



MEMORANDUM

DATE: 11/14/2019
TO: Planning Commission
FROM: Julia Ayres, Senior Planner, via John Swiecki, Community Development Director
SUBJECT: **Study Session: Condominium development at 4070 Bayshore Boulevard**

INTRODUCTION

The owners of 4070 Bayshore Boulevard have developed a preliminary proposal for a 26-unit residential condominium development. The approximately 1-acre property is located on the west side of Bayshore Boulevard abutting the City's southern limit (see aerial map in Attachment A), and is zoned Southwest Bayshore Commercial District (SCRO-1 District). The property is also located within the San Bruno Mountain Habitat Conservation Plan (HCP).

No planning applications have been submitted. To move forward, the proposal would require the Planning Commission to approve a Use Permit for the residential use, a Design Permit, and grading review for soil export from the site in excess of 50 cubic yards. In addition, Planning Commission approval of a Tentative Subdivision map would be required because a condominium development is a subdivision of land under the Subdivision Ordinance. A biological assessment is required to evaluate the proposal's consistency with the HCP and inform an Operating Program that will establish ongoing HCP obligations for the landowner. The Planning Commission would review the Operating Program simultaneously with the other planning applications. Potential project impacts on the environment will be evaluated under the California Environmental Quality Act (CEQA) once complete planning applications are received.

Prior to finalizing the project design and submitting the required planning applications for the project, this Planning Commission study session has been scheduled to enable the property owners to present their conceptual design to the Commission and interested community members. While the Commission will have the opportunity to provide feedback on the project, this is not a public hearing and no decision will be made by the Commission at this time, nor should the Commission enter into discussions of whether or not the project would meet the required findings for approval for the various applicable permits. This memo is intended to provide an overview of the preliminary design and provide background information on development regulations and existing development in the SCRO-1 District.

CONCEPTUAL PROPOSAL

The potential development site is comprised of vacant, unrecorded hillside parcels ("Highway Lots") fronting Bayshore Boulevard, totaling approximately 43,300 square feet in area with an approximately 49% slope. The property abuts a single-family structure at 4050 Bayshore Boulevard to the north, a vacant site at 4090 Bayshore Boulevard and the City limits to the south, a vacant property owned by the San Francisco Water District to the northwest, and a vacant property in the R-BA District to the southwest

also owned by the subject property owner (see aerial map, Attachment A). An easement for waterlines is located in the rear portion of the property and continues north through all lots in this block of Bayshore Boulevard.

The owner's preliminary design includes 26 residential condominiums contained in a two-winged building, covering approximately 37% of the site and containing approximately 32,000 sq ft of living area and 23,000 sq ft of above-grade parking, resulting in a density of 26 dwelling units per acre and an approximately 1.3 floor area ratio (FAR). The SCRO-1 District regulations establish a maximum residential density of one unit per 1,500 square feet of land area, or 29 dwelling units per acre.

Approximately 15,000 sq ft of the uppermost portion of the lot would be left undeveloped to provide a buffer between the structure and the privately owned lots in the Brisbane Acres Residential District (R-BA) to the west of the site.

SCRO-1 DISTRICT REGULATIONS AND EXISTING DEVELOPMENT

As noted previously, the purpose of tonight's session is for the applicant to present their preliminary proposal and provide the opportunity for Commissioners to offer feedback. Staff has highlighted issues below to provide context to the Planning Commission's discussion.

1. SCRO-1 District Development Regulations

The SCRO-1 District is a mixed-use district with a variety of conditionally permitted residential and commercial uses, including the proposed multi-family residential use. Emergency homeless shelters are the only uses permitted by-right (no Use Permit required) in the District.

Building form is not limited in the SCRO-1 District zoning regulations or by the General Plan by a floor area ratio maximum, unlike most other zoning districts in Brisbane. Rather, building form is regulated by other development regulations including building height, lot coverage, setbacks, and required on-site parking. Residential density in the SCRO-1 District is established as a ratio of one unit per every 1,500 sq ft of land area for multifamily residential developments, or 29 dwelling units per acre.

2. Existing Development

About 3.3 acres of land in the District are vacant without land use entitlements (including the subject property), and about 3 acres are vacant with land use entitlements (3750-80 Bayshore Boulevard, entitled for 30 residential condominiums in 2005). The remaining approximately 6.5 acres of developed land is split about evenly between single-family residential and commercial development. There is one mixed-use development located at 3832 Bayshore. Most structures on developed lots are one to two stories in height with FARs less than 0.72 (the standard FAR maximum for other zoning districts in Central Brisbane).

Other than an entitled but unbuilt project at 3750-80 Bayshore Boulevard for 30 residential condominiums, no other multi-family developments have been approved or built in the SCRO-1 District. That unbuilt 30-unit project has a density of 10.28 dwelling units per acre, due to the considerably larger size of the site

(127,020 sq ft compared to the subject property's size of 43,300 sq ft). That project features two separate buildings of 18 and 12 units, with three levels of residential above one story of ground level parking.

3. Physical Characteristics of Lots in the District:

The SCRO-1 District is characterized by deep lots fronting Bayshore Boulevard, typically 225 ft in depth and anywhere from 40 ft to 100 ft in width. Most lots feature slopes exceeding 40%. The steep slopes and rocky terrain of hillside lots in the SCRO-1 District influences building location, design, and form, as well as site access and circulation. Site development is typically located as close to Bayshore Boulevard as possible to minimize required site grading.

As previously noted, lots in the SCRO-1 District are part of the San Bruno Mountain Habitat Conservation Plan (HCP Administrative Parcel 2-03, Management Unit 2-03-01, the "Lower Acres"). While site-specific biological assessments are required prior to any site development within the HCP to evaluate the presence of habitat or listed plant or animal species, typically lots in the Lower Acres are dominated by invasive plant species and abut areas already disturbed by development. In comparison, parcels in the "Upper Acres" (Management Unit 2-03-02) commonly feature intact habitat for protected butterfly species under the HCP and other listed plant and animal species and abut State and County parklands.

NEXT STEPS

If the applicant chooses to proceed with a formal application, it will ultimately be subject to environmental review and review by the Planning Commission at future public hearings.



Julia Ayres, Senior Planner



John Swiecki, Community Development Director

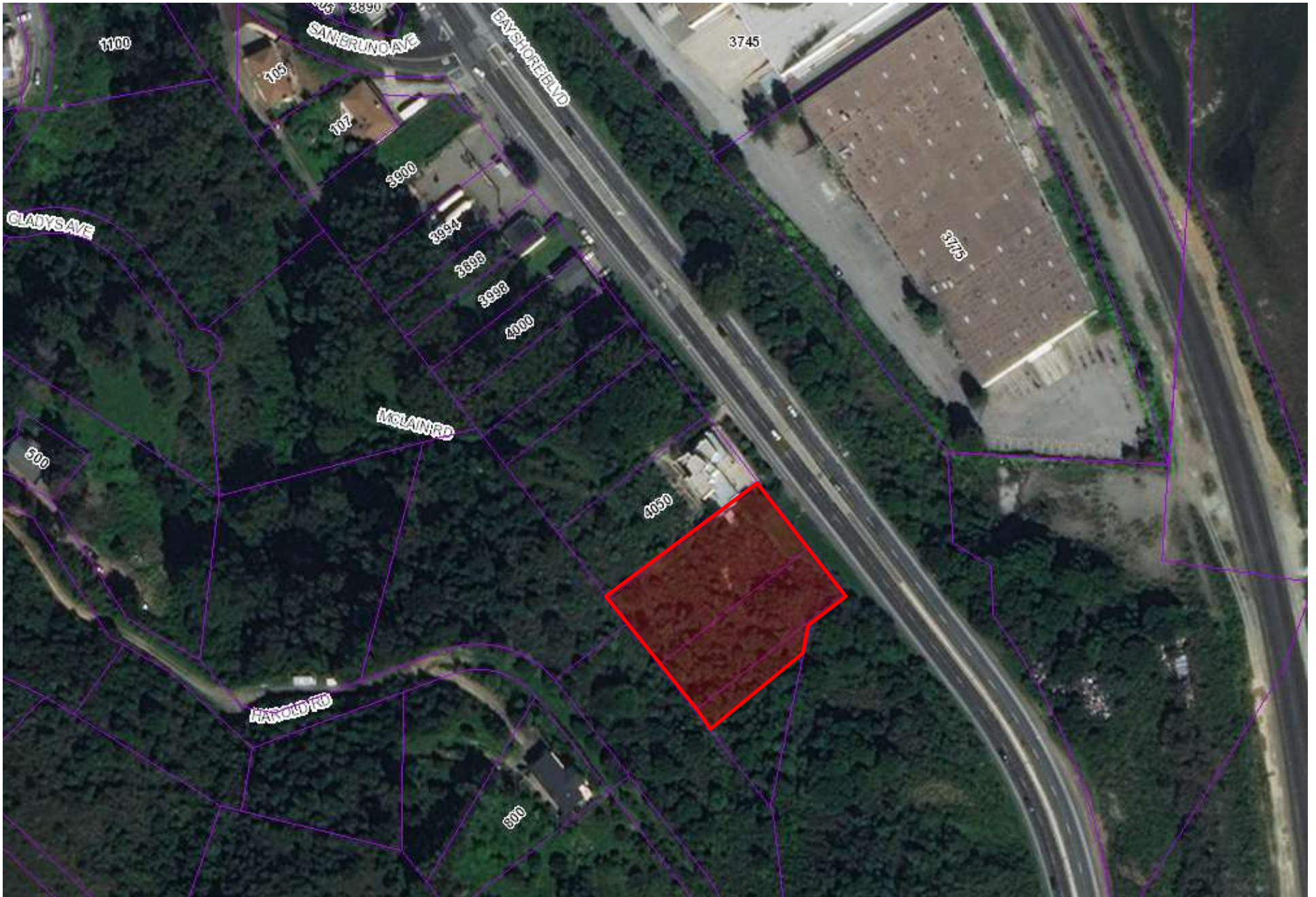
ATTACHMENTS:

- A. Aerial map of subject property
- B. Assessor's parcel map
- C. Owner's preliminary plans and renderings

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ATTACHMENT A

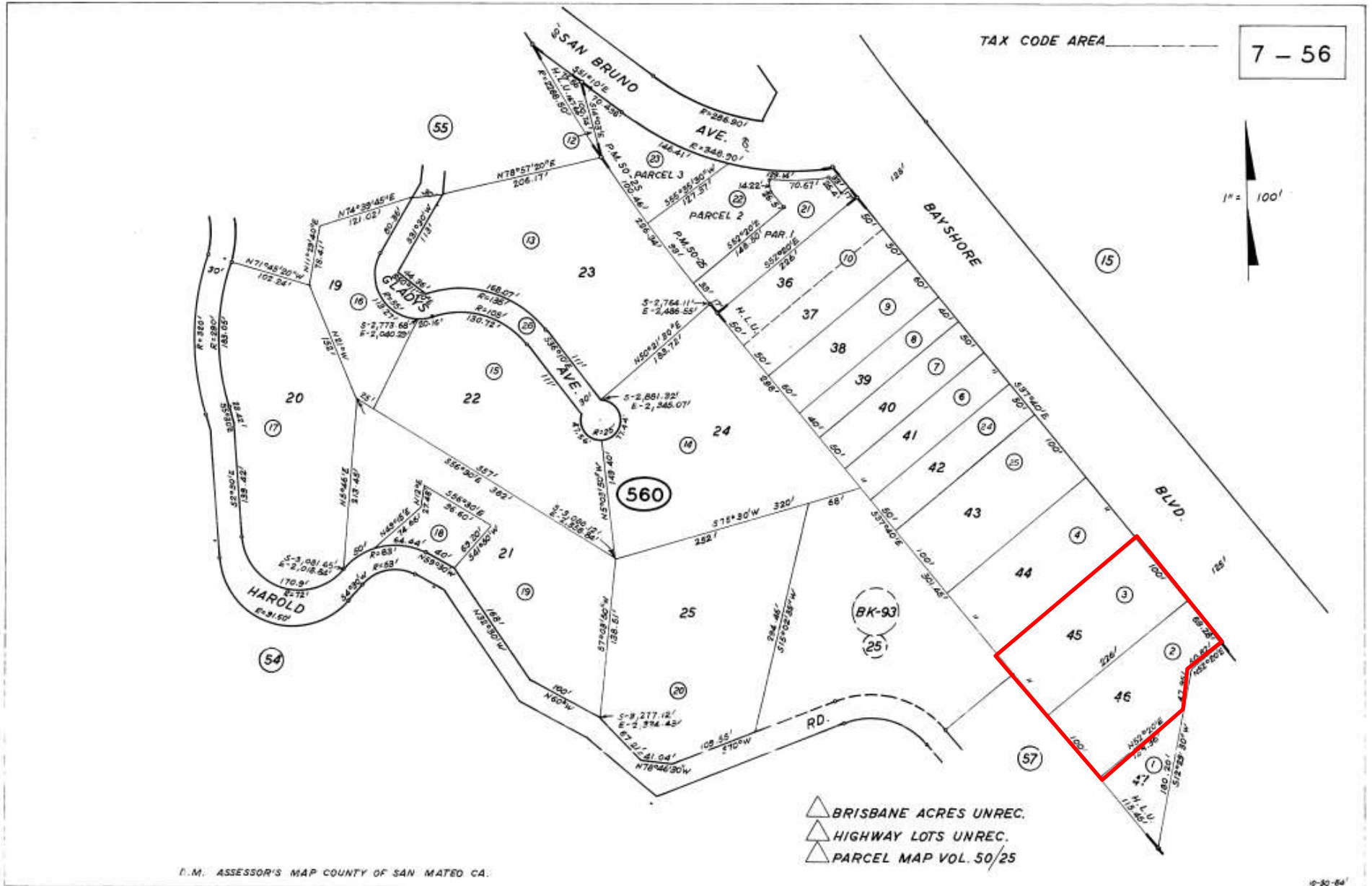
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ATTACHMENT B

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ATTACHMENT C

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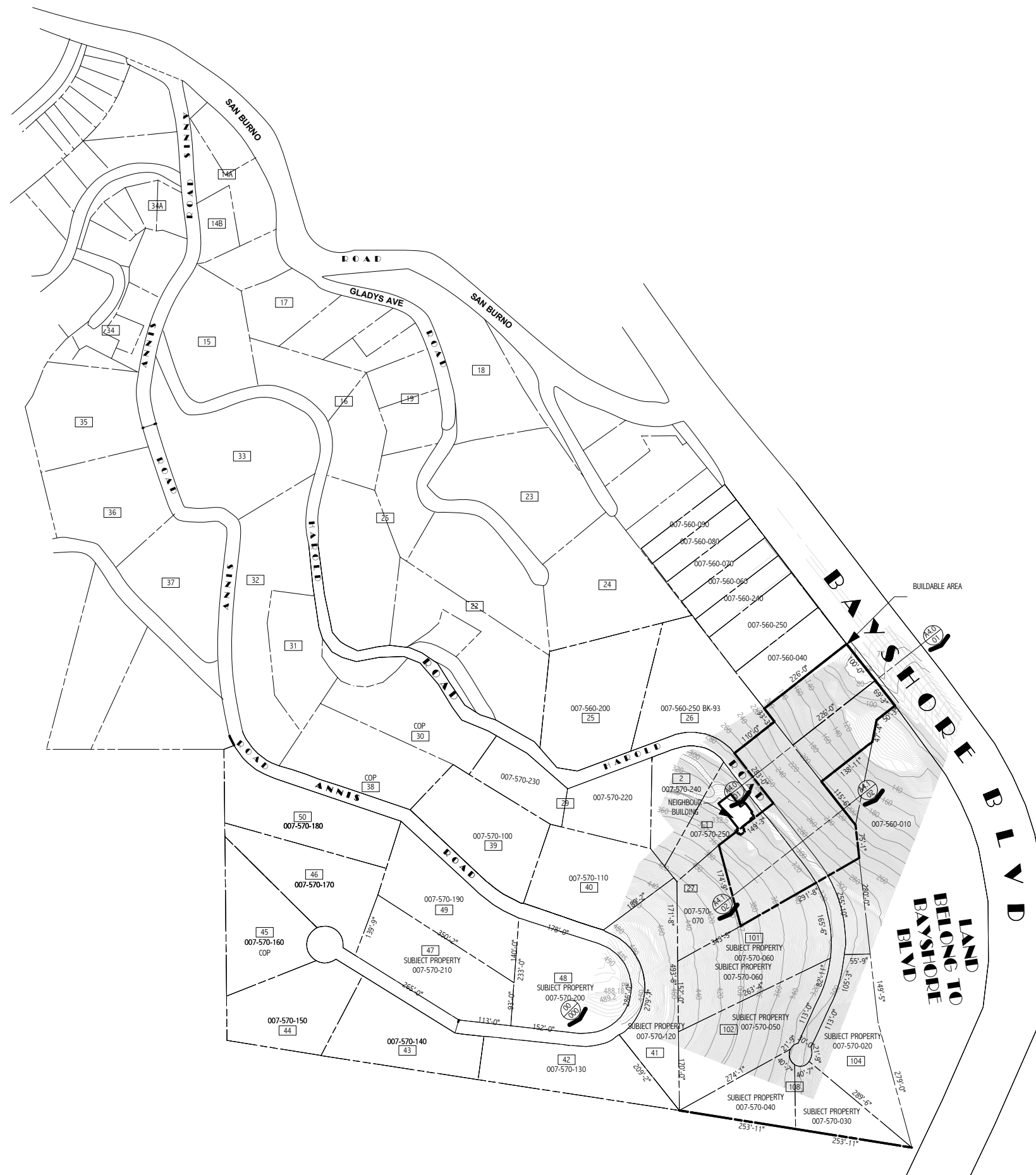
**4070 BAYSHORE
BLVD**

LOT 020 & 030

PARCEL DEVELOPMENT

EMERYVILLE, CA 94608

CONCEPTUAL PLAN
10.31.2019



ITEM CONCEPTUAL PLAN DATE 10.31.2019

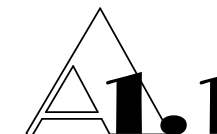
PROJECT

**4070 BAYSHORE
BLVD**

LOT 020 & 030

CONDO DEVELOPMENT
EMERYVILLE, CA 94608

(E) SITE PLAN
SCALE: 1" = 120'-0"





