"The City With a Heart"

Auros Ansbergs Harman, Chair
Thomas Kuhn, Vice Chair
Mary Lou Johnson
Marco Durazo
Rick Biasotti
Gerard Madden
Kelly Lethin

AGENDA
PLANNING COMMISSION MEETING
March 17, 2026
7:00 PM

IN PERSON* MEETING LOCATION	**Zoom Link***
San Bruno Recreation & Aquatic Center, Community Room 251 City Park Way San Bruno, CA 94066 *Please turn off all electronic devices before the start of the meeting to prevent disruptions*	https://sanbruno-ca-gov.zoom.us/j/83641558853 **Phone Line:** 1-346-248-7799 **Webinar ID:** 836 4155 8853 **Webinar Password:** 143556 *Teleconference broadcasting is offered in the meeting via Zoom as a courtesy to the public. **No public comment accepted via Zoom

PUBLIC COMMENT: In person attendees who want to provide public comment will be asked to fill out a speaker card and turn it into the Planning Commission Clerk. Public comment may also be emailed to planning@sanbruno.ca.gov. Comments received via email will not be read aloud during the meeting.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or modifications to participate in this meeting should contact the Planning Commission Clerk at least 48 hours prior to the meeting at (650) 616-7053 or via email at planning@sanbruno.ca.gov.

*Any disclosable public writings related to an open session item on a regular meeting agenda and distributed by the City to at least a majority of the Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Department Office at City Hall located at 567 El Camino Real, San Bruno, California during normal business hours. In addition, the city may also post such documents on the City's Website at https://www.sanbruno.ca.gov/AgendaCenter.

1. **CALL TO ORDER/ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**

   a. Approval of February 17, 2026 meeting minutes

4. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**
   Individuals are allowed up to three minutes, subject to the Chair's discretion based on the anticipated length in the meeting. It is the Planning Commission's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Commission from discussing or acting upon any matter not agendized pursuant to State Law.

5. ANNOUNCEMENTS OF CONFLICTS OF INTEREST

6. PUBLIC HEARINGS

Public comment will be requested after each topic in this section

A. 271 El Camino Real (APNs: 020-406-730, -700, -690, -870, -590, and -790)- Request for an Architectural Review Permit and Vesting Tentative Map to construct a four-story, 64,323-square-foot residential building fronting El Camino Real, consisting of one ground-floor level of parking and three levels of 35 condominium units above. The project also includes a detached two-story, 2,061-square-foot building containing two accessory dwelling units (ADUs) fronting Linden Avenue.

Environmental Determination: The proposed project is categorically exempt from environmental review under the California Environmental Quality Act Section §15332 (Class 32) In-Fill Development Projects.

This project was continued from the February 17, 2026 Planning Commission Meeting.

B. 448 San Mateo Ave (APN: 020-364-270)- Request for a Use Permit (UP25-004) to allow a bar, nightclub, and lounge land use classification to the existing restaurant use at 448 San Mateo Ave, Isla, on a 0.51-acre site in the Central Business District (CBD).

Environmental Determination: The project is categorically exempt from the California Environmental Quality Act (*Class 1, Section §15301*) as existing facilities are exempt from CEQA review.

C. 490 Oak Avenue (APN: 020-266-300)- Request for an Architectural Review Permit (AR26-006) to convert 528 square feet of existing non-habitable lower-level space into habitable space, resulting in a 3,336 square-foot home with a floor area ratio of 0.667, exceeding the allowed floor area ratio of 0.550, on a 0.11-acre site in the Single-family residential (R-1) zoning district.

Recommended Environmental Determination: The project is categorically exempt from the California Environmental Quality Act *(Class 1, Section §15301)* as existing facilities are exempt from CEQA review.

D. 170 San Bruno Avenue (APN: 020-111-160)- Request for an Architectural Review Permit (AR23-007) and Vesting Tentative Map to construct a 57-unit, eight-story, 51,651-square-foot mixed-use building with 820 square feet of ground floor commercial area on a 0.29-acre site in the Medium Density Mixed-Use (TOD-1) zoning district.

Recommended Environmental Determination: An Addendum to the Initial Study/Mitigated Negative Declaration (IS/MND) for the 2023-2031 6th Cycle Housing Element was prepared consistent with California Environmental Quality Act (CEQA) sections 15162 and 15164 and found the proposed project will not result in any potentially significant impacts not already analyzed in the previously certified IS/MND.

7. **COMMENTS FROM STAFF**

8. **ITEMS FROM MEMBERS**

9. **ADJOURNMENT –** The next regular meeting will be held April 21, 2026 at 7:00 PM

POSTING: I declare a copy of this agenda was posted at City Hall, 567 El Camino Real, San Bruno, among other locations in the city limits of San Bruno, on March 13, 2026 by 6:00 p.m.

Brenda Calara

Brenda Calara
Planning Commission Clerk

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Auros Harman, *Chair*
Thomas Kuhn, *Vice Chair*
Gerard Madden
Marco Durazo
Mary Lou Johnson
Rick Biasotti
Kelly Lethin

MINUTES
PLANNING COMMISSION SPECIAL MEETING
February 17, 2026
7:00 p.m.
Meeting location: San Bruno recreation and Aquatic Center,
251 City Park Way, San Bruno

1. **MEEETING CALL TO ORDER at 7:05 P.M.**
2. **ROLL CALL**

	Present	Absent
Chair Harman	**X**	
Vice Chair Kuhn		**X**
Commissioner Durazo		**X**
Commissioner Madden		**X**
Commissioner Johnson	**X**	
Commissioner Biasotti	**X**	
Commissioner Lethin	**X**	

STAFF PRESENT:

Development Director:	Peter Gilli
Planning Manager:	Roscoe Mata

3. **PLEDGE OF ALLEGIANCE –** Commissioner Lethin
4. **APPROVAL OF MINUTES -**
   September 16, 2025 – M/S Harman/Biasotti. Commissioner Lethin abstained. Motion Passed

5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA-** NONE

6. **PUBLIC HEARINGS –**
   A. **271 El Camino Real – Request for an Architectural Review Permit and Vesting Tentative Map to construct a four-story, 64,323-square-foot residential building fronting El Camino Real.**

Ralph Robinson presented the item.

The item was presented but no action would be taken due to the COAs not being attached to the packet.

The architect shared the history of the project.

The Commission asked for clarity on the footpath. They also questioned parking for the tenants and what the number of spaces that are provided. The architect clarified that they added as much parking as possible.

There were three public comments. Armando Murillo of Carpenters Local 217 urged the developer to hire a proven responsible contractor. Patrick Mark asked if there were traffic and parking studies done. Polly Leung spoke for the owners and tenants of the units directly near the new building. She expressed concern about parking spaces and access to El Camino Real. She also questioned who would be monitoring the noise and dust during construction.

Ralph Robinson addressed the details of the parking and traffic studies. He also gave details of the allowed construction hours as well as who to contact in the situation the there would be an issue during construction.

Public comment was closed.

Commissioner Johnson expressed her concern for the parking on El Camino. Staff highlighted that the developer made a concerted effort to get as close to the typical parking requirement as possible although it is not necessary for them to do so due to state laws.

Commissioner Biasotti commented on the landscaping and privacy for the surrounding neighbors as well as frosted glass for the porches. He requested for the next meeting the landscaping be addressed.

Motion to continue item to March 17,2026 meeting: Harman/Lethin

VOTE:	**4-0**
AYES:	**Harman, Lethin, Johnson, Biasotti**
NOES:	
ABSTAIN:	

7. **CONDUCT OF BUSINESS –**
   Study Session on the Draft Safety Element Update-
   Aaron Pfannenstiel presented the report.

Staff asked the commission to share their thoughts and notes prior to when the safety element is presented.

Vote for new Planning Commission Chair and Vice Chair-

Chair nominations:
Commissioner Biasotti Nominated Commissioner Harman.

Motion to recommend Auros Harman as Planning Commission Chair for 2026: Biasotti/Johnson

VOTE:	**4-0**
AYES:	**Harman, Lethin, Johnson, Biasotti**
NOES:	
ABSTAIN:	

Vice Chair Nominations:
Commissioner Harman nominated Commissioner Kuhn.

Motion to recommend Thomas Kuhn as Planning Commission Vice Chair for 2026: Harman/ Biasotti

VOTE:	**4-0**
AYES:	**Harman, Lethin, Johnson, Biasotti**
NOES:	
ABSTAIN:	

8. **COMMENTS FROM STAFF –** Peter Gilli informed the Commission that the Council adopted the Land Use and Economic Development Initiative as one of their goals for the next fiscal year. He also informed them that the MTC TOC has been pushed back to 2027.

9. **COMMENTS FROM MEMBERS –** There were no comments.

10. **ADJOURNMENT:** The meeting was adjourned at 8:50 PM.

The next regular meeting will be held on March 17, 2026 at the Recreation and Aquatic Center.

Roscoe Mata

Secretary to the Planning Commission

City of San Bruno

Auros Harman, Chair

Planning Commission

City of San Bruno

Planning Commission Agenda Item 6.A
Staff Report

CITY OF SAN BRUNO

DATE: March 17, 2026

TO: Planning Commission

FROM: Roscoe Mata, Planning Manager

PREPARED BY: Ralph Robinson, Consultant Senior Planner

SUBJECT: 271 El Camino Real: Request for an Architectural Review Permit (AR25-017), Density Bonus, and Vesting Tentative Map (TM25-001) to construct a four-story, 35-unit, residential condominium building totaling 64,323 square feet, including four (4) below market rate units, and a detached, two-story building with two accessory dwelling units (ADUs) fronting Linden Avenue. Larry Wang (Applicant); Patrick Lee (Property Owner)

BACKGROUND

The Planning Commission held a public hearing on this item on February 17, 2026 and subsequently continued it to March 17, 2026 due to the omission of the conditions of approval.

During the meeting, the Commission received and discussed three public comments related to use of local labor, landscaping, parking, and traffic. The Commission also had concerns regarding the balcony opacity.

February 17, 2026 Planning Commission Meeting

1. *Balcony Opacity*

The Planning Commission raised a concern regarding the proposed clear glass used for the street facing balconies, as this would make items stored on the balcony visible from the street. The applicant has since revised the plan to provide opaque glass on the balconies, as reflected in updated sheets A0.1, A0.2A, and A4.0 (Attachment 3).

2. *Boundary Landscaping*

A neighboring property owner to the south commented on insufficient landscaping. The Planning Commission discussed whether landscaping provided on both sides of the building on El Camino Real could be revised to provide a greater buffer to the adjacent properties. Staff reviewed and discussed this with the applicant following the meeting. The proposed building provides a walkway between the new building and a parking lot on the neighboring property to the south and some low-lying, evergreen plantings along the north side. The walkway on the building's south side is needed to provide access to a rear stairwell and lacks sufficient space for additional plantings. The north side landscaping is minimal considering the lack of space and light in this area. The adjacent, single-story restaurant has limited visibility of the site due to the

fence along the side property line. However, revisions to the landscaping could be made to provide additional buffer to adjacent properties. Staff has recommended, and added condition of approval #67, that the applicant shall work with staff on additional or alternate plantings along the building to provide additional buffer as appropriate, subject to staff review and approval, prior to submittal of a building permit for the project.

3. Parking

The Planning Commission discussed the parking provided for the project, parking garage access, and impacts to available street parking on El Camino Real. The project is entitled to waivers under density bonus law. The project waives the parking requirement but provides 51 parking spaces where 53 are normally required by San Bruno municipal code section 12.100.030. Regarding street parking, there are two existing curb cuts along the site where street parking is not permitted. The two existing curb cuts will be replaced with a single curb cut to accommodate garage access. The garage access was reviewed for compliance with required turning radiuses and visibility requirements for vehicles entering and exiting the garage (see sheet A2.0 of Attachment 3). The parking was also reviewed as part of a transportation analysis included with the Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) in Attachment 6. The first 25 feet of curb north of the driveway access is required to be a red curb no parking zone so that visibility for vehicles entering or exiting the garage is not obscured by parked vehicles. Altogether, the change from two curb cuts to a single curb cut and a red curb no parking zone will reduce the amount of street parking by approximately one space.

4. Traffic

There were additional questions on traffic impacts from the project. Vehicle access is only provided from southbound El Camino Real. A transportation analysis was completed in January 2025 as part of the CEQA Exemption (Attachment 6). Due to the project's location on El Camino Real, a high-quality transit corridor, the project is found to have a less than significant impact to Vehicle Miles Traveled (VMT). The project is also subject to the selected trip reduction measures provided in the Transportation Demand Checklist (Attachment 7).

PROJECT DETAILS

An overview of the background, proposed design, requested entitlements and associated findings, environmental review, and public noticing for the project are provided in the original staff report provided for the February 17, 2026 Planning Commission meeting (Attachment 9).

RECOMMENDATION

Staff recommends that the Planning Commission approve the request for an Architectural Review Permit (AR25-017), Density Bonus, and Vesting Tentative Map (TM25-001) to construct a four-story, 35-unit, residential condominium building totaling 64,323 square feet, including four (4) below market rate units, and a detached, two-story building with two accessory dwelling units (ADUs) fronting Linden Avenue.

ATTACHMENTS

1. Site Location
2. Preliminary Conditions of Approval
3. Project Plans
4. Density Bonus Request
5. Affordable Housing Plan
6. Categorical Exemption
    a. Appendices (Linked)
7. Transportation Demand Management Checklist
8. Airport Land Use Commission Resolution
9. Staff Report for the February 17, 2026 Planning Commission Meeting

Attachment 1: Site Location
271 El Camino Real
APNs: 020-406-730, 020-406-700, 020-406-690, 020-406-870, 020-406-590, 020-406-790



ATTACHMENT 2:

PRELIMINARY CONDITIONS OF APPROVAL

271 El Camino Real AR25-017 & TM25-001

I. GENERAL CONDITIONS

Conditions that apply throughout the duration of the project or are applicable regardless of phase.

Community Development Department

1. All conditions of approval herein shall apply to the project in its entirety, regardless of the individual department under which the conditions are listed. These conditions of approval and any other conditions associated with any further approvals of the development project shall run with the land, and any and all successors in interest of the property shall comply with all conditions of said approval.
2. The Architectural Review Permit shall be valid for a two-year period after project approval. A complete and adequate application for the building permit shall be submitted before the expiration date. Building permits issued shall be completed consistent with the adopted Building Code and Chapter 11.34 of the San Bruno Municipal Code. Any planning approval extension requests shall be processed consistent with the terms outlined in Section 12.78.050 of the San Bruno Municipal Code.
3. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development, including the compliance with the California Environmental Quality Act, and shall reimburse the City for all costs and fees associated with the City's responses to Public Records Act requests related to the application.
4. The signed copy of the conditions of approval shall be photocopied and included as a full-size page in the Building Division set of drawings and civil improvement plans.
5. The Developer shall be responsible for the cost of all City reviews and inspections required for all improvements associated with the Development.
6. The development is subject to affordability requirements under State Density Bonus Law. The development includes four (4) waivers and a density bonus of 50%. The project will consist of 35 condo units, of which 15% will be offered as very low-income affordable units. All affordable units shall be offered to very low-income households. The project also includes two detached ADUs which are not included for purposes of calculating the density bonus.
7. No signage is approved as part of the planning application; signage is governed by the City's sign ordinance. All proposed identification signs shall be subject to additional review and approval pertaining to a sign permit in accordance with Chapter 12.104 of the Municipal Code.
8. Dumpster can only be provided by San Bruno Recology per SBMC 10.20.050. Please contact Recology at (650) 583-8536.

9. The project shall comply with the conditions established in the resolution issued by the City/County Association of Governments (C/CAG) Airport Land Use Commission (ALUC) as part of its consistency review with the Airport Land Use Compatibility Plan (ALUCP) for the Environs of San Francisco International Airport (SFO):
    a. Prior to the issuance of a building permit, the project sponsor shall file Form 7460-1 with the FAA and provide to the City of San Bruno an FAA "Determination of No Hazard".
    b. The applicant shall comply with the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP.
10. The project shall comply with the conditions provided in the categorical exemption per California Environmental Quality Act (CEQA) Guidelines Section 15332, In-Fill Development Projects, prepared by David J. Powers and Associates, Inc. and dated June 25, 2025.

Fire Department

11. Follow all applicable codes, including but not limited to, the current California Fire Code and local amendments, known as the San Bruno Fire Code, at the time of permit submittal.
12. Provide an NFPA 13 fire sprinkler system installed throughout the building and garages.
13. Fire Sprinkler system to include Class I combination standpipe connections with 2 ½ inch Fire Department threading at each stairwell and floor landing, and to include roof at access points. In addition, combination standpipe connections are to be provided throughout the building in protective cabinets (stairwell and roof-level standpipes may be exposed). Coverage is not to exceed 100 linear feet on each floor between devices.
14. San Bruno Municipal Code (SBMC) 905.3.12 Lithium-ion batteries in vehicles. Buildings with Lithium battery vehicles shall be equipped with Class I standpipe systems extended to have hose connections within 100 feet of lithium-ion battery vehicle parking.
15. Building fire sprinkler system Fire Department Connections (FDCs) shall be located on the address side of the building in an approved location. Separate double detector check valves (DDCVs) with incorporated FDCs for the building shall be provided. The applicant shall follow San Bruno standards for installation.
16. Adding new hydrants and/or modifying existing hydrants is to be performed under separate fire permits. One shall be located within 50' of the FDC.
17. Elevators: Shunts must be removed. Sprinklers shall be omitted from elevator shafts except for the bottom of the shafts. Sprinklers are also omitted from electrical rooms. Provide smoke detectors on top of shafts and equipment rooms. Sprinklers are to be provided at the bottom of elevator shafts.
18. Stairwells shall be numbered to coincide with elevator locations as feasible.
19. Provide a fire alarm system throughout the building and in the parking/ repair garage.
20. Fire alarm system must utilize horn strobe units in place of bells.

21. The fire sprinkler system shall be monitored by an approved fire alarm system, which reports to a UL-listed central station.
22. A master graphic annunciator panel shall be provided in the FACP room, showing the building in alarm and type of alarm.
23. FACP Room to contain, or be immediately adjacent to, an exterior door.
24. Fire extinguishers shall be mounted in cabinets and shall not be obstructed or obscured from view.
25. Knox Boxes shall be provided at each main stairwell entrance, front lobby, and a Knox Elevator Box shall be located near the central bank of elevators. Two sets of keys to be provided for each Knox Box.
26. Provide address numbers on exterior elevations as required by the Fire Marshal.
27. All rooms must be identified by use. Use min. 3-inch-high lettering.
28. Roof access must be a minimum of 48 x 48 inches.

Public Works Department

29. All public improvements shall conform to City Standard Details and Standard Specifications, the San Bruno Municipal Code, and these Conditions of Approval unless otherwise approved by the City Engineer. All improvements that will be owned and operated by the City shall conform to City Standard Details and Standard Specifications, City of San Bruno Municipal Code, and these Conditions of Approval. City Standards shall govern in the event of a conflict, unless otherwise approved by the City Engineer.
30. A property maintenance and management plan shall be prepared for the entire property. The property maintenance and management plan shall include, but not be limited to, the following:
    a. Clearly identify the use of all balconies (if any) and define what can and cannot be stored on the balcony.
    b. General cleaning of litter and debris on-site
    c. Maintenance of all exterior building materials
    d. Maintenance of all landscaping
    e. Window Cleaning, etc.
31. If there are any conflicts between the Entitlement project plans and the conditions of approval these conditions of approval shall govern, unless otherwise approved by the City Engineer.
32. The Applicant shall submit funds to the City in sufficient amounts to increase the deposit amount for the Public Works Department to at least $100,000 prior to any post- entitlement meetings, reviews, and other work related to the project. The Applicant shall be

responsible for maintaining said deposit account and shall submit funds to increase the deposit amount to at least $50,000 or as determined by the City Engineer within fifteen calendar days of receipt of written notice from the City that the deposit amount is $30,000 or less. Actual costs for staff and consultant time shall be deducted from this deposit. At the end of the project, any remaining deposit amount will be refunded.

33. At the discretion of the City, the Applicant shall provide payment in advance irrespective of existing deposit balance(s) for the cost of the proposals for contracted services prior to the City authorizing those services to be performed in the event that contracted services are anticipated to exceed the existing deposit balance(s). The cost of such proposals will not be included in the maintenance of existing deposit amount(s). At the end of the project, any remaining deposit amount will be refunded.
34. The Applicant shall pay, in full, the costs for the City's third-party consultant to perform the Public Works Department's review of Improvement Plans, studies, Stormwater Management Plan, checklists and all other related documents.
35. Trash storage areas (including recycling or food compactor areas or similar areas), wash areas, loading docks, repair/maintenance bays, and equipment or material storage areas shall be covered with the ground surface sloped so that spills and wash water flow to area drains connected to the sanitary sewer system.
36. All trash, refuse, and their bins shall be contained completely within the building, except when actively being unloaded. Trash and refuse bins cannot be staged outside of the building overnight and shall be immediately moved back within the building after collection.
37. Sidewalk and travel lanes shall not be used for staging trash and refuse bins.
38. The Applicant shall submit a Special Parking Restrictions request to the Public Works Department, if needed, for any special curb marking/parking restrictions for passenger loading/unloading, commercial loading. Establishment of Special Parking Restriction requires approval by City Council.
39. The Applicant shall be responsible for sweeping and cleaning up all trash staging areas and bin routes, especially within the public right-of-way, immediately after every refuse pickup. This shall include curbs designed to accommodate refuse pickup but cannot be maintained by City street sweepers.
40. Floor drains shall be provided for all parking at underground levels. Interior level parking garage floor drains, and any other interior floor drains, shall be connected to the sanitary sewer system.
41. Foundations, retaining wall supports, and/or balcony overhangs shall not extend into the public right-of-way. The Applicant shall design any bioretention area or flow-through planters adjacent to the property line such that the facility and all foundations do not encroach within the public right-of-way or into an adjacent parcel.

42. The Geotechnical Engineer who prepared the geotechnical report shall review all improvement plans and provide confirmation of compliance prior to submittal of plans to the City and conduct any inspections, testing and other actions during construction that are called for in the geotechnical report.

43. If the geotechnical report reveals that significant future settlement will occur, all surface and subsurface drainage systems shall be designed to provide positive drainage and meet minimum/maximum slope requirements after settlement to the satisfaction of the City Engineer and Geotechnical Engineer.

44. The Applicant shall not grade onto adjoining property without prior written permission from the respective Property Owner(s) and, if necessary, an appropriate easement has been recorded.

45. All new public improvements required to accommodate the development shall be reviewed and approved by the City Engineer and installed per City Standard at no cost to the City.

Police Department

46. The address number for the building and ADUs needs to be displayed on the front of the building and shall be installed at least 6 feet above ground level, should be at least 6-inches in height on a contrasting background, and clearly visible when approaching the building on foot, and while driving by in a passing vehicle.

47. The Applicant shall install a robbery/burglary alarm system at ingress and egress to garage and lobby areas (and optional monitoring of mail and package area or additional areas) that is monitored by an offsite alarm company.

48. The Applicant shall install a video surveillance system capable of recording and monitoring potential criminal activity.

49. The Applicant shall submit emergency contact information to the Police Department for after-hours emergency contact.

50. When, by necessity, a stairwell is enclosed, convex mirrors and cameras shall be placed at each stairwell landing and inside elevator cabs. This is to help prevent any criminal activity.

51. Bushes/shrubbery, and trees shall be maintained to allow natural surveillance around the exterior of the building to deter criminal activity and loitering to the satisfaction of the Chief of Police.

52. Landscaping shall not conceal doors or windows, obstruct visibility, or provide access to the roof.

53. The parking lot, driveways, circulation areas, passageways, recesses, and grounds contiguous to the building shall be provided with lighting of sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness.

54. All exterior doors shall have their own light source which will adequately illuminate entry/exit areas at all hours in order to make any person on the premises clearly visible and provide adequate illumination of persons entering and exiting the building.

55. The interior parking garage shall be painted a light, highly reflective color or remain unpainted concrete to enhance visibility for persons walking and driving in and out of the parking garage.

56. Alcoves and other visual obstructions that might constitute a hiding place shall be eliminated whenever structurally possible.

57. The garage gate as represented in the project plans shall be secured before and after normal business hours to impede pedestrian traffic into the parking garage.

58. Access control shall be utilized for vehicle and pedestrian traffic.

59. CCTV video surveillance cameras shall be installed and utilized at key ingress and egress areas of the parking structure.

60. All entrances to the parking lot shall be posted with appropriate signs per 22658(a) CVC, to assist with the removal of vehicles at the property owner's/manager's request.

II. PRIOR TO BUILDING PERMIT ISSUANCE

Conditions that must be satisfied before issuance of a building permit.

Community Development Department

61. Prior to the issuance of any building permit, the applicant shall execute and record an Affordable Housing Agreement ("Agreement") in a form approved by the City Attorney, consistent with the requirements of San Bruno Municipal Code Section 12.230.070(D) and California Government Code Section 65915(c)(1)(B)(ii). The Agreement shall remain an enforceable covenant and encumbrance on the property for a period of fifty-five (55) years for rental developments, be binding on all successors and assigns upon any sale, transfer, or conveyance of the property. The Agreement shall specify, at a minimum, the number, type, location, size, phasing, and terms of affordability of all affordable housing units, provisions for income certification and tenant screening, and any other requirements necessary to ensure compliance with the approved Affordable Housing Plan.

62. Prior to building permit issuance, the Affordable Housing Agreement shall recorded with the San Mateo County Recorder's Office together with any Final Map.

63. The applicant shall comply with all aspects of the Heritage Tree Ordinance in effect as of March 2023 (SBMC Section 8.25).

64. Prior to issuance of a building permit, the applicant shall enter into and record an agreement guaranteeing maintenance of the mechanical parking facility, consistent with the term outlined in Section 5 of City Council Resolution No. 2020-13 (San Bruno Parking Design Standards). The agreement shall remain an encumbrance on the development for

the life of the project and shall be binding upon sale or transfer of the property and shall be recorded with the San Mateo County Recorder's Office.

65. All mechanical parking facilities shall have a manual override to access or remove vehicles from the parking lift in the event of a power outage and documentation of alternative back-up power to allow emergency operation of the parking facility.

66. All new landscaping shown on the approved landscaping plan shall comply with the updated Model Water Efficient Landscape Ordinance (MWELO) requirements pursuant to Chapter 2.7 of the California Code of Regulations and Executive Order No. B-29-15. For more information on the updated MWELO compliance requirements visit:

    https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I55B69DB0D45A11DEA95CA4428EC25FA0&transitionType=Default&contextData=%28sc.Default%29.

67. Applicant shall work with staff on additional or alternate plantings along the building to provide additional buffer as appropriate, subject to staff review and approval.

68. This project shall be designed to meet the applicable California Building Standards Code that is in effect at the time of building permit application. CBC 1.1.9.

69. Geotechnical Report – A geotechnical report shall be included in the submittal for a building permit. The project shall include the recommendations of the geotechnical report. CBC 1803.1.1

70. Temporary Shoring – Temporary shoring plans shall be submitted to the Building Division for review and approval prior to the commencement of site excavation.

71. The elevator(s) shall be sized to accommodate a gurney per CBC 3002.4 where the elevators are in buildings four or more stories above grade. No fewer than one elevator shall be provided for fire department emergency access to all floors.

72. Reach Codes/Green Building Standards: On October 11, 2022, the City Council adopted Reach Codes that became effective January 1, 2023. Reach Codes are local amendments that exceed the Energy Code and Green Building Standards Code. San Bruno's Reach Code requires all newly constructed buildings to be an All-Electric Building. Additionally, all newly constructed buildings shall include more electric vehicle spaces and EV chargers than required by CALGreen. Please address the following prior to the issuance of building permits:

    a. Electric Vehicle Charging Stations (SBMC Reach Code): Chapter 11.070.030 (4.106.4.2.2) of the SBMC specifies the EV Charging requirements for all multifamily development projects with 20 or more dwelling units, which are attached for reference. Please note, that a concession can be used for each of the EV requirements identified in Chapter 11.070.030 (4.106.4.2.2) of the SBMC; however, the project would still be subject to the minimum requirements as outlined in CALGreen or CA state regulations, whichever is more stringent. Additionally, if

you elect to use a concession, each deviation on its own would require its own concession.

i. Electric Vehicle Charging Stations (CBC 420.13 and CGBSC 4.106.4.2): In the event you elect to use a concession(s) for the EV Charging Requirements specified in San Bruno's Reach Code, the project would be subject to the minimum requirements outlined in CALGreen or CA state regulations, whichever is more stringent.

73. A note shall be added to permit plans which note the requirement for a height survey prior to a building framing inspection. The height survey shall be conducted by a State Licensed Surveyor.

74. Outdoor lighting, including exterior mounted building lighting, shall be designed to minimize night skylight pollution, glare, and light spillage onto adjacent buildings and properties. Lighting shall comply with Title 24 and CALGreen lighting requirements. Photometrics for the entire site shall be provided in the Building Division plans.

75. Please note on the plan: Per the City of San Bruno Municipal Code Section 6.16.070, the operation of any equipment or performance of any outside construction related to a project shall not exceed the noise level and time indicated below:

Monday through Saturday:

- 7:00 AM to 10:00 PM – 85 Decibels
- 10:00 PM to 7:00 AM – 60 Decibels

Sunday

- 10:00 AM to 7:00 PM – 85 Decibels
- 7:00 PM to 10:00 AM – 60 Decibels

76. Prior to building permit issuance, the Applicant shall pay all applicable City-Wide Development Impact Fees as stipulated in Section 12.260 of the San Bruno Municipal Code with adjustments permissible per Government Code section 65589.5(o)(2)(A).

77. The installation of site construction trailers will require a separate building permit issued by the Building Division. Plans and specifications must be submitted for review and approval prior to the installation of such structures. Please contact the Building Division for additional information.

78. Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:

b. Grading Permit and Improvement Plan

c. Building Permit and Certificate of Occupancy

d. Fire Permit

e. School District Development Impact fee requirements

79. A pre-construction conference shall be held at a time and location agreed upon by the City and applicant for the purpose of reviewing Conditions of Approval and construction-site procedures. The building owner/developer shall be represented by the design and construction staff, which include any sub-contractors. Departments having conditions of approval for the project will represent the City (BUILDING, PUBLIC WORKS, PLANNING, FIRE).

Fire Department

80. Site Safety Plans for the construction process are to be approved by the Fire Marshal before Building Permit issuance. They must follow all components of Chapter 33 of the California Fire Code.

81. SBFD only allows the following elements to be deferred (unless otherwise previously approved):

a. Fire Alarms/Emergency Voice Evacuation systems

b. Fire Sprinklers/Suppression systems

c. Emergency Responder Radio Coverage systems

Please state the types of systems being deferred (Ex: NFPA 13 (or 13R or 13D) Fire Sprinklers; NFPA 72 Manual (or Automatic) Fire Alarm system with Emergency Voice Evacuation; UL 300 or Clean Agent Fire Suppression system)

Public Works Department

General

82. Prior to the issuance of any permits, certificates of insurance shall be provided to the City verifying that both the Applicant and any contractors have public liability insurance. The amount and type of insurance shall be reviewed by the City and shall be sufficient to cover damages that may result from construction and operations. The insurance limits shall be as required by the City Attorney. Combined single limit coverage and the policy shall be subject to review and approval by the City Attorney.

83. Prior to the issuance of a building permit, the Applicant shall submit a water service request application to the Public Works Department and pay for all current, onsite service connection fees (including but not limited to Water and Wastewater). Fees shall be determined based on the current fee schedule at the time of permit issuance.

84. Prior to the issuance of the permit authorizing grading and excavation work, the permit plans shall show all adjacent properties sufficiently to assure that the proposed grading does not negatively impact adjacent lands and shall incorporate drainage features

necessary to assure continued drainage without erosion and drainage entering from adjacent properties. The plans shall also include appropriate erosion control measures for the project.

85. The Applicant shall submit a complete Geotechnical analysis/report by a registered Geotechnical Engineer at the time of building permit submittal. The Applicant shall implement all recommendations made in the Geotechnical Report as necessary. The geotechnical investigation shall provide data to evaluate the geotechnical conditions of the site and provide seismic, landslide, mudslide, and groundwater evaluation and recommendations, and recommendations for appropriate soil engineering to reduce seismic hazards. The geotechnical investigation shall also discuss and provide recommendations for trenching and pavement sections (including traffic index and R-value) as well as percolation/infiltration tests in areas where stormwater treatment measures are proposed.

86. Discharge of groundwater during construction shall comply with the City of San Bruno Municipal Code, Chapter 10.12.150 (General discharge regulations). The Applicant is responsible for obtaining any and all permits required for discharging groundwater and any other dewatering activities.

87. The Applicant shall pay, in full, the costs for the City's third-party consultant to perform two pavement condition surveys to determine the Pavement Condition Index (PCI) along the project frontages (at Linden Avenue and El Camino Real) and the approved haul route(s) to freeway on-ramps prior to the start of construction and after construction is complete. The surveys shall be performed by professional pavement inspectors conducting detailed examinations of pavement surface features such as cracking and depressions in accordance with the requirements of ASTM D6433-11, "Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys." Copies of both survey results shall be provided to the City. The Applicant shall make any repairs to the roadway necessary to attain the pre-construction PCI or better. Where significant repairs are needed, the Applicant shall pave full roadway width and not half street, unless otherwise approved by the City Engineer.

88. Prior to start of any on-site vertical construction, off-site underground utility improvements (i.e., installation of utility mains and public laterals and services) shall be substantially completed to the satisfaction of the City Engineer.

89. The Applicant shall work with Pacific Gas and Electric (PG&E), Comcast, AT&T and other utility companies with interest to coordinate the installation of the joint trench and/or services for the development.

90. Prior to the approval of the improvement plans, the Applicant shall provide written approval or consent of the dry utility plans from all affected utility companies including, but not limited to, PG&E, Comcast, and AT&T demonstrating their review and approval of the proposed improvements.

Mapping and Agreements

91. Prior to the issuance of a Building Permit, the Applicant shall prepare and record a Final Map in conformance with the approved Vesting Tentative Map with the San Mateo County Recorder's Office.

92. The Applicant shall enter into the following Agreements with the City:

    a. Improvement Agreement. Prior to the approval of the Final Map, the Applicant shall enter into an Improvement Agreement with the City. The Improvement Agreement, among other requirements, shall require the Applicant to ensure the faithful performance of the design, construction, installation and inspection of all public improvements as reviewed and approved by the Engineering Division, at no cost to the City and shall be secured by good and sufficient payment bond, performance bond, and one (1) year warranty bonds or cash deposit adequate to cover all of the costs, inspections and administrative expenses of completing such improvements in the event of a default. The value of the bonds or cash deposit shall include 110% of the cost of construction based on prevailing wage rates. The value of the warranty bond or cash deposit shall be equivalent to 10% of the value of the performance security. The Improvement Agreement shall be recorded with the San Mateo County Recorder's office.

    b. Maintenance Agreement. Prior to the approval of the Building Permit, the Applicant shall execute a Maintenance Agreement, in a form approved by the City Attorney, to ensure long-term maintenance and servicing by the Homeowner's Association of the privately owned improvements. These obligations shall be incorporated into the CC&R's. The Maintenance Agreement shall be recorded against the properties and be binding upon successors. Maintenance responsibilities shall include, but not be limited to, street trees, landscaping and irrigation systems, lighting systems, the open space trees and landscape areas, street/open space furniture, fences, all private utility lines such as storm and sanitary sewer, curb, gutter, sidewalk, driveways, stormwater treatment measures and ground slopes, in the areas as shown on the Vesting Tentative Map and as modified herein:

        The HOA shall be responsible for performing routine street sweeping on Courtland Drive from Piedmont Avenue to the intersection of A Street.

    c. Stormwater Treatment Measures Agreement. Prior to the City granting Temporary of Final Occupancy, the Applicant shall execute a Stormwater Treatment Measures Agreement with the City, in a form approved by the City Attorney, to ensure long-term maintenance and servicing by the property owner and/or Homeowner's Association of stormwater site and off-site design and treatment control measures according to an approved Maintenance Plan(s). The Stormwater Treatment Measures Agreements shall be recorded with the San Mateo County Recorder prior to the issuance of the Final Occupancy.

93. The Applicant shall comply with the City's Construction and Demolition (C&D) Debris and Recycling Program and submit the required forms to the Building Department, prior to issuance of a building permit. Prior to the issuance of the first certificate of occupancy,

Applicant shall submit documentation to the Building Department that the materials were recycled in accordance with the approved plan.

Public Right-of-Way

94. Prior to the issuance of a building permit and prior to any work within the City Right-of-Way, the Applicant shall obtain an Encroachment Permit from the City. A City Encroachment Permit shall also be required for any traffic control of roadways during construction. The permit application shall include Improvement Plans and Traffic Control Plans for review and approval by the City.

95. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on El Camino Real, Linden Avenue, and/or any area of work that will obstruct the existing pedestrian walkways. Traffic Control Plans shall include a lighted message board sign with wording to the satisfaction of the City Engineer indicating the dates and times traffic control will be in effect.

96. Prior to the issuance of a building permit, the Applicant shall submit a water service request application to the Public Works Department and pay for all current, onsite service connection fees (including but not limited to Water and Wastewater). Fees shall be determined based on the current fee schedule at the time of permit issuance.

97. The Applicant shall pothole new utility crossings to investigate potential conflicts and provide pothole data in the improvement plans. The Applicant shall be responsible for resolving any conflicts during the design process and ensure compliance with utility separation requirements. The Applicant shall assume all risk for any utility work done without potholing. A separate encroachment permit may be required for potholing work.

98. The Applicant shall submit a construction management plan (CMP) and phasing schedule for City review and approval prior to issuance of a demolition, grading, or building permit, and provide updates as needed throughout the course of the project. The CMP shall include plans for construction staging and employee parking, loading/unloading, and outline traffic management strategies to reduce, to the extent feasible, traffic congestion, closures on the transportation network including emergency access and emergency response vehicles, the effects of parking demand by construction workers, and other nearby projects that could be simultaneously under construction. Construction staging, loading/unloading, and employee parking shall occur on private property, outside of the public right-of-way, unless approved by the City Engineer. Existing on-street parking shall not be impacted by project construction without permission from the Public Works Department.

