  - HYD FIRE HYDRANT
  - AC ASPHALT CONCRETE
  - UGE UNDERGROUND ELECTRICT

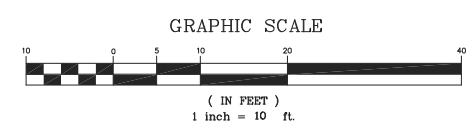
- LEGEND:**
- SEWER LAMPHOLE
  - SEWER CLEANOUT
  - STORMDRAIN MANHOLE
  - SEWER MANHOLE
  - FOUND IR REBAR
  - TREE TRUNK
  - FIRE HYDRANT
  - SURVEY CONTROL POINT
  - CITY MONUMENT
  - WATER VALVE
  - GAS VALVE
  - WATER METER
  - WOOD RETAINING WALL
  - DRAINAGE INLET
  - LIGHT POLE
  - AC PAVEMENT
  - PROPERTY LINE
  - ELECTRICAL BOX
  - BUILDING LINE



**BASIS OF BEARINGS:**  
 FOUND IR REBAR SET ALONG THE EASTERN BOUNDARY LINE OF #80 KINGS ROAD PER RECORD OF SURVEY MAP (12 M 108) SAN MATEO COUNTY RECORDS TAKEN AS S 15°51'00" W AS SHOWN.

**TOPOGRAPHIC SURVEY STATEMENT**  
 THE MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYOR'S ACT AT THE REQUEST OF \_\_\_\_\_ ON 1/15/2016.  
 I HEREBY STATE THAT THE PROPERTY BOUNDARY SHOWN UPON THIS MAP IS BASED UPON SURVEY PERFORMED BY HENDRIK VAN DE POL, ON 7/20/2015.  
 I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED ON CITY OF BRISBANE DATUM.  
 I HEREBY FURTHER STATE THAT, TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

**NOTE:**  
 THERE IS A VERTICAL CURVE AND HORIZONTAL CURVE WITHIN 300' OF SUBJECT PROPERTY.



| NO. | REVISIONS / REMARKS | DATE | BY |
|-----|---------------------|------|----|
|     |                     |      |    |
|     |                     |      |    |
|     |                     |      |    |

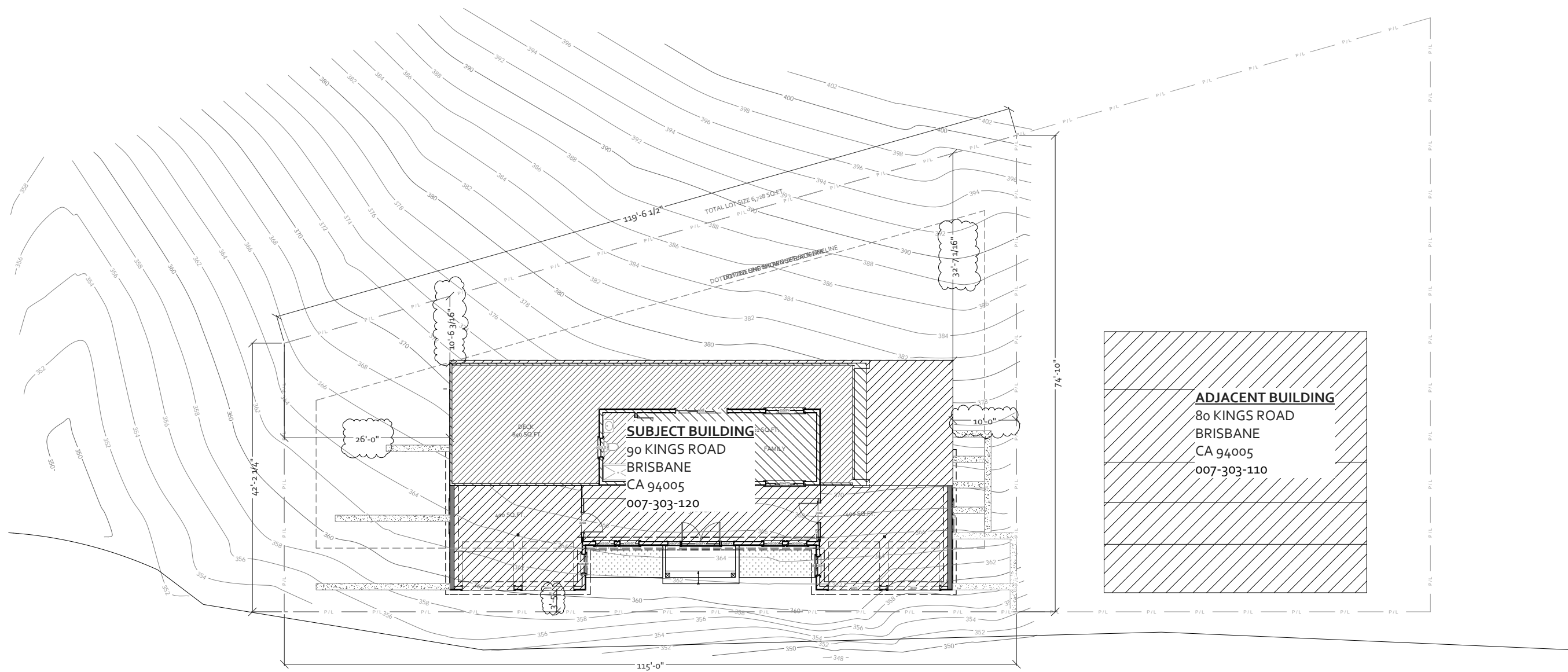
RWFLAND CONSULTANT  
 264 LEE STREET, #103  
 OAKLAND, CA 94610