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LOT 020 & 030

PARCEL DEVELOPMENT

EMISEANE, CA 94003

CONCEPTUAL PLAN

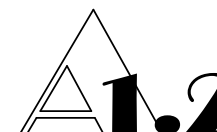
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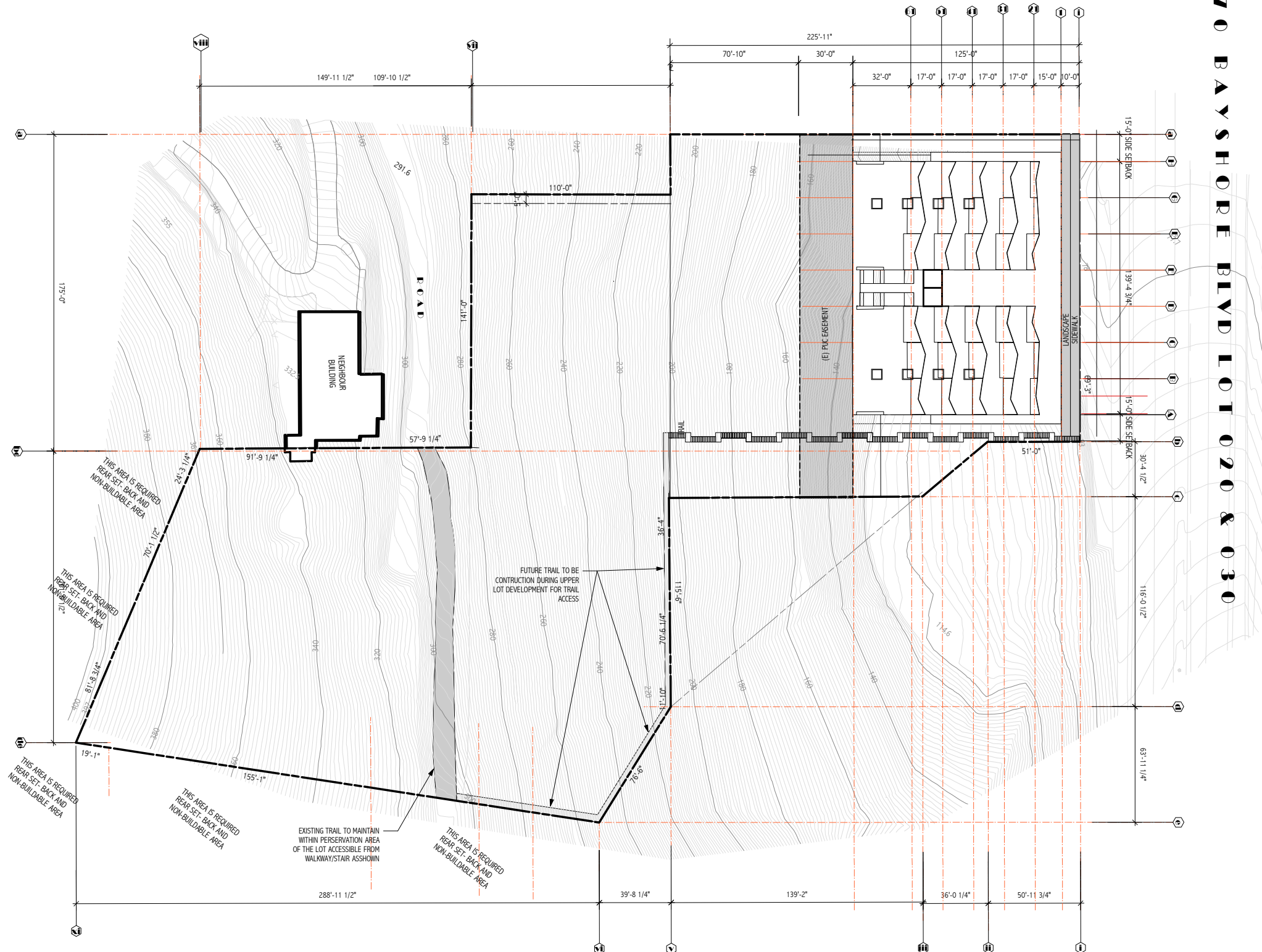
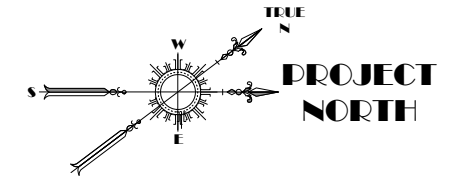


(E) SITE PLAN
SCALE: 1" = 30'-0"

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CONCEPTUAL PLAN	10.31.2019

PROJECT
**4070 BAYSHORE
 BLVD**
LOT 020 & 030
 CONDO DEVELOPMENT
 EMISEANE, CA 94003



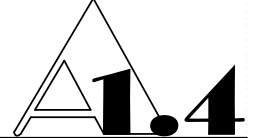


(N) SITE PLAN
 SCALE: 1" = 30'-0"

NOTE:
 1. FRONT LANDSCAPE TO ACCOMMODATE ADA RAMP AND STAIR TO FRONT ENTRANCE SIDEWALK

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PROJECT
4070 BAYSHORE BLVD
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 EISENAC, CA 94003





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**4070 BAYSHORE
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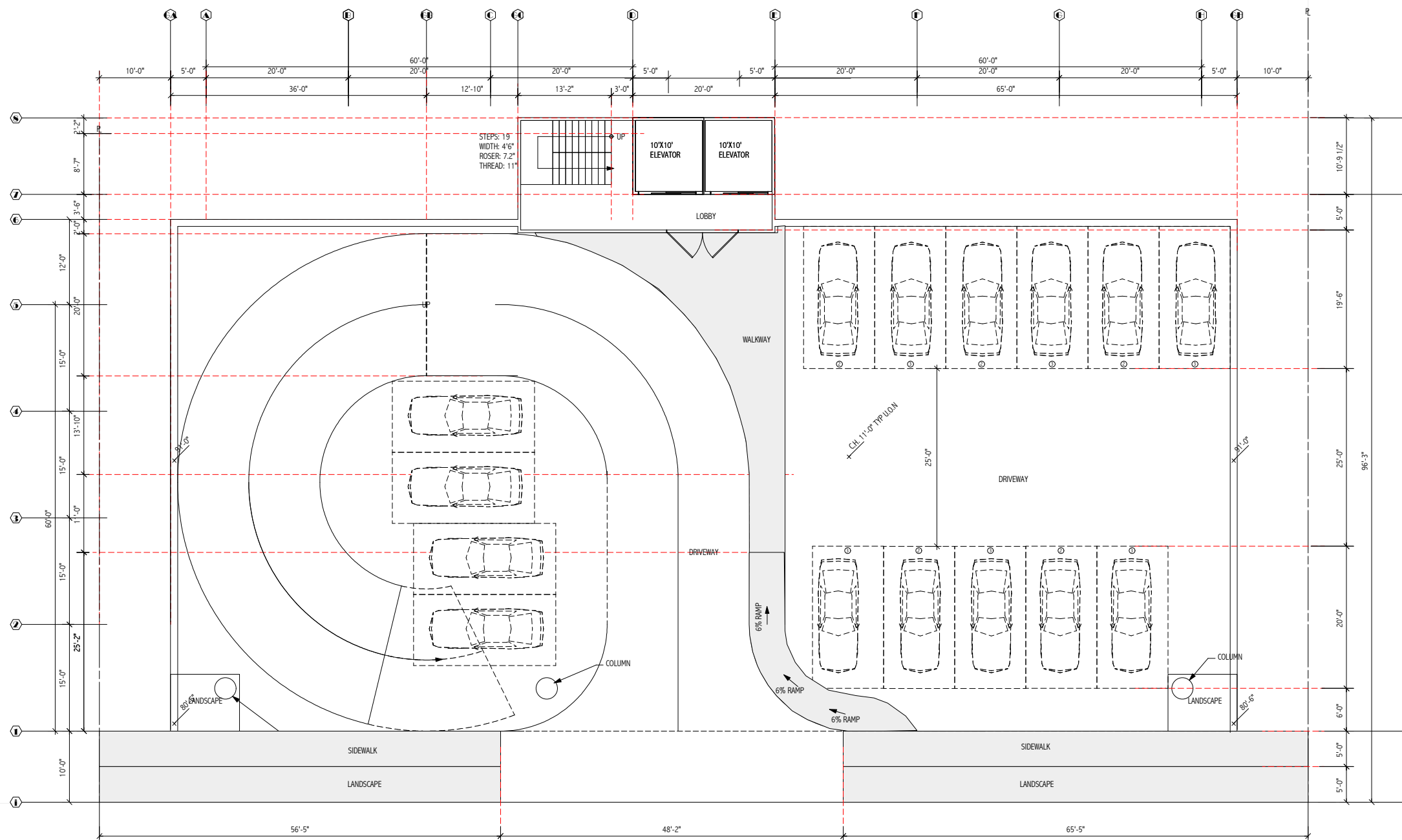
LOT 020 & 030