99. The Applicant shall provide the name and 24-hour emergency phone number of the contact person in charge of construction. This information shall be conspicuously posted and publicly visible from outside of the construction site.

100. The Applicant shall demonstrate compliance with the City of San Bruno Municipal Code, Chapter 10.18 (Storm Water Management and Discharge Control Ordinance) and the San

Mateo Countywide Water Pollution Prevention Program's Construction Best Practices guidance.

101. The Applicant shall obtain a City grading permit pursuant to the City of San Bruno Municipal Code Chapter 12, Article I (Excavation and Grading).

102. Grading permit plans or building permit plans authorizing excavation below finished grade for basements and footings of a building shall minimize the need for off-haul from the project site. Design shall incorporate all elements of the applicable geotechnical report(s) and include a pre- and post-consolidation plan. Permit plans shall also be signed by the Geotechnical Engineer indicating that the plans are in compliance with the geotechnical report and be subject to review and approval by the City Engineer.

103. Prior to the issuance of the permit authorizing grading and excavation work, the Applicant shall provide Public Works Department with a plan indicating the amount of soil to be removed, disposal sites, the estimated number of truck trips required and the proposed haul routes. Final haul routes within San Bruno shall be approved by the City Engineer. Applicant shall also note that if the hauling vehicles exceed the maximum size, load weight or vehicle weight as specified in the Vehicle Code of the State of California, the Applicant will be required to apply for and obtain an oversize/overweight vehicle permit from the Public Works Department.

104. Prior to the issuance of an encroachment permit for public improvements or a building permit, the Applicant shall prepare and submit a Stormwater Management Plan that illustrates compliance with the Municipal Regional Stormwater NPDES Permit Provision C.3 (MRP 3.0) and San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance for City review and approval. The Stormwater Management Plan shall include, at a minimum:

    f. C.3 and C.6 Development Review Checklist

    g. Exhibit(s) showing drainage areas and locations of Low Impact Development (LID) treatment measures

    h. Project watershed

    i. Total project site area and total area of land disturbed

    j. Total new and/or replaced impervious area

    k. Treatment measures and hydraulic sizing calculations. Applicant shall note that all stormwater treatment measures shown on the improvement plans shall provide sufficient elevation and dimensional information to be field verified during construction by the City Inspector.

    l. A listing of source control and site design measures to be implemented at the site. All site design and source control measures checked "yes" in the C.3 Regulated Project Checklist's Sections II.B and II.C shall be strictly adhered to. Source control measures shall be clearly labeled on the improvement plans.

m. A brief summary of how the project plans to comply with Provision C.3 of the MRP

n. A detailed Maintenance Plans for each site design, source control and treatment measure requiring maintenance

o. A draft Operations and Maintenance Agreement using the City's Standard Template shall be included in the plan

p. Projects shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3 (MRP 3.0) and San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance to the satisfaction of the City Engineer.

105. The Applicant shall pay, in full, the costs for the City's third-party consultant to perform two pavement condition surveys to determine the pavement condition along the project frontages on El Camino Real, Linden Avenue and the approved haul route(s) to freeway on-ramps prior to the start of construction and after construction is complete. The surveys shall be performed by professional pavement inspectors conducting detailed examinations of pavement surface features such as cracking and depressions in accordance with the requirements of ASTM D6433-11, "Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys." Both surveys shall be performed by the same third-party consultant, unless otherwise approved by the City Engineer. Copies of both survey results shall be provided to the City. The third-party consultant shall review the pre- and post- condition pavement assessments and provide a pavement remediation plan which the Project would be required to implement. The Applicant shall make any repairs to the roadway necessary to attain the pre-construction condition assessment or better. Where significant repairs are needed, the Applicant shall pave full roadway width and not half street, unless otherwise approved by the City Engineer. Said improvements shall be implemented prior to Occupancy.

Improvement Plans

106. Separate Improvement plans for public improvements shall be submitted by the Applicant to the City for review, comment, and approval of an Encroachment Permit. The improvement plans shall include all proposed improvements within the Public right-of-way.

107. The Applicant shall submit project phasing plans with the improvement plans.

108. Improvement plans shall be prepared pursuant to the City of San Bruno Municipal Code (Muni Code), City standard details and specifications, State law and regulations, and standard engineering practice. In the event of conflicts, the Muni Code shall govern unless approved by the City Engineer.

109. Applicant shall reconstruct the curb, gutter, and sidewalk, along the El Camino Real and Linden Avenue frontages of the property to current City standards and specifications, to the satisfaction of the City Engineer.

110. All sidewalks shall be located within the public right-of-way or public access easements and shall meet City standards. Public access easements shall be treated like public sidewalk. Blocking the public access easement will require a City encroachment permit.

On-site

111. A pedestrian warning system, consisting of visual and audible warning signals that would be triggered when vehicles are exiting any parking garages or loading areas, shall be installed. The visual and audible warning signals shall be designed in a way to be sensitive to the surrounding residential neighborhood.

112. Convex mirrors shall be installed at the point where vehicles are exiting the parking garages and loading areas into the public right-of-way so that drivers of vehicles exiting the parking garage can see the sidewalk.

113. Project shall incorporate landscaping that minimizes irrigation and run-off, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping

114. All ground level utilities, equipment, and other project related operational/utility devices ("Items") shall be shown on the building permit plans, consistent with the approved planning application plans. All items shall be fully screened on all four sides from public view by a solid wall or solid wood fence that complies with San Bruno Municipal Code Chapter 12.84.150. Landscaping in the form of densely planted tall shrubs may be utilized where placement of a fence is infeasible, subject to review and determination by the Project Planner in the field. These Items shall be setback as far as feasible from street frontages and shall be fully screened with landscaping or other screening material. The building permit plans shall show the location and screening of these items and must be approved by the City Engineer prior to the issuance of a building permit.

115. The Applicant shall provide, as part of its improvement plans submittal and/or building plan submittal, detailed structural calculations and design details for retaining walls and sound walls, which may be constructed as part of the project. Walls shall incorporate drainage features recommended in the geotechnical report to ensure proper drainage. The aesthetic design shall be to the satisfaction of the Community and Economic Development Director. The structural and drainage design shall be to the satisfaction of the City Engineer and Building Official.

116. Driveways and internal circulation, including but not limited to placement of gates, guard booths, parking stalls, loading areas, pedestrian walkways, and drive aisles, shall be designed to provide adequate space behind the back of sidewalk to prevent queues of vehicles entering the site from blocking the sidewalk or the adjacent roadway to the satisfaction of the City Engineer. The City reserves to right to request the Property Owner to modify internal vehicle operations if on-street traffic is negatively impacted.

Stormwater

117. Drainage runoff shall not be allowed to flow across lot lines or across project boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose.

118. The Applicant shall provide a CCTV inspection video to the City of the storm drain main from the proposed point of connection at the existing catch basin (#1224) at the south corner of the El Camino Real and Crystal Springs Road intersection to the nearest downstream structure on El Camino Real. If it is determined that the pipeline is in poor condition, the Applicant will be required to upgrade the storm drain main along El Camino Real to the satisfaction of the City Engineer.

119. The Applicant shall construct a new public storm drain per City standards on El Camino Real starting from the point of connection at the project frontage to the existing 18-inch storm drain at the intersection of El Camino Real and Crystal Springs Avenue. The new public storm drain shall be a minimum of 15-inch RCP or as needed to convey the flows entering the pipe, whichever is greater. The Applicant shall provide hydraulic calculations to verify the required size of the proposed storm drain to meet City Standards. The Applicant shall also pothole all private sanitary sewer laterals and all other utilities that may conflict with the grades of the proposed new storm drain and said information shall be shown on the plans.

120. All off-site drainage facilities required by the City Engineer to accommodate the runoff from the project shall be provided by the Applicant at no cost to the City.

121. All building downspouts shall be connected to rigid pipe roof leaders which shall discharge into an approved on-site drainage device or facility that meets the C.3 stormwater treatment requirements of Municipal Regional Permit (MRP 3.0). Roof leaders and downspouts to any treatment measures shall be clearly shown on the improvement plans.

122. The private storm drainage system and any storm water pollution control devices within the project shall be owned, repaired, and maintained by the Applicant or Homeowner's Association. Maintenance responsibility includes improvements installed in the public right-of-way up to the connections to the public storm drain system.

123. Air conditioning condensate shall drain to landscaped areas.

124. Storm drain laterals shall connect to the public storm drain system at a manhole, or other storm drain structure as appropriate (i.e., catch basin) as approved by the City Engineer.

125. Battery backup power shall be provided for on-site pump system(s), sanitary sewer and/or storm drain, if any. The Applicant is responsible for the maintenance of the pump system(s), and shall defend, indemnify, and hold harmless the City of San Bruno, its elected and appointed officials, employees, and agents from and against any costs, claims, or liabilities arising in the event of a system failure.

126. Implement trash capture devices on-site to reduce trash loads by 100 percent prior to discharging stormwater into the public storm drain system. Provide trash capture in public stormwater catch basins along the project frontage and any public stormwater catch

basins newly installed as part of the development. Device details shall be approved by the City Engineer. All on-site trash capture devices shall be cleaned routinely and maintained by the Applicant per the Stormwater Treatment Measures Maintenance Agreement.

127. All storm drain inlets shall be clearly marked with the words “No Dumping! Flows to Bay,” or equivalent using thermoplastic material or a plaque.

Sanitary Sewer

128. The Applicant shall provide a CCTV inspection of the existing City sanitary sewer main along the project frontage on Linden Avenue and on El Camino Real to the intersection of Crystal Springs Road. The CCTV inspection will be used to verify the number of existing sewer laterals from the project site that must be abandoned and to confirm the location of sewer laterals down stream of the project site that will be impacted by the required public sewer main and storm drain construction.

129. The Applicant shall abandon all existing sanitary sewer laterals serving the property up to the connection at the City sewer main according to City Standards. The number of laterals to be abandoned shall be verified by the CCTV inspection of the sewer main.

130. The Applicant shall upsize the existing 6” public sanitary sewer main on El Camino Real from MH#1440 to MH# 1439 at the intersection of Crystal Springs Road. The required size of the sewer main shall be verified by a hydraulic study and shall be a minimum of 8” HDPE SDR17 pipe.

131. The Applicant shall install new sanitary laterals, cleanouts, and manholes per City Standards. A new manhole shall be installed at the project’s connection to the existing sanitary sewer main on El Camino Real.

132. The sanitary sewer facilities within the project shall be repaired and maintained by the Applicant or Homeowner’s Association. Maintenance responsibility includes improvements installed in the public right-of-way up to the connections to the public sanitary sewer system.

133. Each on-site sanitary sewer manhole and cleanout shall be accessible to maintenance personnel and equipment via pathway or driveways as appropriate. Each maintenance structure shall be surrounded by a level pad of sufficient size to provide a safe work area.

134. All utility crossings of the sanitary sewer lateral shall be potholed, verified, and shown on the improvement plans.

135. The on-site sanitary sewer system/plumbing shall be designed and installed in accordance with the Uniform Plumbing Code, as amended and adopted by the City, and in accordance with the requirements of the San Bruno Building Division.

136. Boiler drain lines, roof top equipment with drain lines, and/or equipment for washing and/or steam cleaning activities shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency’s authority and standards.

137. Discharges from indoor/outdoor mat/equipment/hood filter wash racks shall be plumbed to the sanitary sewer system.

Domestic Water

138. All major City utilities (e.g. valve clusters, meter assemblies, backflow assemblies and manholes) shall be drawn to scale to show the relationship with any adjacent structures, utilities, and easement and/or property lines.

139. All privately maintained infrastructure and devices shall be located outside of the public rights-of-way and easements. This includes sanitary sewer and stormwater devices, pump systems, grease traps, oil separators, and electrical transformers and vaults that only serve the Applicant's development. Above ground utilities shall not create tripping hazards and shall be appropriately screened and secured.

140. Utility clearances between utility mains, joint trench, structures, or other objects shall be to the satisfaction of the City Engineer and comply with City standards and specifications and the requirements of the affected utility companies.

141. San Bruno Water Division will operate and maintain water facilities up to the water meter. The Applicant shall design and construct water facilities according to City standard details and specifications. During construction, only San Bruno Water Division water personnel will be allowed to operate existing water facilities including water valves to facilitate any shut-downs required for construction.

142. Separate water services, meters, and backflow preventers are required and shall be provided for domestic, irrigation, and fire. Water meters shall be installed within the public right-of-way or public easement behind the back of sidewalk. Below ground in- line water meter is required for fire service(s).

143. Water meter bypass is required for 3" domestic water service or greater. Fire line bypass may be required by the Fire Marshall on a case-by-case basis.

144. Backflow protection on water services shall be required and accessible to Public Works staff at all times. The backflow preventer shall be installed above grade, located on private property after the water meter, and accessible to Public Works staff from the outside for testing, subject to the City Engineer's approval.

Electric, Telecommunications and Cable

145. Transformer(s) shall be located outside of the public right-of-way. Easement(s) shall be provided as required by the utility agency.

146. The Applicant shall serve the development with Cable T.V. and telecommunications.

147. The Applicant/contractor shall be responsible for labor and construction including the coordination with PG&E for excavating the joint trench, supplying and installing CATV conduits, and excavating, supplying, and installing the CATV underground utility box(es) as needed. Provide connection materials such as the riser to the existing utility pole and

MPOE riser along with a pull rope. A designated underground utility box for Cable TV may not be necessary if the distance between the building's MPOE and existing Cable TV's utility box is less than 100 feet.

III. DURING CONSTRUCTION

Conditions that must be followed during construction activities.

Community Development Department

148. A height survey shall be required prior to a framing inspection. The height survey shall be conducted by a State Licensed Surveyor.

149. Any removal or demolition which may impact any amount of ACM shall be performed by a registered CalOSHA asbestos abatement contractor in compliance with CalOSHA and Bay Area Quality Management District (BAAQMD) standards.

150. Lead-based paint and components shall be removed by lead-trained personnel in accordance with all applicable federal, State, and local regulations.

151. To the extent feasible, initial grading and vegetation removal activities (or at least the commencement of such activities) should be scheduled to occur during the non-nesting season (September 1 to January 31). If construction activities are scheduled to take place outside of the nesting season, all impacts on nesting birds protected under the MBTA and CDFW will be avoided.

152. If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. These surveys shall be conducted no more than seven days prior to the initiation of construction activities or tree relocation or removal. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats within 250 feet of the limits of construction activities. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a construction-free buffer zone (typically 250 feet for raptors and 50 feet for other species), to ensure that nests of species protected by the MBTA and CDFW shall not be disturbed during project implementation. These buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

153. If construction activities will be scheduled during the nesting season (February 1 to August 31), all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are planned to be removed by the project must be removed prior to February 1st, the start of the nesting season, or a qualified ornithologist shall conduct a pre-construction survey to ensure that no nests will be disturbed during removal of substrates if removal were to occur during the nesting season.

154. Construction equipment shall be well-maintained and used judiciously to be as quiet as practical.

155. The applicant shall equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
156. The applicant shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
157. The applicant shall locate all stationary noise-generating equipment, such as air compressors and portable power generators, away from noise-sensitive receptors.
158. The applicant shall locate staging areas and construction material areas away from noise-sensitive receptors.
159. The applicant shall prohibit all unnecessary idling of internal combustion engines.
160. The applicant shall consider temporary noise barriers during construction phases involving earth moving equipment (e.g., grading operations) where they would be effective in reducing the construction noise impact, when directly adjoining sensitive receptors. An eight-foot plywood noise barrier could reduce noise levels by at least 5 dBA.
161. The applicant shall designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

Fire Department

162. Follow and comply with the CA Fire Code, Chapter 33, and NFPA 241.

Public Works Department

163. The Applicant shall provide the name and 24-hour emergency phone number of the contact person in charge of construction. This information shall be conspicuously posted and publicly visible from outside of the construction site.
164. Temporary pedestrian and vehicular access shall be provided, especially where existing facilities cannot be maintained, during construction to the satisfaction of the City Engineer. At no time shall construction impede pedestrian access to and from existing businesses and/or services.
165. The Applicant shall post a changeable message sign indicating the dates of the traffic control 15 days prior to the roadway traffic control, to the satisfaction of the City Engineer.
166. The Contractor shall ensure that any pedestrian, bicycle, or transit facility closed or obstructed by construction activity be replaced with a convenient and accessible alternative that replicates as nearly as practicable the most desirable characteristics of the original facility. The Applicant shall work closely with the City to ensure safe paths of travel

throughout the construction phase of the project. The Public Works Department shall review and approve modifications to temporary construction efforts on an as needed basis.

167. Road and sidewalk closures shall be requested and approved by the City's project manager at least 48 hours in advance of each occurrence. Traffic control plan(s) shall be submitted and approved prior to request for road and sidewalk closure.

168. Continuous site inspection shall be provided by a Geotechnical Engineer at the Applicant's expense during trenching and backfill operations. The Geotechnical Engineer shall take compaction tests and shall submit test results to the Public Works Department.

169. Temporary erosion and sediment control structures shall remain in place until the site is completely developed. The Contractor is responsible for complying with and modifying the erosion and sediment control plan as needed to mitigate site conditions for the duration of construction. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall develop and implement a winterization program to minimize the potential for erosion and sedimentation. As site conditions warrant, the City Engineer may direct the Applicant to implement additional winterization requirements.

170. The Applicant shall coordinate installation of stormwater treatment measures with the City and shall arrange to have a City Inspector or designated third party inspector present at the time of installation. The Applicant shall be responsible for all fees associated with special stormwater inspections during construction.

171. The Applicant shall arrange and pay for final inspection of installed stormwater treatment measures by City's third-party inspector within 45 days of installation or project construction completion, whichever comes first.

172. All utility services to neighboring properties shall remain active throughout construction unless written authorization is obtained from the respective property owner(s). The Applicant/Contractor shall coordinate with the City and other affected utility agencies to activate new utility systems and to decommission and abandon or remove retired utility lines and structures.

IV. PRIOR TO FINAL INSPECTION/CERTIFICATE OF OCCUPANCY

Conditions that must be satisfied before occupancy or final inspection.

Community Development Department

173. The applicant shall meet with Recology staff and obtain approval regarding regularly scheduled trash, recycling, and compost collection.

174. The requirements of the Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for review and approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the

completion of the installation, prior to the request for a final inspection and Certificate of Occupancy.

175. Applicant shall submit written verification that the Landscape Architect has inspected all trees, shrubs, planting and irrigation and that they are installed and functioning as specified in the approved plans.

176. A property maintenance and management plan shall be prepared for the entire property. The property maintenance and management plan shall include, but not be limited to, the following:

    q. General cleaning of litter and debris on-site

    r. Maintenance of all exterior building materials

    s. Maintenance of all landscaping

    t. Window cleaning, etc.

177. Applicant shall provide the marketing plan for the affordable units to staff.

178. A minimum of 10 Days prior to anticipated occupancy, the applicant shall have scheduled final inspections by all Departments requiring conditions of approval.

Fire Department

179. All Fire and Life Systems shall be inspected and approved by the Fire Department before any Certificate of Occupancy is granted.

180. Work with the Fire Department to develop a Fire Pre-plan for the building.

Public Works Department

181. The lighting for the buildings shall be installed and operational prior to the issuance of a Certificate of Occupancy for the project. All new utilities shall be installed underground.

182. All new public improvements shall be completed prior to Final Occupancy of the project or prior to any Temporary Occupancy as approved by the City Engineer.

183. Prior to project acceptance by the City, the Applicant shall retain a Civil Engineer to prepare “as-built” or “record” drawings, and the drawing shall be submitted in AutoCAD and PDF formats. AutoCAD files shall include vertical and horizontal data that is compatible with and can be exported to ArcGIS. Hardcopies shall be provided upon request by the City.

184. Prior to project acceptance by the City, the Applicant shall prepare “Maintenance and Responsibility” drawings and shall be submitted in AutoCAD and PDF formats.

185. For all work to be dedicated to the City, if any, the Applicant shall provide four printed copies and one digital copy of any operations and maintenance manual with all certifications, warranties, guarantees, and proof of payment to outside agencies.

186. The Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards.

187. Upon completion of construction, the Applicant shall clean, repair, or reconstruct, at their expense, as required to conform to City Standards, all public improvements damaged by construction operations to the satisfaction of the City. Damage to adjacent property caused by the Applicant, or their contractors or subcontractors, shall be repaired to the satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.

188. Prior to receiving a Certificate of Occupancy form the Building Division, the Applicant shall require his Civil Engineer to inspect the finished grading surrounding the building and to certify that it conforms to the approved site plan and that there is positive drainage away from the exterior of the building. The Applicant shall make any modifications to the grading, drainage, or other improvements required by the project engineer to conform to intent of his plans.

V. ONGOING OPERATIONAL CONDITIONS

Conditions that apply after occupancy and throughout the life of the use.

Community Development Department

189. The Applicant shall implement all Transportation Demand Management (TDM) measures selected in the C/CAG TDM checklist included with the staff report, along with all corresponding monitoring and reporting requirements.

190. All trash, recycling, and composting bins shall remain on private property until the time of collection. At no time shall trash, recycling, or composting bins be stored within the public right-of-way, or be visible from the public right-of-way. All trash, recycling, and composting bins shall be placed in the building immediately after collection.

191. The Applicant shall provide regular cleaning of debris and litter on the property.

192. All tenants shall be prohibited from using balconies as storage.

193. Applicant shall comply with all requirements of San Bruno Municipal Code Chapter 5.16 regarding procedures for regulating and abating graffiti.

194. Project landscaping and irrigation shall be maintained for the life of the project. This includes replacement of all dead or dying plant materials on a 1:1 basis with the same or comparable plant materials.

195. All loading, unloading, deliveries, tenant move-ins, refuse disposal and tenant rideshare use shall be managed on the property with no vehicle stacking permitted onto El Camino Real and Linden Avenue. If stacking occurs at any time, fines will be applied to the vehicle operators as permitted by law. In addition, it will be incumbent on the building management to modify signage in the main driveway area and to implement plans and programs with

the tenants to manage on-site vehicle activities to eliminate the potential of vehicle stacking onto El Camino Real and Linden Avenue.

Public Works Department

196. The Applicant shall be responsible for conducting all servicing and maintenance as described and required by the stormwater treatment measure maintenance plan(s). Maintenance of all on-site and off-site design and treatment control measures shall be the owner's responsibility.

197. Approved maintenance plans for stormwater treatment measures shall be kept on-site and made readily available to maintenance crews. Maintenance plans shall be strictly adhered to.

198. Tenant moving vehicles shall utilize designated loading zones. Tenant moving vehicles shall be SU-30 or smaller and shall not block traffic lanes or occupy on-street parking for the purposes of loading or unloading. Property manager is responsible for notifying occupants of the tenant moving vehicle requirements. Any parking exceptions will require a special permit through Public Works Department with the property manager as the Applicant or co-Applicant.

199. Compactor service shall be required for garbage and recycling for the project unless this requirement is waived by the City Engineer.

200. To reduce the number of required organic bins, the residential composting for the project shall utilize SLIM JIMS to collect the organics internally before the contents are collected.

201. The property manager(s) shall be responsible for shuttling the garbage bins out to the pickup point. Property management staff shall work with the City and Recology on the timing placement of bins to ensure their visibility is kept to a minimum.

202. Refuse collection shall be scheduled for between 9am to 2pm, and shall not occur on Saturdays and Sundays.

203. To ensure that bulky items are properly disposed of, a designated location for bulky item pickups shall be required.

204. To ensure that batteries and bulbs are properly disposed of, a designated location shall be required for their collection to avoid these items from entering the waste stream.

205. All trash, refuse, and their bins shall be contained completely within the building, except when actively being unloaded. Trash and refuse bins cannot be staged outside of the building overnight and shall be immediately moved back within the building after collection.

206. The Applicant shall be responsible for sweeping and cleaning up all trash staging areas and bin routes, especially within the public right-of-way, immediately after every refuse pickup. This cleaning shall include curbs/gutters along the project frontage designed to accommodate refuse pickup, that cannot be maintained by City street sweepers.

207. By April 1 each year, maintenance inspection and servicing reports for the stormwater treatment systems shall be submitted to the City Engineer for the previous calendar year (January 1 through December 31).

208. The Applicant shall be required to pay for all municipal inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the City.

209. Site access shall be granted to representatives of the City, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems. A statement to that effect shall be made a part of the Maintenance Agreement and Stormwater Treatment Measures Maintenance Agreement recorded against the properties.

210. The Applicant and its successors shall be responsible for maintenance of the sewer laterals up to the public sewer main line or manhole.

211. Storm drainage improvements on private property shall be privately owned and maintained. Storm drain laterals, including those within the public right-of-way, shall be privately maintained, with responsibility terminating at connections to the public storm drain system.

212. All private utilities (storm drain, sanitary sewer, water, electric, gas, etc.) and private road facilities within the development shall be maintained and repaired by the Applicant and its successors and shall be memorialized in the maintenance and operations agreement.

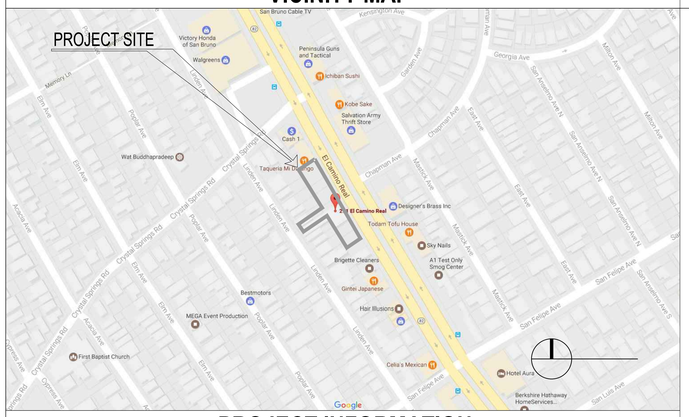
213. The Applicant shall make a good-faith effort to address any unanticipated traffic concerns caused by on-site, private traffic, including but not limited to parking, queuing, loading, etc., for one year after Certificate of Occupancy issuance to the satisfaction of the City Engineer. During construction, the applicant shall address any unanticipated specific adverse off-site traffic impacts to the surrounding neighborhood caused by the construction of the project to the satisfaction of the City Engineer.

214. No plants or objects 30 inches in height are permitted within 20 feet of driveways and shall comply with vehicular / pedestrian sight distance requirements.

End of Conditions

ATTACHMENT 3

VICINITY MAP



PROJECT INFORMATION

PROPERTY ADDRESS :	271 EL CAMINO REAL, SAN BRUNO, CA 94066
APN :	020-406-730; 020-406-700; 020-406-690 020-406-870; 020-406-590; 020-406-790
ZONING :	MX-R (2 P-1)
LOT AREA:	25,030 SF (0.574 ACRE)
GROSS FLOOR AREA:	66,384 SF (3)
OCCUPANCY:	S-2, R-2
TYPE OF CONSTRUCTION:	I-A, V-A
SPRINKLER SYSTEM:	YES (NFPA 13) ON BOTH R-2 & S-2
PROJECT FUNDING:	PRIVATE
FAR 3.0	
MAXIMUM PERMITTED SF:	25,030 SF X 3 (FAR) = (3) 75,090 SF > 46,710 SF (1.87) FAR OK (2)

SCOPE OF WORK

NEW GROUND UP (4) STORIES WITH (3) STORIES OF CONDOS ON (1) STORY OF CONCRETE DECK PARKING GARAGE AT GROUND. TOTAL OF (35) UNITS + (2) DETACHED ADUs AND (51) PARKING SPACES. (2) (3)

UNIT MIX TABLE

	APT CONDO
2 BEDROOM :	34
3 BEDROOM :	1 (2 P-AC-2)
TOTAL	35 UNITS
2 BEDROOM DETACHED ADU :	(2) (2) (3)

PROJECT DIRECTORY

Owner
Patrick Lee
3048 Scott Blvd.
Santa Clara, CA 95054

Landscape Architect
Jeffrey Heid Landscape Architect
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Jeffrey Heid

UTILITY ENGINEER
TARRAR UTILITY CONSULTANTS
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Alfonso Reyes

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CHRIS@LUKASSOCIATES.com

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A0.2 ELEVATIONS B/W
A0.2a ELEVATIONS RENDERING
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A1.0AH AFFORDABLE HOUSING PLAN
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A1.0AR ACCESSIBLE ROUTE
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AFFORDABLE HOUSING (NOT PUBLICLY FUNDED)

REQUIRED
15% OF 23 UNITS: 23X 0.15= 3.45 UNITS
VERY LOW-INCOME: (4)

TOTAL PROVIDED: (4) UNITS
~~#1 UNIT 210~~
#2 UNIT 307 (4)
~~#3 UNIT 410~~
#4 UNIT 302

ALLOWABLE OPENINGS

SEE SHEET A0.2AO FOR ALLOWABLE OPENING CAL & DEMO

NORTH / SIDE:
FIRE SEPARATION DISTANCE: 5' TO LESS THAN 10'
25% UNPROTECTED ALLOWABLE AREA > 8.4% OK

EAST / STREET: 30' OR GREATER : NO LIMIT OK

SOUTH / SIDE:
FIRE SEPARATION DISTANCE: 5' TO LESS THAN 10'
25% UNPROTECTED ALLOWABLE AREA > 11% OK

WEST / BACK:
FIRE SEPARATION DISTANCE: 10' TO LESS THAN 15'
45% UNPROTECTED ALLOWABLE AREA > 4.3% - 25% OK (1 B1-1a)

PROJECT DATA

		PROPOSED	NOTES	
MAX. HEIGHT:	50'	56'-0"	(WAIVER)	
# OF STORIES:	3	4	(WAIVER)	
FLOOR AREA RATIO:	3 x 25,030 SF= 75,090 SF	46,710 SF	46,710 / 25,030 = 1.87 FAR < 3.0 OK	(2)
LOT COVERAGE:	NOT REQUIRED		16,714 SF/ 25,030 SF	
IMPERMEABLE SURFACE:	85%	82%	20,478 SF/ 25,030 SF	
LANDSCAPE:		18%	4,459 SF/ 25,030 SF	(3)
SETBACK & OPENINGS:	SETBACK		OPENINGS	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED
EAST ELEVATION (FRONT)	10'-0" AVG. 5'-0" MIN.	(WAIVER)		
WEST ELEVATION (BACK)	10'-0"	10'-0"		19%
NORTH ELEVATION (SIDE)	NOT REQUIRED		25%	14%
SOUTH ELEVATION (SIDE)	NOT REQUIRED		25%	12%

UNITS OF APARTMENTS:	ALLOWED		PROPOSED
	25,030 SF	0.574 acres	
DENSITY	40 units/acre	23	(3)
	(35); SECTION 65915(f)(2)		35 (DBL) (2)

PARKING:		REQUIRED	PROPOSED	(2)
GOV CODE 65915(P)(1) 1.5 PARKING/ 2/3 BEDROOM				
TOTAL AUTO PARKING		35X1.5= (53)	51	(WAIVER)
EV PARKING			8	
GUEST			2	
ADA			3	
MORTORCYCLE	1/26-100 AUTO SPACE	1	1	OK
BIKECYCLE PARKING	SHORT TERM (1/15 UNITS)	(2 P-2) 3	3	OK
	LONG TERM (1/ 4 UNITS)	9	10	OK

UNIT SIZE CALCULATION

NO.	UNIT NAME	FLOOR	BD/BA/DEN	ENCL. SQ.FT	BALCONY	TOTAL UNIT SQ. FT.
1	UNIT 201	2	2/2/-	1,060	84	1,144
2	UNIT 202	2	2/2/-	1,042	131	1,173
3	UNIT 203	2	3/2/-	1,072	166	1,238
4	UNIT 204	2	2/2/-	1,072	166	1,238
5	UNIT 205	2	2/2/-	1,072	167	1,239
6	UNIT 206	2	2/2/-	1,032	65	1,097
7	UNIT 207	2	2/2/-	1,024	67	1,091
8	UNIT 208	2	2/2/-	1,116	67	1,183
9	UNIT 209	2	2/2/-	1,135		1,632
10	UNIT 210	2	2/2/-	944		944 (3)
11	UNIT 211	2	3/2/-	1,318		1,318 (2)
12	UNIT 301	3	2/2/-	1,060	84	1,144
13	UNIT 302	3	2/2/-	1,042	55	1,097
14	UNIT 303	3	2/2/-	1,072	45	1,117
15	UNIT 304	3	2/2/-	1,072	45	1,117
16	UNIT 305	3	2/2/-	1,072	45	1,117
17	UNIT 306	3	2/2/-	1,032	65	1,097
18	UNIT 307	3	2/2/-	1,024	67	1,091
19	UNIT 308	3	2/2/-	1,116	67	1,183
20	UNIT 309	3	2/2/-	1,135		1,135
21	UNIT 310	3	2/2/-	944		944
22	UNIT 311	3	2/2/-	944		944
23	UNIT 312	3	2/2/-	944		944
24	UNIT 401	4	2/2/-	1,060	84	1,144
25	UNIT 402	4	2/2/-	1,042	55	1,097
26	UNIT 403	4	2/2/-	1,072	45	1,117
27	UNIT 404	4	2/2/-	1,072	104	1,176
26	UNIT 405	4	2/2/-	1,072	105	1,177
29	UNIT 406	4	2/2/-	1,032	65	1,097
30	UNIT 407	4	2/2/-	1,024	67	1,091
31	UNIT 408	4	2/2/-	1,116	67	1,183
32	UNIT 409	4	2/2/-	1,135		1,135
33	UNIT 410	4	2/2/-	944		944
34	UNIT 411	4	2/2/-	944		944
35	UNIT 412	4	2/2/-	944		944
1	ADU 101	1	2/2/-	1,027		1,027
2	ADU 102	1	2/2/-	1,034		1,034
TOTAL UNITS SQ. FT.				38,862		41,337

GROSS FLOOR AREA CALCULATION

	(SQ. FT.)	COMMON SPACE	UNIT SQ. FT.	PATIO/ BALCONY	TOTAL
GARAGE LEVEL	PARKING GARAGE Subtotal:	17,613			17,613
FIRST LEVEL	LOBBY/COMMON AREA	2,944			
	COMMON ROOM	302			
	UNIT 201		1,060	84	
	UNIT 202		1,042	131	
	UNIT 203		1,072	166	
	UNIT 204		1,072	166	
	UNIT 205		1,072	167	
	UNIT 206		1,032	65	
	UNIT 207		1,024	67	
	UNIT 208		1,117	67	
	UNIT 209		1,135		
	UNIT 210		944		
	UNIT 211		1,318		1ST RES. FLR TOTAL (3)
	Subtotal:	3,246	11,888	913	16,047 (2)
SECOND LEVEL	LOBBY/COMMON AREA	2,340			
	UNIT 301		1,060	84	
	UNIT 302		1,042	55	
	UNIT 303		1,072	45	
	UNIT 304		1,072	45	
	UNIT 305		1,072	45	
	UNIT 306		1,032	65	
	UNIT 307		1,025	67	
	UNIT 308		1,117	67	
	UNIT 309		1,135		
	UNIT 310		944		
	UNIT 311		944		
	UNIT 312		944		2ND RES. FLR TOTAL
	Subtotal:	2,340	12,459	473	15,272
THIRD LEVEL	LOBBY/COMMON AREA	2,340			
	UNIT 401		1,060	84	
	UNIT 402		1,042	55	
	UNIT 403		1,072	45	
	UNIT 404		1,072	104	
	UNIT 405		1,072	105	
	UNIT 406		1,032	65	
	UNIT 407		1,025	67	
	UNIT 408		1,117	67	
	UNIT 409		1,135		
	UNIT 410		944		
	UNIT 411		944		
	UNIT 412		944		3RD RES. FLR TOTAL
	Subtotal:	2,340	12,459	592	15,391
TOTAL	GROSS AREA W/O GARAGE				46,710
	DETACHED ADU 101				1,027 (2)
	DETACHED ADU 102				1,034 (3)
TOTAL	GROSS FLOOR AREA				66,384 (2)

TOTAL AREA W/O GARAGE EXCLUDING ADUs : 16,617 SF + 15,272 SF, + 15,391 SF = 46,710 SF (3)

OPEN SPACE

REQUIRED MINIMUM OPEN SPACE PER CITY ORDINANCE CHAPTER 12 TABLE 12.280-2 :
40 SF/ UNIT ; 40 SF/ UNIT X (35) UNITS = 1,400 SF

(3) (2)
PROVIDED: COMMON OPEN SPACE: WEST GARDEN: 1,300 SF
+ DECK GARDEN: 640 SF = 1,940 SF > 1,400 SF OK

BUILDING AREA CALCULATION (4-STORY BLDG)

AREA MODIFICATION SECTION 506 (WITH SPRINKLER INCREASE)

ALLOWABLE BUILDING AREA & HEIGHT ANALYZED AS (1) BUILDING
SPRINKLER SYSTEM: YES (NFPA 13)
At = 36,000 (R2, TYPE VA, SM, NFPA 13)
Sa = 2 (# OF BUILDING STORY, NOT EXCEED 2) (2)
If = 0 (NOT NEEDED)
Aa = [At + (NS x If)] x Sa
= [36,000 + (12,000 x 0)] x 2
= 72,000 sqft
Aa TOTAL ALLOWABLE AREA = 72,000SF
72,000 max. allowed > 47,280 proposed --> OK

PROPOSED (4-STORY-BLDG) (SF)	
1ST FLOOR SF	16,047
2ND FLOOR SF	15,272
3RD FLOOR SF	15,391 (3)
TOTAL SF (4 STORY BLDG)	46,710