LOT 1 AND 2 OF BLOCK 54  
 A.M.C.V SUBS 1,2&3 (12 M 108)  
 #90 KINGS ROAD  
 BRISBANE, CA 94005

**TOPOGRAPHIC BOUNDARY SURVEY**

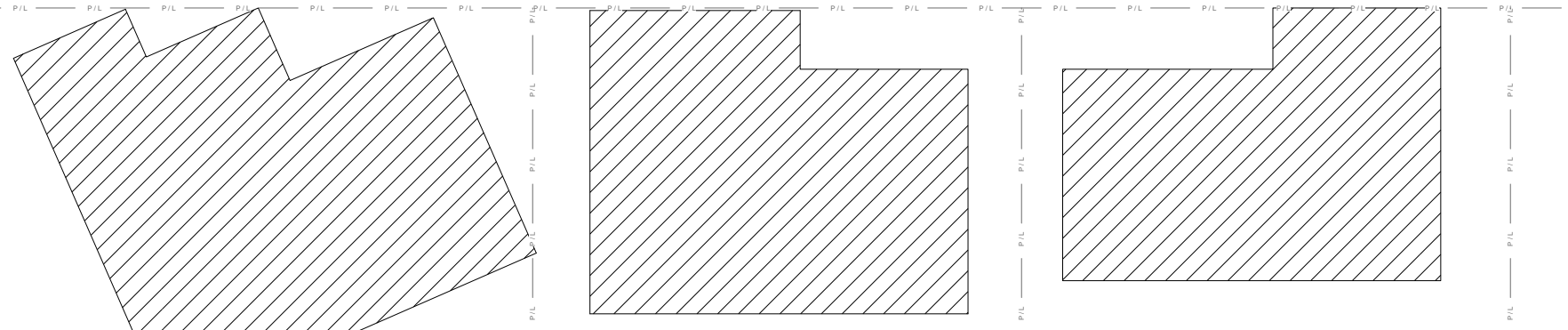
DRAWN BY: WRR  
 DATE: 02-08-2016  
 SCALE: 1"=10'

**SV-1**  
 SHEET: 1 OF 1



KINGS ROAD

PROPOSED SITE PLAN



SCALE: 1/8" = 1'-0"



**SN Building Design Group**  
 4101 DUBLIN BLVD  
 SUITE F # 554  
 DUBLIN, CA 94568  
 SN.SNBDG@GMAIL.COM  
 510-507-0902

ALL DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EMBODIED WITHIN THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORKS OF SN BUILDING DESIGN GROUP. NO PART OF THESE MATERIAL MAY BE UTILIZED, REFERENCES, DISCLOSED OR REPRODUCED, IN ANY AND ALL MANNER OR BY ANY AND ALL MEANS, FOR DESIGN, CONSTRUCTION OR RELATED PURPOSES, OR ANY OTHER PURPOSES ON OTHER PROJECTS OR EXTENSION OF THIS PROJECT. USE OF THE PROJECT DOCUMENTS REQUIRES WRITTEN CONSENT OF SN BUILDING DESIGN GROUP.

DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECK BY \_\_\_\_\_  
 JOB NUMBER \_\_\_\_\_

| REVISION |  |
|----------|--|
|          |  |
|          |  |
|          |  |
|          |  |

PROJECT ADDRESS

MICHAEL LU  
 90 KING STREET  
 BRISBANE, CA 94005

STAMP: \_\_\_\_\_

SHEET TITLE:

SITE D@5B

SHEET NUMBER

SN Building Design Group  
 4101 DUBLIN BLVD  
 SUITE F # 554.  
 DUBLIN, CA 94568  
 SN.SNBDG@GMAIL.COM  
 510-507-0902

ALL DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EMBODIED WITHIN THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORKS OF SN BUILDING DESIGN GROUP. NO PART OF THESE MATERIAL MAY BE UTILIZED, IN ANY AND ALL MANNER OR BY ANY AND ALL MEANS, FOR DESIGN, CONSTRUCTION OR RELATED PURPOSES, OR ANY OTHER PURPOSES ON OTHER PROJECTS OR EXTENSION OF THIS PROJECT. USE OF THE PROJECT DOCUMENTS REQUIRES WRITTEN CONSENT OF SN BUILDING DESIGN GROUP.

DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECK BY \_\_\_\_\_  
 JOB NUMBER \_\_\_\_\_

| REVISION   |  |   |
|------------|--|---|
| 07/03/2018 |  | △ |
|            |  |   |
|            |  |   |
|            |  |   |
|            |  |   |