PARCEL DEVELOPMENT

EMISEANE, CA 94003

CONCEPTUAL PLAN

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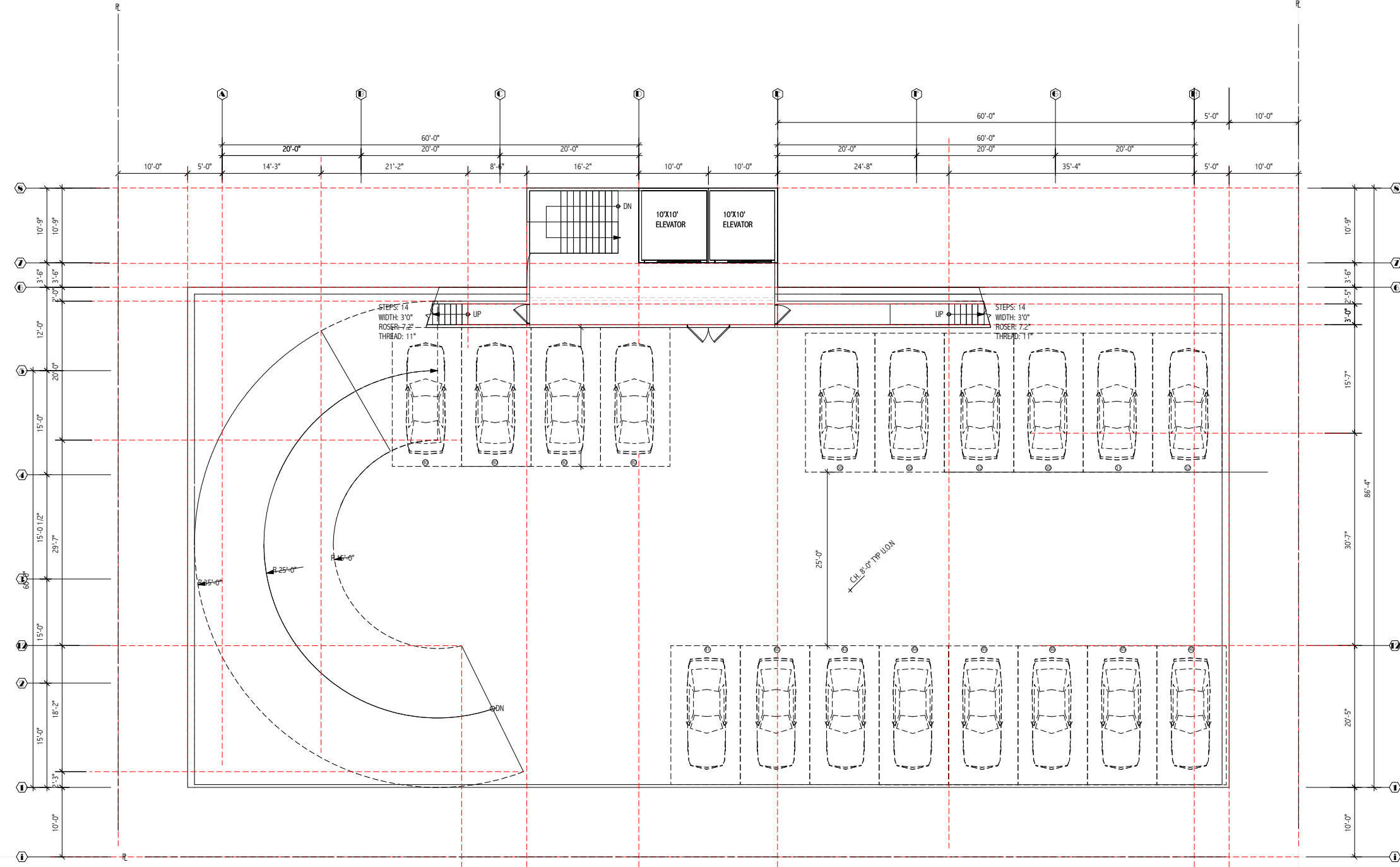
NOTE:
1. 24 PARKING
2. EXTERIOR STAIRS NOT SHOWN.

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

ITEM DATE
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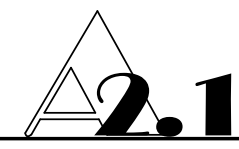
ARCHITECTURAL LEGEND

	(E) OR (N) DOOR SIZE (IN X IN) * = 20 MIN 1 3/8" SOLID CORE DOOR W/ SELF CLOSER
	(E) OR (N) WINDOW SIZE (IN X IN) GLAZING AREA TO HABITABLE SPACE PERCENTAGE: U=0.3, SHGC=0.6 SL = SLIDER, SH = SINGLE HUNG, F = FIX, C = CASEMENT
	WALL SWITCH
	AFCI DUPLEX OUTLET TYP U.O.N.
	GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET
	GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET WATERPROOFED
	220 VOLT OUTLET
	IC RATED FLUSH MOUNTED CANS W/ELECTRONIC BALLAST & AIR-TIGHT
	SCONCE LIGHT
	APPROVED EXHAUST FAN,
	FLOOR DRAINAGE ACCESS
	5/8" TYPE "X" WALL GYPBD
	5/8" TYPE "X" CEILING GYPBD
	(E) WALL
	(E) WALL TO BE REMOVED
	(N) WALL
	(N) 3'-5" HT PONY WALL
	(E) FTG
	(N) 4X4 POST
	UPGRADE ELECTRICAL PANEL TO 100AMP OR V.I.F.
	SMOKE ALARM HARD WIRED W/ 10 YR BATTERY BACKUP
	SMOKE & CARBON MONOXIDE ALARM HARD WIRED W/ 10 YR BATTERY BACKUP
	WALL BATT INSULATION: R-13 @ 2X4 WALL R-19 @ 2X6 WALL R-22 @ 2X8 WALL
	CEILING BATT INSULATION: R-13 @ 2X6 IST R-19 @ 2X8 IST R-30 @ 2X10 IST R-38 @ 2X12 IST
	FL CEILING HEIGHT

NOTE:
 1. 18 PARKING
 2. EXTERIOR STAIRS NOT SHOWN
1ST FL
 SCALE: 1/8" = 1'-0"

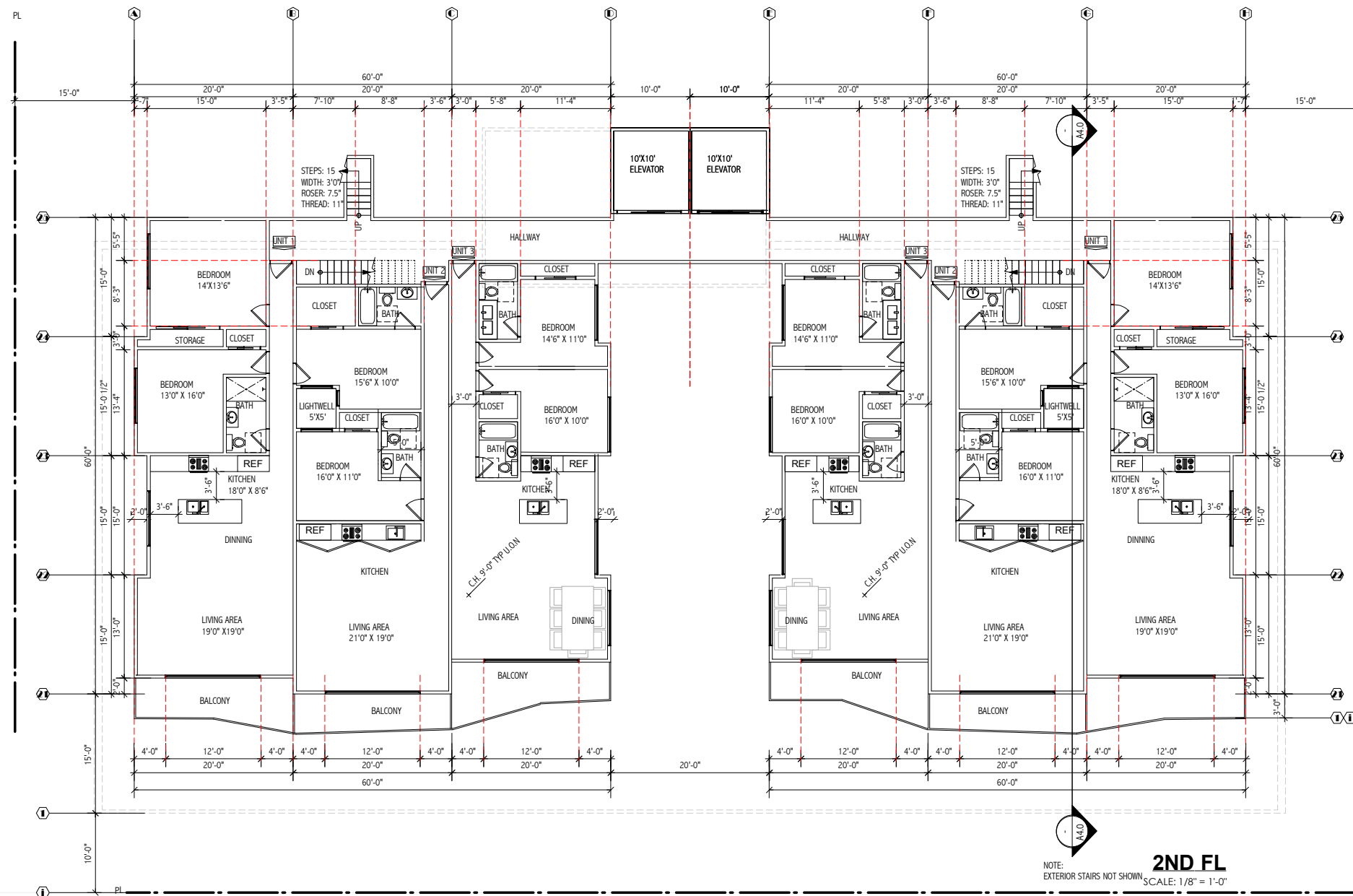
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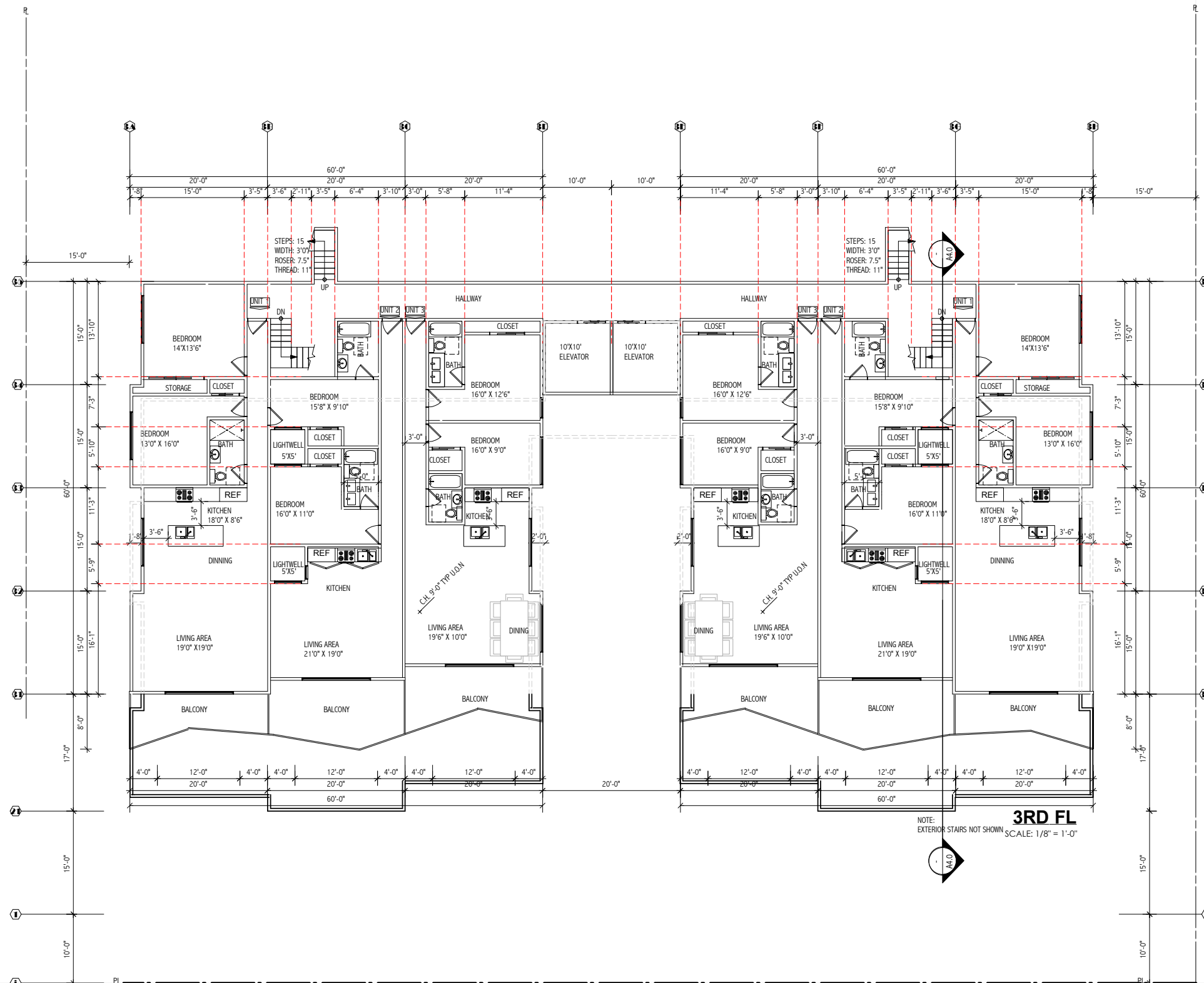
ARCHITECTURAL LEGEND