FRONTAGE INCREASE (506.3)
NOT NEEDED



*ADU 101 & 102 2D RENDERING SEE A2.3 3

2 WEST / BACK RENDERING
1 / 8" = 1'-0"
3
1
P1-9



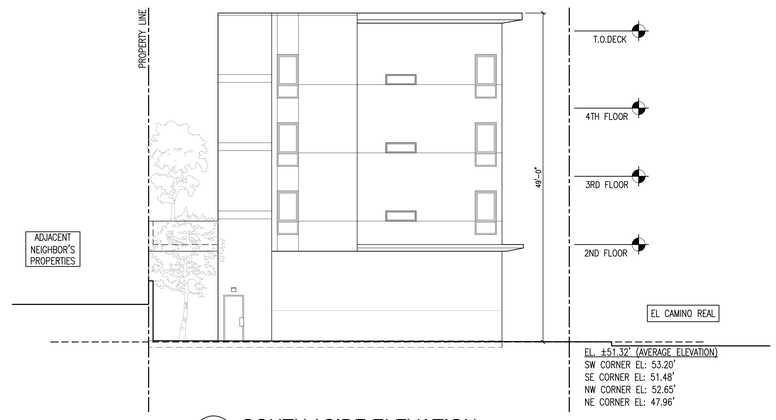
1 STREET/ FRONT RENDERING
1 / 8" = 1'-0"
1
P1-9

A0.1	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	RENDERINGS	REVISION: 5TH SUBMITTAL 4 DATE: 3 - 02- 2026	TECTONIC BUILDERS CORPORATION 10118 BANDLEY DR. #E, CUPERTINO, CA 95014 TEL: (408) 216- 0804



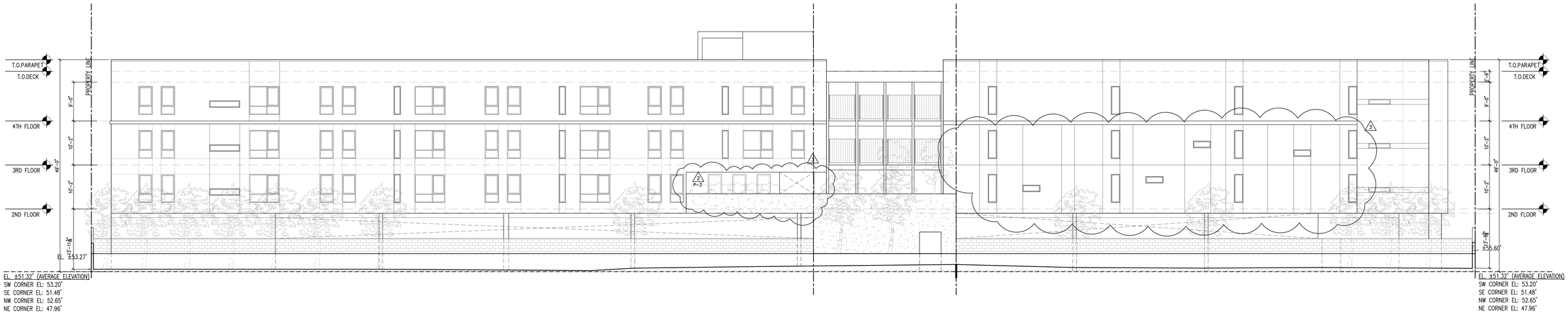
4 NORTH / SIDE ELEVATION

1 / 8" = 1'-0"



3 SOUTH / SIDE ELEVATION

1 / 8" = 1'-0"



2 WEST / BACK ELEVATION

1 / 8" = 1'-0"



1 EAST / FRONT ELEVATION

1 / 8" = 1'-0"

A0.2	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	ELEVATIONS	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025

TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E, CUPERTINO, CA 95014
TEL: (408) 216- 0804



4 NORTH / SIDE ELEVATION

1 / 8" = 1'-0"



3 SOUTH / SIDE ELEVATION

1 / 8" = 1'-0"



2 WEST / BACK ELEVATION

1 / 8" = 1'-0"

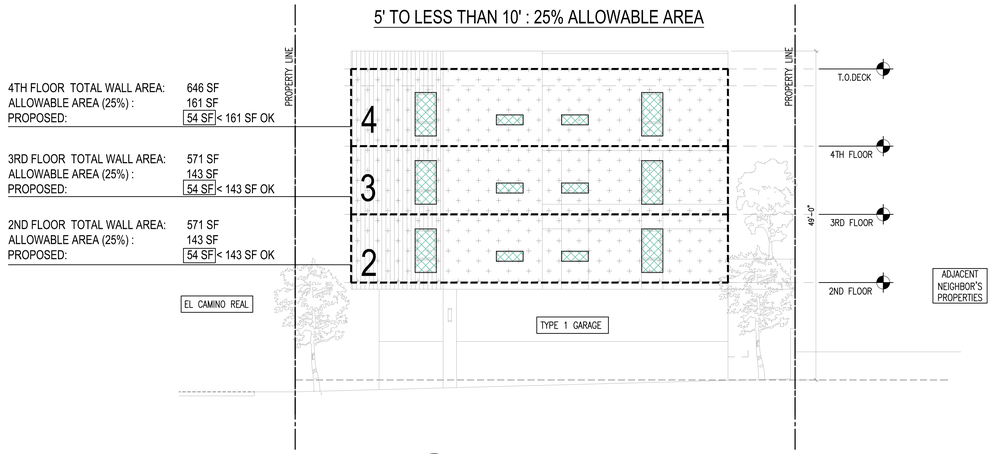


1 EAST / FRONT ELEVATION

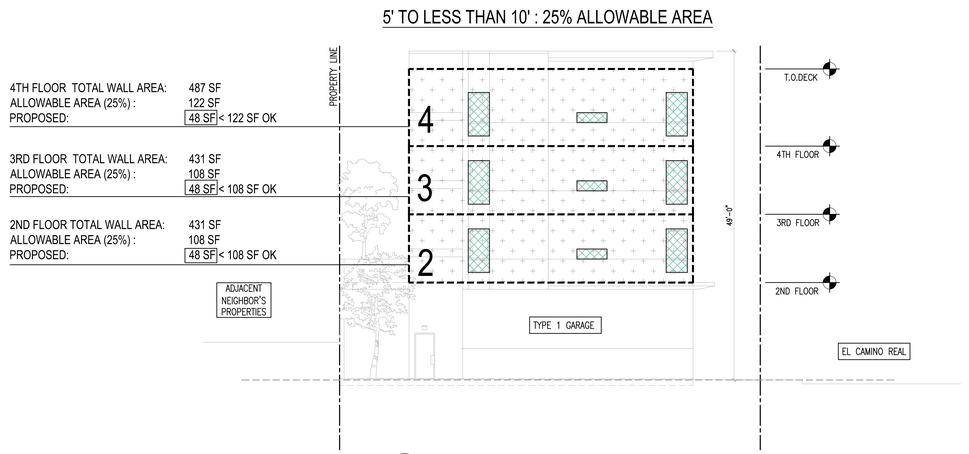
1 / 8" = 1'-0"

A0.2A	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	ELEVATIONS	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025

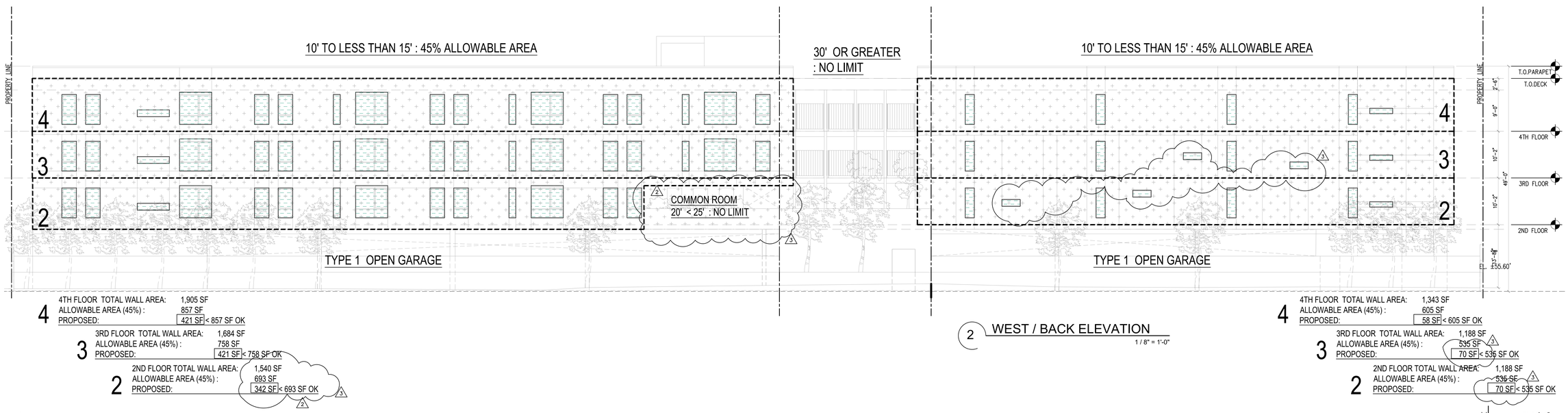
TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E, CUPERTINO, CA 95014
TEL: (408) 216- 0804



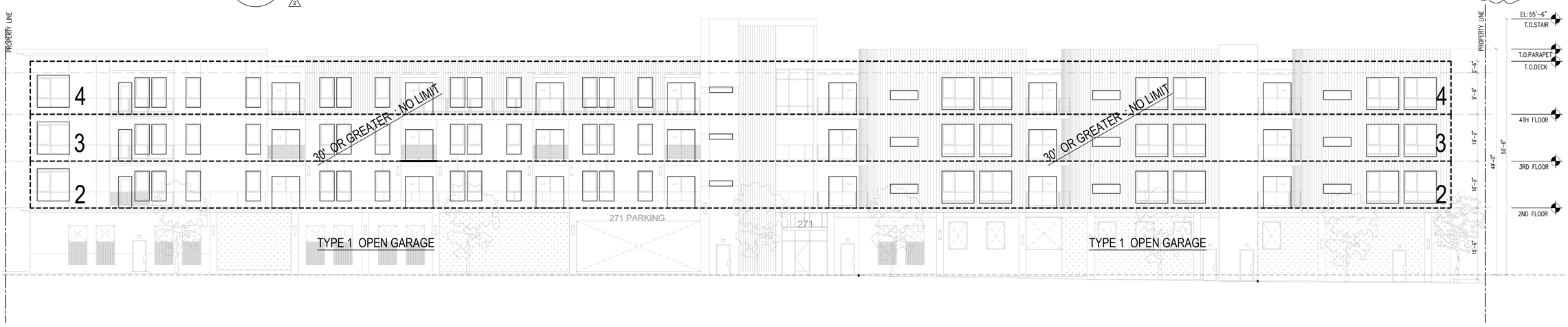
4 NORTH / SIDE ELEVATION
1 / 8" = 1'-0"



3 SOUTH / SIDE ELEVATION
1 / 8" = 1'-0"



2 WEST / BACK ELEVATION
1 / 8" = 1'-0"



1 EAST / FRONT ELEVATION
1 / 8" = 1'-0"

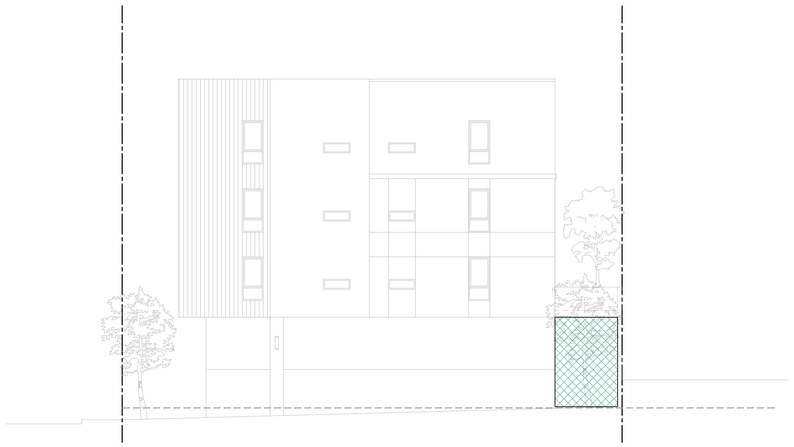
A0.2AO	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	ELEVATIONS - ALLOWABLE OPENING	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025

TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E, CUPERTINO, CA 95014
TEL: (408) 216- 0804

LEGEND

PROVIDED OPENING AREA

TOTAL WALL AREA



4 NORTH / SIDE ELEVATION

1 / 8" = 1'-0"



3 SOUTH / SIDE ELEVATION

1 / 8" = 1'-0"

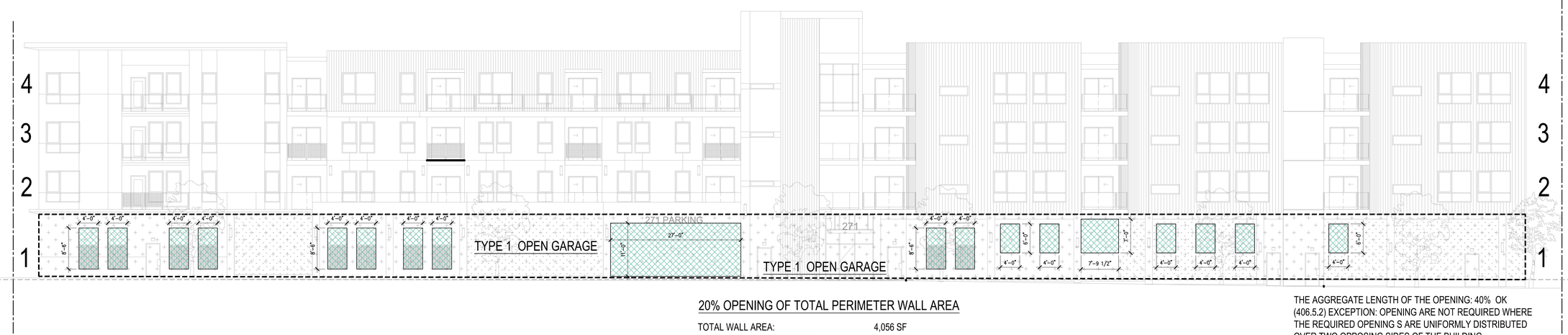


20% OPENING OF TOTAL PERIMETER WALL AREA

TOTAL WALL AREA:	4,044 SF
OPEN AREA (20%) REQUIRED:	809 SF
PROVIDED :	1,716 SF > 809 SF OK

2 WEST / BACK ELEVATION

1 / 8" = 1'-0"



20% OPENING OF TOTAL PERIMETER WALL AREA

TOTAL WALL AREA:	4,056 SF
OPEN AREA (20%) REQUIRED:	811 SF
PROVIDED :	836 SF > 811 SF OK

1 EAST / FRONT ELEVATION

1 / 8" = 1'-0"

THE AGGREGATE LENGTH OF THE OPENING: 40% OK
(406.5.2) EXCEPTION: OPENING ARE NOT REQUIRED WHERE THE REQUIRED OPENING S ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

A0.2GO	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	GARAGE OPENING △1 B1–2	REVISION: 4TH SUBMITTAL △3 DATE: 4 - 18- 2025	TECTONIC BUILDERS CORPORATION 10118 BANDLEY DR. #E, CUPERTINO, CA 95014 TEL: (408) 216- 0804



3 EXISTING PHOTO
VIEW FROM SOUTH EL CAMINO REAL

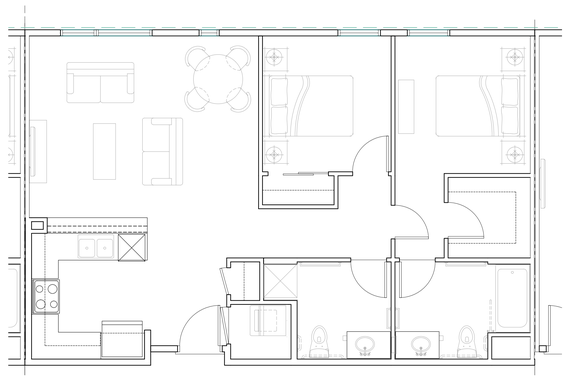


2 EXISTING PHOTO
VIEW FROM NORTH EL CAMINO REAL



1 SITE PLAN / ROOF PLAN
1 / 16" = 1'-0"

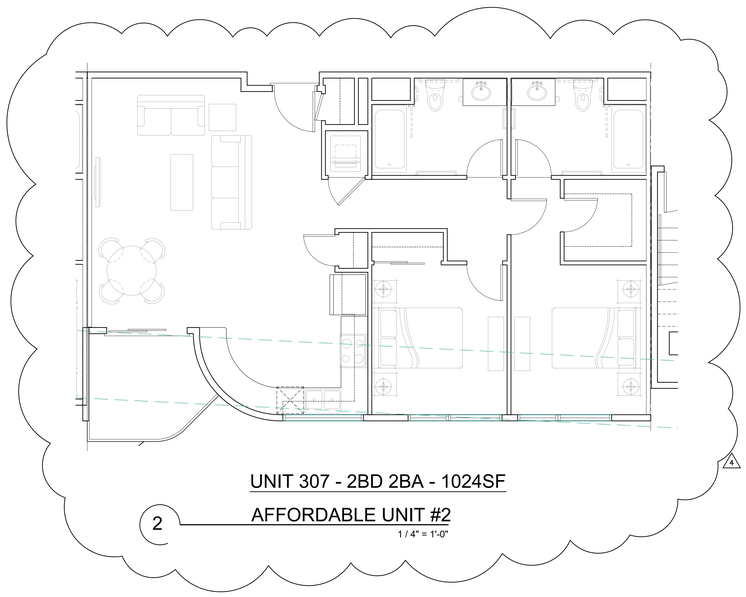
A1.0	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	SITE PLAN W/ NEIGHBOR CONTEXT / EXISTING SITE AERIAL	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025	TECTONIC BUILDERS CORPORATION 10118 BANDLEY DR. #E, CUPERTINO, CA 95014 TEL: (408) 216- 0804



UNIT 410 - 2BD 2BA - 944SF

3 AFFORDABLE UNIT #3

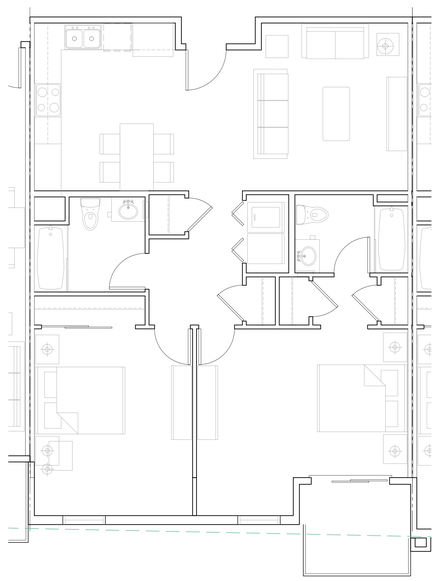
1 / 4" = 1'-0"



UNIT 307 - 2BD 2BA - 1024SF

2 AFFORDABLE UNIT #2

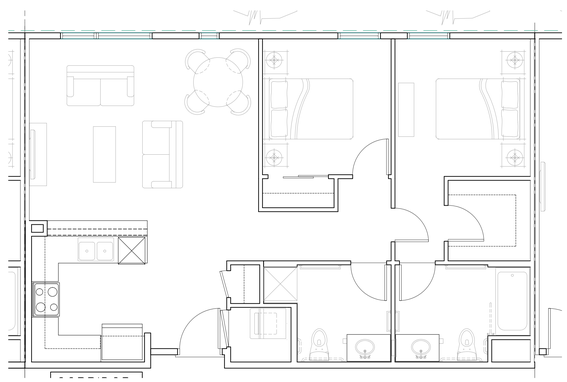
1 / 4" = 1'-0"



UNIT 302 - 2BD 2BA - 1042SF

4 AFFORDABLE UNIT #4

1 / 4" = 1'-0"



UNIT 210 - 2BD 2BA - 944SF

1 AFFORDABLE UNIT #1

1 / 4" = 1'-0"

A1.0 AU2

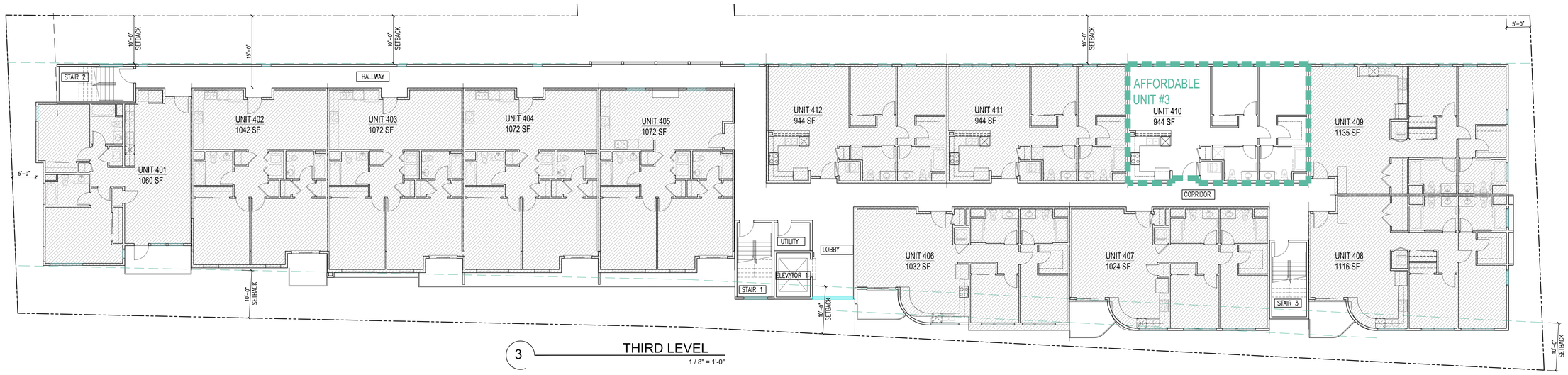
BUTLER APARTMENTS
271 EL CAMINO REAL, SAN BRUNO, CA 94066

AFFORDABLE UNIT ENLARGED PLAN

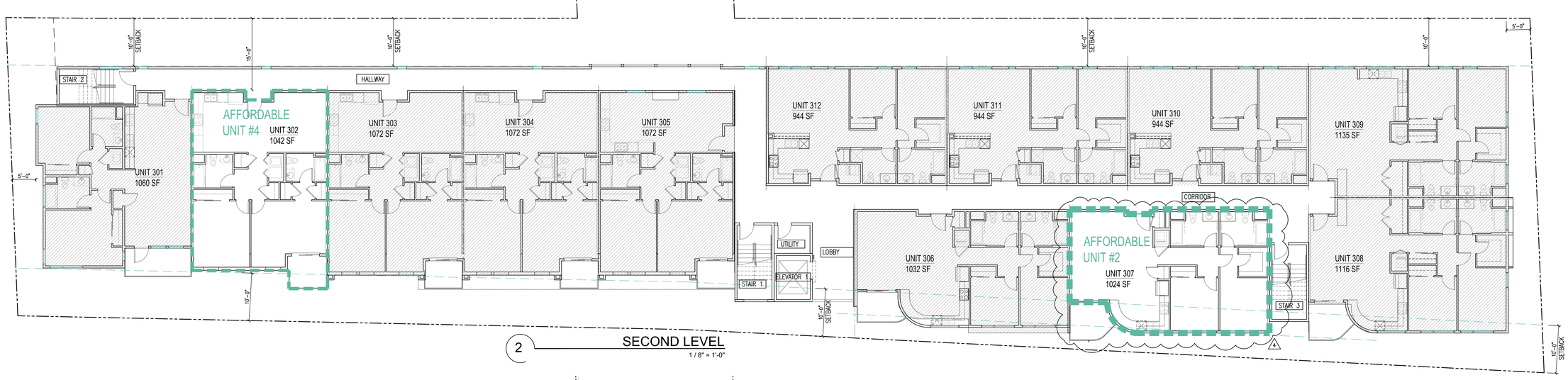
REVISION: 5TH SUBMITTAL 4

DATE: 2 - 04- 2026

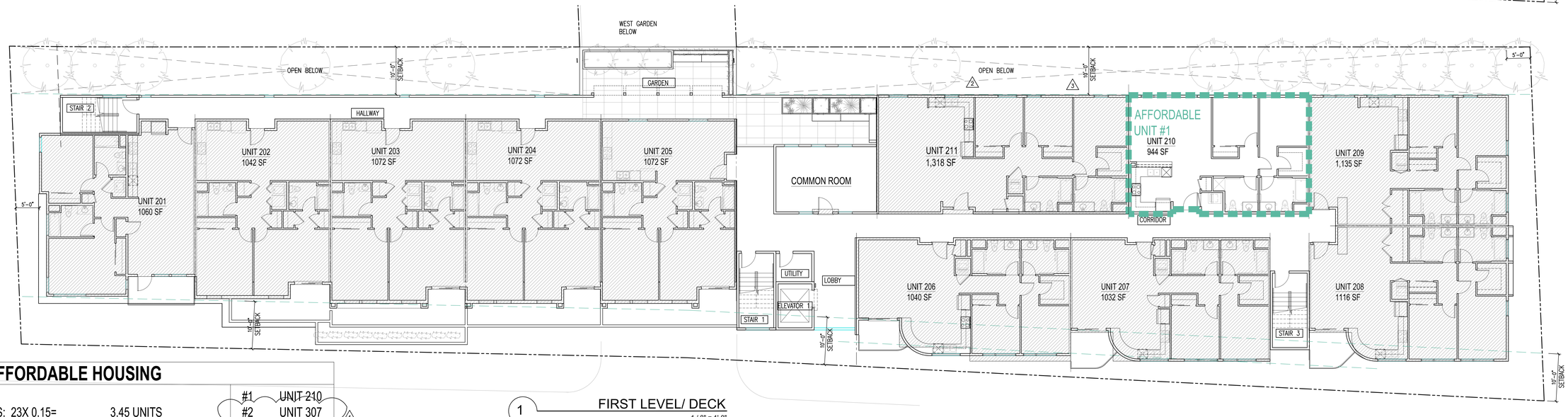
TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E, CUPERTINO, CA 95014
TEL: (408) 216- 0804



3 THIRD LEVEL
1 / 8" = 1'-0"



2 SECOND LEVEL
1 / 8" = 1'-0"



1 FIRST LEVEL/ DECK
1 / 8" = 1'-0"

AFFORDABLE HOUSING

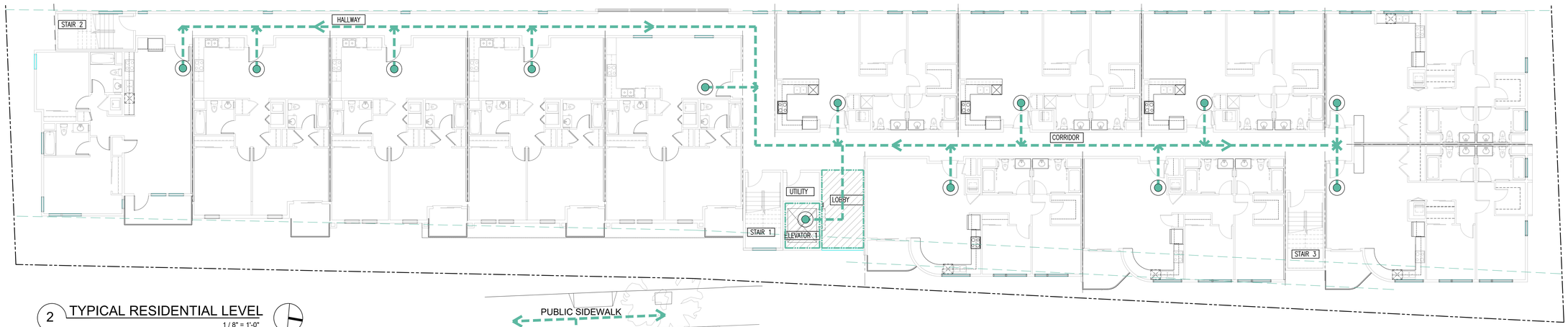
REQUIRED		
15% OF 23 UNITS: 23X 0.15=	3.45 UNITS	
15% OF VERY LOW-INCOME:	(4)	
TOTAL PROVIDED:	(4) UNITS	

#1	UNIT 210
#2	UNIT 307
#3	UNIT 410
#4	UNIT 302

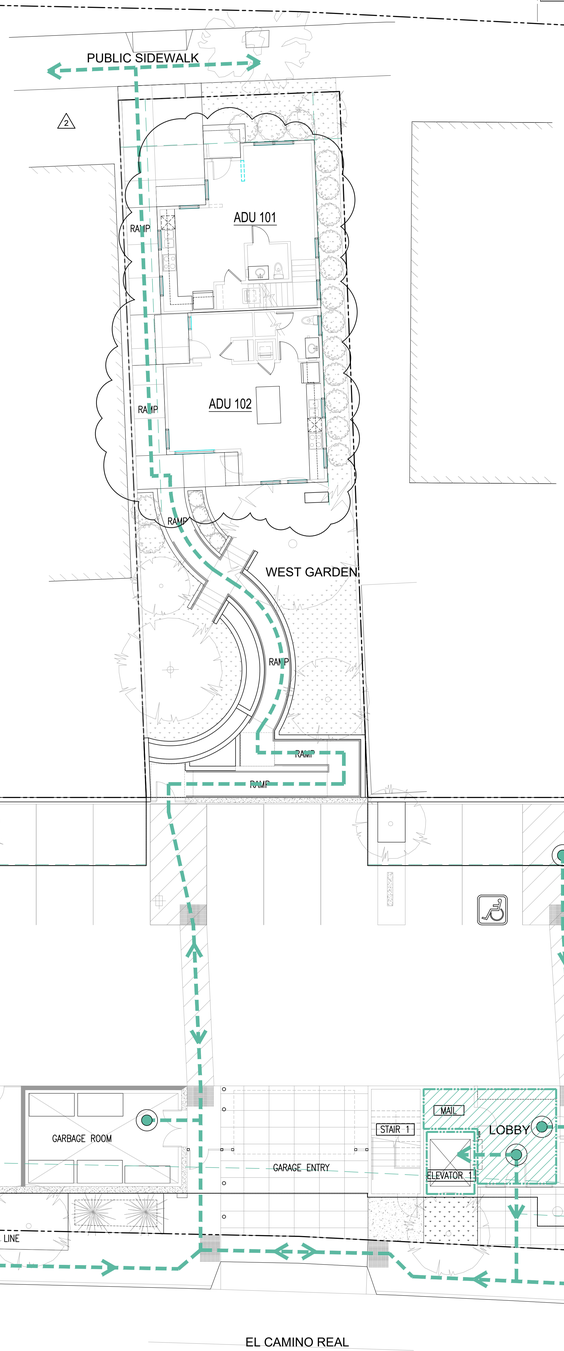
4

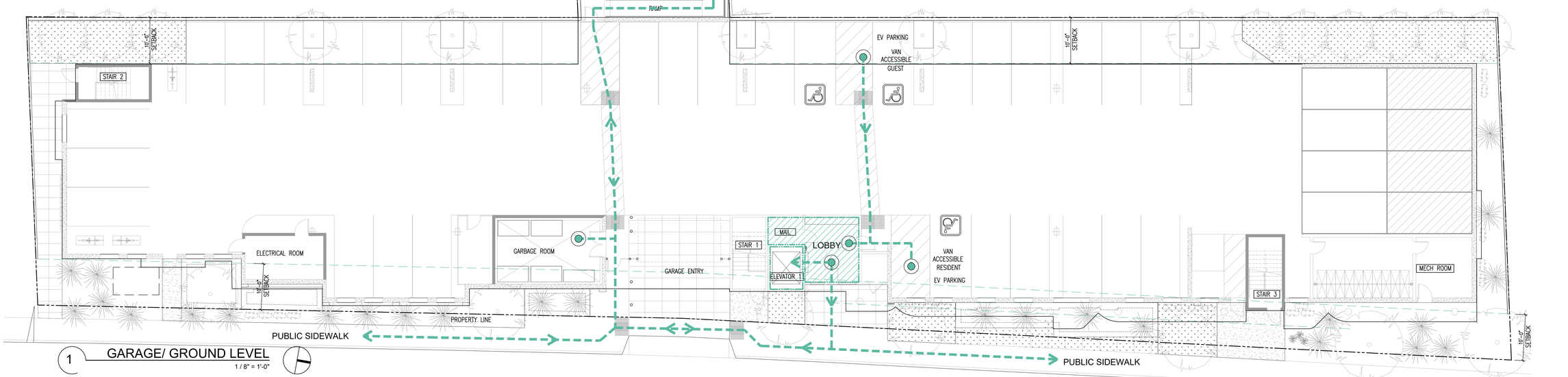
A1.0AH	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	AFFORDABLE HOUSING PLAN	REVISION: 5TH SUBMITTAL 4 DATE: 2 - 04- 2026

TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E, CUPERTINO, CA 95014
TEL: (408) 216- 0804



2 TYPICAL RESIDENTIAL LEVEL
1 / 8" = 1'-0"





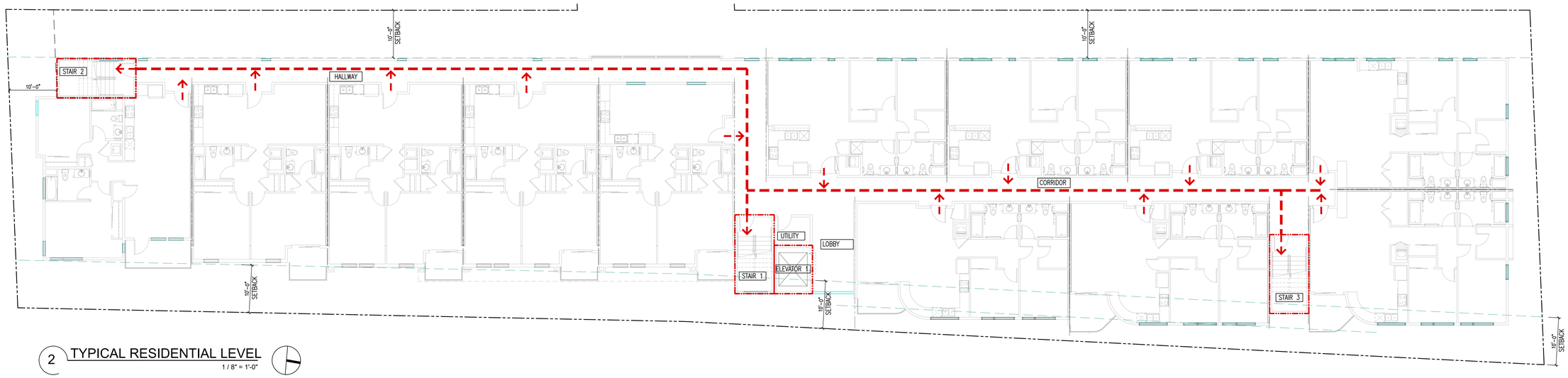
1 GARAGE/ GROUND LEVEL
1 / 8" = 1'-0"

LEGEND

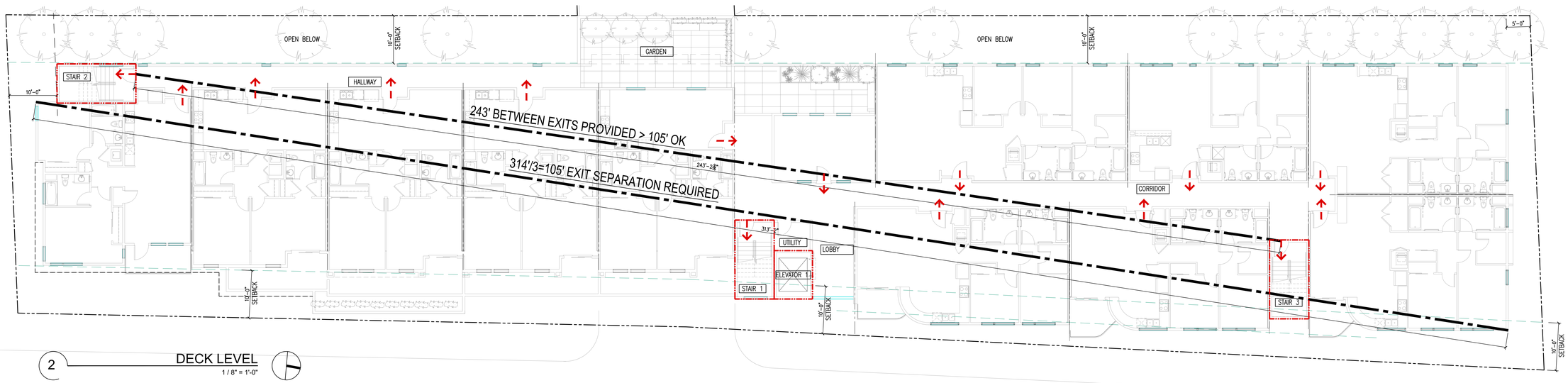
- PROPERTY LINE
- SETBACK
- ACCESSIBLE ROUTE
- ENTRY / START POINT
- LOBBY & ELEVATOR

A1.0AR	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	ACCESSIBLE ROUTE	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025