PROJECT ADDRESS \_\_\_\_\_

MICHAEL LIU  
 90 KING ROAD  
 BRISBANE, CA 94005

STAMP: \_\_\_\_\_

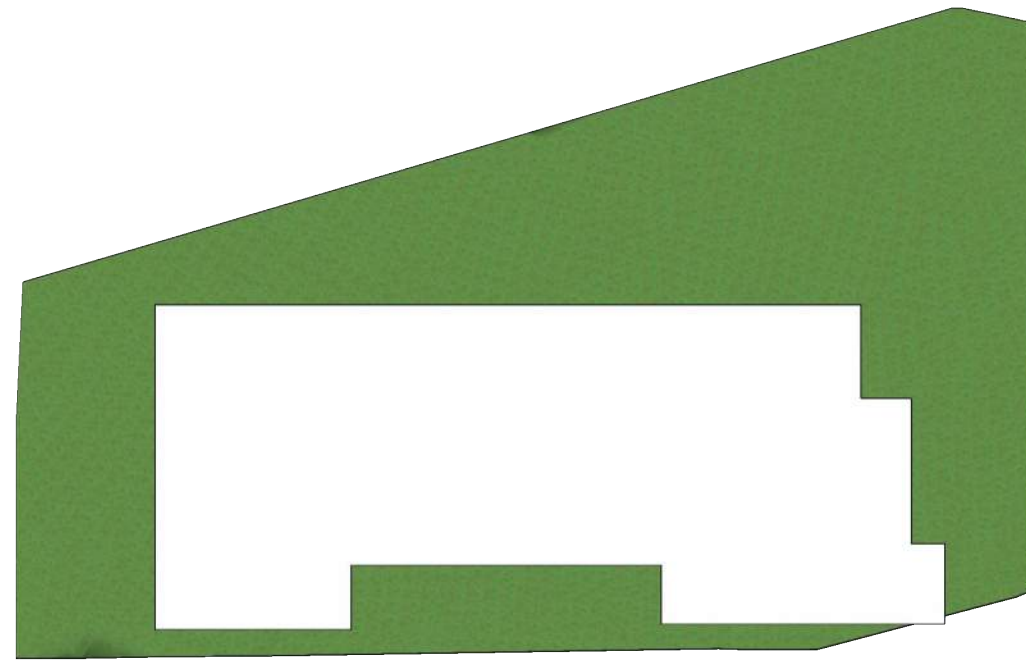


SHEET TITLE: \_\_\_\_\_

SHEET NUMBER \_\_\_\_\_

**G-2**

G.1.35

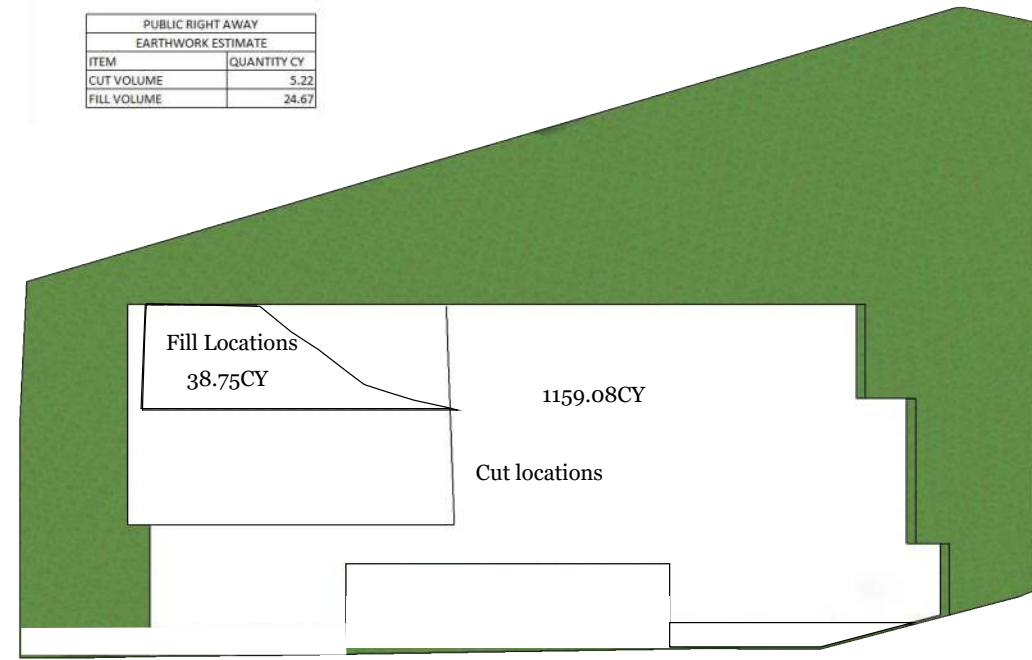


Propose Foot Foot  
 Scale: 1/8" = 1'