- (E) OR (N) DOOR SIZE (IN X IN)
 * = 20 MIN 1 3/8" SOLID CORE DOOR W/ SELF CLOSER
- (E) OR (N) WINDOW SIZE (IN X IN)
 SH15% GLAZING AREA TO HABITABLE SPACE PERCENTAGE. U=0.3, SHGC=0.6
 SL = SLIDER, SH = SINGLE HUNG, F = FIX, C = CASEMENT
- WALL SWITCH
- AFCI DUPLEX OUTLET TYP U.O.N.
- GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET WATERPROOFED
- 220 VOLT OUTLET
- IC RATED FLUSH MOUNTED CANS W/ELECTRONIC BALLAST & AIR-TIGHT
- SCONCE LIGHT
- APPROVED EXHAUST FAN,
- FLOOR DRAINAGE ACCESS
- 5/8" TYPE "X" WALL GYPBD
- 5/8" TYPE "X" CEILING GYPBD
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) 8" CONC RETAINING WALL
- (N) 3'-5" HT PONY WALL
- (E) FTG
- (N) 4X4 POST
- UPGRADE ELECTRICAL PANEL TO 100AMP OR V.I.F.
- SMOKE ALARM HARD WIRED W/ 10 YR BATTERY BACKUP
- SMOKE & CARBON MONOXIDE ALARM HARD WIRED W/ 10 YR BATTERY BACKUP
- WALL BATT INSULATION:
 R-13 @ 2X4 WALL
 R-19 @ 2X6 WALL
 R-22 @ 2X8 WALL
- CEILING BATT INSULATION:
 R-13 @ 2X6 JST
 R-19 @ 2X8 JST
 R-30 @ 2X10 JST
 R-38 @ 2X12 JST
- 8'-5" CIL.
- FL CEILING HEIGHT



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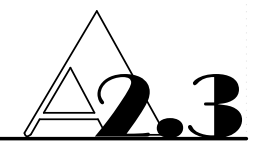
ARCHITECTURAL LEGEND

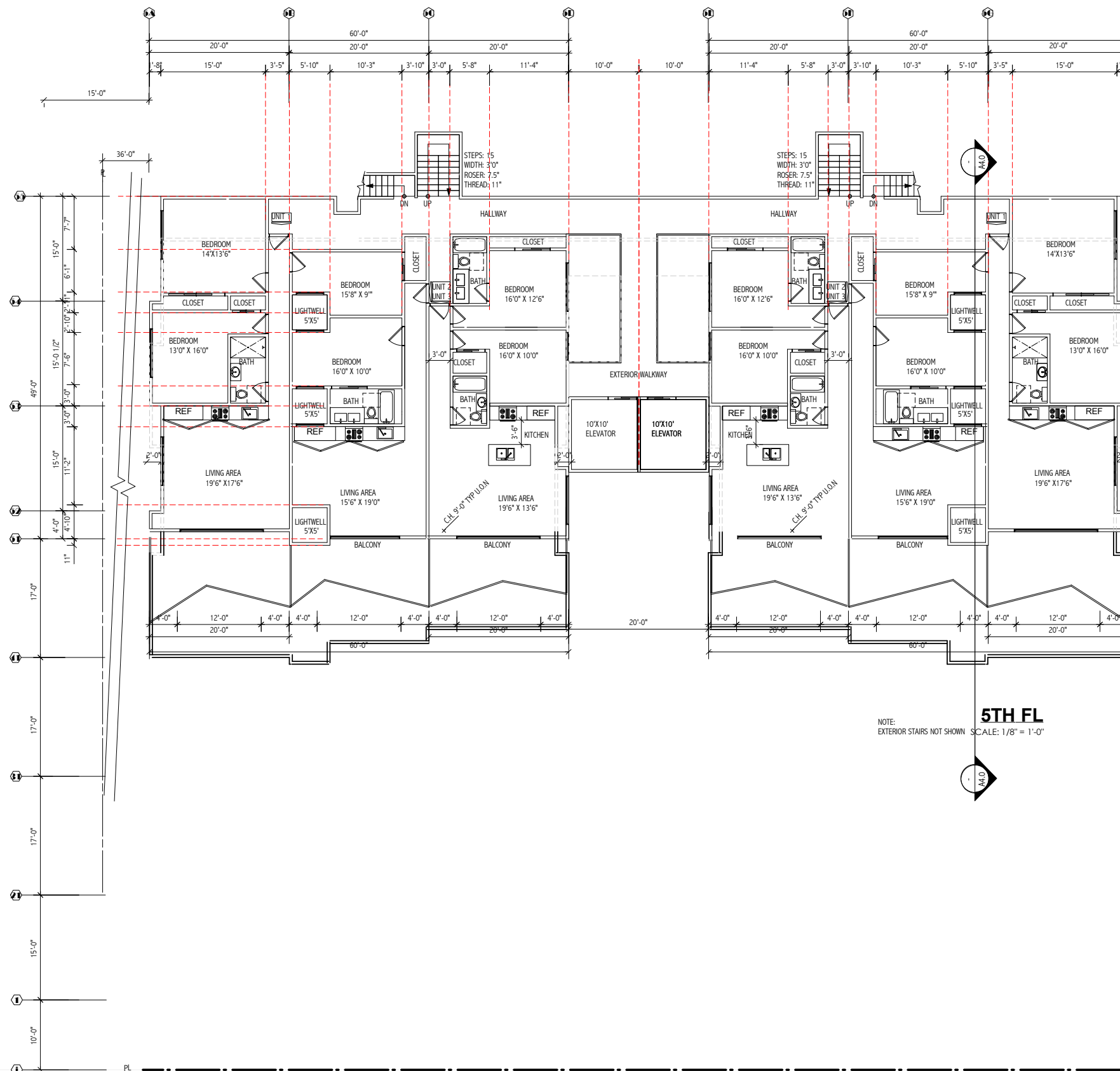
- (E) OR (N) DOOR SIZE (IN X IN)
 * = 20 MIN 1 3/8" SOLID CORE DOOR W/ SELF CLOSER
- (3)N3648 (E) OR (N) WINDOW SIZE (IN X IN)
 SHFT5%
 GLAZING AREA TO HABITABLE SPACE PERCENTAGE, U=0.3, SHGC=0.6
 SL = SLIDER, SH = SINGLE HUNG, F = FIX, C = CASEMENT
- § WALL SWITCH
- ⊕ AFCI DUPLEX OUTLET TYP. U.O.N.
- ⊕ GFCI GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET
- ⊕ GFW GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET WATERPROOFED
- ⊕ 220V 220 VOLT OUTLET
- ⊕ IC RATED FLUSH MOUNTED CANS W/ELECTRONIC BALLAST & AIR-TIGHT
- △ SCONCE LIGHT
- ⊕ APPROVED EXHAUST FAN
- ⊕ FLOOR DRAINAGE ACCESS
- 5/8" TYPE "X" WALL GYPBD
- 5/8" TYPE "X" CEILING GYPBD
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) 3'-5" HT PONY WALL
- (E) FTG
- ⊕ (N) 4X4 POST
- ⊕ UPGRADE ELECTRICAL PANEL TO 100AMP OR V.I.F.
- ⊕ SMOKE ALARM HARD WIRED W/ 10 YR BATTERY BACKUP
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- WALL BATT INSULATION:
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 R-22 @ 2X8 WALL
- CEILING BATT INSULATION:
 R-13 @ 2X6 IJT
 R-19 @ 2X8 IJT
 R-30 @ 2X10 IJT
 R-38 @ 2X12 IJT
- FL CEILING HEIGHT

NOTE:
 EXTERIOR STAIRS NOT SHOWN
3RD FL
 SCALE: 1/8" = 1'-0"

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 ELISEANE, CA 94003





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PROJECT
**4070 BAYSHORE
 BLVD
 LOT 020 & 030**
 CONDO DEVELOPMENT
 EISENAE, CA 94003