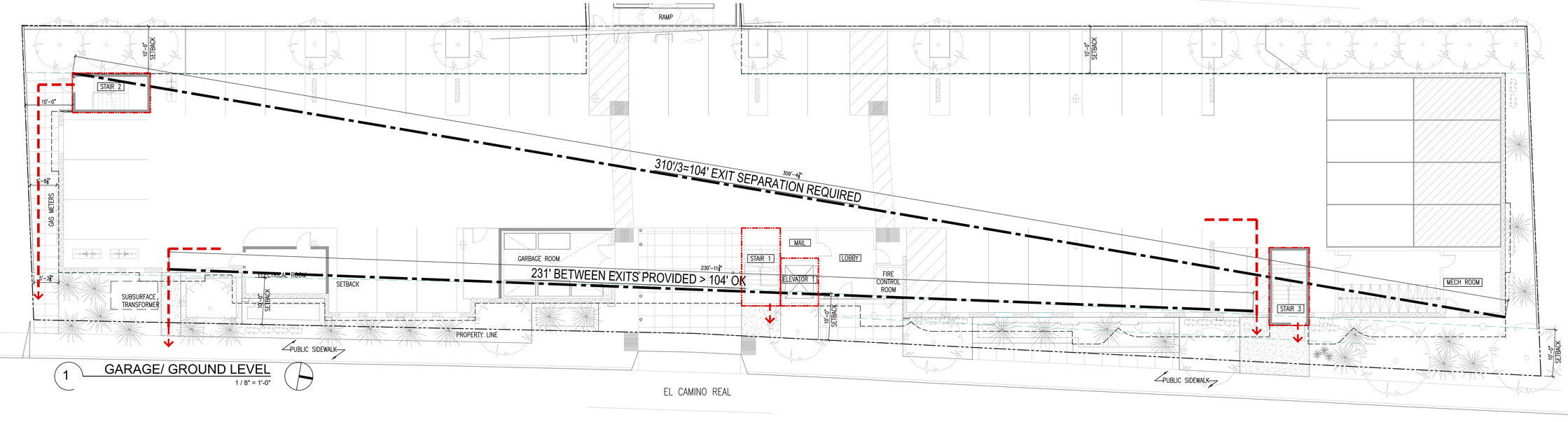
TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E, CUPERTINO, CA 95014
TEL: (408) 216- 0804



2 TYPICAL RESIDENTIAL LEVEL
1 / 8" = 1'-0"



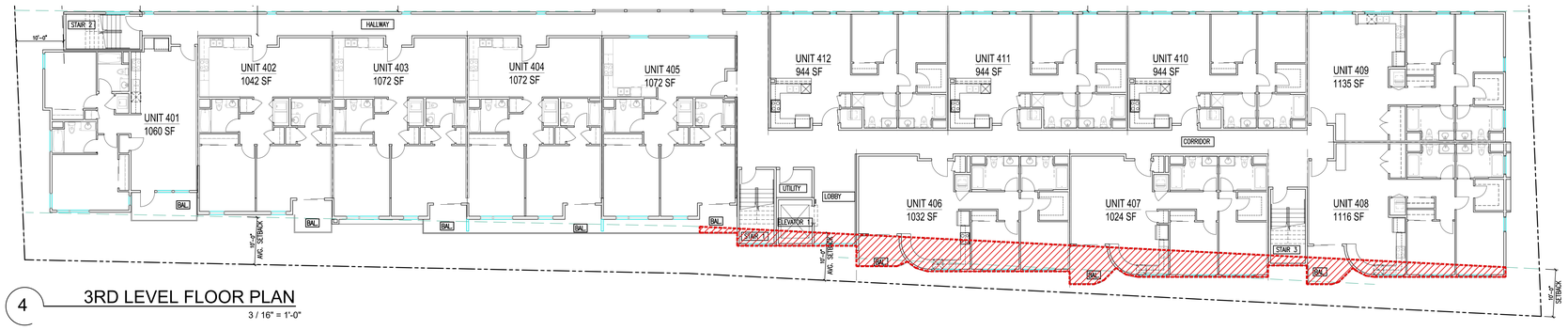
2 DECK LEVEL
1 / 8" = 1'-0"



1 GARAGE/ GROUND LEVEL
1 / 8" = 1'-0"

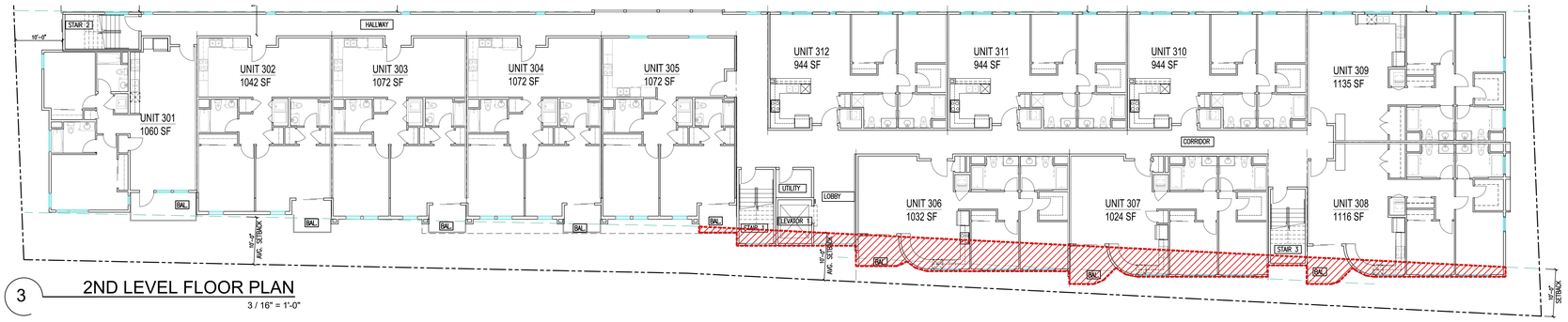
A1.0EA	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	EXIT ANALYSIS	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025

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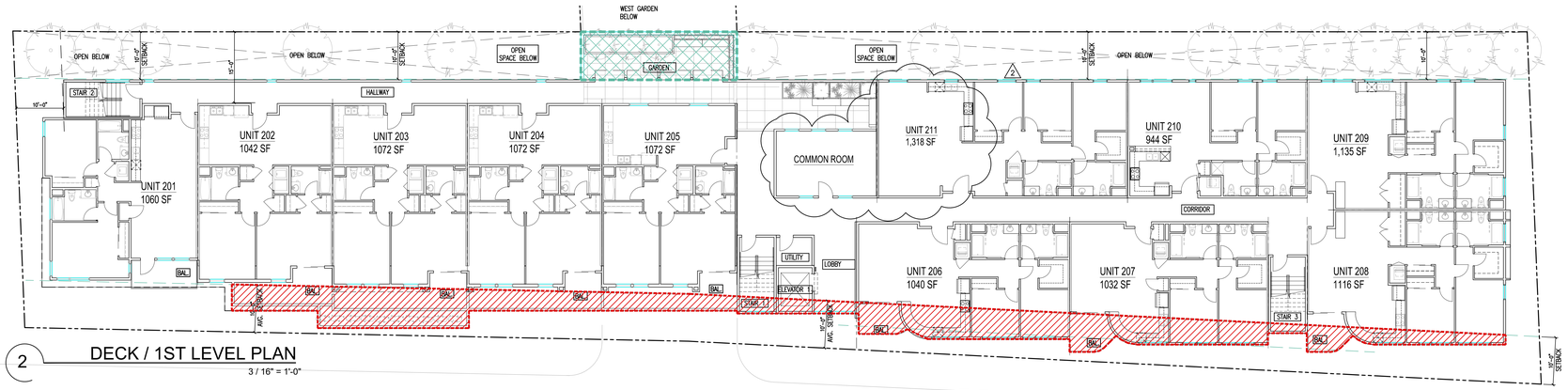
4 3RD LEVEL FLOOR PLAN

3 / 16" = 1'-0"



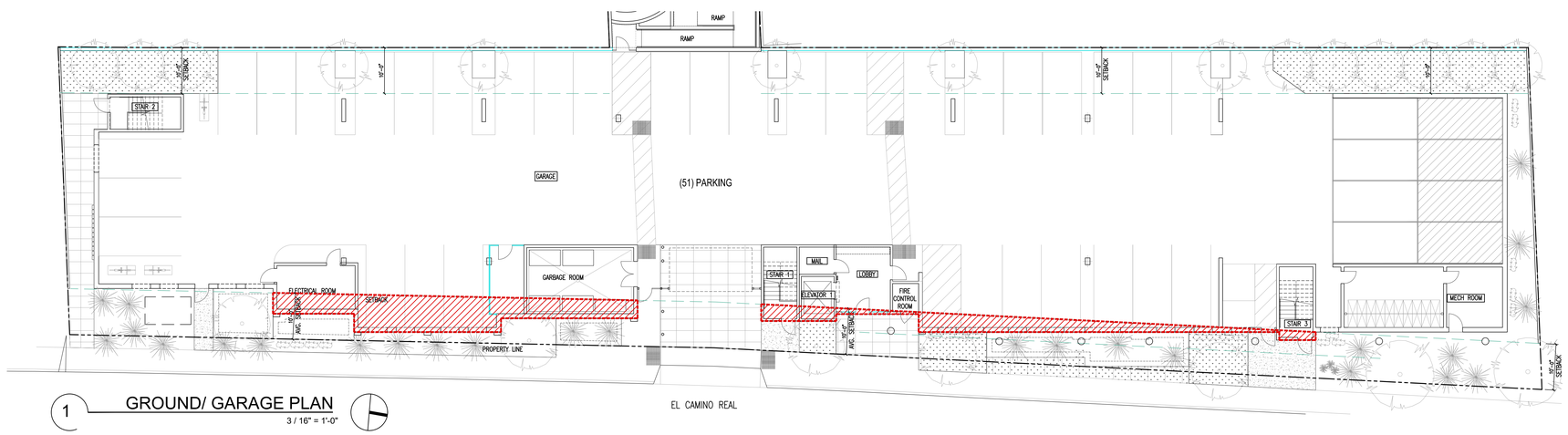
3 2ND LEVEL FLOOR PLAN

3 / 16" = 1'-0"



2 DECK / 1ST LEVEL PLAN

3 / 16" = 1'-0"



1 GROUND/ GARAGE PLAN

3 / 16" = 1'-0"

LEGEND

PROPERTY LINE

SETBACK

ENCROACHMENT AREA (FRONT SETBACK)

REQUIRED FRONT SETBACK : AVG. 10'-0" MIN. 5'-0"

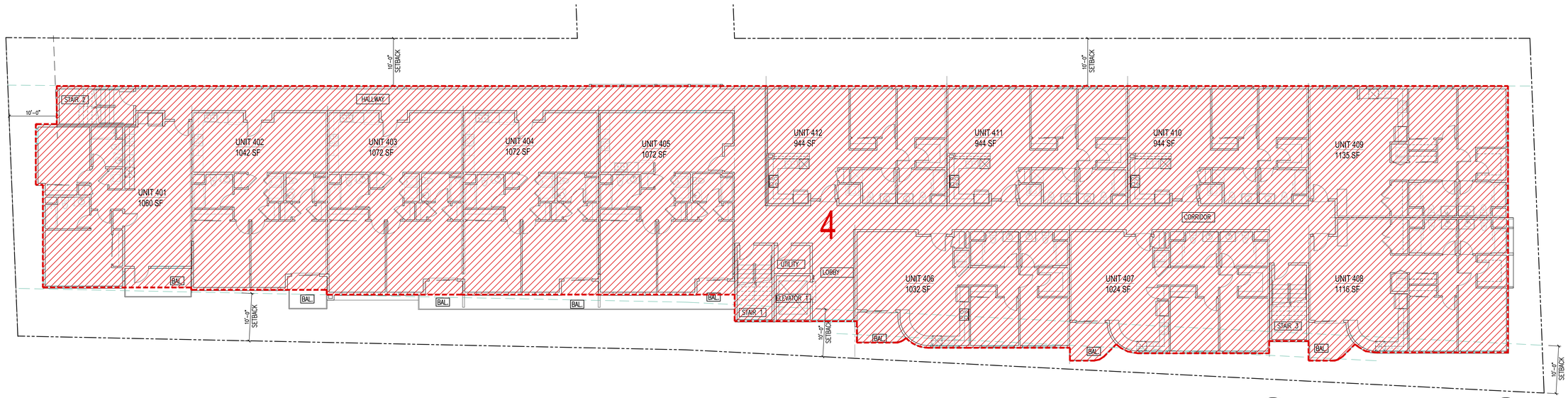
ENCROACHMENT AREA (REAR SETBACK)

REQUIRED REAR SETBACK : 10'-0"

NOTES:
BALCONY MAY PROJECT INTO THE AVERAGE FRONT SETBACK BY 4'-0" TABLE 12.280-2 NOTE 6

A1.1	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	SETBACK ENCROACHMENT DEMO	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025

TECTONIC BUILDERS CORPORATION
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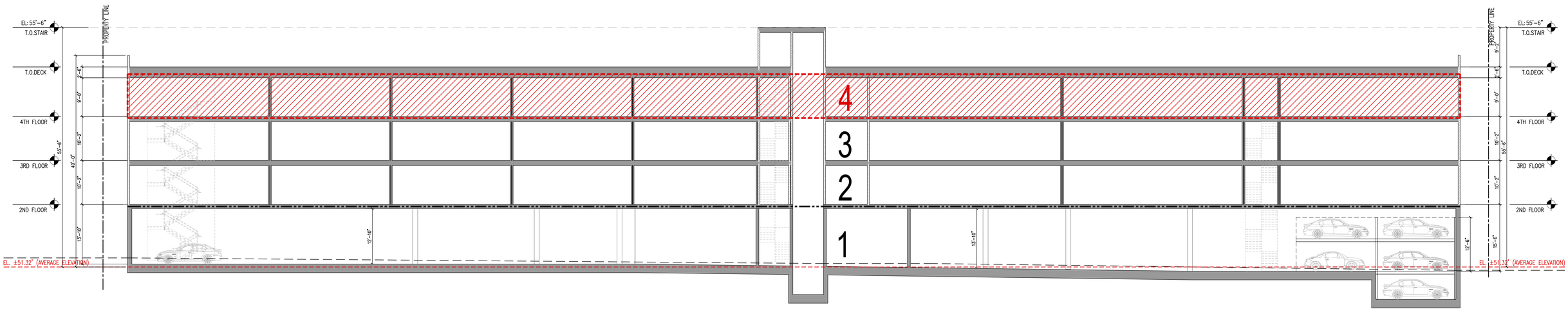


2 3RD LEVEL FLOOR PLAN

1 / 8" = 1'-0"

LEGEND

- PROPERTY LINE
- SETBACK
- ENCROACHMENT AREA (NUMBER OF STORY) MAX # OF STORY: 3

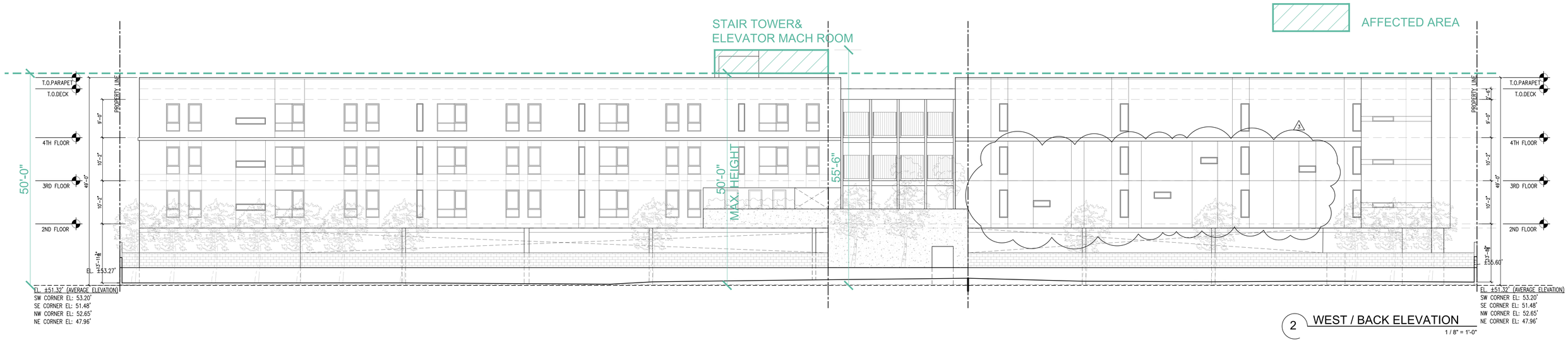


1 LONGITUDINAL SECTION

1 / 8" = 1'-0"

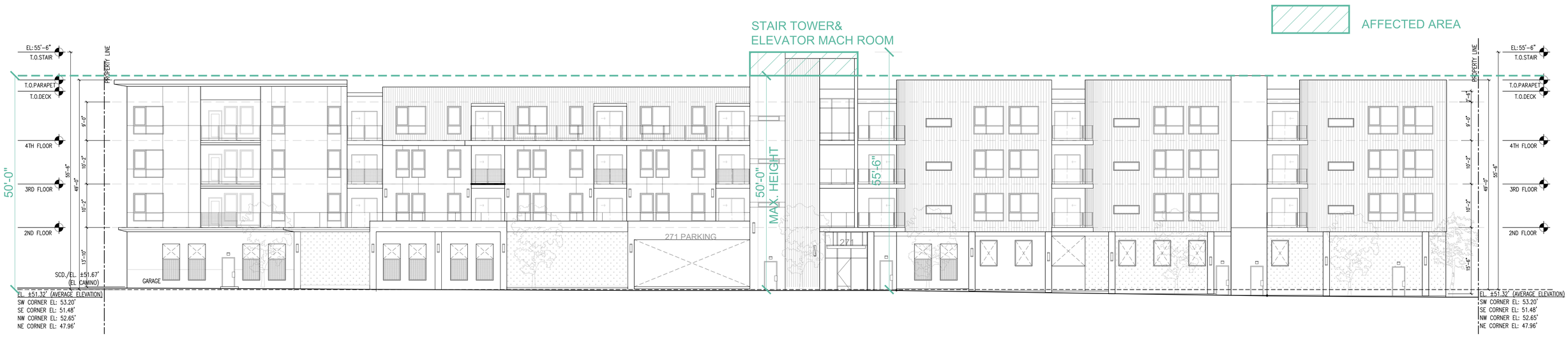
A1.2	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	NUMBER OF STORY ENCROACHMENT DEMO	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025

TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E. CUPERTINO, CA 95014
TEL: (408) 216- 0804



2 WEST / BACK ELEVATION

1 / 8" = 1'-0"

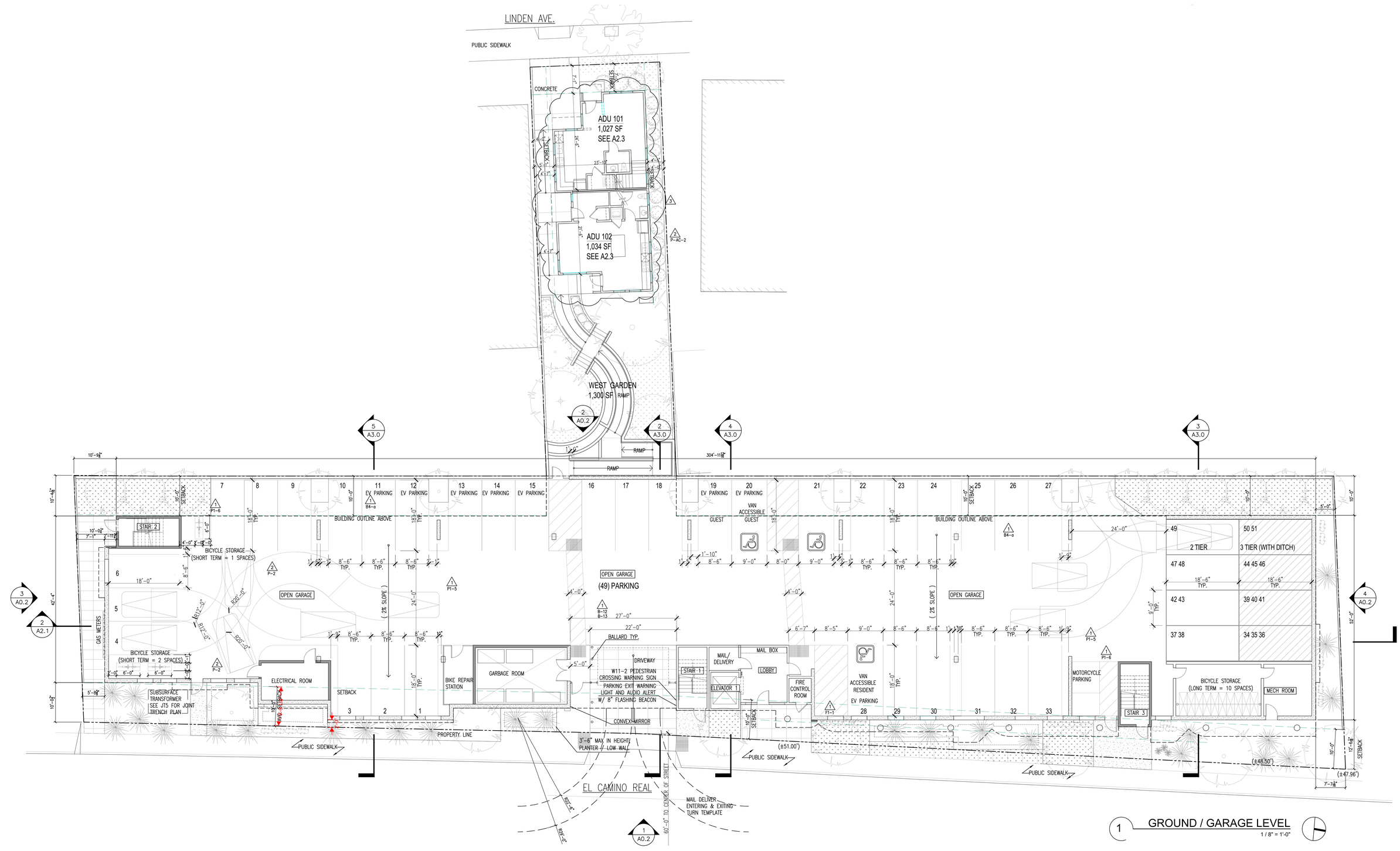


1 EAST / FRONT ELEVATION

1 / 8" = 1'-0"

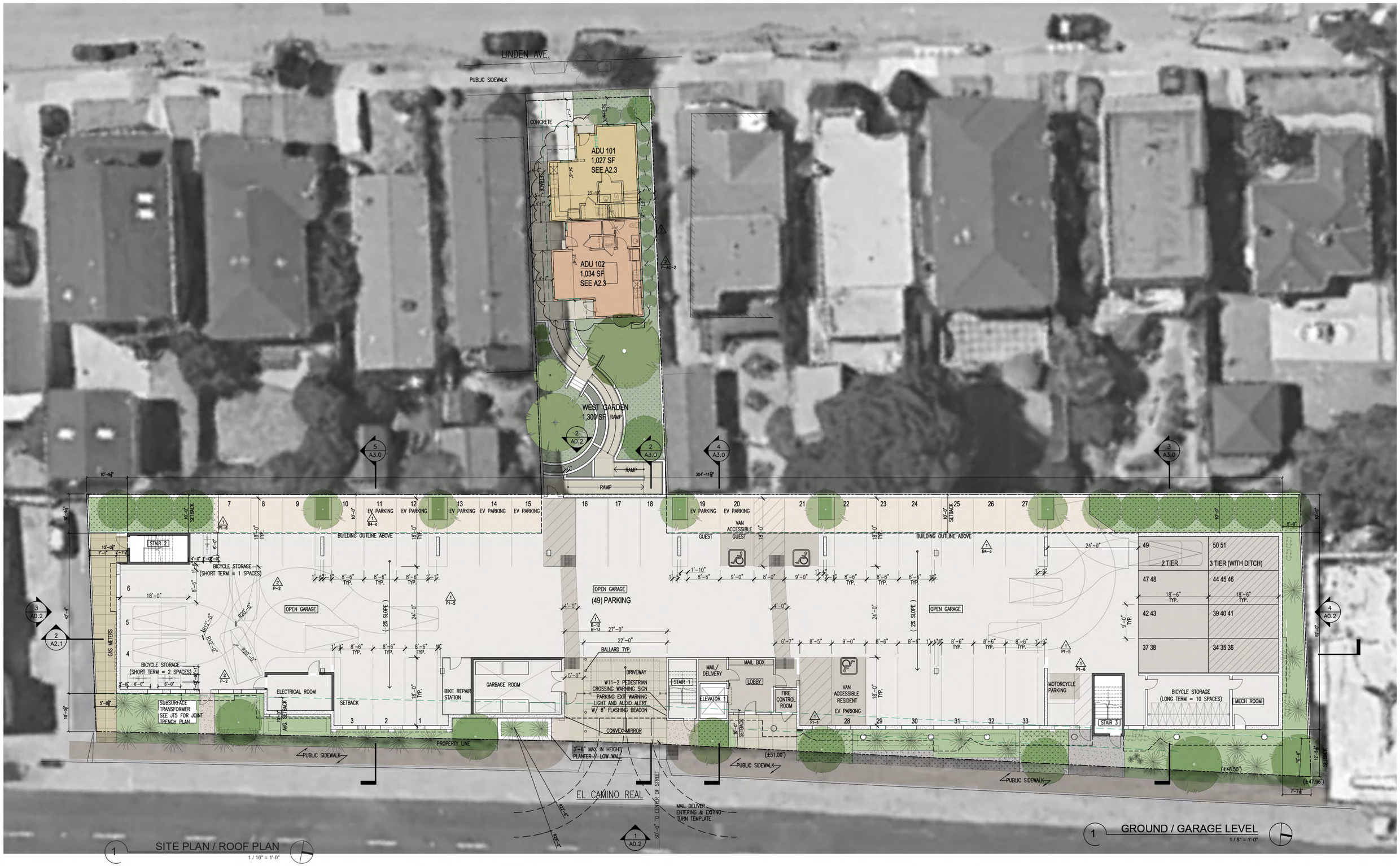
A1.4	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	BUILDING MAX HEIGHT ENCROACHMENT DEMO △1 P1–11	REVISION: 4TH SUBMITTAL △3 DATE: 4 - 18- 2025

TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E, CUPERTINO, CA 95014
TEL: (408) 216- 0804



1 GROUND / GARAGE LEVEL
1 / 8" = 1'-0"

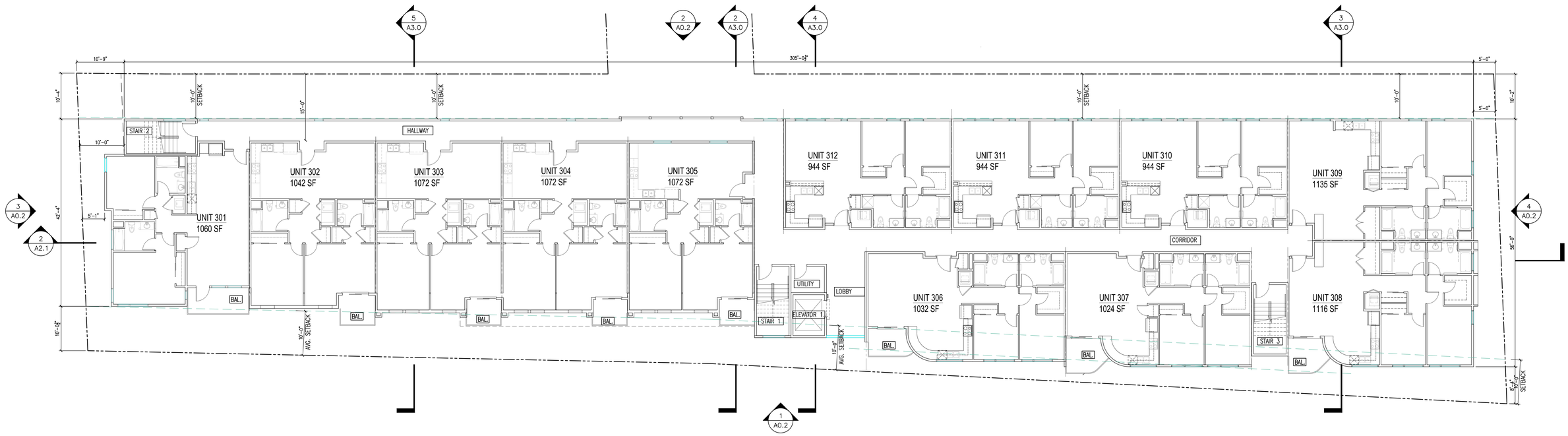
A2.0	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	SITE PLAN / GROUND / GARAGE LEVEL	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025	TECTONIC BUILDERS CORPORATION 10118 BANDLEY DR. #E, CUPERTINO, CA 95014 TEL: (408) 216- 0804



1 SITE PLAN / ROOF PLAN
1 / 16" = 1'-0"

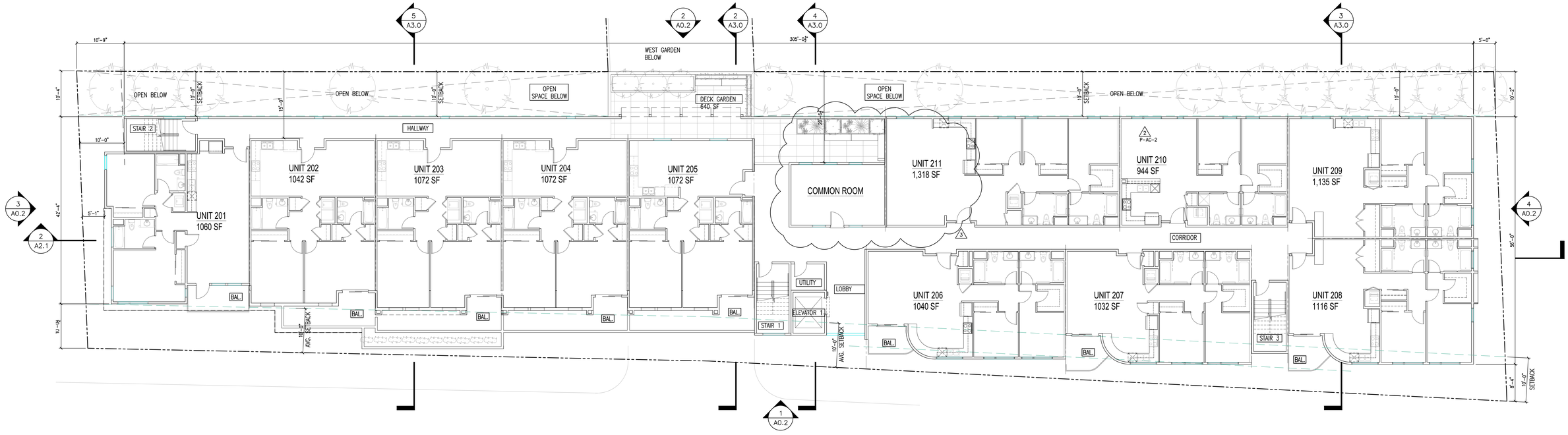
1 GROUND / GARAGE LEVEL
1 / 8" = 1'-0"

A2.0	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	SITE PLAN / GROUND / GARAGE LEVEL	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025	TECTONIC BUILDERS CORPORATION 10118 BANDLEY DR. #E, CUPERTINO, CA 95014 TEL: (408) 216- 0804



2 2ND LEVEL FLOOR PLAN

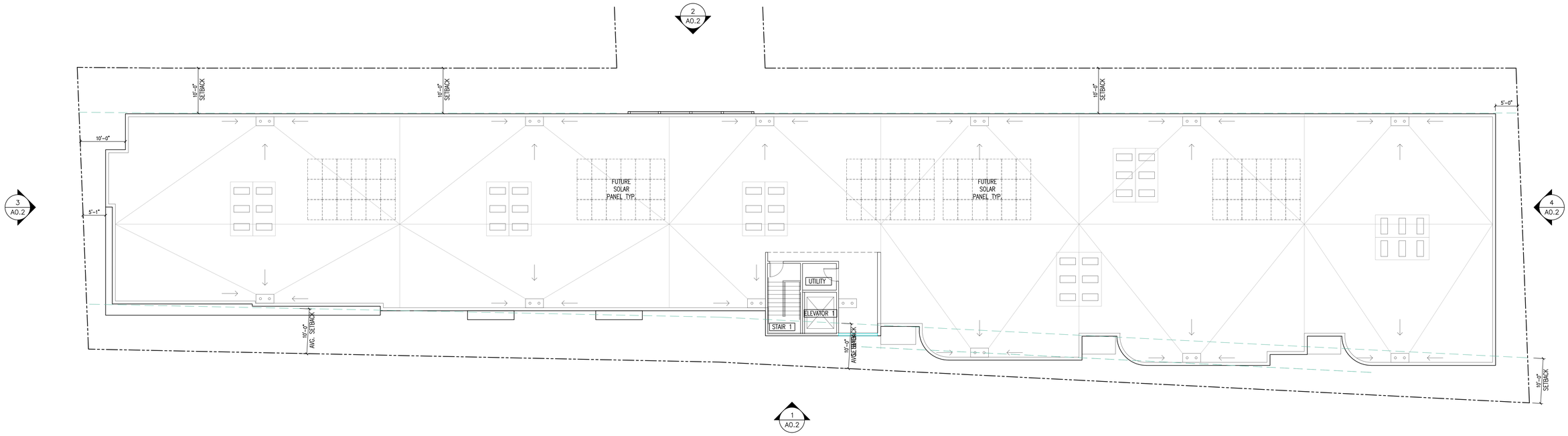
1 / 8" = 1'-0"



1 1ST / DECK FLOOR PLAN

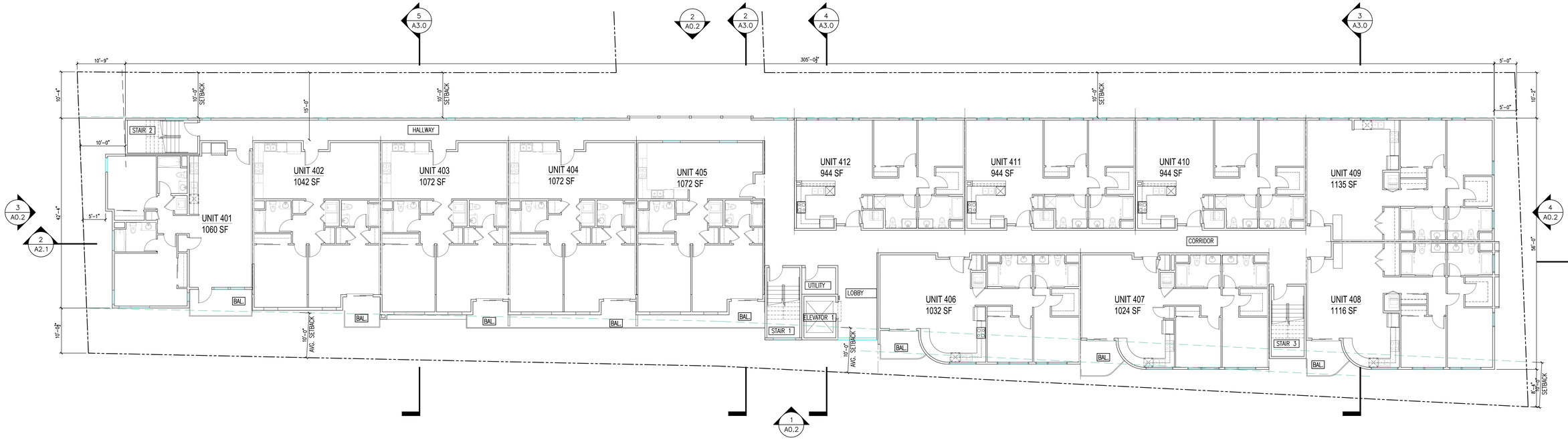
1 / 8" = 1'-0"

A2.1	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	1ST LEVEL (DECK) / 2ND LEVEL FLOOR PLAN	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025	TECTONIC BUILDERS CORPORATION 10118 BANDLEY DR. #E, CUPERTINO, CA 95014 TEL: (408) 216- 0804



2 ROOF PLAN

1 / 8" = 1'-0"



1 3RD LEVEL FLOOR PLAN

1 / 8" = 1'-0"

A2.2	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	3RD LEVEL & ROOF PLAN	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025	TECTONIC BUILDERS CORPORATION 10118 BANDLEY DR. #E, CUPERTINO, CA 95014 TEL: (408) 216- 0804



1 STUCCO - PAINTED



2 VINYL WINDOW
14 ALUM. REVEAL



15 FLAT ROOF - SINGLE PLY ROOFING SIMILAR



13 EXTERIOR LIGHTING

MATERIAL LIST

1. PAINTED STUCCO
2. VINYL WINDOW
3. METAL SIDING - CORRUGATED SIDING / ATAS COOPER STONE OR EQ.
4. METAL FRAME C-CHANNEL AWING
5. GLASS RAILING
6. METAL PERFORATED RAILING
7. STORE FRONT
8. STONE TILE
9. EXPOSED CONCRETE
10. GATE- METAL FRAME , PERFORATED SCREEN
11. METAL DOOR- PAINTED
12. GARAGE METAL SCREEN - PAINTED
13. EXTERIOR LIGHTING
14. ALUM. REVEAL
15. FLAT ROOF - SINGLE PLY ROOFING
16. IVY PLANT WALL

PAINT COLOR





D ADU 102 ELEVATION
1 / 8" = 1'-0"



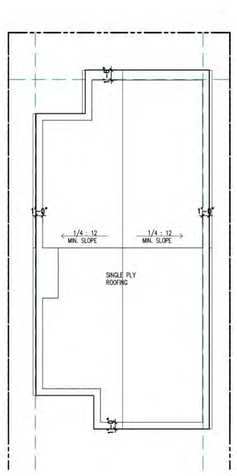
C NORTH ELEVATION
1 / 8" = 1'-0"



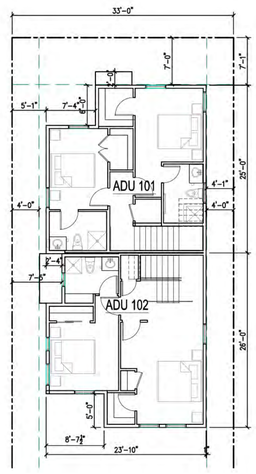
B ADU 101 STREET ELEVATION
1 / 8" = 1'-0"