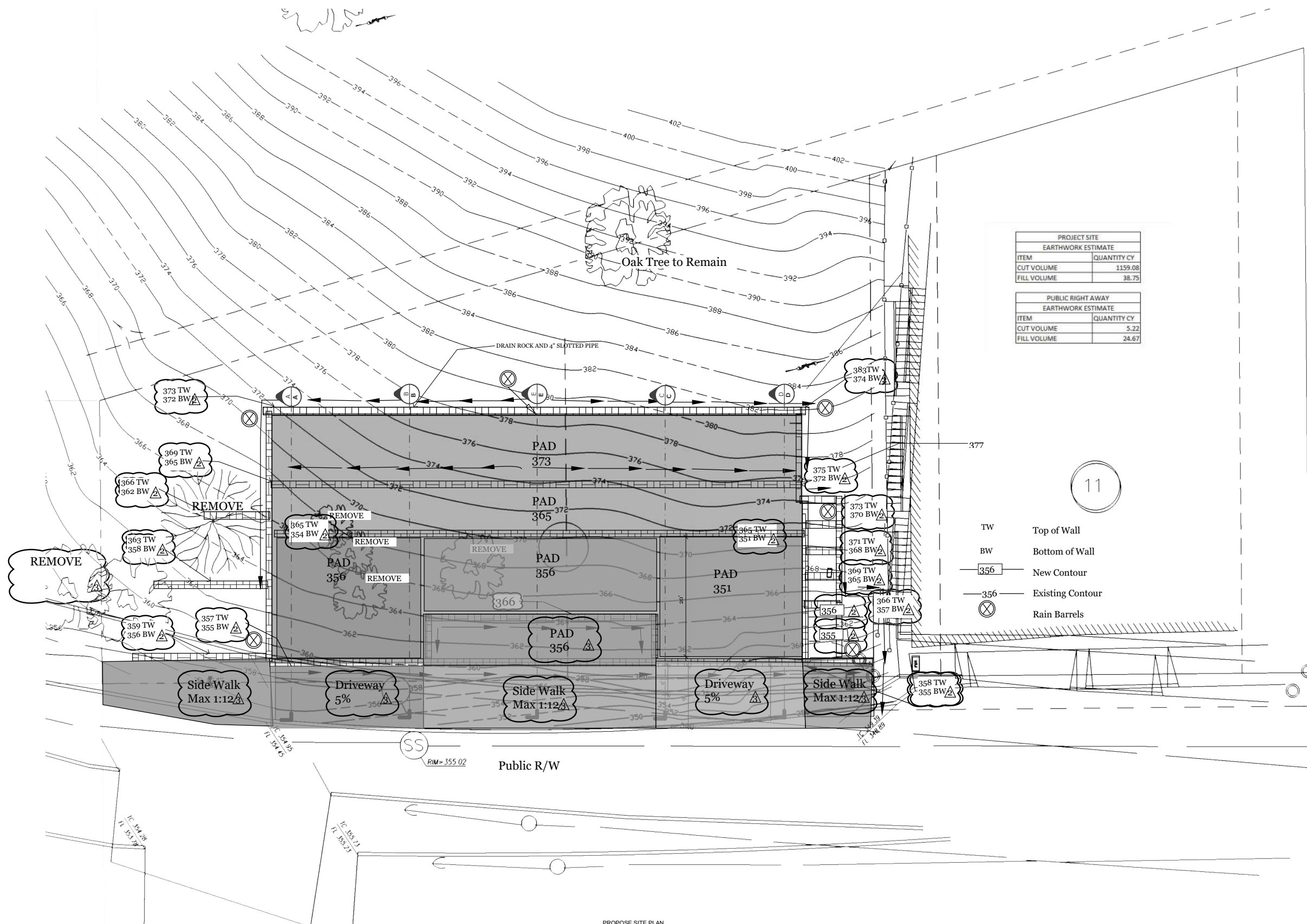
| PROJECT SITE       |             |
|--------------------|-------------|
| EARTHWORK ESTIMATE |             |
| ITEM               | QUANTITY CY |
| CUT VOLUME         | 1159.08     |
| FILL VOLUME        | 38.75       |

| PUBLIC RIGHT AWAY  |             |
|--------------------|-------------|
| EARTHWORK ESTIMATE |             |
| ITEM               | QUANTITY CY |
| CUT VOLUME         | 5.22        |
| FILL VOLUME        | 24.67       |



Propose Earth Work  
 Scale: 1/8" = 1'



| PROJECT SITE       |             |
|--------------------|-------------|
| EARTHWORK ESTIMATE |             |
| ITEM               | QUANTITY CY |
| CUT VOLUME         | 1159.08     |
| FILL VOLUME        | 38.75       |

| PUBLIC RIGHT AWAY  |             |
|--------------------|-------------|
| EARTHWORK ESTIMATE |             |
| ITEM               | QUANTITY CY |
| CUT VOLUME         | 5.22        |
| FILL VOLUME        | 24.67       |

SN Building Design Group  
 4101 DUBLIN BLVD  
 SUITE F # 554  
 DUBLIN, CA 94568  
 SN.SNBDG@GMAIL.COM  
 510-507-0902

ALL DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EMBODIED WITHIN THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORKS OF SN BUILDING DESIGN GROUP. NO PART OF THESE MATERIAL MAY BE UTILIZED, REPRODUCED, DISCLOSED OR REPRODUCED, IN ANY AND ALL MANNER OR BY ANY AND ALL MEANS, FOR DESIGN, CONSTRUCTION OR RELATED PURPOSES, OR ANY OTHER PURPOSES ON OTHER PROJECTS OR EXTENSION OF THIS PROJECT. USE OF THE PROJECT DOCUMENTS REQUIRES WRITTEN CONSENT OF SN BUILDING DESIGN GROUP.

DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECK BY \_\_\_\_\_  
 JOB NUMBER \_\_\_\_\_

| REVISION   |  |   |
|------------|--|---|
| 05/15/2018 |  | △ |
| 07/03/2018 |  | △ |
|            |  |   |
|            |  |   |

PROJECT ADDRESS \_\_\_\_\_

MICHAEL LIU  
 90 KING ROAD  
 BRISBANE, CA 94005

STAMP: \_\_\_\_\_



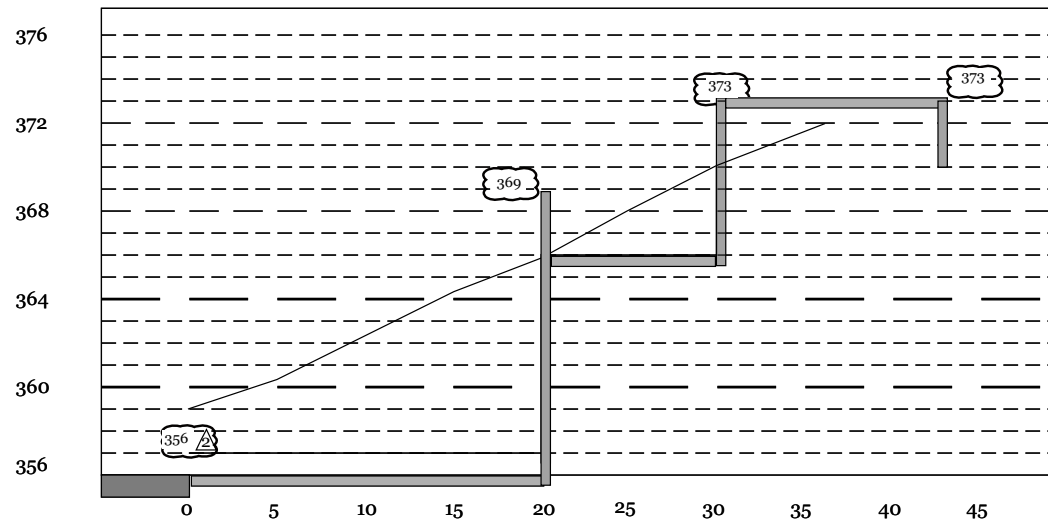
SHEET TITLE: \_\_\_\_\_

SHEET NUMBER \_\_\_\_\_

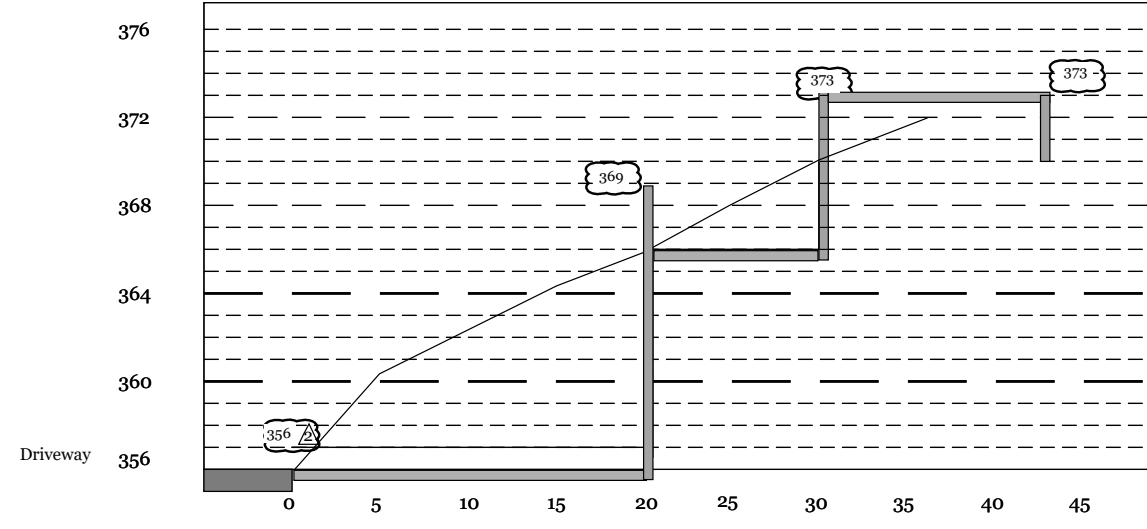
**G-3**

G.1.36

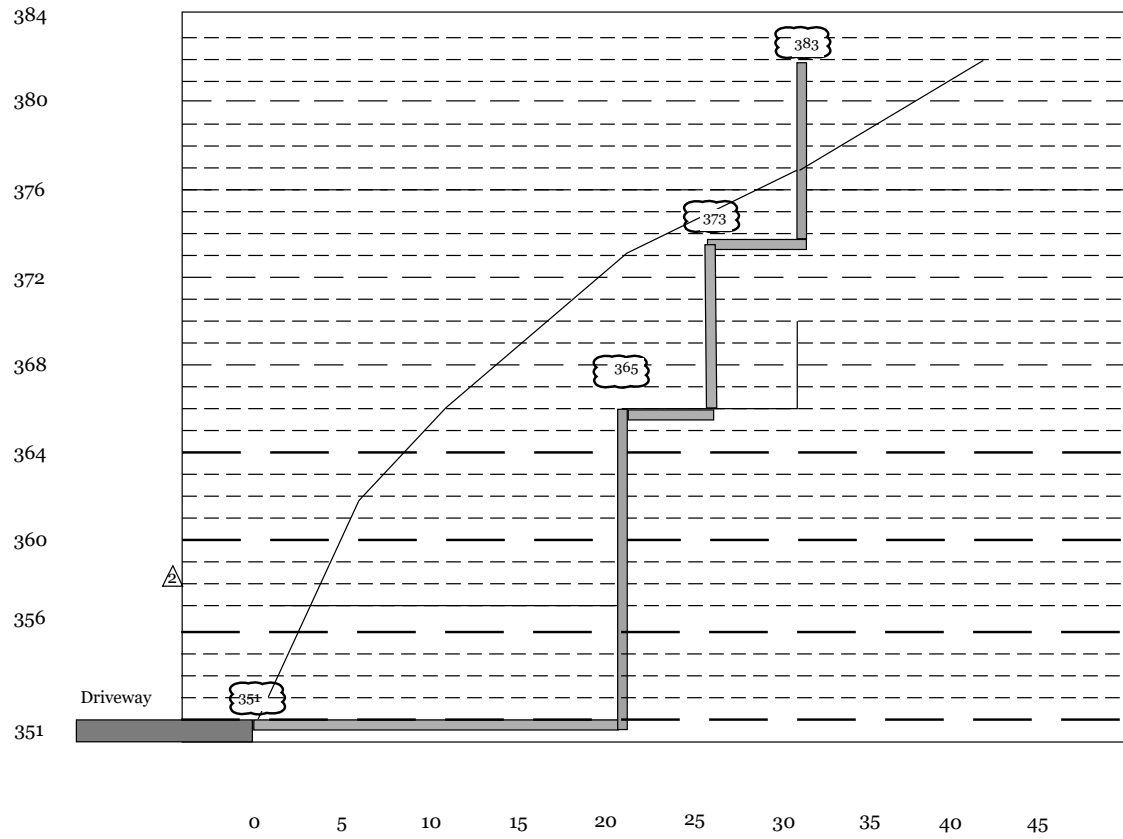
PROPOSE SITE PLAN  
 Scale: 1/8" = 1'