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**4070 BAYSHORE
BLVD**

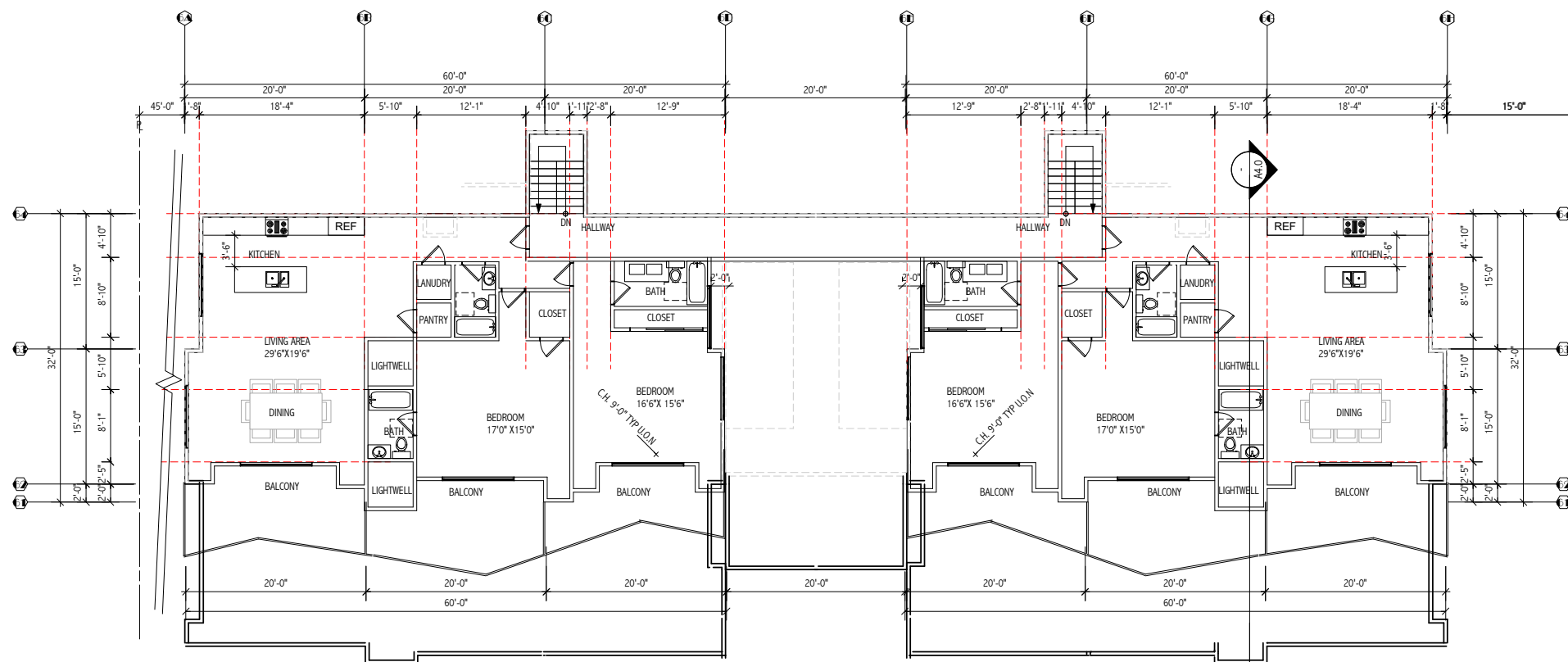
LOT 020 & 030

PARCEL DEVELOPMENT

EMISEANE, CA 94003

CONCEPTUAL PLAN

10.31.2019

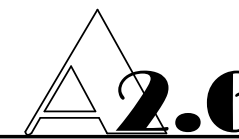


6TH FL

NOTE:
EXTERIOR STAIRS NOT SHOWN SCALE: 1/8" = 1'-0"

ITEM DATE
CONCEPTUAL PLAN 10.31.2019

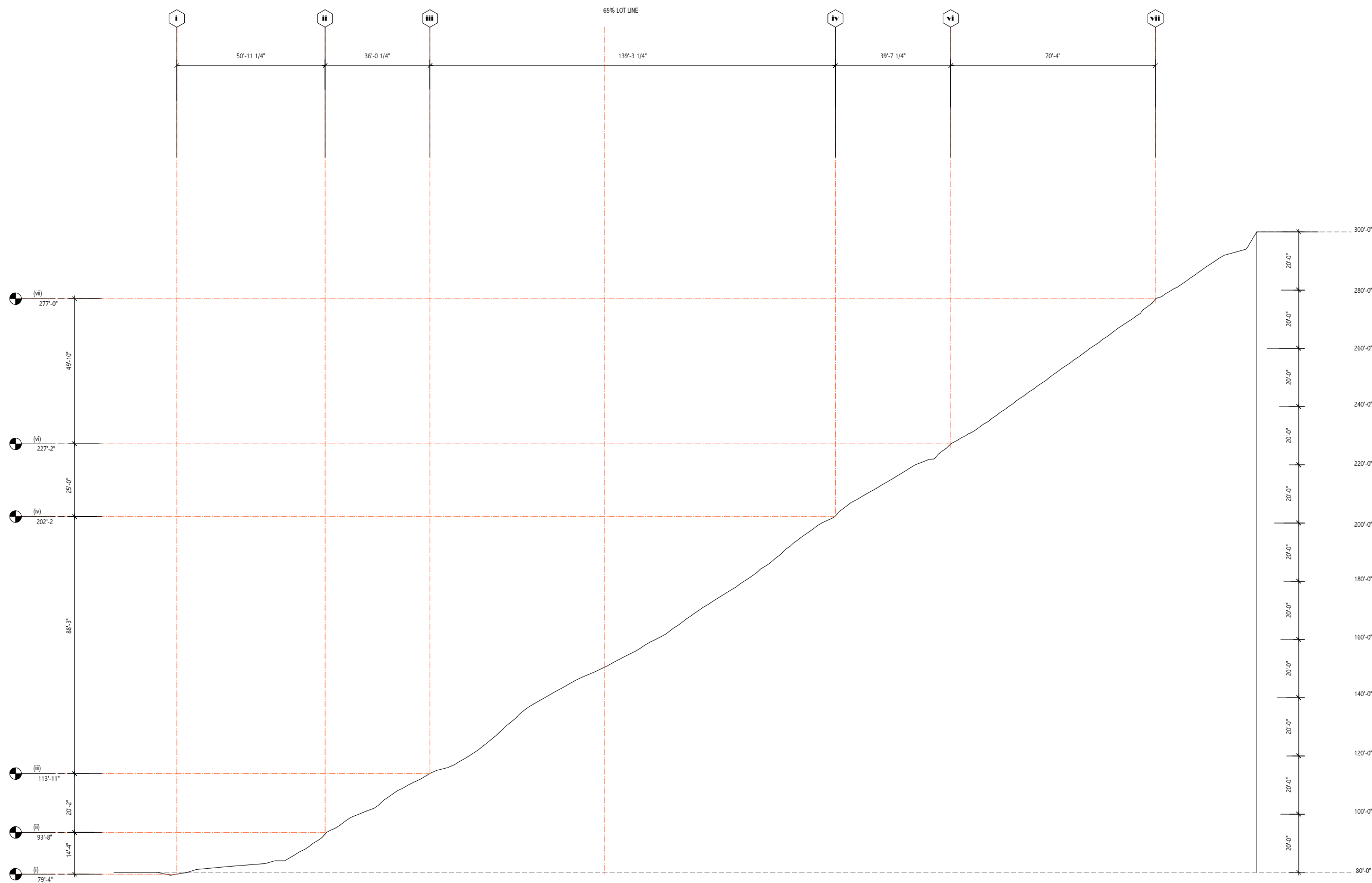
PROJECT
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PARCEL DEVELOPMENT
EUREASNE, CA 94003
CONCEPTUAL PLAN
10.31.2019