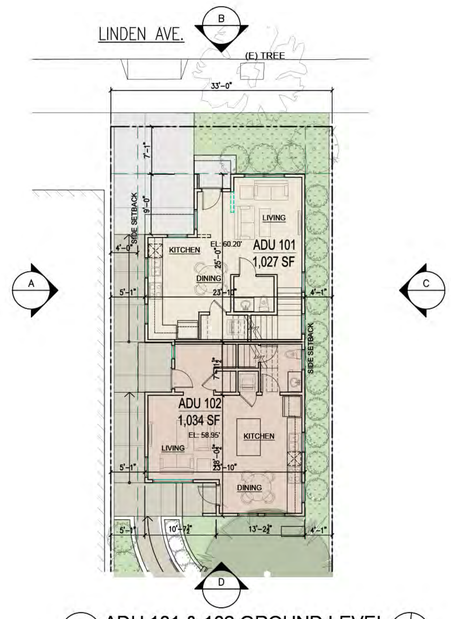
A SOUTH ELEVATION
1 / 8" = 1'-0"



3 ADU 101 & 102 ROOF PLAN
1 / 8" = 1'-0"

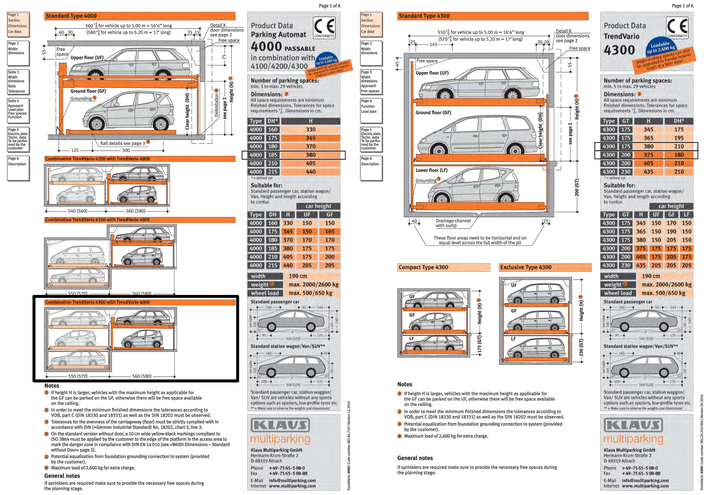


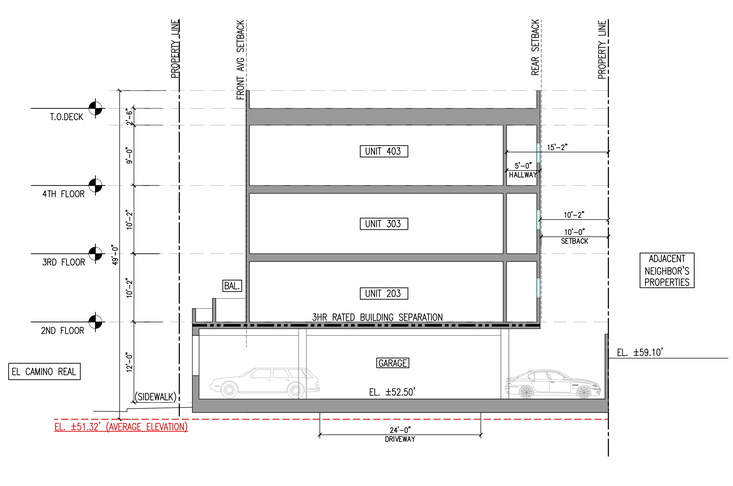
2 ADU 101 & 102 2ND FLOOR
1 / 8" = 1'-0"

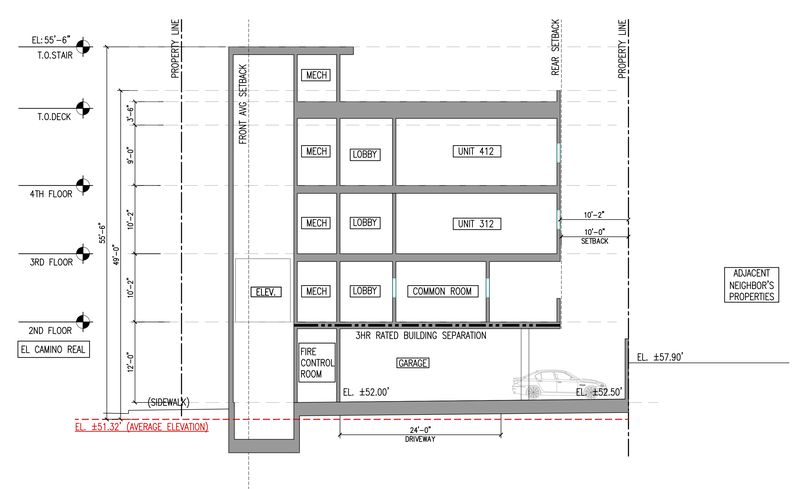


1 ADU 101 & 102 GROUND LEVEL
1 / 8" = 1'-0"

A2.3	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	ADU 101 & ADU 102 PLANS & ELEVATIONS (4 / 3 / 2 P-AC-2)	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025	TECTONIC BUILDERS CORPORATION 10118 BANDLEY DR. #E, CUPERTINO, CA 95014 TEL: (408) 216- 0804



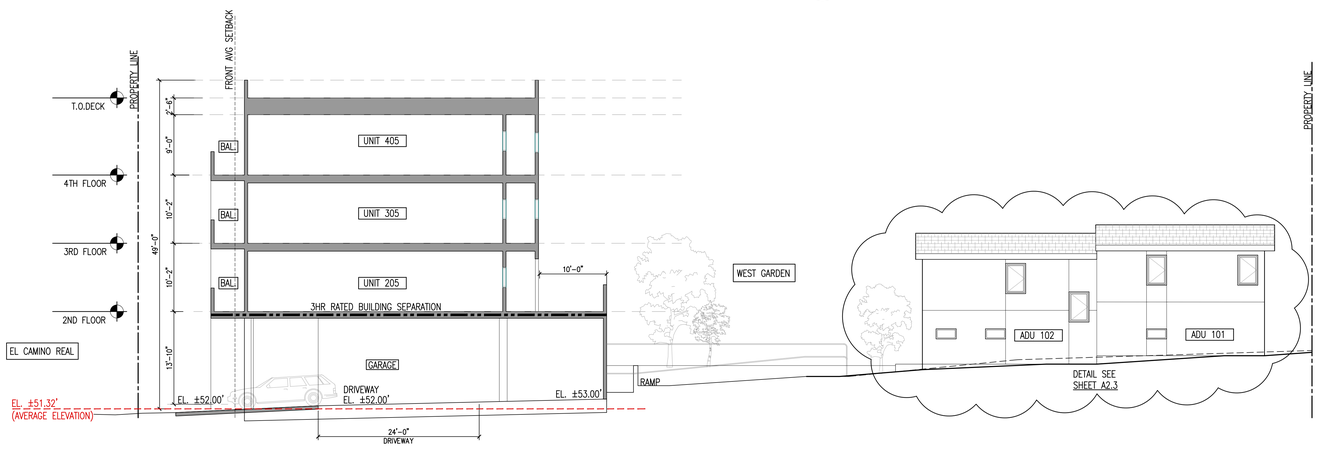




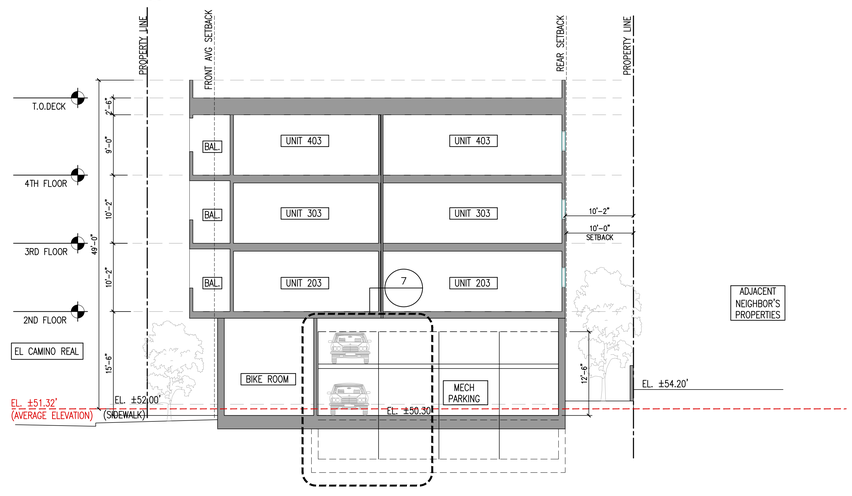
7 CAR LIFT SPECIFICATION

5 BUILDING SECTION
1 / 8" = 1'-0"

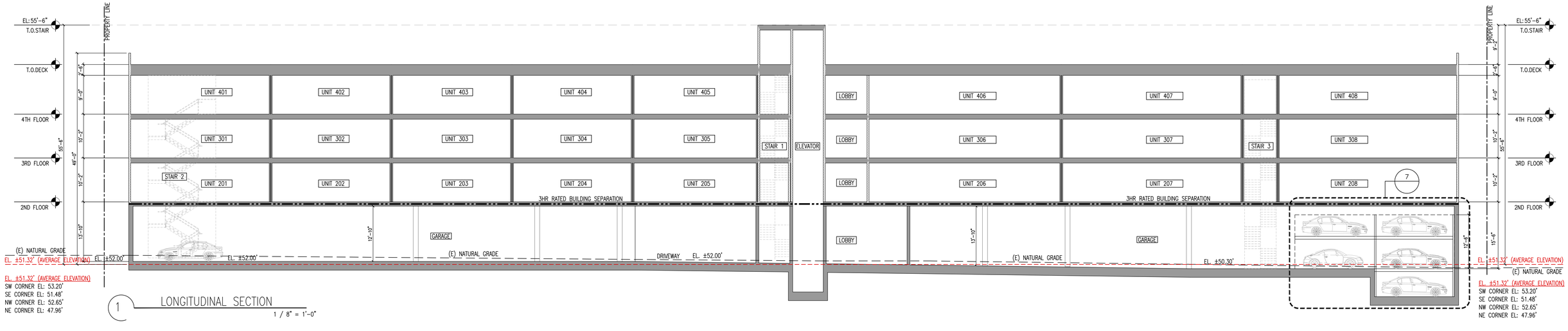
4 LOBBY & ELEVATOR SECTION
1 / 8" = 1'-0"



2 GARAGE ENTRY SECTION WEST GARDEN
1 / 8" = 1'-0"



3 MECH PARKING SECTION
1 / 8" = 1'-0"



1 LONGITUDINAL SECTION
1 / 8" = 1'-0"

A3.0	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	SECTIONS	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025

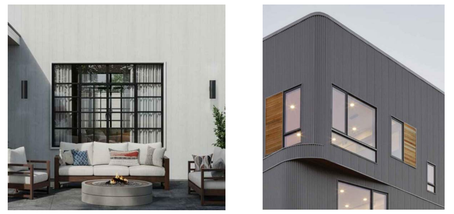
TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E, CUPERTINO, CA 95014
TEL: (408) 216- 0804



2 SOUTH / SIDE ELEVATION

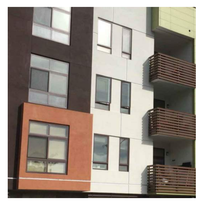


4 NORTH / SIDE ELEVATION



13 EXTERIOR LIGHTING

3 METAL SIDING



2 VINYL WINDOW
14 ALUM. REVEAL



11 METAL DOOR- PAINTED

PAINT COLOR

A: WHITE
B: BIEGE
C: LIGHT GRAY
D: DARK BRONZE
E: DARK GRAY



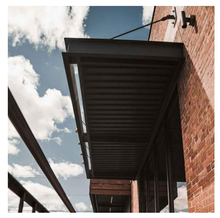
3 WEST / BACK ELEVATION

MATERIAL LIST

1 PAINTED STUCCO
2 VINYL WINDOW
3 METAL SIDING - CORRUGATED SIDING / ATAS/ CORRA-LOK 24 GA/ COOPER STONE OR EQ
4 METAL FRAME C-CHANNEL AWING
5 GLASS RAILING A: OPAQUE; B: CLEAR
6 METAL PERFORATED RAILING
7 STORE FRONT
8 STONE TILE
9 EXPOSED CONCRETE
10 GATE- METAL FRAME , PERFORATED SCREEN
11 METAL DOOR- PAINTED
12 GARAGE METAL SCREEN - PAINTED
13 EXTERIOR LIGHTING
14 ALUM. REVEAL
15 LIGHTWEIGHT CONCRETE ROOF
16 IVY PLANT WALL

MATERIAL SAMPLE

1 STUCCO - PAINTED



4 C-CHANNEL AWNING



5 A: CLEAR: GLASS RAILING, W/ METAL POST
B: OPAQUE GLASS



6 METAL PERFORATED RAILING W/ METAL POST



7 STOREFRONT - DARK BRONZE



8 STONE TILE, HARVARD GREY



9 EXPOSED CONCRETE



10 PERFORATED METAL GATE TO GARAGE



12 GARAGE METAL SCREENING



16 IVY PLANT WALL



1 EL CAMINO REAL / EAST FRONT ELEVATION

A4.0	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	MATERIAL BOARD	REVISION: 5TH SUBMITTAL 4 DATE: 3 - 02- 2026

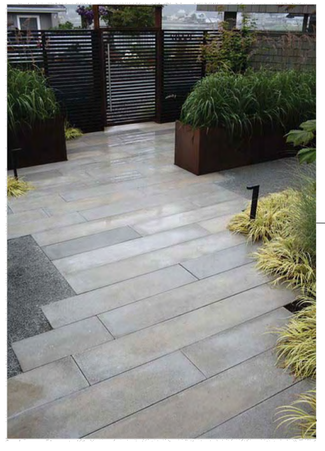
TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E, CUPERTINO, CA 95014
TEL: (408) 216- 0804



BELGARD PAVER / CATALINA GARNA VICTORIAN RAMDOM DESIGN, OR EQUAL

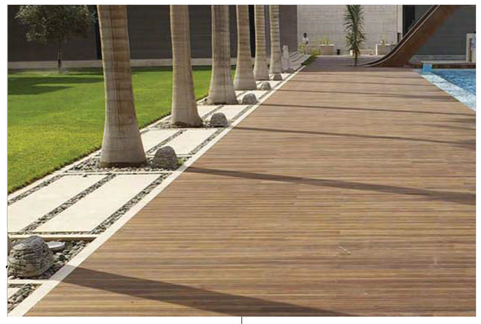


1 GROUND / GARAGE LEVEL
1 / 8" = 1'-0"



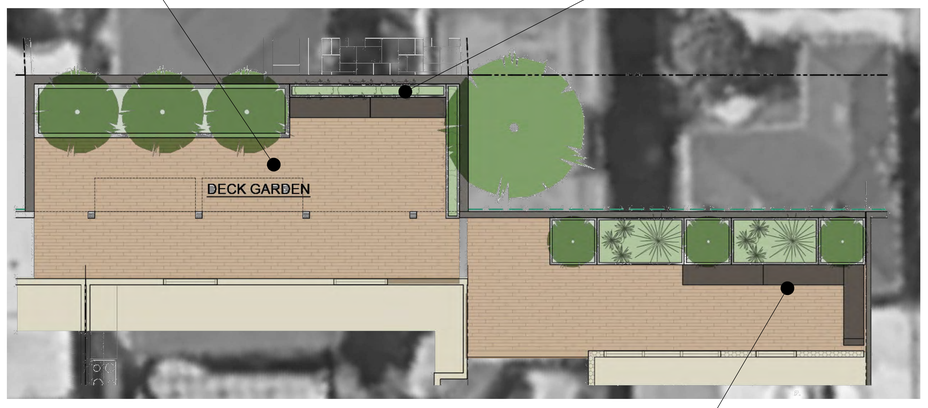
CONCRETE PADS WITH EXPOSED AGGREGATE

GARDEN PAVING: IPE DECKING, DARK BROWN WALNUT COLOR, OR EQUAL



RECTANGLE PLANTER: TOURNESOL SITEWORKES, BLACK FOX COLOR, OR EQUAL





2 DECK LEVEL GARDEN
1 /4" = 1'-0"

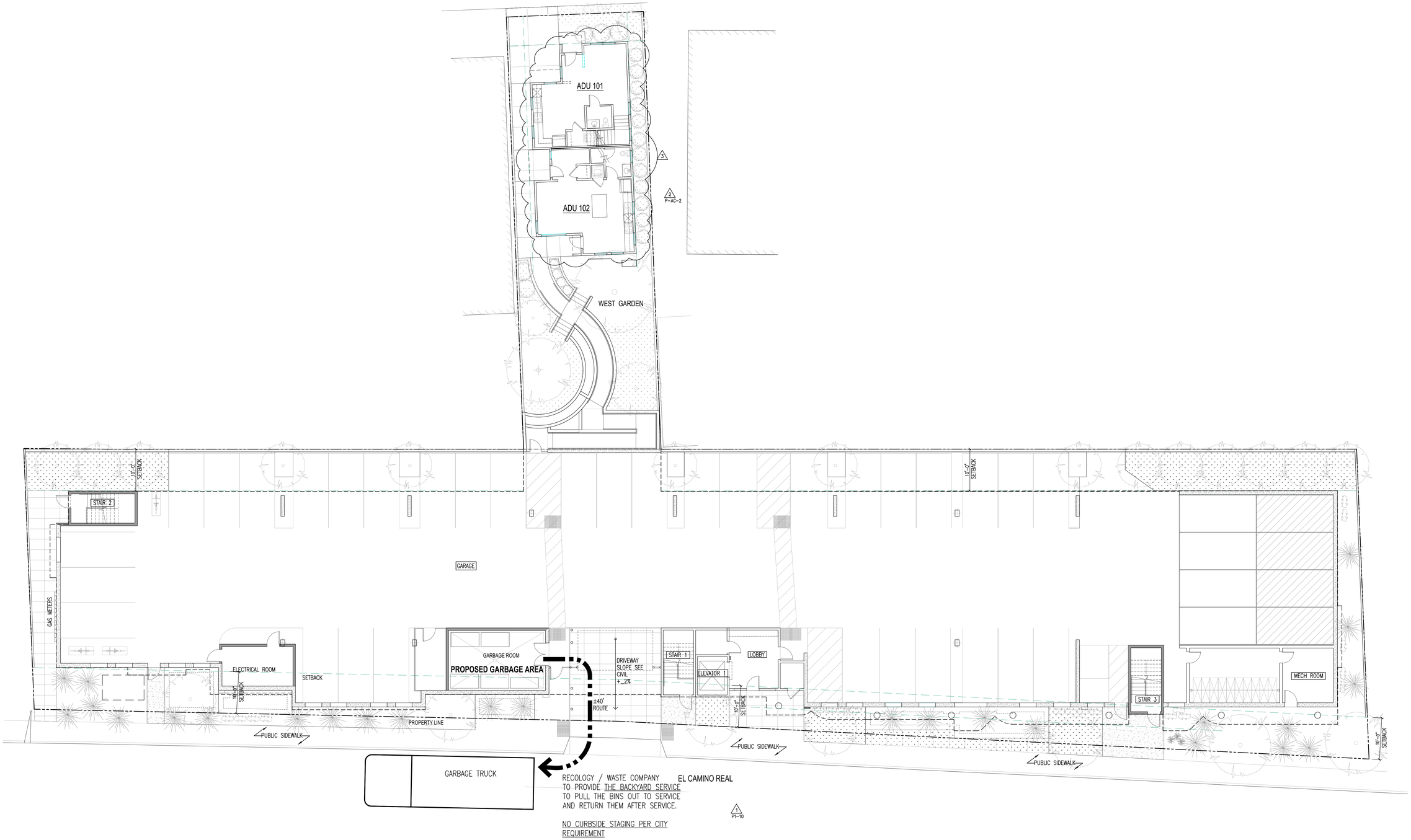


BEACH: PLANTERS UNLIMITED, MADERA FIBERGLASS BENCH, OR EQUAL



HANGOVER, PREST PAVERS, PAVER ON GRADE, NATURAL COLOR, OR EQUAL

A4.1	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	MATERIAL BOARD	REVISION: 4TH SUBMITTAL 3 DATE: 4 - 18- 2025	TECTONIC BUILDERS CORPORATION 10118 BANDLEY DR. #E, CUPERTINO, CA 95014 TEL: (408) 216- 0804



1 GARAGE LEVEL
1 / 8" = 1'-0"

GARBAGE PLAN NARRATIVE

- **THE WASTE COMPANY WILL PROVIDE THE BACKYARD SERVICE TO PULL THE BINS OUT VIA THE DRIVEWAY TO THE CURB FOR SERVICE, AND PUSH BACK AFTER THE SERVICE.**
- **FREQUENCY OF GARBAGE PICK UP CAN BE INCREASED AS NEEDED**

GARBAGE DATA PER WEEK

	LANDFILL (GARBAGE)	RECYCLING (RECYCLE)	COMPOSTING (ORGANIC)
MINIMUN REQUIREMENT	37 UNITS * (32 GALLON/UNIT) = 1,120 GALLON = 5.5 CUBIC YARD	2 CUBIC YARD	1 CUBIC YARD
PROPOSED (NUMBER) - SIZE BIN	(3) - 2 CUBIC YARD BINS	(1) - 2 CUBIC YARD BIN	(1) - 1 CUBIC YARD BIN
LEGEND			

A5.0

BUTLER APARTMENTS
271 EL CAMINO REAL, SAN BRUNO, CA 94066

PROPOSED GARBAGE PLAN

REVISION: 4TH SUBMITTAL 3
DATE: 4 - 18- 2025

TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR. #E, CUPERTINO, CA 95014
TEL: (408) 216- 0804

GENERAL NOTES

1. OWNER/DEVELOPER: BUTLER APARTMENTS
   PATRICK LEE
   EL-PAX@SBCGLOBAL.NET
   (650) 283-2038
2. ENGINEER: LUK AND ASSOCIATES
   738 ALFRED NOBEL DRIVE
   HERCULES, CA 94547
   JACKIE LUK PLS 8934
   (510) 724-3388
3. ASSESSOR'S PARCEL NO.: 020-406-590, 020-406-870, 020-406-790, 020-406-690, 020-406-700, 020-406-730
4. TOTAL LOT AREA: 0.57 ACRES (25,030 S.F.)
5. ZONING: EXISTING: C-N, NEIGHBORHOOD COMMERCIAL
   PROPOSED: C-N, NEIGHBORHOOD COMMERCIAL

NOTES

1. DATE OF FIELD SURVEY: JULY 21, 2017 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY. A SITE VISIT ON DECEMBER 15, 2018 CONFIRMED THAT CONDITIONS AS SHOWN ON THE SURVEY ARE CURRENT.
2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY OF SAN BRUNO
   SANITARY SEWER: CITY OF SAN BRUNO
   WATER: CITY OF SAN BRUNO
   ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
   NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
4. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
5. THIS PROPERTY LIES IN ZONE D (NO SHADING) DEFINED AS AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE PER FLOOD INSURANCE RATE MAP NUMBER 06081C0131E, EFFECTIVE DATE OCTOBER 16, 2012

BASIS OF BEARINGS

FOUND CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) MONUMENTS X-119 AND X-120 AS SHOWN ON THE CALIFORNIA STATE HIGHWAY MONUMENT MAP SHEETS S-79.3 AND S-79.4. TAKEN AS SOUTH 24°34'07"EAST.

BENCHMARK

A 2" BRASS MONUMENT STAMPED "CITY OF SAN BRUNO, PUBLIC WORKS, HVDN SB-8, SET IN ROP OF CURB 3' NORTHERLY OF FIRE HYDRANT AT POSEY PARK. ELEVATION = 32.163, NAVD88 DATUM.

RECORD REFERENCES

(R1) CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) MONUMENT MAP SHEETS S-79.3 AND S-79.4.

(R2) QUITCLAIM DEED, DOC. NO. 2015-029739

(R3) SAN BRUNO PARK 4TH ADDITION, 4 RSM 15

(R4) GRANT DEED, DOC. NO. 2011-065829

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN DECEMBER 2018.

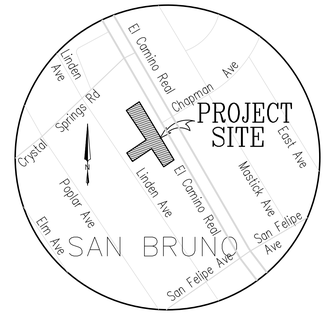
JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE DECEMBER 20, 2018

PROFESSIONAL LAND SURVEYOR — JACQUELINE LUK — LS 8934 — STATE OF CALIFORNIA

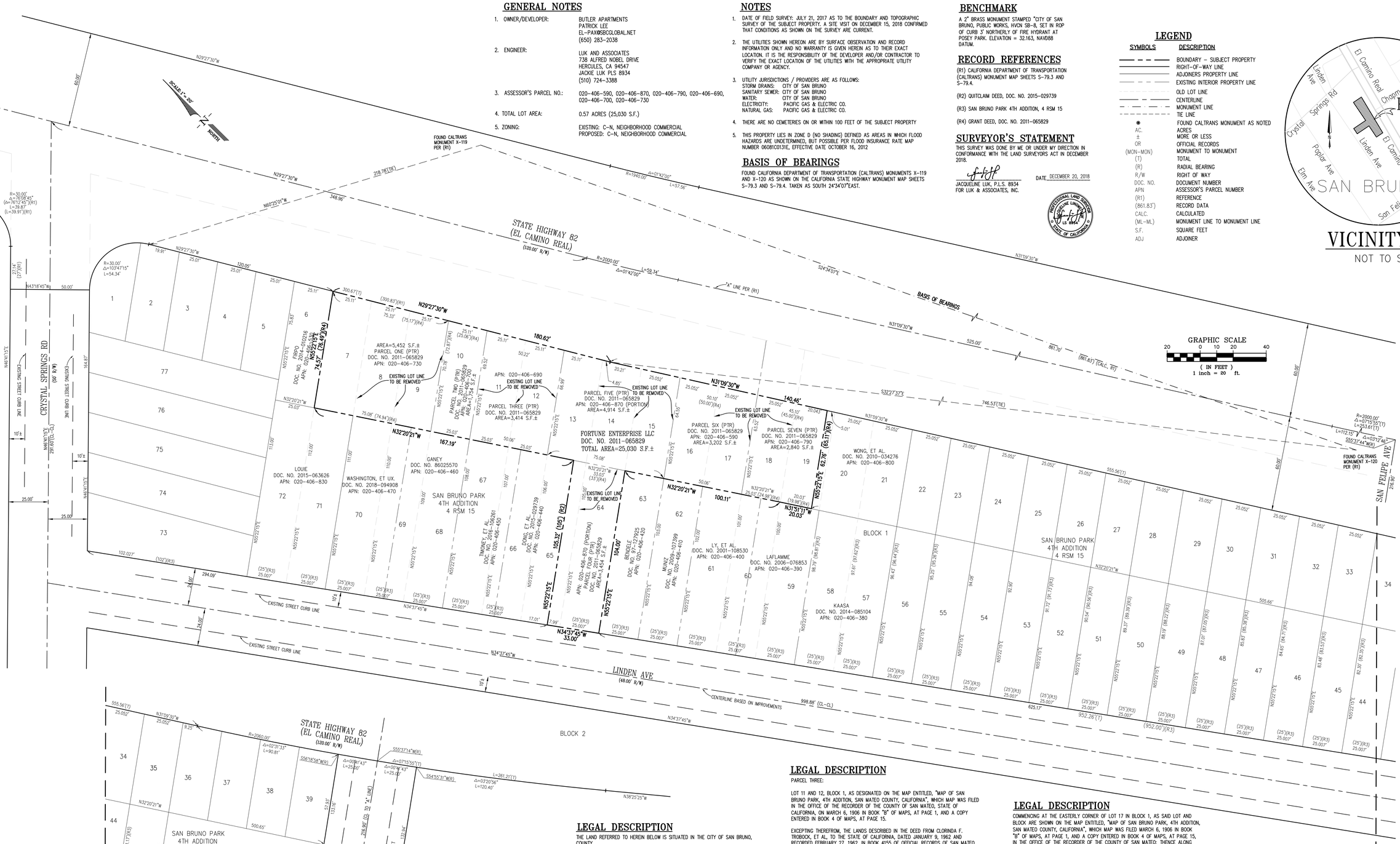
LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	ADJOINERS PROPERTY LINE
	EXISTING INTERIOR PROPERTY LINE
	OLD LOT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
◉	FOUND CALTRANS MONUMENT AS NOTED
AC.	ACRES
±	MORE OR LESS
OR	OFFICIAL RECORDS
(MON–MON)	MONUMENT TO MONUMENT
(T)	TOTAL
(R)	RADIAL BEARING
R/W	RIGHT OF WAY
DOC. NO.	DOCUMENT NUMBER
APN	ASSESSOR'S PARCEL NUMBER
(R1)	REFERENCE
(861.83')	RECORD DATA
CALC.	CALCULATED
(ML–ML)	MONUMENT LINE TO MONUMENT LINE
S.F.	SQUARE FEET
ADJ	ADJOINER



VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN BRUNO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PORTION OF LOTS 7, 8 AND 9, BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED, "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MARCH 6, 1906 IN BOOK "B" OF MAPS, AT PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 7, DISTANT THEREON SOUTH 55° 23' 15" WEST, 35.51 FEET FROM THE NORTHERLY CORNER OF SAID LOT 7; THENCE SOUTH 29° 27' 30" EAST 75.17 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 9; THENCE ALONG LAST SAID LINE, SOUTH 55° 23' 15" WEST 72.87 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 9; THENCE ALONG LAST SAID LINE AND THE SOUTHWESTERLY LINES OF SAID LOTS 8 AND 7, NORTH 32° 13' 08" WEST, 74.94 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 7; THENCE ALONG LAST SAID LINE, NORTH 55° 23' 15" EAST 76.49 FEET TO THE POINT OF COMMENCEMENT.

PARCEL TWO:

LOT 10, BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED, "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MARCH 6, 1906 IN BOOK "B" OF MAPS, PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15, EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE EASTERLY CORNER OF LOT 10, BLOCK 1, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP ENTITLED, "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA", FILED MARCH 6, 1906 IN BOOK "B" OF MAPS, AT PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 55° 23' 15" WEST 36.34 FEET TO A LINE PARALLEL WITH AND DISTANT 60 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE "A" LINE OF THE DEPARTMENT OF PUBLIC WORKS' SURVEY FOR THE STATE HIGHWAY IN THE CITY OF SAN BRUNO, ROAD IV-SM-2-MLBR, SBR; THENCE ALONG SAID PARALLEL LINE, NORTH 29° 27' 30" WEST 25.06 FEET TO THE NORTHEASTERLY LINE OF SAID LOT; THENCE ALONG SAID LINE, NORTH 55° 23' 15" EAST 36.13 FEET TO THE NORTHEASTERLY LINE OF SAID LOT; THENCE ALONG LAST SAID LINE SOUTH 29° 55' 55" EAST 25.04 FEET TO THE POINT OF COMMENCEMENT.

LEGAL DESCRIPTION

PARCEL THREE:

LOT 11 AND 12, BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED, "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MARCH 6, 1906 IN BOOK "B" OF MAPS, AT PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15.

EXCEPTING THEREFROM, THE LANDS DESCRIBED IN THE DEED FROM CLORINDA F. TROBOCK, ET AL, TO THE STATE OF CALIFORNIA, DATED JANUARY 9, 1962 AND RECORDED FEBRUARY 27, 1962, IN BOOK 4155 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, AT PAGE 154 (45008-U).

PARCEL FOUR:

LOT 64 AND PORTION OF LOT 65, BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED, "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MARCH 6, 1906 IN BOOK "B" OF MAPS, AT PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF LINDEN AVENUE, WHERE SAME IS INTERSECTED BY THE DIVIDING LINE BETWEEN LOTS 63 AND 64 IN BLOCK 1, AS SAID AVENUE AND BLOCK APPEAR ON THE MAP ABOVE REFERRED TO; THENCE NORTHWESTERLY ON AND ALONG SAID NORTHEASTERLY LINE OF LINDEN AVENUE, 33 FEET; THENCE NORTHEASTERLY AND PARALLEL WITH THE DIVIDING LINE BETWEEN LOTS 64 AND 65 IN BLOCK 1, 105 FEET TO THE NORTHEASTERLY LINE OF LOT 65; THENCE SOUTHEASTERLY ON AND ALONG THE NORTHEASTERLY BOUNDARY LINE OF LOTS 65 AND 64, 33 FEET MORE OR LESS, TO THE AFORESAID DIVIDING LINE BETWEEN LOTS 63 AND 64; THENCE SOUTHWESTERLY ON AND ALONG SAID LAST NAMED DIVIDING LINE 104 FEET TO THE POINT OF COMMENCEMENT.

PARCEL FIVE:

LOTS 13, 14 AND 15, BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED, "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED MARCH 6, 1906, IN BOOK B OF MAPS, AT PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE EASTERLY CORNER OF SAID LOT 15; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15, SOUTH 55° 23' 15" WEST, 36.00 FEET; THENCE NORTH 31° 09' 30" WEST, 46.37 FEET; THENCE NORTH 29° 27' 30" WEST, 28.71 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 13; THENCE ALONG LAST SAID LINE, NORTH 55° 23' 15" EAST, 36.76 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 13; THENCE ALONG LAST SAID LINE AND THE NORTHEASTERLY LINE OF SAID LOTS 14 AND 15, SOUTH 29° 55' 55" EAST, 75.12 FEET TO THE POINT OF COMMENCEMENT.

PARCEL SIX:

LOTS 16 AND 17 IN BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED, "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MARCH 6, 1906 IN BOOK "B" OF MAPS, AT PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15.

EXCEPTING THEREFROM, THAT PORTION DEEDED TO THE STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

COMMENCING AT THE EASTERLY CORNER OF LOT 17 IN BLOCK 1, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP ENTITLED, "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED MARCH 6, 1906 IN BOOK "B" OF MAPS, AT PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 17, SOUTH 55° 23' 15" WEST 34.93 FEET TO A LINE PARALLEL WITH AND DISTANT 60 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE "A" LINE OF THE DEPARTMENT OF PUBLIC WORKS' SURVEY FOR THE STATE HIGHWAY IN THE CITY OF SAN BRUNO, ROAD IV-SM-2MLBR, SBR; THENCE ALONG SAID PARALLEL LINE, NORTH 31° 09' 30" WEST 50.00 FEET TO THE NORTHWESTERLY LINE OF LOT 16 IN BLOCK 1, AS SAID LOT AND BLOCK ARE SHOWN ON THE ABOVE-MENTIONED MAP; THENCE ALONG LAST SAID LINE, NORTH 55° 23' 15" EAST 36.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 16; THENCE ALONG LAST SAID LINE AND THE NORTHEASTERLY LINE OF SAID LOT 17, SOUTH 29° 55' 55" EAST 50.08 FEET TO THE POINT OF COMMENCEMENT.