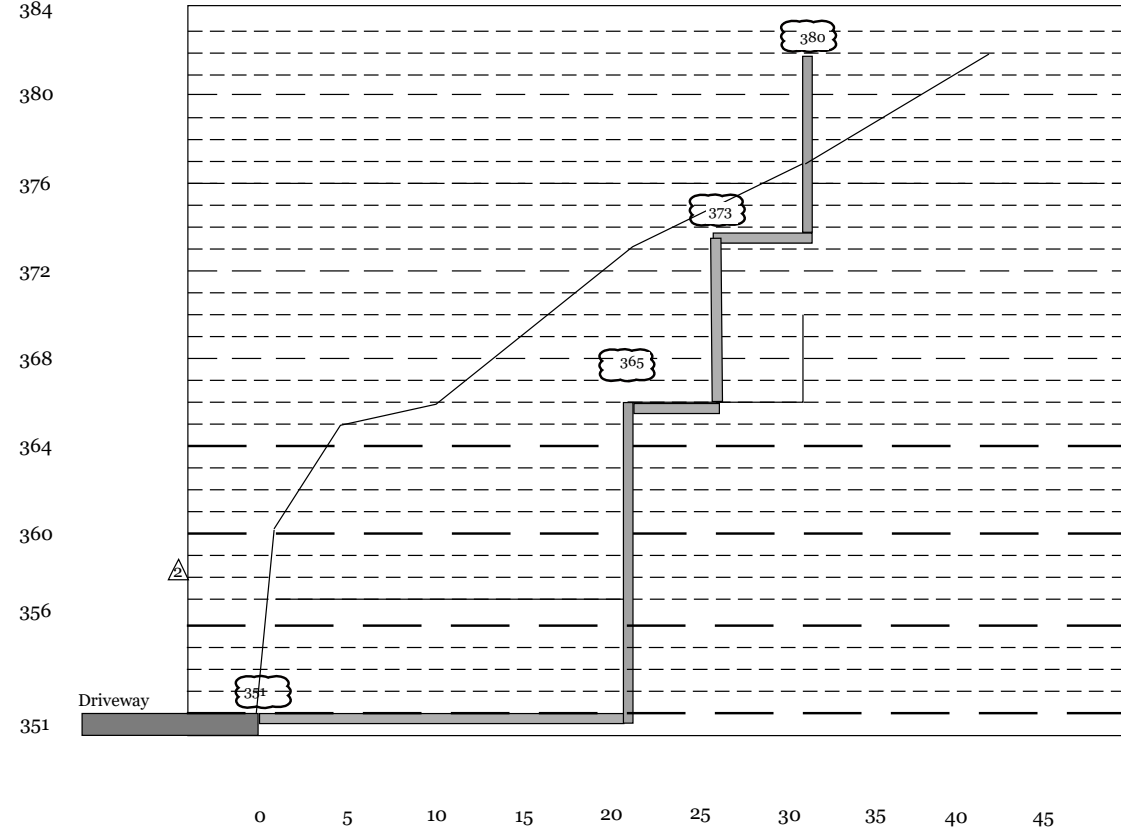
Section A-A  
Scale: 1" = 5'



Section B-B  
Scale: 1" = 5'



Section C-C  
Scale: 1" = 5'



Section D-D  
Scale: 1" = 5'

**SN Building Design Group**  
 4101 DUBLIN BLVD  
 SUITE F # 554  
 DUBLIN, CA 94568  
 SN.SNBDG@GMAIL.COM  
 510-507-0902

ALL DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EMBODIED WITHIN THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORKS OF SN BUILDING DESIGN GROUP. NO PART OF THESE MATERIAL MAY BE UTILIZED, REPRODUCED, DISCLOSED OR REPRODUCED, IN ANY AND ALL MANNER OR BY ANY AND ALL MEANS, FOR DESIGN, CONSTRUCTION OR RELATED PURPOSES, OR ANY OTHER PURPOSES ON OTHER PROJECTS OR EXTENSION OF THIS PROJECT. USE OF THE PROJECT DOCUMENTS REQUIRES WRITTEN CONSENT OF SN BUILDING DESIGN GROUP.

DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECK BY \_\_\_\_\_  
 JOB NUMBER \_\_\_\_\_

| REVISION |  |
|----------|--|
|          |  |
|          |  |
|          |  |
|          |  |

PROJECT ADDRESS \_\_\_\_\_

MICHAEL LIU  
 90 KING ROAD  
 BRISBANE, CA 94005

STAMP: \_\_\_\_\_



SHEET TITLE: \_\_\_\_\_

SHEET NUMBER \_\_\_\_\_