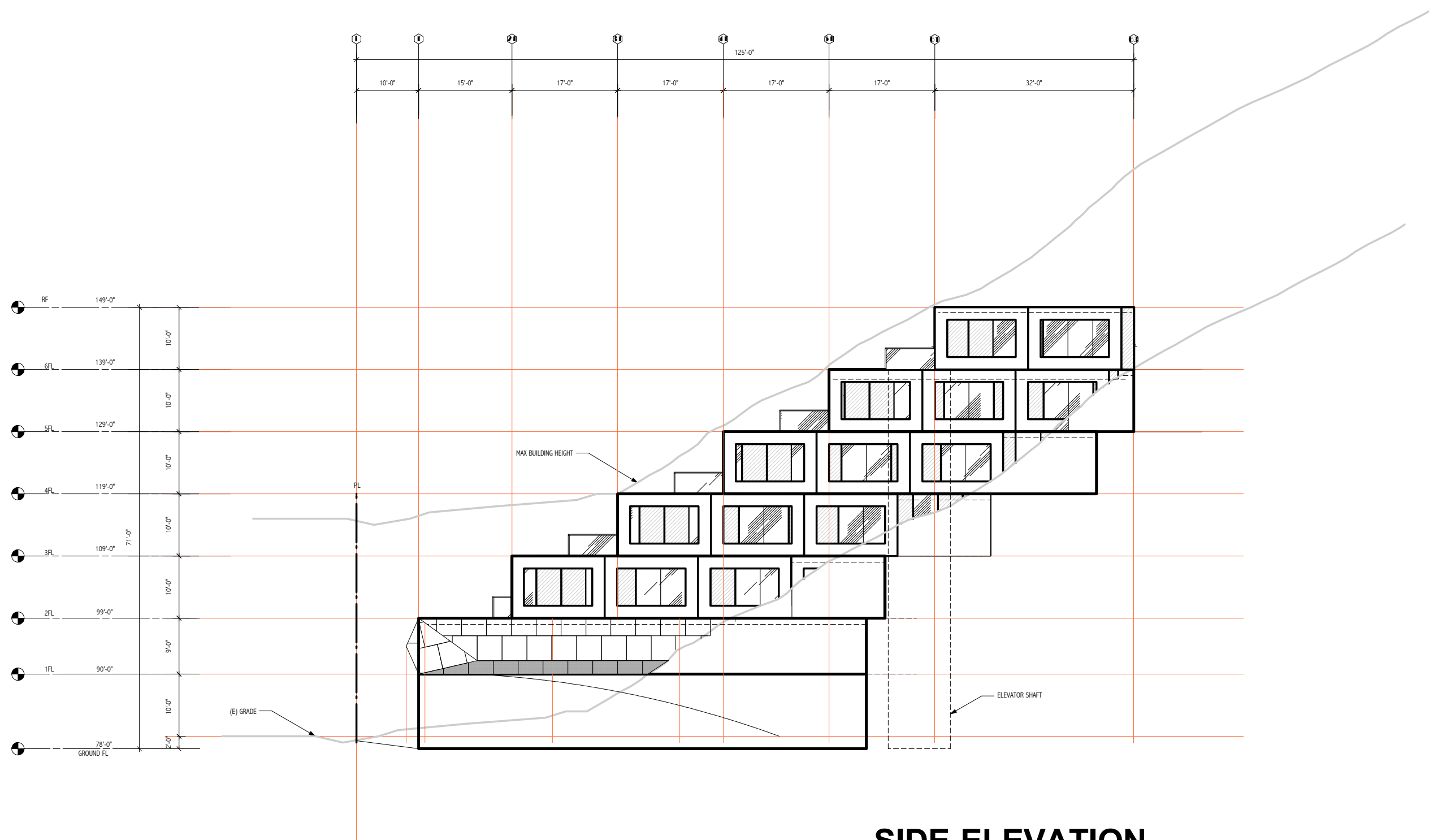


(E) SECTION 01
SCALE: 1/16" = 1'-0"

ITEM: CONCEPTUAL PLAN
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PROJECT:
**4070 BAYSHORE
BLVD
LOT 020 & 030**
CONDO DEVELOPMENT
EUREASNE, CA 94003





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

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 LOT 020 & 030**
 CONDO DEVELOPMENT
 EISENE, CA 94003



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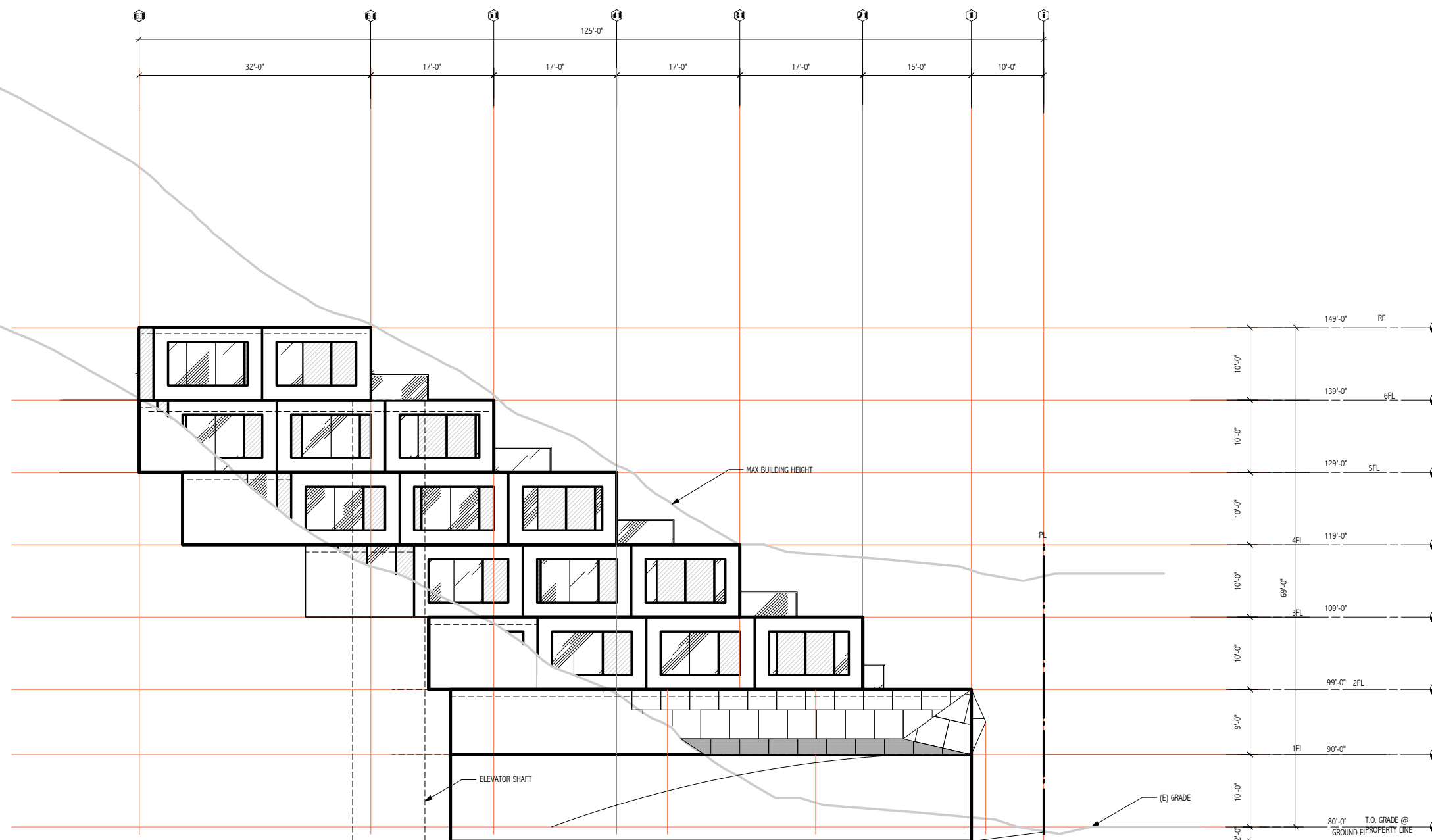
**4070 BAYSHORE
BLVD**

LOT 020 & 030

PARCEL DEVELOPMENT

EMERYVILLE, CA 94605

CONCEPTUAL PLAN
10.31.2019



SIDE ELEVATION

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

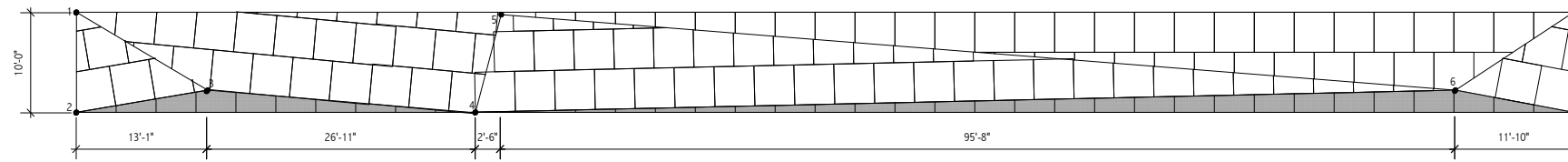
ITEM: CONCEPTUAL PLAN DATE: 10.31.2019

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**4070 BAYSHORE
BLVD**
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CONDO DEVELOPMENT
EMERYVILLE, CA 94605





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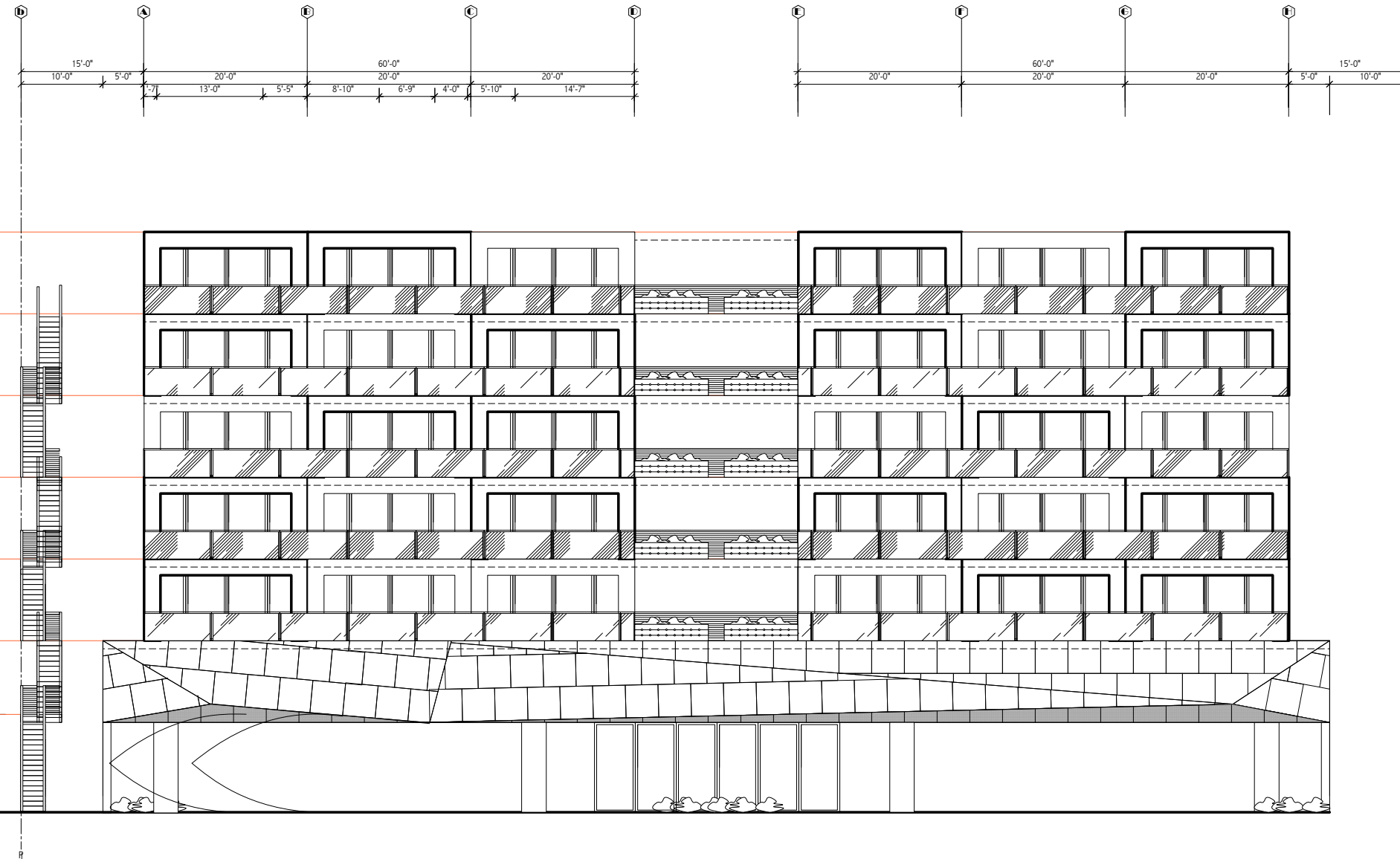