PARCEL SEVEN:

PORTION OF LOT 18 AND 19 IN BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED, "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MARCH 6, 1906 IN BOOK "B" OF MAPS, AT PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 18, DISTANT THEREON SOUTH 55° 23' 15" WEST 34.93 FEET FROM THE NORTHERLY CORNER THEREOF; THENCE SOUTH 31° 09' 30" EAST 45.00 FEET MORE OR LESS TO A POINT DISTANT 5.00 FEET, MEASURED AT RIGHT ANGLES, NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF SAID LOT 19; THENCE PARALLEL AND DISTANT 5.00 FEET FROM THE SOUTHEASTERLY LINE OF LOT 19, SOUTH 55° 23' 15" WEST 65.11 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 19; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 32° 34' 22" WEST 19.98 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 18; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 32° 08' WEST, 24.98 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 18; THENCE ALONG SAID LAST MENTIONED LINE, NORTH 55° 23' 15" EAST 66.07 FEET TO THE POINT OF BEGINNING

APN: 020-406-730 PARCEL ONE, 020-406-700 PARCEL TWO, 020-406-690 PARCEL THREE, 020-406-870 PARCEL FOUR, FIE, 020-406-590 PARCEL SIX, 020-406-790 PARCEL SEVEN

C01

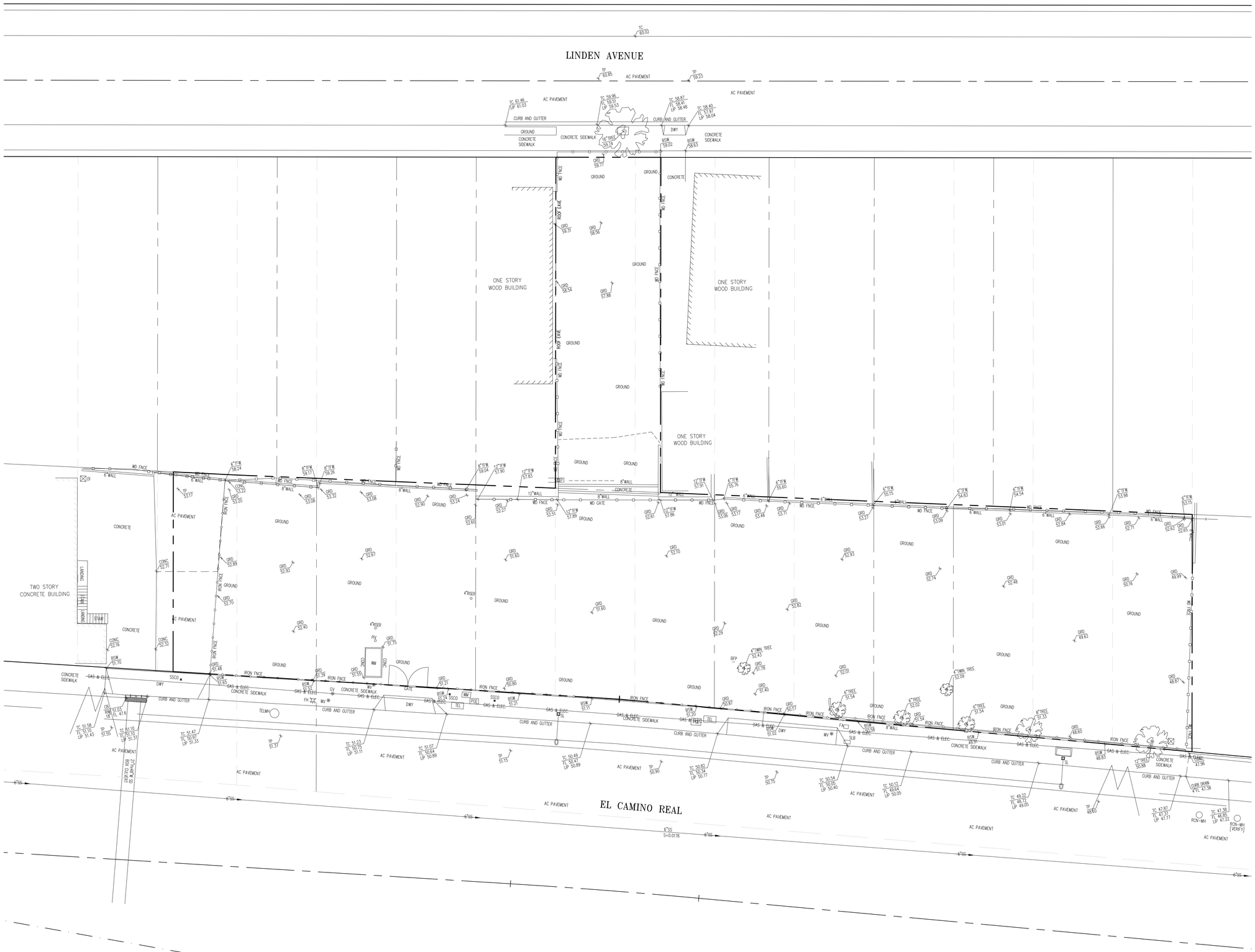
BOUNDARY SURVEY
TENTATIVE TRACT MAP

A MERGER AND A 1-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
23 RESIDENTIAL UNITS
271 EL CAMINO REAL

PORTION OF LOTS 7, 8, 9, 18, 19 AND 65, AND LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 64, BLOCK 1, AS SAID LOTS AND BLOCK ARE SHOWN ON THE MAP ENTITLED "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA" FILED MARCH 6, 1906, IN BOOK "B" OF MAS, AT PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15, ALL OF OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA

CITY OF SAN BRUNO – SAN MATEO COUNTY – CALIFORNIA
DECEMBER 2018 SCALE: 1"=20'

Prepared By
Luk and Associates
Civil Engineers – Land Planners – Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547
(510) 724-3388



NORTH

SCALE: 1"=20'

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	EXISTING INTERIOR PROPERTY LINE
	ADJOINERS PROPERTY LINE
	OLD LOT LINE
	MONUMENT LINE
BSW 98.52	BACK OF SIDEWALK ELEVATION
GRD 98.75	GROUND ELEVATION
TP 98.24	TOP OF PAVEMENT ELEVATION
TC 97.47	TOP OF CURB ELEVATION
FL 97.03	FLOWLINE ELEVATION
LIP 97.13	LIP OF GUTTER ELEVATION
JP	JOINT POLE
AC	ASPHALT CONCRETE
BSW	BACK OF SIDEWALK
CONC	CONCRETE
CL FNCE	CHAIN LINK FENCE
DWY	DRIVEWAY
GRD	GROUND
GB	GRADE BREAK
PL	PROPERTY LINE
RW	RIGHT OF WAY
WD FNCE	WOOD FENCE
TC	TOP OF CURB
25	LOT NUMBER
APN	ASSESSOR'S PARCEL NUMBER
DOC. NO.	DOCUMENT NUMBER
2 M 30	FINAL MAP NUMBER

CO2

TENTATIVE TRACT MAP

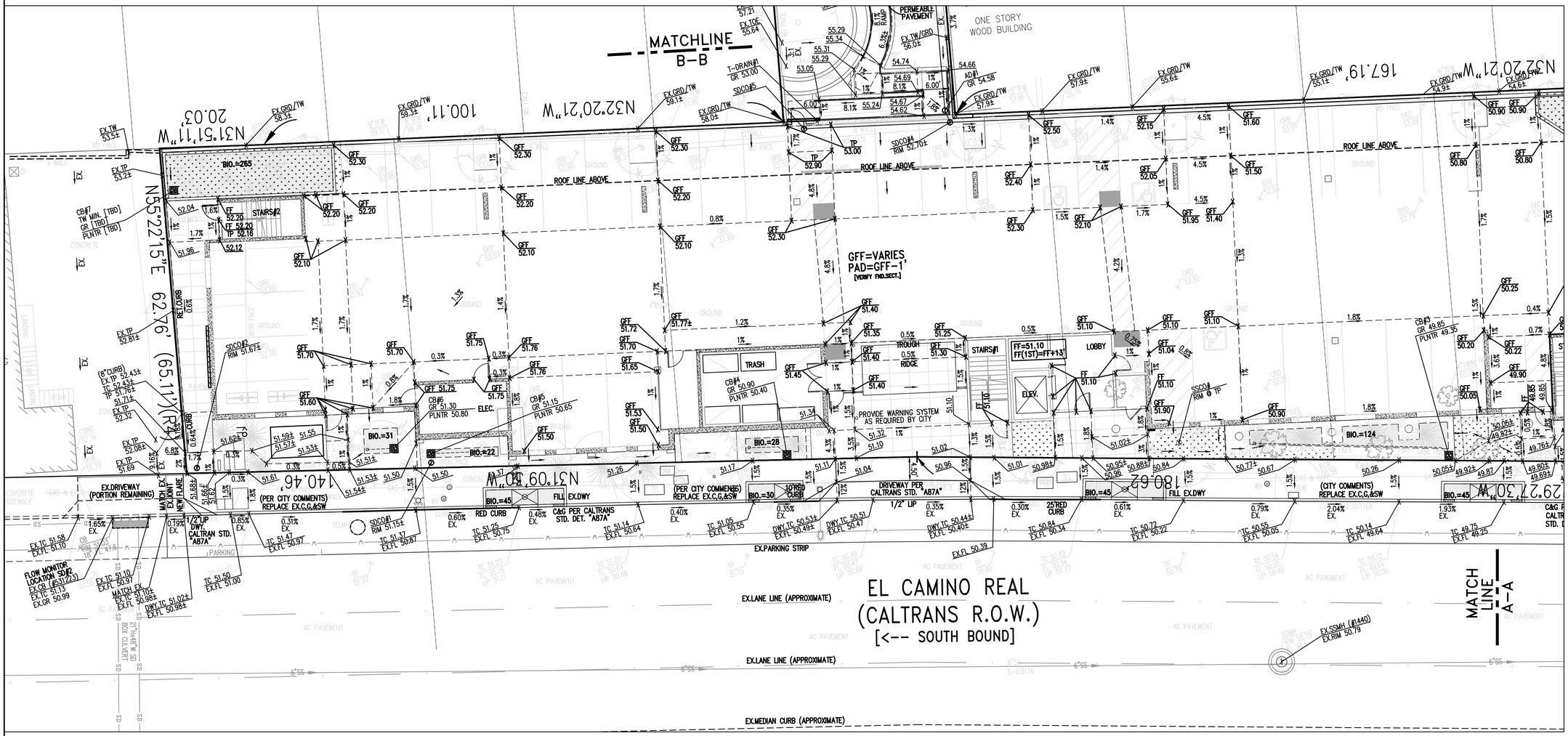
A MERGER AND A 1-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
23 RESIDENTIAL UNITS
271 EL CAMINO REAL

PORTION OF LOTS 7, 8, 9, 18, 19 AND 65, AND LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 64, BLOCK 1, AS SAID LOTS AND BLOCK ARE SHOWN ON THE MAP ENTITLED "MAP OF SAN BRUNO PARK, 4TH ADDITION, SAN MATEO COUNTY, CALIFORNIA" FILED MARCH 6, 1906, IN BOOK "B" OF MAS, AT PAGE 1, AND A COPY ENTERED IN BOOK 4 OF MAPS, AT PAGE 15, ALL OF OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA

CITY OF SAN BRUNO – SAN MATEO COUNTY – CALIFORNIA
DECEMBER 2018 SCALE: 1"=20'

Prepared By
Luk and Associates
Civil Engineers – Land Planners – Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547
(510) 724-3388

TOPOGRAPHIC SURVEY



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

ARCHITECTS

CONSULTANTS

Luk and Associates

Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

STAMP

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER JAMES WOOD
No. C72184
CIVIL
STATE OF CALIFORNIA

No. #	DATE	REVISION
	12/17/2020	PLANNING RESUB. #1
1	10/23/2024	PLANNING RESUB. #2
2	02/14/2025	PLANNING RESUB. #3

PROJECT

BUTLER APARTMENTS
271 EL CAMINO REAL
SAN BRUNO, CA 94066

SHEET TITLE

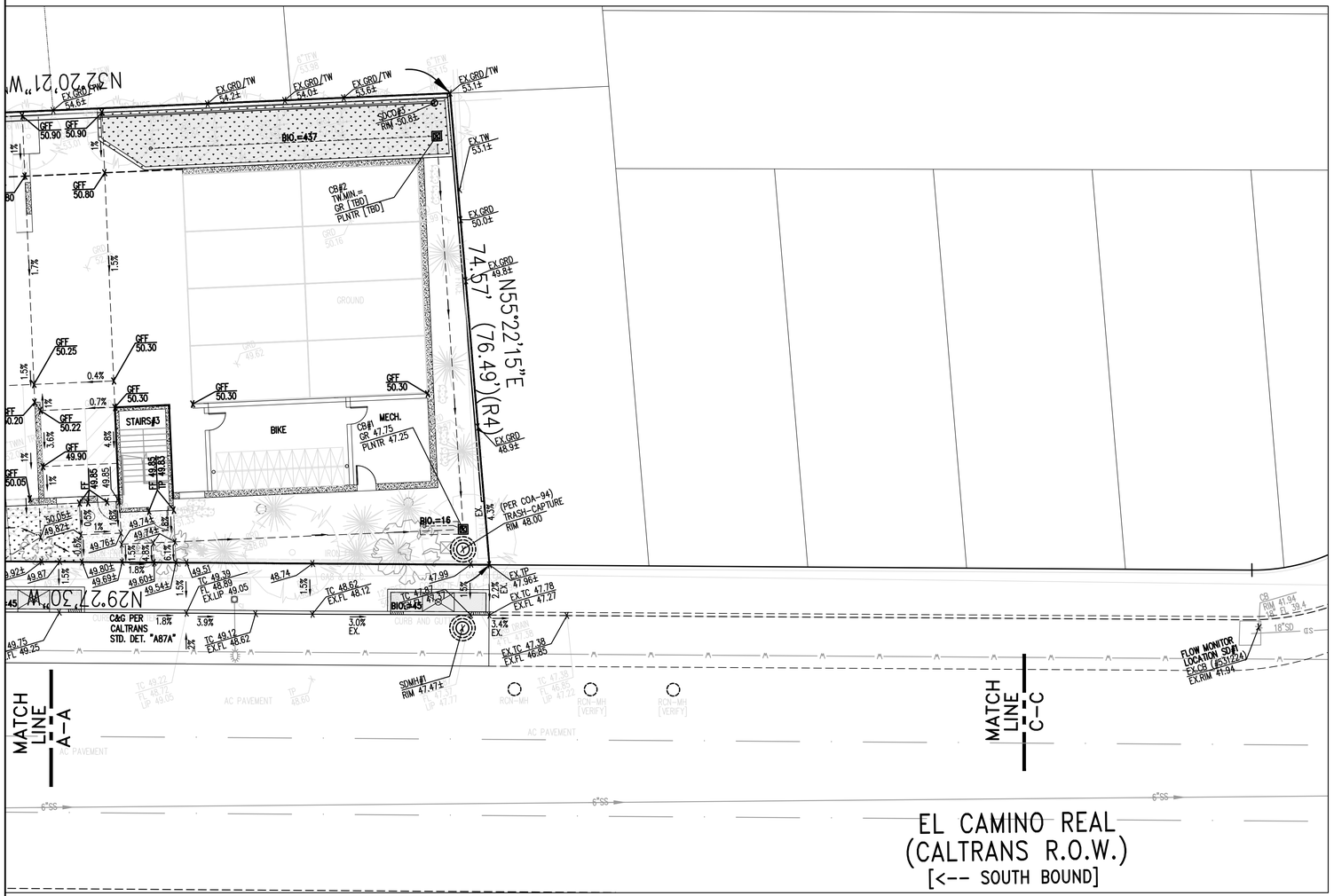
PRELIMINARY GRADING PLAN: ELEVATIONS (1ST FLOOR)

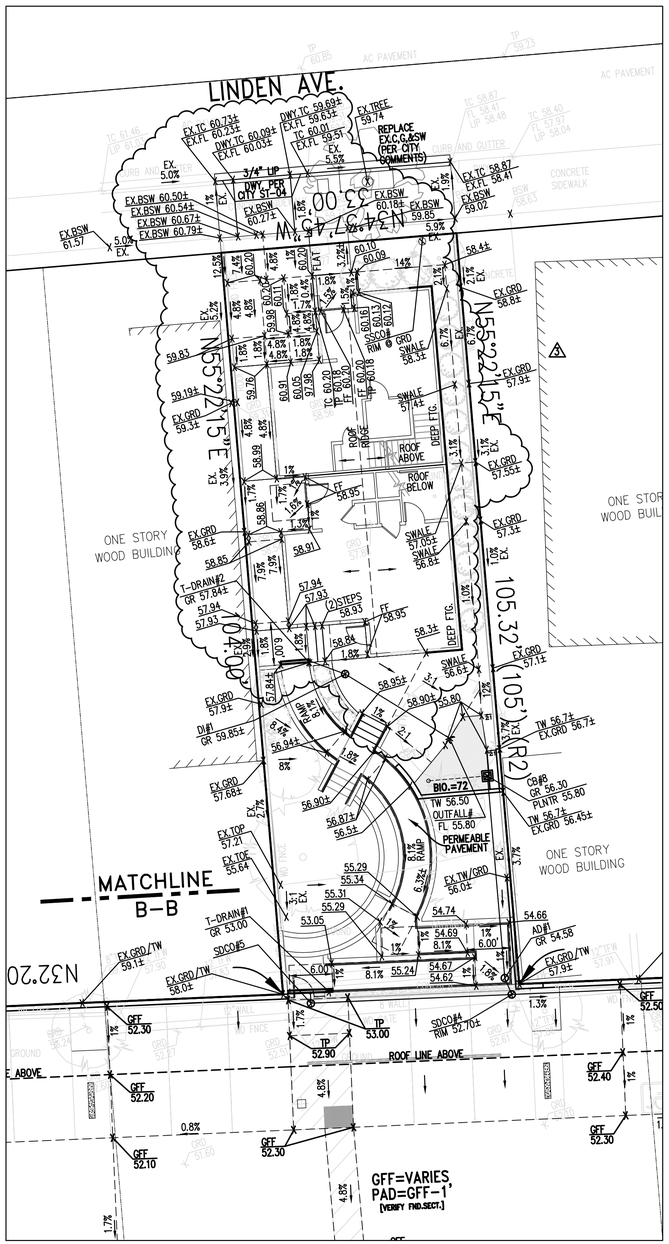
DATE:	JANUARY 2019
JOB No:	15074A10
PHASE:	PLANNING DEPT.
ISSUED FOR:	CITY P.D. REVIEW
PERMIT No:	TBD
SCALE:	1"=10'

SHEET No

C–4.1.1

Plot Date: 2025-04-02





GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

ARCHITECTS

CONSULTANTS

Luk and Associates

Civil Engineering
Land Planning
Land Surveying

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Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER JAMES WOOD
No. C72184
CIVIL
STATE OF CALIFORNIA

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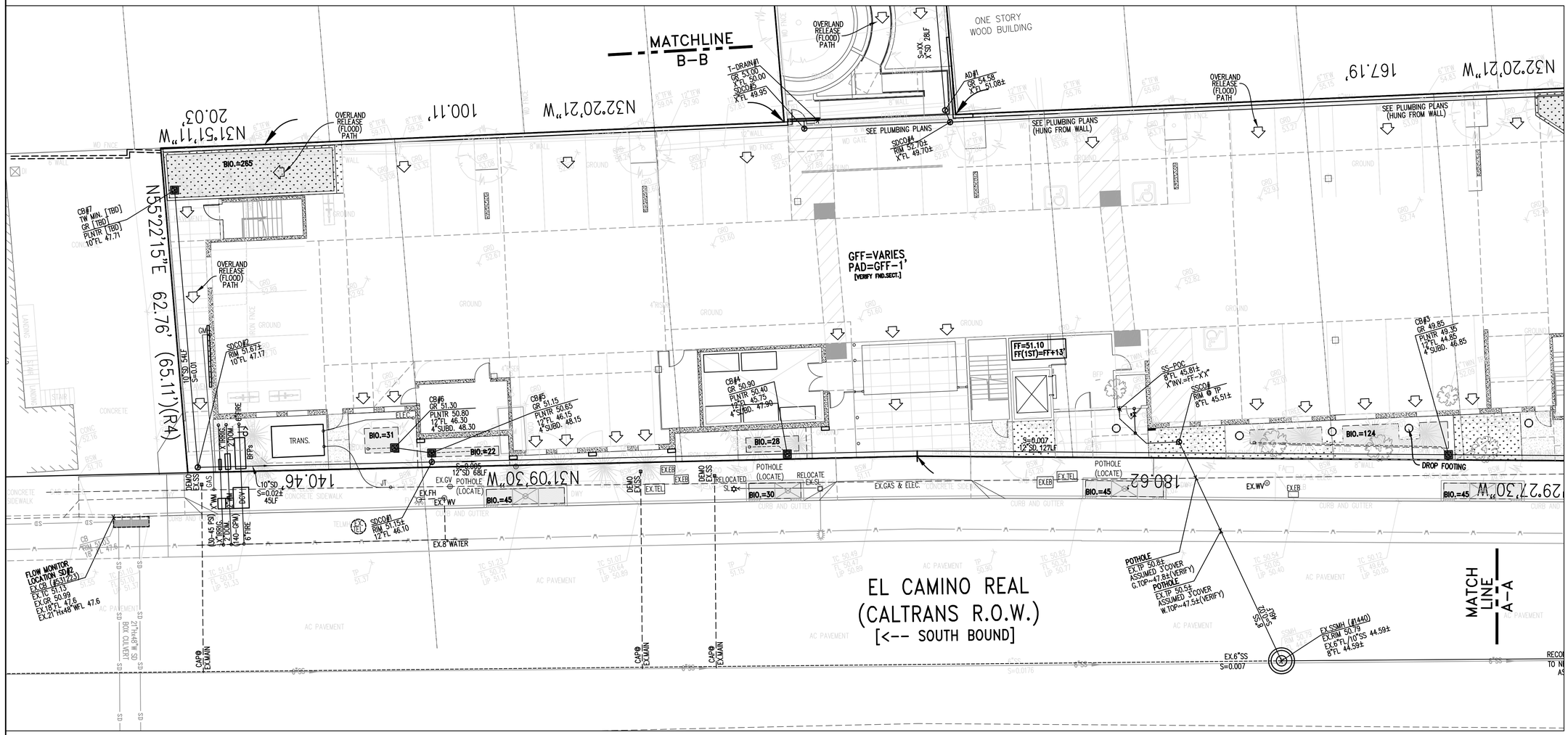
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SCALE:	1"=10'

SHEET No

C-4.1.2

Plot Date: 2025-04-02



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

GENERAL NOTES:

1. PROVIDE "NO DUMPING – DRAINS TO BAY" STENCIL AT ALL STORM DRAIN INLETS.

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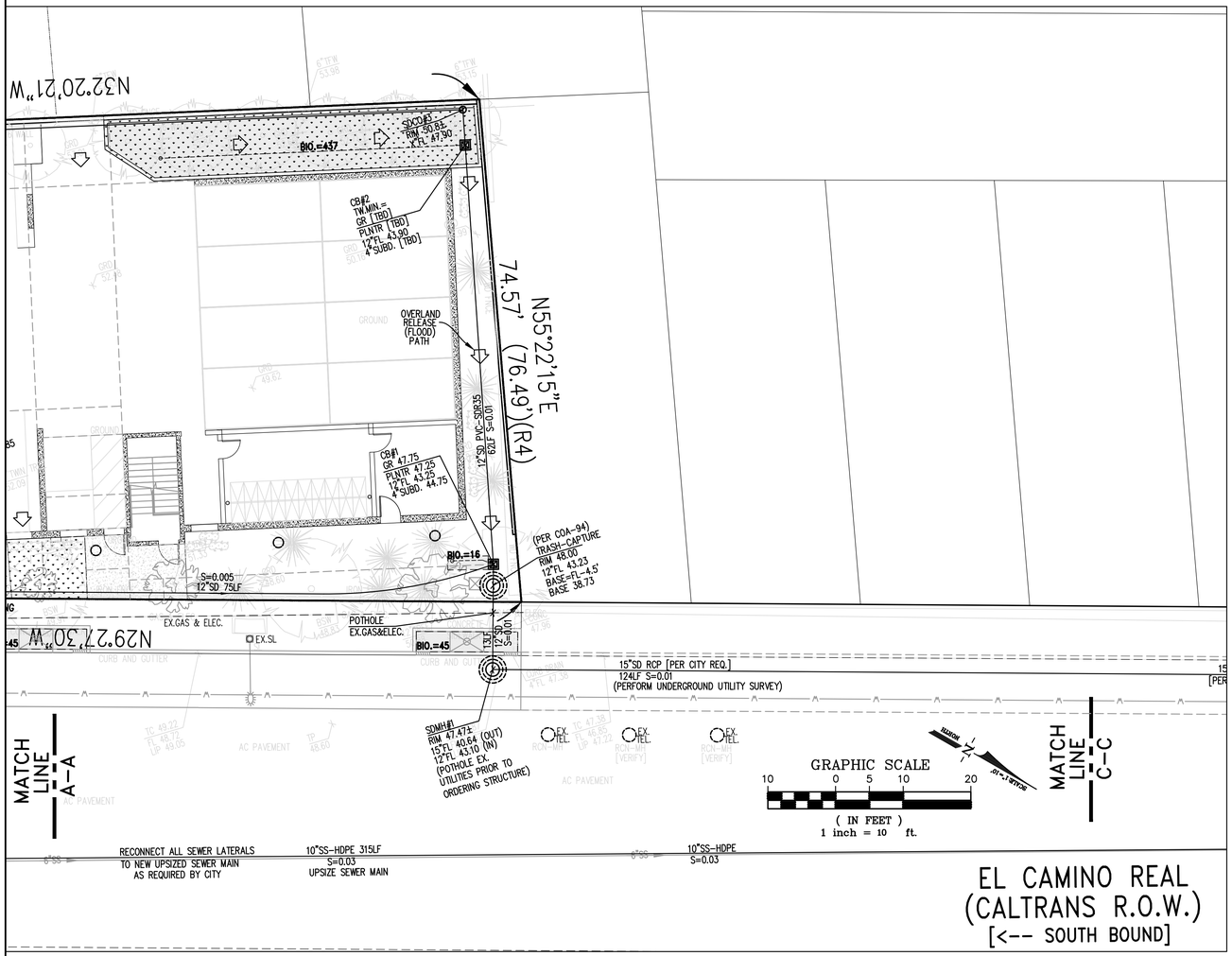
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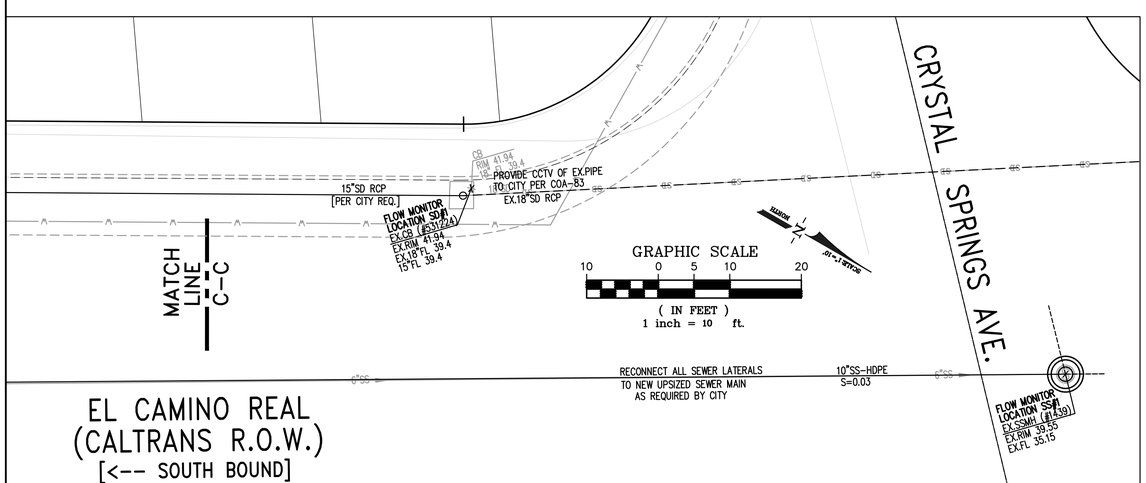
DATE: JANUARY 2019
JOB No: 15074A10
PHASE: PLANNING DEPT.
ISSUED FOR: CITY P.D. REVIEW
PERMIT No: TBD
SCALE: 1"=10'

SHEET No

C–5.1

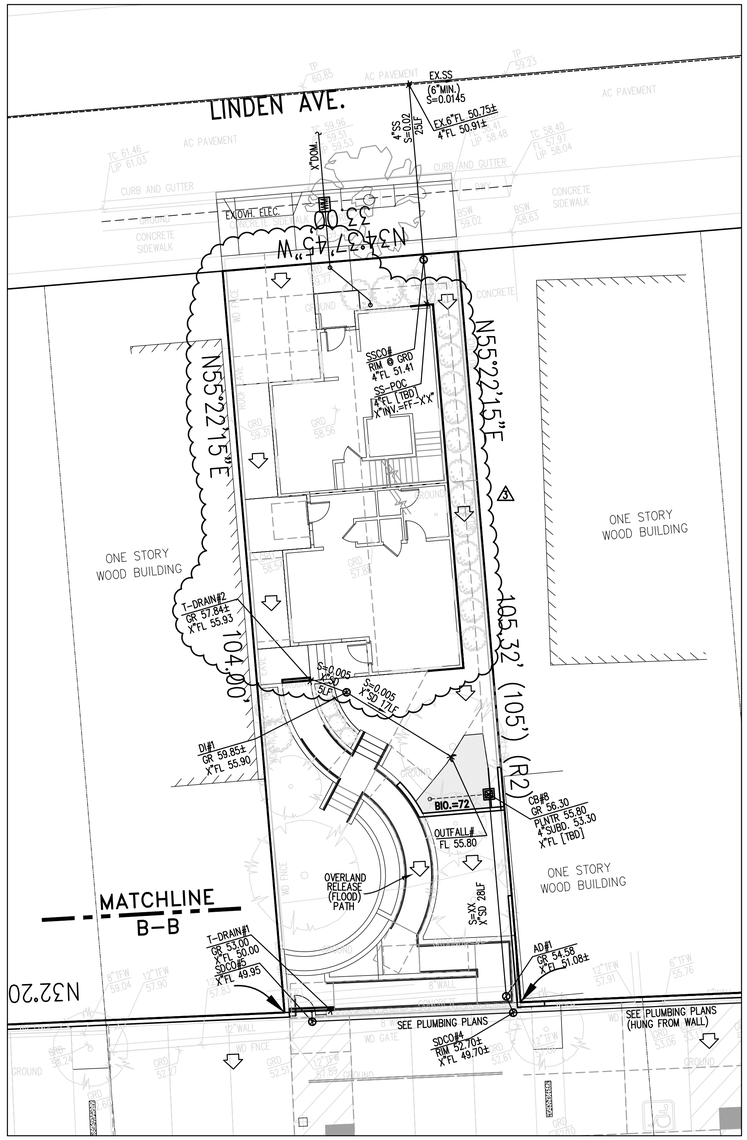
Plot Date: 2025–04–02





GENERAL NOTES:

1. PROVIDE "NO DUMPING – DRAINS TO BAY" STENCIL AT ALL STORM DRAIN INLETS.



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SHEET TITLE

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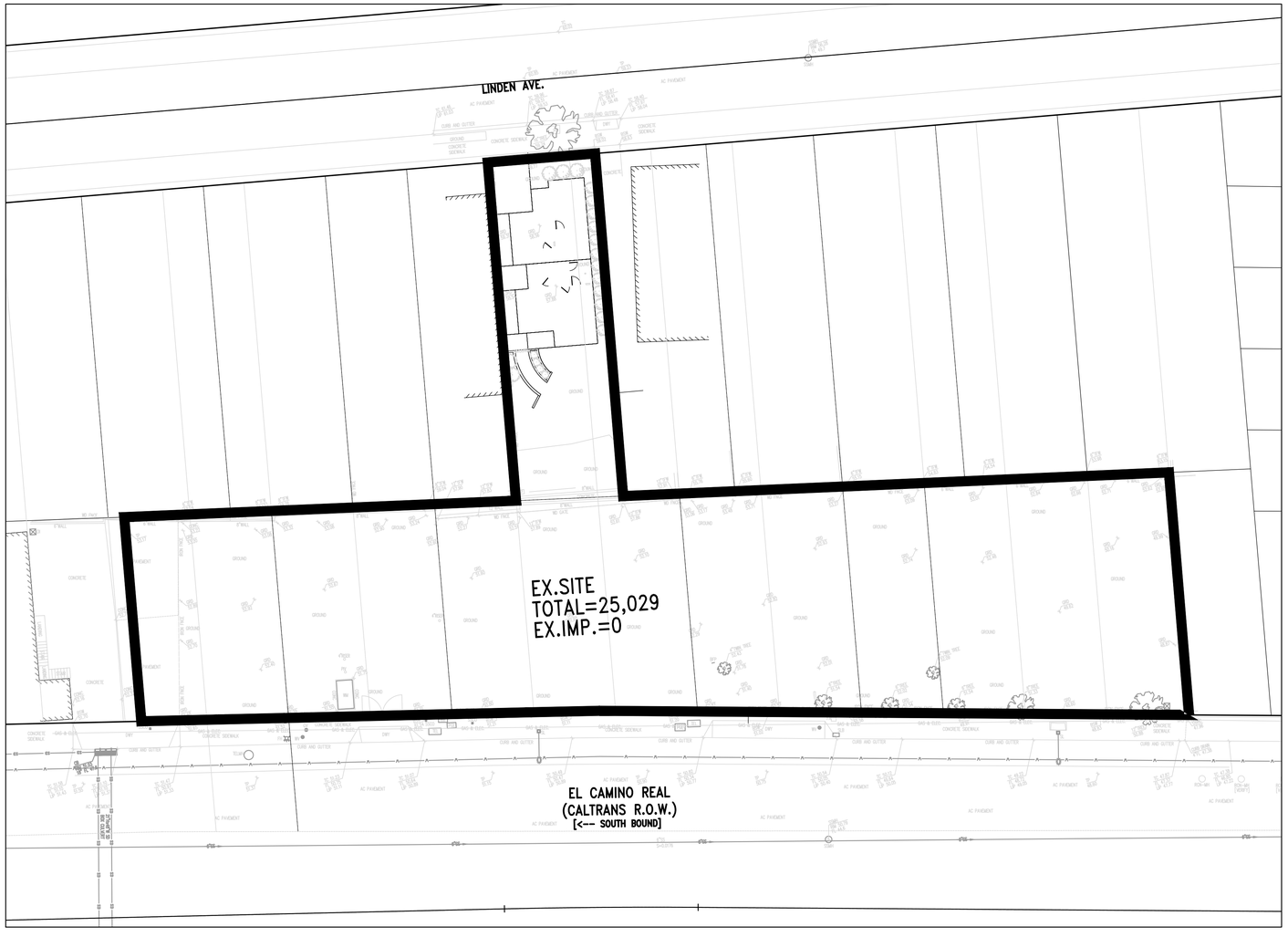
C-5.2

Plot Date: 2025-04-02

EXISTING SURFACE-AREA TABLE

EXISTING SITE			
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO REMOVE] (SF)	PERVIOUS AREA (SF)	TOTAL
0	0	25,029	25,029

EXITING SITE = 0% IMPERVIOUS



EXISTING SITE:

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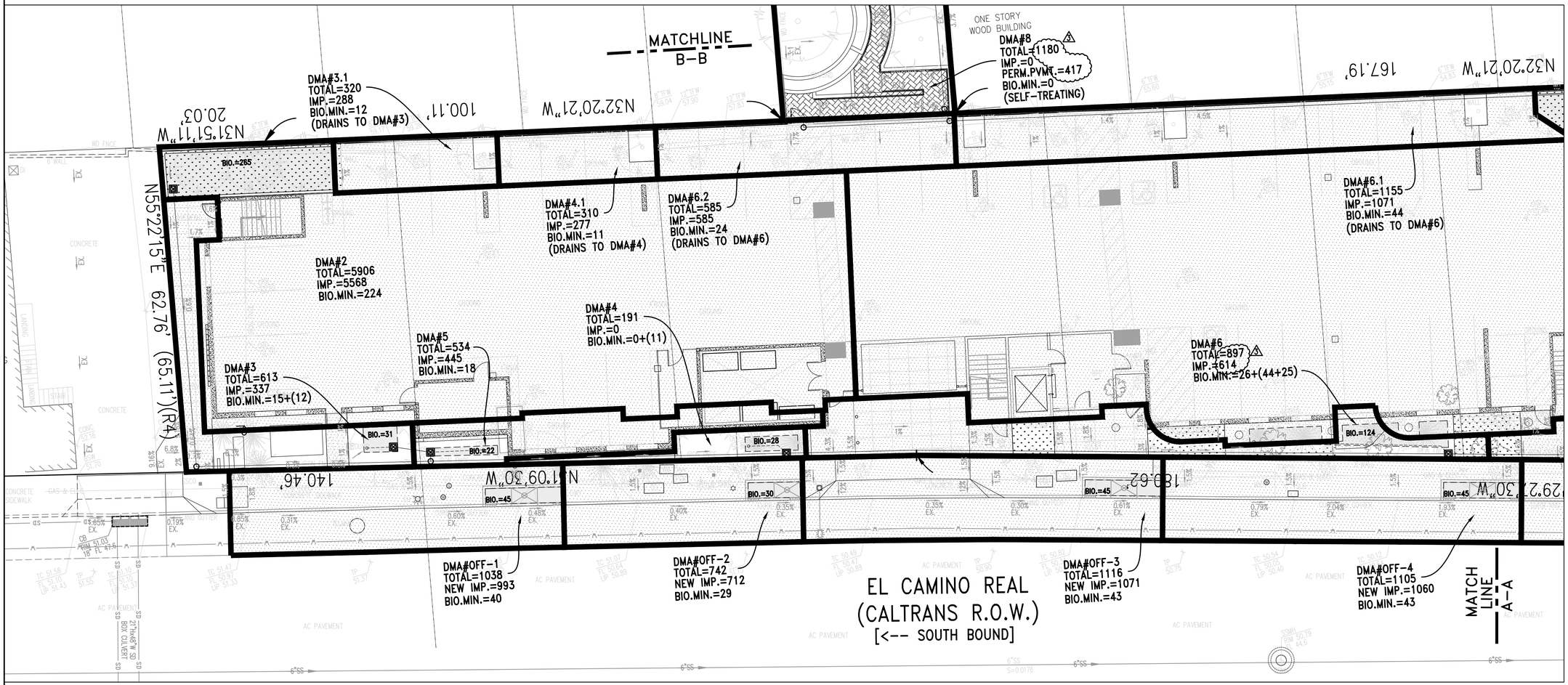
EXISTING HYDROLOGY MAP

DATE: JANUARY 2019
JOB No: 15074A10
PHASE: PLANNING DEPT.
ISSUED FOR: CITY P.D. REVIEW
PERMIT No: TBD
SCALE: 1"=10'

SHEET No

C-6.0

Plot Date: 2025-04-02



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

LEGEND

- IMPERVIOUS SURFACE
- PERMEABLE PAVEMENT SURFACE
- BIORETENTION AREA
- DRAINAGE MANAGEMENT AREA LIMIT
- **AREA#** DRAINAGE MANAGEMENT AREA
- **TOTAL=** TOTAL DRAINAGE AREA
- **IMP.=** IMPERVIOUS AREA
- **PERM.PVMT.=** PERMEABLE PAVEMENT AREA
- **BIO.MIN.=** MINIMUM TREATMENT AREA REQUIRED
- **BIO.=** BIO.RET. TREATMTENT AREA PROVIDED

STORM TREATMENT NOTES:

PER SAN MATEO COUNTY CLEAN WATER PROGRAM PUBLICATION: "C.3 REGULATED PROJECTS GUIDE" DATED NOVEMBER 2023 (VERSION 2.0).

1) HYDRO-MODIFICATION & STORM TREATMENT:

A) THE PROJECT SITE CREATES BETWEEN 5,000-SF AND 1-ACRE OF IMPERVIOUS SURFACE AREA FOR THE PROPOSED PRIVATE PROPERTY. THE PROJECT SITE IS LOCATED OUTSIDE THE COUNTY HYDROMODIFICATION ZONE (APPENDIX-H). THUS THE PROJECT WILL BE REQUIRED TO SUBMIT A STORMWATER CONTROL PLAN AND INCLUDE LID MEASURES CONSISTENT WITH SIZING FACTORS AND CRITERIA FOR "TREATMENT ONLY".

2) THE PROJECT SITE IS DELINEATED INTO THE MANAGEMENT AREAS SHOWN ON THE CHART ON THIS SHEET.

3) THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

CRITERIA APPLY TO BIORETENTION FACILITY:
- SIZING FACTOR (SF) [BIORETENTION FACILITY] = 4% OF IMPERVIOUS AREA
- SURFACE RESERVOIR DEPTH = 6 INCHES TYPICAL
- SOIL MIX DEPTH = 18 INCHES TYPICAL (5 IN/HR MINIMUM SUSTAINED)
- UNDERDRAIN = 4 INCHES PVC PIPE MINIMUM (SDR 35 OR EQUIVALENT)

4) FOR SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1 (TREATMENT ONLY) OR 1:1 (TREATMENT & FLOW CONTROL). SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER COUNTY DESIGN STANDARDS*.

5) FOR SELF-TREATING AREAS, THE PERCENTAGE OF IMPERVIOUS AREA MUST BE LESS THAN 5% PER COUNTY DESIGN STANDARDS**.

PROPOSED SITE:

EXISTING SURFACE-AREA TABLE

EXISTING SITE			
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO REMOVE] (SF)	PERVIOUS AREA (SF)	TOTAL
0	0	25,029	25,029

EXITING SITE = 0% IMPERVIOUS

PROPOSED SURFACE-AREA TABLE

PROPOSED SITE			
IMPERVIOUS [PROPOSED] (SF)	IMPERVIOUS [TO REMAIN] (SF)	PERVIOUS AREA (SF)	TOTAL
20,571	0	4,458	25,029

PROPOSED SITE = 82.2% IMPERVIOUS (3)
(ASSESSMENT OF ONSITE PROPERTY AREA ONLY)

* TREATMENT ONLY

STORM TREATMENT DESIGN (PER SAN MATEO COUNTY)*

DMA & IMP NAME	TYPE	A SIZING FACTOR	D.M. AREA (S.F.)	RUNOFF SURFACE TYPE	C-FACTOR VALUE*	MIN. SIZE (S.F.)	PLANNED SIZE (S.F.)
DMA#1	BIO-RETENTION AREA	4% *	(3) 9635	IMPERVIOUS	1.0	(3) 388	437
			548	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#2	BIO-RETENTION AREA	4% *	5568	IMPERVIOUS	1.0	224	265
			338	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#3.1	BIO-RETENTION AREA	4% *	288	IMPERVIOUS	1.0	(12)	DRAINS TO DMA#3
			32	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#3	BIO-RETENTION AREA	4% *	337	IMPERVIOUS	1.0	15 +(12) / 27	31
			276	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#4.1	BIO-RETENTION AREA	4% *	277	IMPERVIOUS	1.0	(11)	DRAINS TO DMA#4
			33	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#4	BIO-RETENTION AREA	4% *	0	IMPERVIOUS	1.0	0 +(11) / 11	24
			184	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#5	BIO-RETENTION AREA	4% *	445	IMPERVIOUS	1.0	18	22
			89	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#6.1	BIO-RETENTION AREA	4% *	1071	IMPERVIOUS	1.0	(46)	DRAINS TO DMA#6
			84	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#6.2	BIO-RETENTION AREA	4% *	585	IMPERVIOUS	1.0	(24)	DRAINS TO DMA#6
			0	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#6	BIO-RETENTION AREA	(3) 4% *	(3) 614	IMPERVIOUS	1.0	26 +(46+24) / 96	125
			298	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#7	BIO-RETENTION AREA	4% *	145	IMPERVIOUS	1.0	9	16
			672	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#8	SELF-TREATING AREA	N/A	0	IMPERVIOUS	1.0	N/A	N/A
			(3) 763	PERVIOUS	0.1		
			(3) 417	PERM. PVMT.	0.1		
DMA#9	BIO-RETENTION AREA	4% *	1606	IMPERVIOUS	1.0	(3) 67	72
			668	PERVIOUS	0.1		
			0	PERM. PVMT.	0.1		
DMA#OFF-1 (OFFSITE)	BIO-RETENTION AREA (TREE WELL FILTER)	4% *	993	IMPERVIOUS	1.0	40	45
			45	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#OFF-2 (OFFSITE)	BIO-RETENTION AREA (TREE WELL FILTER)	4% *	712	IMPERVIOUS	1.0	40	30
			30	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#OFF-3 (OFFSITE)	BIO-RETENTION AREA (TREE WELL FILTER)	4% *	1071	IMPERVIOUS	1.0	43	45
			45	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#OFF-1 (OFFSITE)	BIO-RETENTION AREA (TREE WELL FILTER)	4% *	1060	IMPERVIOUS	1.0	43	45
			45	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		
DMA#OFF-1 (OFFSITE)	BIO-RETENTION AREA (TREE WELL FILTER)	4% *	980	IMPERVIOUS	1.0	40	45
			45	PERVIOUS	0.1		
			---	PERM. PVMT.	0.1		

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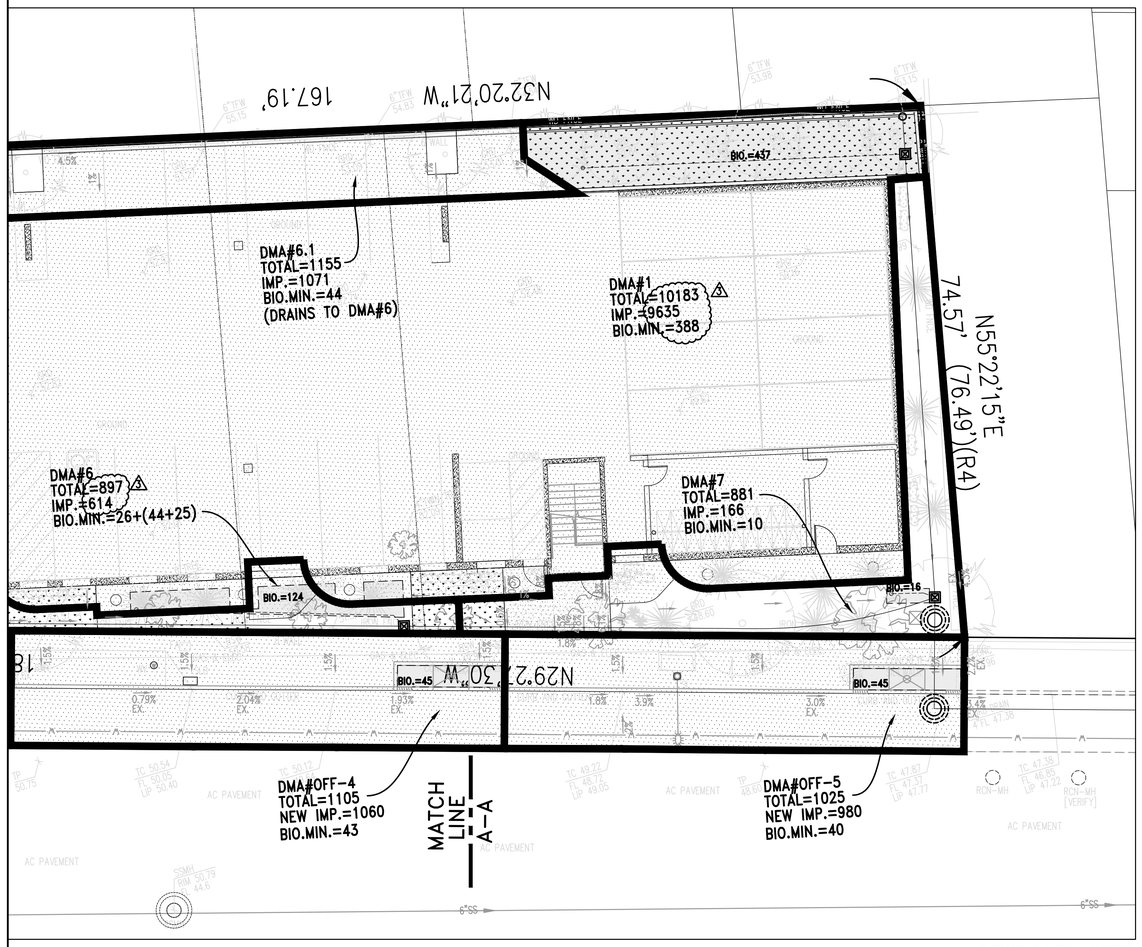
PRELIMINARY STORMWATER TREATMENT PLAN

DATE: JANUARY 2019
JOB No: 15074A10
PHASE: PLANNING DEPT.
ISSUED FOR: CITY P.D. REVIEW
PERMIT No: TBD
SCALE: 1"=10'

SHEET No

C-6.1

Plot Date: 2025-04-02



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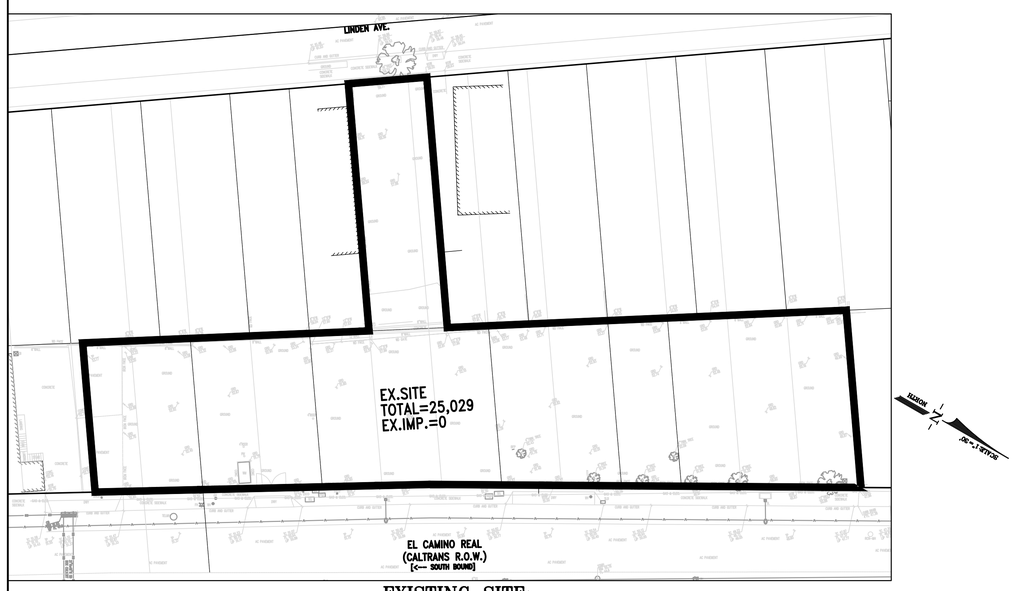
LEGEND

- IMPERVIOUS SURFACE
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- AREA# — DRAINAGE MANAGEMENT AREA
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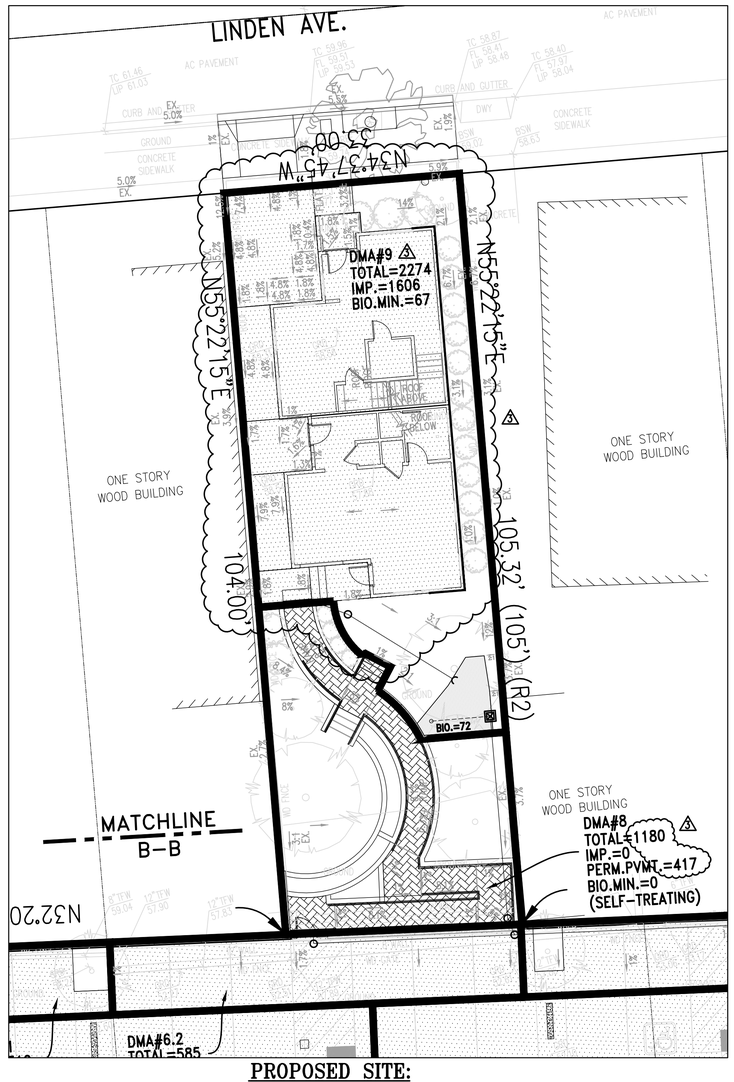
GRAPHIC SCALE

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(IN FEET)
1 inch = 10 ft.



EXISTING SITE:



PROPOSED SITE:

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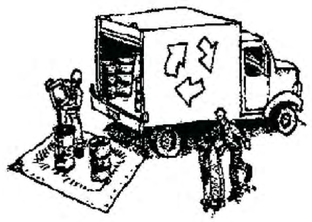
Plot Date: 2025-04-02

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



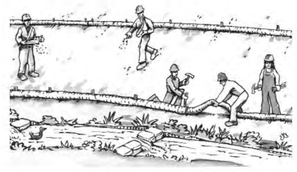
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

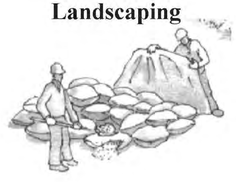
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



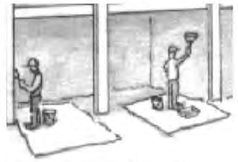
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

ARCHITECTS

CONSULTANTS

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

STAMP

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER JAMES WOOD
No. C72184
CIVIL
STATE OF CALIFORNIA

No #	DATE	REVISION DESCRIPTION
	12/17/2020	PLANNING RESUB. #1
1	10/23/2024	PLANNING RESUB. #2
2	02/14/2025	PLANNING RESUB. #3

PROJECT

BUTLER APARTMENTS
271 EL CAMINO REAL
SAN BRUNO, CA 94066

SHEET TITLE

BEST MANAGEMENT PRACTICES PLAN

DATE: JANUARY 2019
JOB No: 15074A10
PHASE: PLANNING DEPT.
ISSUED FOR: CITY P.D. REVIEW
PERMIT No: TBD
SCALE: 1"=10'

SHEET No

C-7.1

Plot Date: 2025-04-02

FORTUNE ENTERPRISE LLC
BUTLER APARTMENTS
SAN BRUNO SAN MATEO COUNTY CALIFORNIA



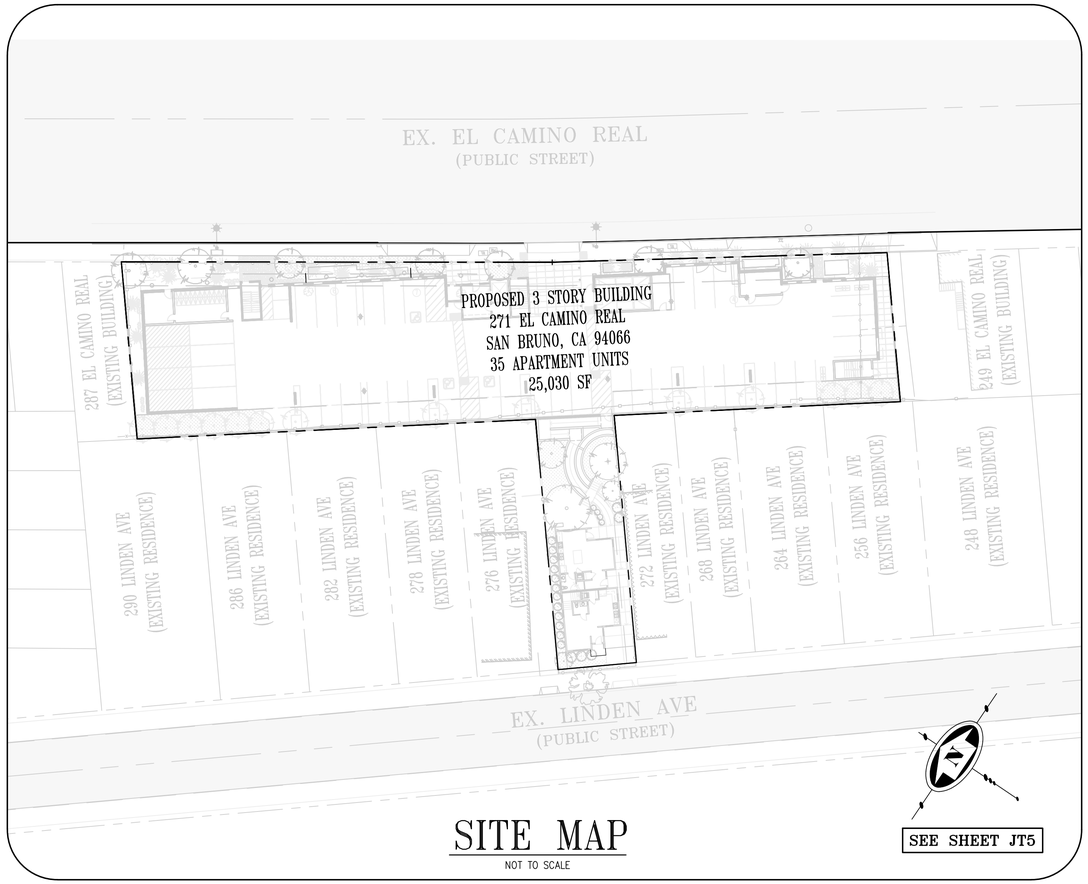
VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN

ADD 68' L.F. OF JOINT TRENCH AND 1 STREET LIGHT
SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

1 NEW SERVICE COMPLETION (ELECTRICAL, TELEPHONE & CATV)



SITE MAP
NOT TO SCALE

SEE SHEET JT5

LEGEND

JT	PROPOSED JOINT TRENCH
JTX	PROPOSED JOINT TRENCH CROSSING
SVC	PROPOSED JOINT TRENCH SERVICE
EX JT	EXISTING JOINT TRENCH
GAS	PROPOSED GAS
EX GAS	EXISTING GAS
EEUG	EXISTING UNDERGROUND ELECTRIC LINES
EUUG	EXISTING UNDERGROUND UTILITY LINES
EUOH	EXISTING OVERHEAD UTILITY LINES
ECOH	EXISTING OVERHEAD CATV LINES
ETOH	EXISTING OVERHEAD TELEPHONE LINES
EEOH	EXISTING OVERHEAD ELECTRIC LINES
UOH	PROPOSED OVERHEAD UTILITY LINES
	DESIGNATES UTILITY LINES TO BE REMOVED
	EXISTING PRIMARY SPLICE BOX
	EXISTING SECONDARY SPLICE BOX
	PG&E 3Ø, UCD, SUBSURFACE TRANSFORMER, 4'6" x 8'6" x 7'6"

TARRAR UTILITY REP.:	ALFONSO REYES	JOB NO.	220065	PHONE NO.	(925) 240-2595
DEVELOPER:	FORTUNE ENTERPRISE LLC	JOB NO.	220065	PHONE NO.	(408) 422-6029
PG&E ELECTRIC COORDINATOR:	R-ELEC REP	JOB NO.	R-ELECJOBNO	PHONE NO.	R-ELECPHNO
PG&E GAS COORDINATOR:	R-GAS REP	JOB NO.	R-GASJOBNO	PHONE NO.	R-GASPHNO
TELEPHONE REP.:	GEORGE ROOSEVELT III	JOB NO.	224137	PHONE NO.	(650) 872-6062
CABLE T.V. REP.:	ROB MIGUEL	JOB NO.	224137	PHONE NO.	(650) 616-3115

FILES STATUS

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	LUK& ASSOCIATES	10-04-2024	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	TECTONIC	04-01-2025	R
LANDSCAPE PLANS (ELECTRONIC FILE)	W. JEFFERY HEID LANDSCAPE ARCHITECT	10-04-2024	R
GAS DESIGN	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
ELECTRIC DESIGN	-	XX-XX-XXXX	XXXX
TELEPHONE INTENT REPLY	AT&T	XX-XX-XXXX	XXXX
CATV INTENT REPLY	CABLECOM (COMCAST)	XX-XX-XXXX	XXXX
STREET LIGHT PLANS – PUBLIC	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
STREET LIGHT PLANS – PRIVATE	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
SOILS REPORT	XXXX	XX-XX-XXXX	XXXX

A = APPROVED • **ANS** = APPROVED NOT SIGNED • **NA** = NOT APPROVED • **F** = FIRST SUBMITTAL • **SS** = SECOND SUBMITTAL • **R** = RECEIVED

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
ALFONSO REYES
QUALIFIED APPLICANT DESIGNER

COMPOSITE DRAWING BY DEVELOPER

Estimate # _____

Approved _____ Gas ADE _____ Date

Approved _____ Electric ADE _____ Date

PG & E is not responsible for the accuracy of the specifications shown on this drawing.

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING. THANK YOU

SIGNED _____ DATE _____

COMPOSITE DRAWING BY DEVELOPER

Approved _____ Telephone representative _____ Date

Approved _____ CATV representative _____ Date

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE TITLE SHEET
FORTUNE ENTERPRISE LLC
BUTLER APARTMENTS
SAN BRUNO CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JUNE 2020 | DATE LAST WORKED ON: 4/8/2025
SCALE: NOT TO SCALE | DRAWN: AR | CHECKED: KT
JOB NO.: 224137 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER WILLIAM J. LACH 48 Exp. 06/30/25 CIVIL STATE OF CALIFORNIA

SHEET JT1 OF JT5 SHEETS

PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET **JT3** (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM R-PN1 (R-PN2).

ABBREVIATION LIST

B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
℄	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT			TYP.	TYPICAL
EX.	EXISTING	℄	PROPERTY LINE	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	P.S.	POWER SUPPLY	U.G.	UNDERGROUND
FH	FIRE HYDRANT	PROJ.	PROJECT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSDE	PRIVATE STORM DRAIN EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PSE	PUBLIC SERVICE EASEMENT	W	WATT
G	GAS	PVAW	PRIVATE VEHICLE ACCESS WAY	WT	WATER
GALV.	GALVANIZE	P.V.C.	POLY VINYL CHLORIDE	W/	WITH
G.E.	GENERAL ELECTRIC	PWE	PUBLIC WATER LINE EASEMENT	W/O	WITHOUT
GRD.	GROUND	PWR	POWER	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION	PUE	PUBLIC UTILITY EASEMENT	XFMR	TRANSFORMER

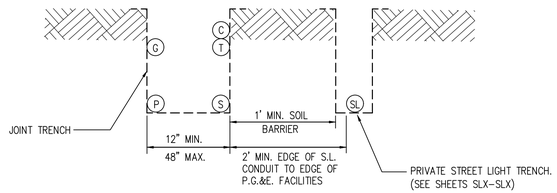
JOINT TRENCH AND UTILITY BOX LOCATION

JOINT TRENCH STREET SECTIONS

NOT TO SCALE
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION
(95% RELATIVE COMPACTION FOR THE TOP 6"
BELOW ROAD SUBGRADE AND 90% BELOW THAT)

PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH



DETAIL X
N.T.S. JTX

PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH

NOT TO SCALE

GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.**
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE **CITY OF R-CITY** REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A **CITY OF R-CITY** ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE **CITY OF R-CITY** AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

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JOINT TRENCH GENERAL NOTES AND DETAILS
FORTUNE ENTERPRISE LLC
BUTLER APARTMENTS
SAN BRUNO CALIFORNIA

NO.	REVISIONS	BY	DATE

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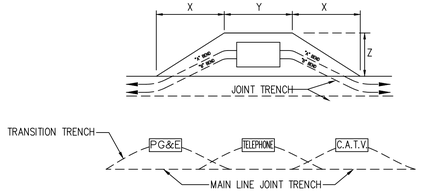
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REGISTERED PROFESSIONAL ENGINEER PHILLIP A. ZACCHEO Exp. 06/30/25 CIVIL STATE OF CALIFORNIA

SHEET JT2 OF JTX SHEETS

JOINT TRENCH TRANSITION

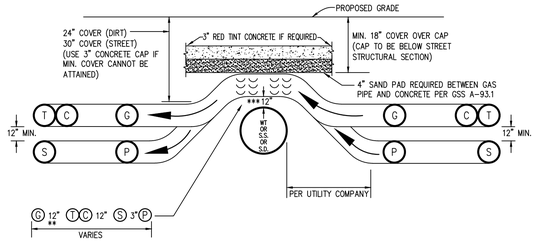


BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters box) "X"	"Y"	"Z"	NOTES
"A"	3' x 5'	24'	7'	5'	BEND IS 60° RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	24'	11'	7'	
"B"	3' x 5'	32'	7'	5'	BEND IS 30° RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	32'	11'	7'	

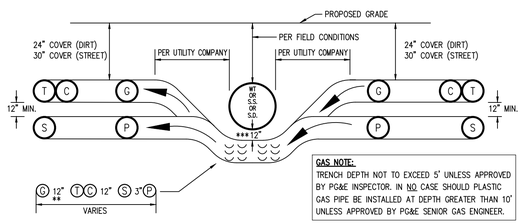
NOTE:

1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

DETAIL 1 / JT3 N.T.S. — **TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT**



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 1 (PREFERRED METHOD)



JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE & CATV).

*** 6" MINIMUM REQUIRED BY PG&E-ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY

DETAIL 2 / JT3 N.T.S. — **OVER UNDER DETAILS**

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM (JOINT TRENCH)

	P.G.&E. ELECTRIC	P.G.&E. GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING: EXCAVATE, BACKFILL AND COMPACT.	○	○	○	○	●
GAS MATERIAL: FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC CABLE: FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC CONDUIT: FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC SPLICE BOXES: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC TFMR. ENCLS.: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC EQUIP. ENCLS.: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC TFMR. PADS: GRADE.	○	○	○	○	○
FURNISH.	○	○	○	○	○
INSTALL.	○	○	○	○	○
ELECTRIC SWITCH PADS: GRADE.	○	○	○	○	○
FURNISH.	○	○	○	○	○
INSTALL.	○	○	○	○	○
TELEPHONE CONDUIT: FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE CABLE: FURNISH.	○	○	●	○	●
INSTALL.	○	○	●	○	●
TELEPHONE SPLICE BOX: EXCAVATE.	○	○	●	○	●
FURNISH.	○	○	●	○	●
INSTALL.	○	○	●	○	●
TELEPHONE INTER. PADS: GRADE.	○	○	○	○	○
FURNISH.	○	○	○	○	○
INSTALL.	○	○	○	○	○
C.A.T.V. CONDUITS: FURNISH.	○	○	○	●	●
INSTALL.	○	○	○	●	●
C.A.T.V. SPLICE BOXES: EXCAVATE.	○	○	○	●	●
FURNISH.	○	○	○	●	●
INSTALL.	○	○	○	●	●

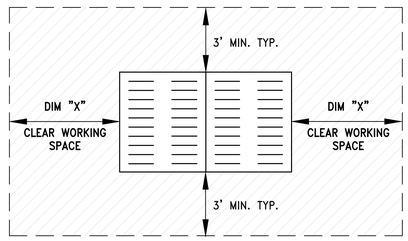
STREET LIGHTING SYSTEM

	P.G.&E.	CONTRACTOR
WIRE: FURNISH.	○	●
INSTALL.	○	●
CONDUIT: FURNISH.	○	●
INSTALL.	○	●
BASES: FURNISH.	○	●
INSTALL.	○	●
LUMINAIRES: FURNISH.	○	●
INSTALL.	○	●
SPLICE BOXES: FURNISH.	○	●
INSTALL.	○	●
EXCAVATE.	○	●
POLES & ARMS: FURNISH.	○	●
INSTALL.	○	●

SCHEDULE: LS2A
INSTALL IN JOINT TRENCH: NO/YES
INSTALL IN SEPARATE TRENCH: YES/NO
CONDUIT SIZE: 1 1/2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: #8 TYPE: CU

ADDITIONAL NOTES:
DEVELOPER TO SUPPLY AND INSTALL GAS & ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF PG&E GREEN BOOK RULES 15, 16 AND 20.

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.



DIM "X"
3' MIN. 3'0" x 5'0" ENCLOSURES
4' MIN. 4' x 6'6" x 5'0" ENCLOSURES
5' MIN. 4'6" x 8'6" x 6'0" ENCLOSURES
(OR EASEMENT REQUIRED)

DETAIL 3 / JT3 N.T.S. — **PG&E ENCLOSURE CLEARANCES**

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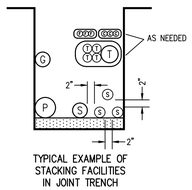
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REGISTERED PROFESSIONAL ENGINEER — SCOTT A. MULLANEY — Exp. 06/30/25 — CIVIL — STATE OF CALIFORNIA

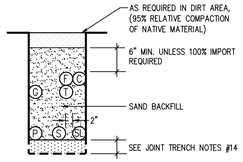
SHEET JT3 / OF JTX SHEETS

JOINT TRENCH MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

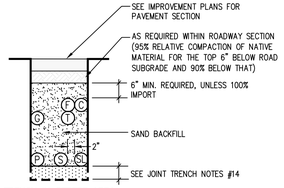
	UTILITY	G	T	TD	C	S	P	SL	SLP	F	FE	MINIMUM COVER
G	(GAS)*	–	12"	12"	12"	6"	12"	12"	6"	12"	12"	24"; 30" IN STREET
T	(TELEPHONE) DUCT	12"	–	1"	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
TD	(TELEPHONE) DIRECT BURY	12"	1"	–	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	–	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
S	(ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24"; 30" IN STREET
P	(ELECT. PRIMARY)	12"	12"	12"	12"	2"	2"	12"	2"	12"	12"	36"; 36" IN STREET
SL	(PUBLIC AND PRIVATE-STREET LIGHT)**	12"	12"	12"	12"	12"	12"	–	12"	12"	12"	24"; 30" IN STREET
SLP	(P.G.E.-STREET LIGHT)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24"; 30" IN STREET
FE	(FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	12"	–	12"	24"; 30" IN STREET
F	(FIBER OPTIC)	12"	1"	1"	1"	12"	12"	12"	12"	–	12"	24"; 30" IN STREET



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH



TRENCH IN DIRT AREA



TRENCH IN STREET AREA

LEGEND

- MEETS UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- (G) GAS
- (P) ELECTRIC PRIMARY
- (S) ELECTRIC SECONDARY
- (T) TELEPHONE (DUCT OR DIRECT BURY)
- (C) CATV
- (SL) STREET LIGHT (PUBLIC OR PRIVATE)
- (SLP) STREET LIGHT (PG&E)
- (FE) FOREIGN ELECTRIC
- (F) FIBER OPTIC

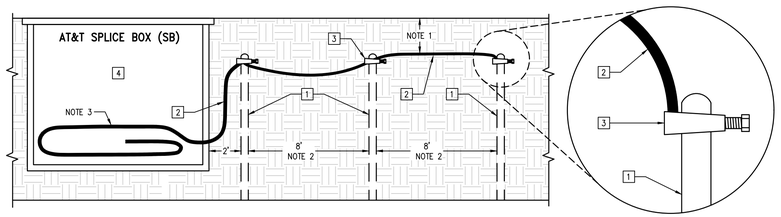
JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 18" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE-INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE-INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF R-CITY ENGINEERING STANDARDS AND SPECIFICATIONS.
16. ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X						X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															
FIBER OPTCS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



LEGEND

1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

NOTES

1. MINIMUM DEPTH = 12 INCHES
2. GROUND BEDS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 2 FOOT SEPARATION FROM THE SB WALL IS NOT ENCROACHED UPON.
3. BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE.

DETAIL 1 / N.T.S. JT4 — AT&T AERIAL AND BURIED GROUND BED DESIGN

THIS AREA RESERVED FOR JOINT TRENCH SECTIONS TO BE PLACED AT A LATER TIME

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- Cost Analysis
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JOINT TRENCH SECTIONS AND DETAILS

FORTUNE ENTERPRISE LLC
BUTLER APARTMENTS
SAN BRUNO CALIFORNIA

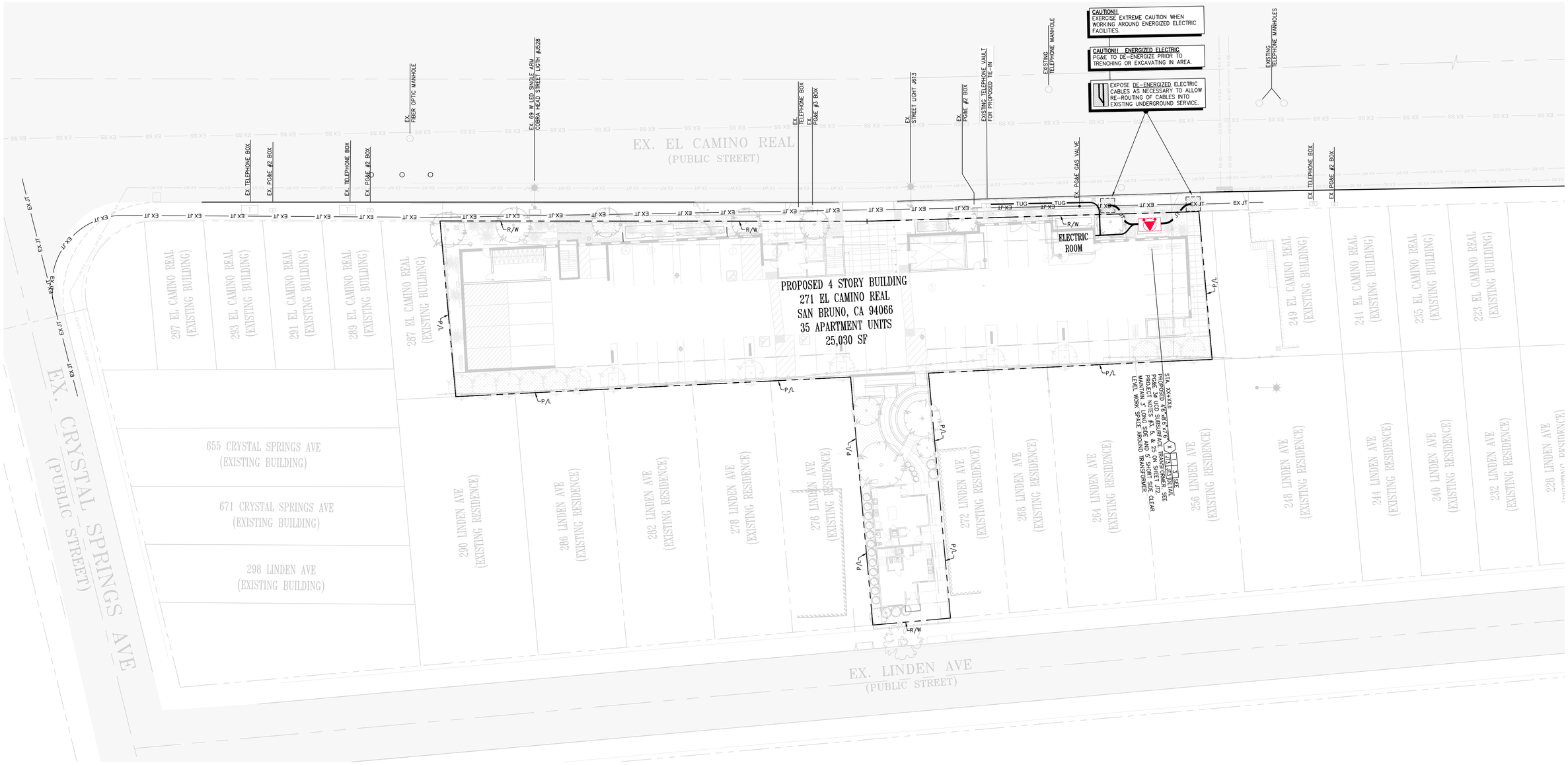
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811 CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — KENNETH HULL TARRAR — Exp. 06/30/25 — CIVIL — STATE OF CALIFORNIA

SHEET JT4 OF JTX SHEETS



CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
ALFONS REYES
QUALIFIED APPLICANT DESIGNER

N

0 10 20 40
SCALE: 1" = 20'

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- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE PLAN

FORTUNE ENTERPRISE LLC
BUTLER APARTMENTS
SAN BRUNO CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: September 2024 | DATE LAST WORKED ON: 4/8/2025
SCALE: 1" = 20' | DRAWN: AR | CHECKED: KT
JOB NO.: 224137
PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

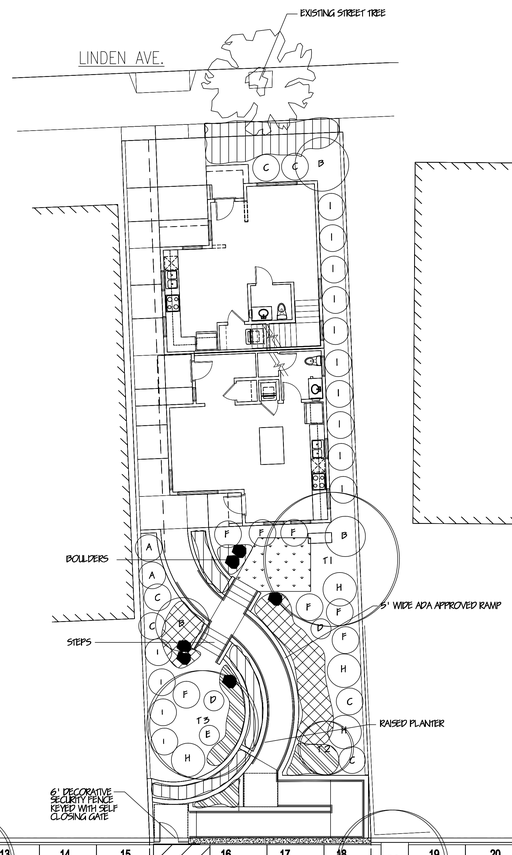
REGISTERED PROFESSIONAL ENGINEER
SCOTT M. TARRAR
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

SHEET JT5
OF JT5 SHEETS

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Lomandra Baby Breeze @ 18" oc	1 gallon	low	.3
	Juniperus conferta/ Shore Juniper @ 36" oc	1 gallon	low	.3
	Tulbaghia violacea/ Society Garlic @ 36" oc	1 gallon	low	.3
	Juncus patens/ Rush at 30" oc for retention areas	1 gallon	low	.3
	Sod lawn/ 100% dwarf fescue		high	.7
A	Thuja Emerald Green	15 gallon	med	.5
B	Cotinus Golden Spirit/ Smoke Tree	15 gallon	low	.3
C	Chontropetalum tectorum/ Cape Rush	5 gallon	low	.3
D	Dietes vegeta/ Fortnight Lily	5 gallon	low	.3
E	Aniqozanthos Big Red/ Kangaroo Paw	5 gallon	low	.3
F	Lomandra Breeze	5 gallon	low	.3
G	Agave Blue	5 gallon	low	.3
H	Phormium Apricot Queen/ Flax	5 gallon	low	.3
I	Nandina Harbor Dwarf	5 gallon	low	.3
V-1	Hardenbergia violacea Rosea	5 gallon	low/ med	.4
T-1	Pistachia chinensis Keith Davey/ Chinese Pistache	24" box	low	.3
T-2	Lagerstroemia Muskogee multitrunk/ Crape Myrtle	24" box	low	.3
T-3	Laurus nobilis Saratooga/ Sweet Bay	24" box	low	.3
T-4	Acer palmatum std. green/ Japanese Maple Zone 1 street tree	24" box	med	.5
T-5	Tristania laurina Elegant/ Water Gum	15 gallon	med	.5
	Chief Cliff boulders			

1) Site soil to be thoroughly prepared prior to planting. Landscape contractor shall send a soil sample to a lab for fertility analysis and soil preparation measures prior to planting.
2) 24" deep tree root barriers shall be installed at all tree locations within 5' of pavement, curbs and building walls. Verify in field.
3) Incorporate 4 cy of compost/ 1000 sf, 6" into native soil.
4) Verify placement of all plant material field. Make necessary adjustments due to underground utilities.
5) Spread 3" of Prochip, brown tone recycled mulch, or equal, after planting.
6) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them in the design of the landscape.