FIRST FLOOR FRONT WALL FACADE ELEVATION

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

POINTS	OFFSET FROM PL. (FT)
1	2
2	2
3	1
4	0
5	0
6	1
7	2
8	2

- FIBER CEMENT BOARD
W/ TEXTURED DARK BLUE COLOR
- PERFORATED FIBER CEMENT BOARD
W/ TEXTURED DARK BLUE COLOR



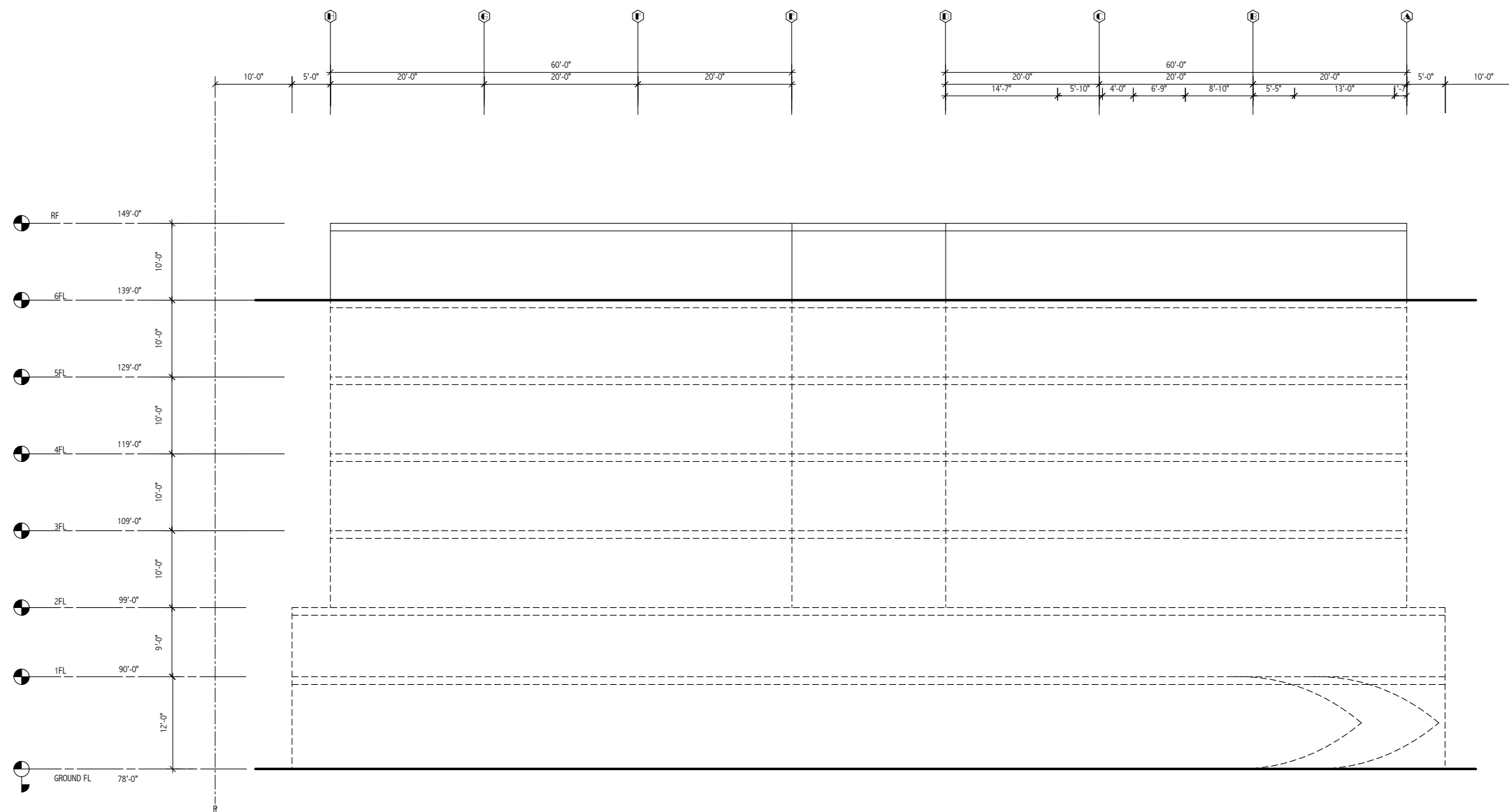
FRONT ELEVATION

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

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 BLVD
 LOT 020 & 030**
 CONDO DEVELOPMENT
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REAR ELEVATION

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

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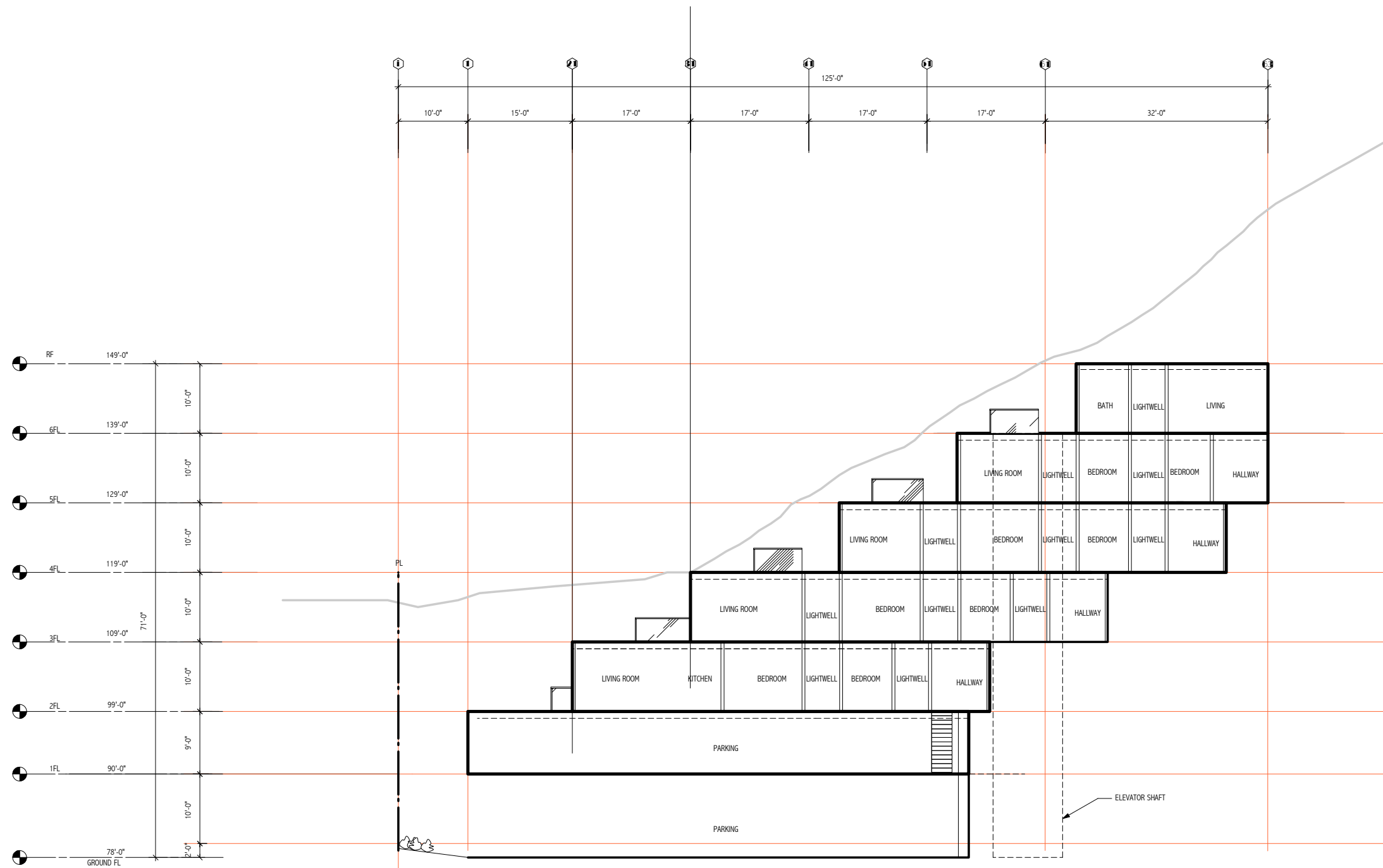
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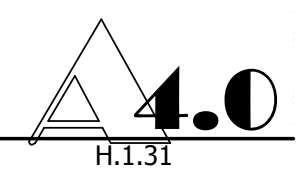


SIDE ELEVATION

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

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