LOMANDRA JUNIPERUS TULBAGHIA JUNCUS THUJA COTINUS

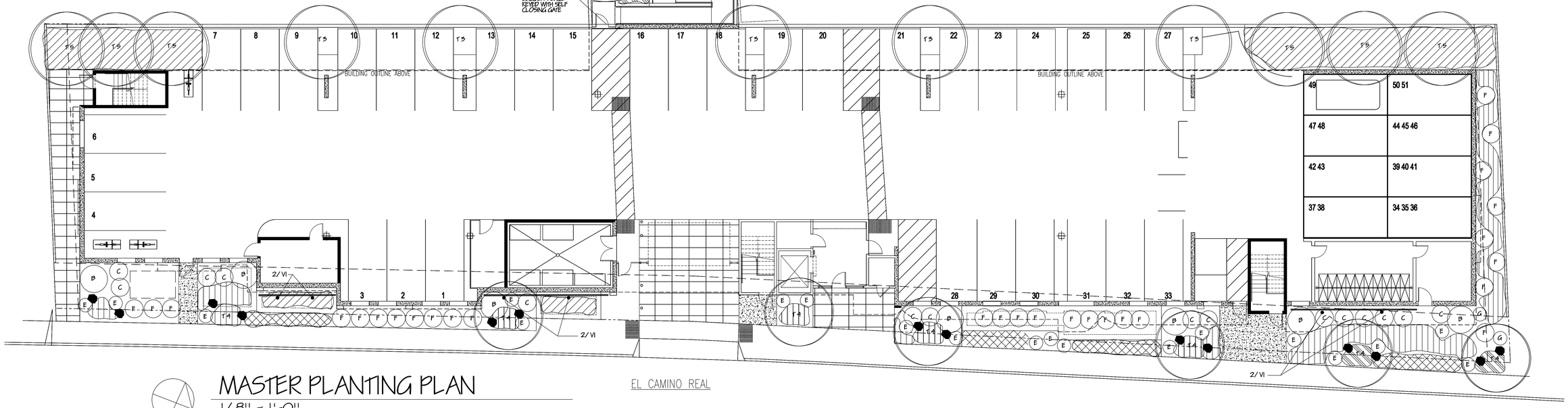

CHONDROPETALUM DIETES ANIGOZANTHOS LOMANDRA AGAVE PHORMIUM NANDINA


PISTACHIA LAGERSTROEMIA LAURUS ACER TRISTANIA


PARK BENCH/ FOREST GREEN BELGARD PAVER/ CATALINA GRANA VICTORIAN


HARDENBERGIA


DECORATIVE GRAY PEBBLES CHIEF CLIFF BOULDERS DECORATIVE IRON FENCE



MASTER PLANTING PLAN
1/8" = 1'-0"

EL CAMINO REAL

W. Jeffrey Heid
Landscape Architect
C-2235

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Gilroy, Ca. 95020
tel 408 691-5207
email wjheidlandsca@gmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain the property. They are to be used only with respect to the project and are not to be used on any other project, extensions or distributions to needs of third respondents, requirements or for other purposes in connection with the project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect's common law, copyright or other reserved rights.

REVISED 6/ 4/ 24
REVISED 6/ 25/ 24
REVISED 9/ 27/ 24
REVISED 10/ 29/ 24
REVISED 2/ 12/ 25
REVISED 4/ 8/ 25

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/31/2025
STATE OF CALIFORNIA

BUTLER APARTMENTS
271 EL CAMINO REAL
SAN BRUNO, CA. 94066

FOR:

TECTONIC BUILDERS CORP.
10118 BANDLEY DR. #E
CUPERTINO, CA. 95014

MASTER PLANTING PLAN

date: 4/ 27/ 24
scale: 1/8" = 1'-0"
drawn by: W.JH
job no. 202412
sheet
L1
of sheets

W. Jeffrey Heid
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OWNERSHIP AND USE OF DRAWINGS

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REVISED 6/4/24
REVISED 6/25/24
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REVISED 10/29/24
REVISED 2/12/25
REVISED 4/8/25

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o) 42.8 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 - front planter low	0.3	Drip	0.81	0.37	145	54	1425
#2 - streetscape low	0.3	Drip	0.81	0.37	1275	472	12531
#3 - street trees med	0.5	Drip	0.81	0.62	175	108	2867
#4 - front retention me	0.5	Drip	0.81	0.62	90	56	1474
#5 - north planting low	0.3	Drip	0.81	0.37	365	135	3587
#6 - retention med	0.5	Drip	0.81	0.62	800	494	13104
#7 - parking trees low	0.3	Drip	0.81	0.37	80	30	786
#8 - west garden med	0.5	Drip	0.81	0.62	440	272	7207
#9 - west garden low	0.3	Drip	0.81	0.37	475	176	4668
#10 west garden lawn	0.7	Overhead	0.75	0.93	75	70	1858
#11 adu low	0.3	Drip	0.81	0.37	160	59	1573
#12 adu low	0.3	Drip	0.81	0.37	165	61	1622
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	4245	1986	52702
Special Landscape Areas							
	[redacted]			1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	52702
						Maximum Allowed Water Allowance (MAWA)[e]	61955

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

ETAF Calculations

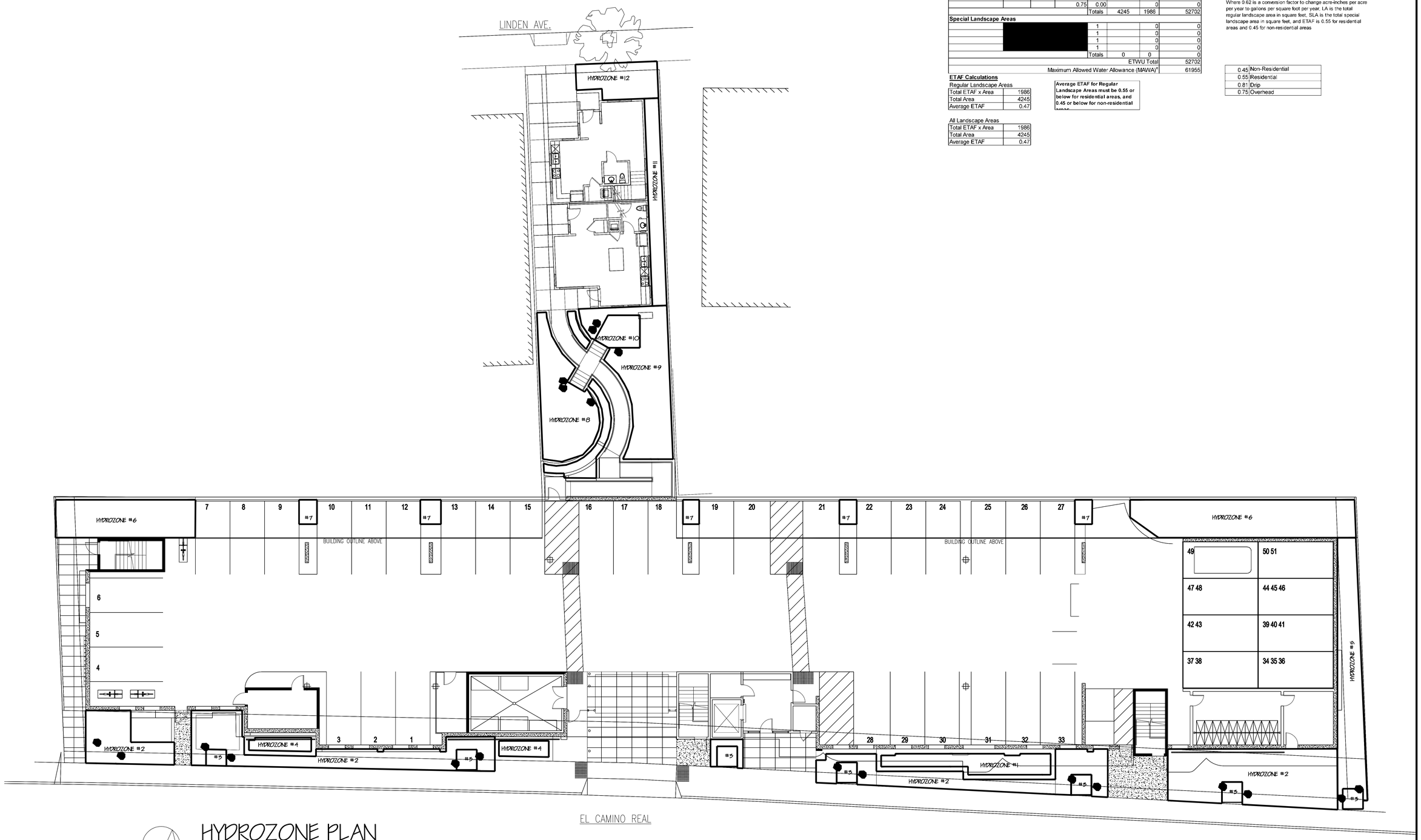
Regular Landscape Areas

Total ETAF x Area	1986
Total Area	4245
Average ETAF	0.47

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential

All Landscape Areas

Total ETAF x Area	1986
Total Area	4245
Average ETAF	0.47



HYDROZONE PLAN
1/8" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2025
STATE OF CALIFORNIA

BUTLER APARTMENTS
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HYDROZONE PLAN

date: 4/27/24
scale: 1/8" = 1'-0"
drawn by: WJH
job no. 202412
sheet
L 2
of sheets

ATTACHMENT 4

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April 16, 2025

Eliseo Amaya
Associate Planner
Community Development Department
City of San Bruno
567 El Camino Real
San Bruno, CA 94066

Re: Butler Apartment – 271 El Camino Real
Amended Density Bonus Request Letter

Dear Mr. Amaya:

This letter is on behalf of applicant Larry Wang, Tectonic Builders Corporation ("Applicant") in support of their entitlement application for a housing development project at 271 El Camino Real, San Bruno, CA 94066 ("Project"). This letter addresses the Project's density bonus, several waivers that are being requested by the Applicant for the Project, and their conformance to the City's affordable housing requirements, in support of the current permit application.

Project Overview

The Project is the construction of a 35-unit condominium building and two ADU units on a currently vacant, 25,030 square foot parcel. The proposed condominium building is four stories (three stories of residential condominium above a one-story ground level 51-space

parking podium) and 56 feet in height with the highest point being a stair tower. The parcel fronts on El Camino Real to the east and backs up to properties zoned for single-family use to the west. Of the thirty-five proposed condominium units, thirty-four are two-bedroom and one is three-bedroom.

In addition to the residential units and parking, the Project includes a 1,300 square foot "West Garden" common open space area, perimeter landscaping, a bicycle room and lobbies and circulation space The two ADU units would be located in a duplex in the "West Garden" area of the Project. The total building area is 66,384 square feet, resulting in a Floor Area Ratio or FAR of 3.0. The 35 units are distributed with 11 on the second floor and 12 each on the third and fourth floors.

General Plan and Zoning

The Project site area is designated High Density Residential, Multi-Use Residential Focus on the San Bruno General Plan and zoned as Multi Use—Residential Focus (MX-R).

The General Plan High Density Residential designation supports single-family or multi-family residential development at a density of 24.1 to 40.0 dwelling units per acre (DU/AC). The Multi-Use Residential Focus designation establishes a maximum FAR of 3.0 for sites larger than 20,000 square feet. Commercial uses are potentially supported but not required by the General Plan designation.

The Multi Use—Residential Focus (MX-R) zoning district (San Bruno Municipal Code Section 12.280.020) identifies multi-family residential as a permitted use. Development standards (San Bruno Municipal Code Section 12.280.030) for the MX-R district include the following.

- Maximum Height: 50 feet (with potentially up to 10 feet additional for architectural features through a discretionary review process).
- Maximum Stories: 3
- Maximum FAR (residential): 3.0
- Front Setback: 5 feet minimum, 10 feet average (see notes below)
- Street Side Setback: 5 feet
- Interior Side Setback: none
- Rear Setback: 10 feet if adjacent to R-1 District
- Minimum Open Space: 40 square feet (private or common) per unit

Notes added to the Front Setback development standard indicate the following: "Front setback must be pedestrian-oriented and contain semi-public amenities such as courtyards or outdoor seating areas."; and "The average front setback shall equal the square footage resulting from multiplying the required average setback of the zone by the averageable width. The averageable width shall be the length of the property frontage. Residential ground-floor entry stoops may project into the setback area but must be set back at least 2 feet from the back of sidewalk. Window bays, balconies, and another architectural features may project into the

average setback by 4 feet". Municipal Code Section 12.80.415 defines "Front setback" as "a clear distance from the front of any lot within which no building or structure may be permitted except as provided in Chapter 12.96, Chapter 12.280, and Chapter 12.290".

Density Bonus

The applicant is proposing to utilize a Density Bonus to achieve the desired number of units. State law requires that the local jurisdiction grant a Density Bonus based upon the level of affordability.

For Density Bonus calculations, it is important to note that per the Government Code Section 65915(f)(5), all numbers shall be rounded up to the nearest whole number. Also, the percentage of affordable units is to be calculated based on the proposed density prior to application of a Density Bonus per Section 65915(b) (1), which reads in part: "A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f)… if an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section…".

The San Bruno General Plan states that the maximum allowable density for the site is 40.0 DU/AC prior to application of density bonuses. Based upon the size of the site (25,030 square feet or 0.575 acres), the maximum allowable development would be 23 units prior to application of a density bonus.

Government Code Section 65915(f) states that a project shall be granted a 50% density bonus if at least 15% of the base units are made affordable to very-low-income households. The Project includes four (4) units to be designated as very-low-income affordable units, representing 17.4% of the base density of 23 units and therefore exceeding the 15% threshold to qualify for a 50% Density Bonus. A 50% increase from the base of 23 units would yield 34.5 units, which is rounded up to 35 units. Accordingly, the Project also qualifies for waivers or reductions of development standards as necessary to utilize the Density Bonus and for concessions/incentives if needed to make the Project feasible.

Accessory Dwelling Units (ADUs)

Per Government Code Section 66323(4)(a)(iii), a proposed multi-family residential development may include an additional two ADUs. ADUs are not considered as part of density calculations and so are permitted in addition to the 35 units allowable through the proposed Density Bonus. Such ADUs are to be permitted ministerially through the Building Permit process.

Waivers

Government Code Section 65915(e) states that the City shall waive any applicable development standard that would have the effect of physically precluding the Project unless the

local agency finds that the waiver would (1) violate state or federal law; or (2) have a significant and unmitigable impact on public health or safety, as defined in Government Code 65589.5(d)(2).

The standard for considering waiver requests was interpreted by the court recently in *Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755 ("*Bankers Hill*"). In *Bankers Hill*, neighborhood groups challenged a height waiver for a project that was granted by the City of San Diego, because they claimed that the project could have been redesigned to avoid the need for a height waiver. The court found that the city lacked discretion to deny a height waiver because once the applicant had "established its eligibility for the density bonus . . . , it was entitled to a waiver of any development standards that would preclude construction" of the proposed project unless the city could make findings of a specific, adverse impact on public health or safety, or unless granting the waiver would violate state or federal law (*Bankers Hill*, p. 774).

As a result, the Applicant has the initial burden of justifying a waiver by showing that under Government Code Section 65915, the Project qualifies for the density proposed, and that the Project cannot be constructed as proposed unless the waiver is granted. If the Applicant meets this burden, the burden shifts to the City to identify a significant, adverse impact on public health or safety, or a violation of federal law. The Applicant is not required to consider or propose alternative projects that attempt to achieve the same density without the waivers sought.

As outlined in the Project Overview above, the Project qualifies for a density bonus allowing the development of 35 units. In addition, per City standards, the project will also include 2 ADU units, for a total of 37 units as designed. The development standards discussed below would physically preclude construction of the Project with the 35 units allowed per the density bonus. Thus, the Project is entitled to be granted the below waivers from standards unless the City makes a finding for denial as described above. The Applicant is unaware of any circumstances that would justify finding for denial. The Applicant is proposing to use four waivers as set for the below.

1) Building Height

The Project would construct a 56-foot-tall building that exceeds the maximum allowable building height of 50 feet as indicated in San Bruno Municipal Code Section 12.280.030. Conformance to the maximum building height standard would require elimination of the fourth floor of the proposed condominium building and thus a reduction in project density by 12 units. The resulting density would be 23 DU/AC and use of the Density Bonus would be precluded. The Applicant requests that the City grant a waiver to this height requirement to allow the Project to be constructed at the proposed density.

2) Stories

The Project would exceed the proposed number of stories as indicated and a waiver would be necessary in order to achieve the proposed Density Bonus. Eliminating the fourth story

in order to comply with the standard would reduce the Project by 12 units or 34% of the Project total. The resulting density would be 23 DU/AC and use of the Density Bonus would be precluded. The Applicant requests that the City grant a waiver to the number of stories requirement to allow the Project to be constructed at the proposed density.

3) Setback Requirements

The Project encroaches into the five-foot minimum front setback and does not meet the overall 10-foot average, although a majority of the Project would provide a setback of between five and ten feet. The Project only exceeds ten feet at the open space areas on either end of the building. Further the Project does not have adequate space to include the types of features, "courtyards and outdoor seating", referenced in the City's Development Standards.

Notably, the City appears to provide a discretionary process to allow encroachments for architectural features, subject to Planning Commission approval. The Project design features an irregular façade, with multiple angled shifts in plane, to create architectural interest, consistent with the apparent intent of the development standards to allow reduction of setback to accommodate architectural features.

Increasing the front setback to meet the minimum 5-foot standard and minimum 10-foot average standard would eliminate at least three parking spaces from the ground floor podium and reduce the size of units on the second, third and fourth floors. The bedroom areas for three units intrude into the five-foot setback and if reduced in size to conform would no longer be sufficient to function as a bedroom, requiring that these units be removed from the plan or reconfigured to have only one bedroom. Ten additional units would be impacted in that they would lose their private open space (balcony areas) to meet the five-foot minimum and would also need to be eliminated or lose bedrooms to conform to the ten-foot setback average. Adherence to the average ten-foot setback requirement would thus severely impact the Project's utilization of the Density Bonus by eliminating amenities and reducing bedroom count and/or the total number of units below what could otherwise be achieved with the Density Bonus.

The condominium building abuts R-1 District single-family residences along the entire western boundary with the exception of the area proposed as open space (West Garden). While the impact of this intrusion is significantly minimized by stepping the building back to meet the 10-foot requirement at the second and higher floors, by providing landscaping along the edge, and by using the area within the setback for a passive use (parking), The intrusion is necessary in order to provide sufficient parking to make the Project viable and attractive to future tenants.

The Applicant requests that the City grant a waiver to the setback requirements to allow the Project to be constructed at the proposed density.

4) Parking

Per Government Code Section 65915(p)(1), developments qualifying for a Density Bonus cannot be required to provide more than 1.5 parking spaces per unit for two- or three-bedroom

units. As proposed, the Project provides 51 spaces, whereas 53 spaces are required (35 two-/three-bedroom units × 1.5 = 52.5, rounded to 53 spaces). As development of the Project would provide only 51 parking spaces, a waiver is required for two parking spaces that would otherwise be required. It would not be possible to add two parking spaces to the Project design without either reducing required open space or reducing the residential development area, thereby reducing the number of units below the number allowed through the use of Density Bonus. The Applicant requests that the City grant a waiver to the parking requirement to allow the Project to be constructed at the proposed density.

Concessions/Incentives

The Project is eligible for three concessions/incentives, pursuant to Government Code Section 65915(d)(2)(C). At this time, the Applicant reserves the right to modify the Project to take advantage of additional concessions/incentives, if necessary or appropriate.

Affordability Requirements

The San Bruno Municipal Code (Section 12.230.040) requires that at least 15% of for-sale units must be affordable, with 5% restricted to low-income households and 10% restricted to moderate-income households. The Project would designate four units as affordable for Very Low-Income residents. This would provide a greater level of affordability than required by the City. Nevertheless, per Section 12.230.060(B.4) of the Municipal Code, the applicant must provide an explanation of the Project would better address the City's RHNA requirements than it would if otherwise conforming to the Affordable Housing Plan.

By definition of affordability, the Project fulfills the City's Affordable Housing Plan in that units designated as affordable to Very Low-Income households would also be affordable to the higher income Low or Moderate income households. Generally, providing more Very-Low Income units is advantageous to the City, as they require a greater amount of subsidy and are more difficult to implement through standard inclusionary housing requirements. The City's RHNA for affordable units is distributed to require 704 Very Low-Income, 405 Low-Income and 573 Moderate Income units. Standard implementation of the City's Municipal Code inclusionary requirement will produce only Low-Income and Moderate Income units, while the City's greatest RHNA allocation is for Very Low-Income units. The Project will thus be beneficial to the City in order to reach the overall RHNA target by providing more Very Low-Income units.

For the foregoing reasons, the Project qualifies for Density Bonus and the four associated waivers. Please let me know if I can assist you further in understanding the Project.

Very truly yours,
BERLINER COHEN, LLP



JOLIE HOUSTON
E-Mail: jolie.houston@berliner.com

ATTACHMENT 5

Affordable Housing Plan

271 El Camino Real,
San Bruno, CA

February 4, 2026

Patrick Lee
3048 Scott Blvd.
Santa Clara, CA 95054

1. **Number, location, number of bedrooms and size of the proposed market rate and affordable housing units, and the basis for calculating the number of affordable housing units.**

   Please see question two for the calculation used to determine the number of affordable housing units created.

   Total project Unit: (35) + (2) detached ADU

   Total proposed Affordable units: (4) Very Low-income units

- #1 Unit 210; Second floor, 2BD/2BA, 944 SF
- #2 Unit 307; 3rd floor, 2BD/2BA, 1024 SF
- #3 Unit 410, 4th floor, 2BD/2BA, 944 SF
- #4 Unit 302, 3rd floor, 2BD/2BA, 1,097SF

2. **Analysis of Density Bonus Request**

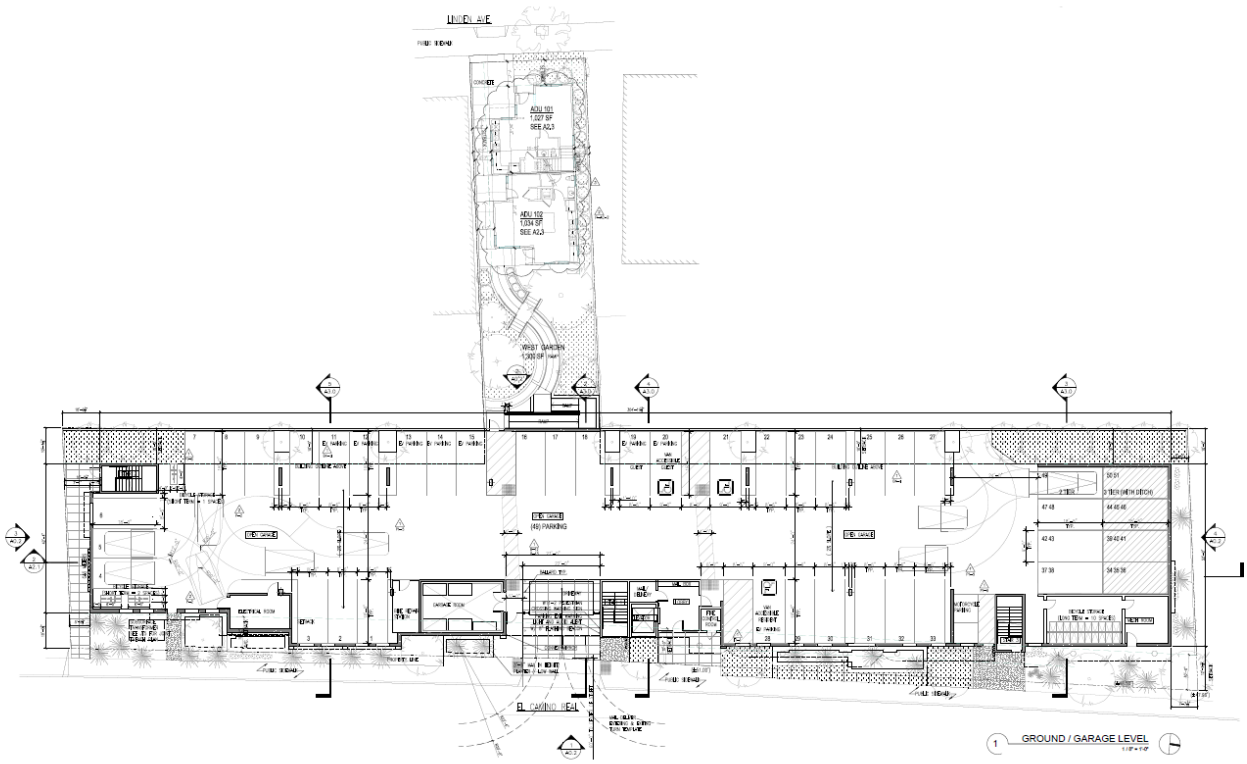
The San Bruno General Plan states that the maximum allowable density for the site is 40.0 DU/AC prior to application of density bonuses. Based upon the size of the site (25,030 square feet or 0.575 acres), the maximum allowable development would be 23 units prior to application of a density bonus.

Government Code Section 65915(f) states that a project shall be granted a 50% density bonus if at least 15% of the base units are made affordable to very-low-income households. The project includes four (4) units to be designated as very-low-income affordable units (50% of Area Median Income ("AMI")), representing 17.4% of the base density of 23 units and therefore exceeding the 15% threshold to qualify for a 50% Density Bonus. A 50% increase from the base of 23 units would yield 34.5 units, which is rounded up to 35 units.

With these four (4) affordable units allocated to very low income households, the project also meets and exceeds the requirements of San Bruno's affordable housing requirements, as outlined in section 12.230.030 of the San Bruno Code of Ordinances. Which requires that for for-sale projects, at least fifteen percent of the total for-sale units in a residential development project shall be affordable housing units, of which five percent shall be affordable and restricted to occupancy by low-income households and ten percent shall be affordable and restricted to occupancy by moderate-income households.

3. **Site plan depicting the proposed location of the affordable housing units**

Notes: There are NO residential units on the 1st floor.



1 GROUND / GARAGE LEVEL

A2.0	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	SITE PLAN / GROUND / GARAGE LEVEL	REVISION: 4TH SUBMITTAL_3 DATE: 4 - 18 - 2025	TECTONIC BUILDERS CORPORATION

Floor plan depicting the proposed location, number of bedrooms, and square footage of the affordable housing units



AFFORDABLE HOUSING		
REQUIRED:		#1 UNIT 210
15% OF 23 UNITS: 23X 0.15=	3.45 UNITS	#2 UNIT 307
15% OF VERY LOW-INCOME:	(4)	#3 UNIT 410
		#4 UNIT 302
TOTAL PROVIDED:	(4) UNITS	

A1.0AH	BUTLER APARTMENTS 271 EL CAMINO REAL, SAN BRUNO, CA 94066	AFFORDABLE HOUSING PLAN	REVISION: 5TH SUBMITTAL 4. DATE: 2 - 04 - 2026	TECTONIC BUILDERS CORPORATION

UNIT SIZE CALCULATION						
NO.	UNIT NAME	FLOOR	BD/BA/DEN	ENCL. SQ.FT	BALCONY	TOTAL UNIT SQ. FT.
1	UNIT 201	2	2/2/-	1,060	84	1,144
2	UNIT 202	2	2/2/-	1,042	131	1,173
3	UNIT 203	2	3/2/-	1,072	166	1,238
4	UNIT 204	2	2/2/-	1,072	166	1,238
5	UNIT 205	2	2/2/-	1,072	167	1,239
6	UNIT 206	2	2/2/-	1,032	65	1,097
7	UNIT 207	2	2/2/-	1,024	67	1,091
8	UNIT 208	2	2/2/-	1,116	67	1,183
9	UNIT 209	2	2/2/-	1,135		1,632
10	UNIT 210	2	2/2/-	944		944
11	UNIT 211	2	3/2/-	1,318		1,318
12	UNIT 301	3	2/2/-	1,060	84	1,144
13	UNIT 302	3	2/2/-	1,042	55	1,097
14	UNIT 303	3	2/2/-	1,072	45	1,117
15	UNIT 304	3	2/2/-	1,072	45	1,117
16	UNIT 305	3	2/2/-	1,072	45	1,117
17	UNIT 306	3	2/2/-	1,032	65	1,097
18	UNIT 307	3	2/2/-	1,024	67	1,091
19	UNIT 308	3	2/2/-	1,116	67	1,183
20	UNIT 309	3	2/2/-	1,135		1,135
21	UNIT 310	3	2/2/-	944		944
22	UNIT 311	3	2/2/-	944		944
23	UNIT 312	3	2/2/-	944		944
24	UNIT 401	4	2/2/-	1,060	84	1,144
25	UNIT 402	4	2/2/-	1,042	55	1,097
26	UNIT 403	4	2/2/-	1,072	45	1,117
27	UNIT 404	4	2/2/-	1,072	104	1,176
28	UNIT 405	4	2/2/-	1,072	105	1,177
29	UNIT 406	4	2/2/-	1,032	65	1,097
30	UNIT 407	4	2/2/-	1,024	67	1,091
31	UNIT 408	4	2/2/-	1,116	67	1,183
32	UNIT 409	4	2/2/-	1,135		1,135
33	UNIT 410	4	2/2/-	944		944
34	UNIT 411	4	2/2/-	944		944
35	UNIT 412	4	2/2/-	944		944
1	ADU 101	1	2/2/-	1,027		1,027
2	ADU 102	1	2/2/-	1,034		1,034
TOTAL UNITS SQ. FT.				38,862		41,337

4. Income Levels to Which Each Affordable Housing Unit Will Be Made Affordable

The affordability levels of the income restricted units are outlined under item 1, above, and are based on the **Area Median Income (AMI)** for the local area, which includes San Mateo, San Francisco, and Marin counties. The project will provide four units for **Very Low Income (VLI)**: Households with income levels at or below **50% of the AMI**. The maximum income and rents for the units will be set at the time the units are marketed. For reference, the current (2025) income and rent limits are outlines below.

	Income Limits by Household Size*			
Income Category	**Two**	**Three**	**Four**	**Five**
Very Low (50% of AMI)	$78,350	$88,150	$97,900	$105,750

*2025 State income limits provided by the State of California Dept. of Housing and Community Development, and as published by the County of San Mateo at https://www.smcgov.org/housing/income-limits-and-rent-payments

Maximum Sales Prices

The total cost of housing is based on 30% of a household's monthly income for the targeted income level, which in this case is 50% of AMI, adjusted by the bedroom size of the unit. As all the affordable units provided by the project are two-bedroom units, the affordable housing cost is based on a household of three (3), which had an income of $88,150 in 2025. The total housing costs include mortgage payments, property taxes, private mortgage insurance, homeowner's insurance, utilities, and homeowners' association (HOA) fees. At the time of marketing, the current costs, income limits, and interest rates, along with a 5% downpayment, will be used by the City to establish the maximum sales prices.

5. Resale Restrictions for Affordable Housing Units

The owner and the City of San Bruno will sign and record an Affordable Housing Agreement against the property, requiring the sale of the affordable units at affordable prices, with a Resale Restriction, Promissory Note, and Deed of Trust, with a term that expires in 45 years. The affordable housing agreement shall specify the number, type, location, size, phasing, and terms of affordability of all affordable housing units, provisions for income certification and screening of affordable unit buyers, and all other provisions required to ensure compliance with the approved affordable housing plan.

6. Phased Development – not applicable

7. **Below Market Rate Affirmative Fair Housing Marketing & Resident Selection Plan**

Project Name: 271 El Camino Real

Project Location: 271 El Camino Real

Tenure Type: For Sale Condominiums

Developer: Fortune Enterprise LLC

Introduction and Project Overview

The project will be creating 37 (35 condo units + 2 ADUs) for sale units at the site and is being built in conformance with the affordable housing requirements set out in Section 12.230.030 of the City of San Bruno Code of Ordinances and state density bonus law. As such, 15 percent of the bass units (4 Units) will be income restricted, Below Market Rate ("BMR") units.

The following marketing plan has been designed to generate interest in the BMR units and assure that this outreach is completed in such a way that it expands housing opportunities and affirmatively furthers fair housing. This marketing plan applies specifically to the BMR units at the Project.

For purposes of this marketing plan, "Developer" shall refer to Fortune Enterprise LLC and/or any agency or firm that serves as its Marketing/Leasing Agent.

This plan must be finalized by City of San Bruno staff and Developer no less than six months after the start of construction.

Statement of Fair Housing Practices

Fortune Enterprise LLC will fully adhere to applicable Federal and State Fair Housing laws, which provide that it is illegal to discriminate against any person due to race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, and source of income, physical or mental disability, genetic information, age or any other arbitrary personal characteristic.

In pursuant to its commitment to non-discrimination and providing equal opportunity in housing, Fortune Enterprise LLC will affirmatively market to groups least likely to apply for housing and will:

- Use the "Equal Housing Opportunity" logo or slogan on all correspondence and advertising prepared relating to the sale of housing.
- Maintain a nondiscriminatory hiring policy.
- Depict people of different races, ethnicities, and genders in all advertising.
- Prominently display the HUD-approved Fair Housing poster in all offices in which sales or rental activity pertaining to the BMR units take place.
- Post in a conspicuous position on the project site a sign prominently displaying the Equal Housing Opportunity logo, slogan, or statement.

In addition to satisfying requirements in the Marketing Plan Fortune Enterprise LLC is required to provide targeted outreach to applicants that meet the income eligibility criteria specified in any affordable housing agreements with the City of San Bruno, as well as the preference criteria specified for the units, explained below.

Language Access

Offering adequate notice in a variety of languages is key to providing equal access to housing opportunities and affirmatively furthering fair housing. According to the 2024 American Community Survey 5-year estimates, 50.3 percent of San Bruno households speak a language other than English at home. Eight percent of households are classified as "Limited English Households." To provide greater access to these households, Fortune Enterprise LLC will provide flyers, ads, and information sheets on the development in the most common non-English languages in both the City of San Bruno and San Mateo County: Spanish, simplified Mandarin, and Tagalog. All materials must provide information on how to access interpretation services, and Fortune Enterprise LLC will provide translation and/or interpretation access to other languages upon request.

Least Likely to Apply

To affirmatively further fair housing, it is important to identify those demographic groups that are least likely to apply and for whom additional outreach may be necessary. To do so, the below demographics are provided for the immediate area around the project (Census Tract 6039), the marketing area (the City of San Bruno), and the extended market area (San Mateo County).

2024 Demographic Characteristics (Percentages)			
	Census Tract 6039	San Bruno (Market Area)	San Mateo County (Extended Market Area)
White (non-Hispanic)	46.2%	28.6%	34.7%
Black (non-Hispanic)	10.2%	2.1%	2.0%
American Indian or Alaskan Native (non-Hispanic)	0.0%	0.1%	0.1%
Asian (non-Hispanic)	20.9%	31.4%	31.0%
Native Hawaiian or Pacific Islander (non-Hispanic)	0.5%	2.6%	1.1%
Other Race (non-Hispanic)	0.9%	1.0%	0.9%
Two or more Races (non-Hispanic)	6.3%	5.0%	5.2%
Hispanic or Latino	15.5%	29.2%	24.9%

Source: Table B03002, 2024 Five Year American Community Survey Estimates.

The next step is to compare the percentages across all three geographies and identify any substantial differences. The percentages of both Hispanics and Asians (non-Hispanic) percentages in the tract are substantially smaller than in the both the city as a whole and the San Mateo County, and are therefore the groups who are least likely to apply. This fact heightens the importance of providing outreach materials in the three languages identified above.

Eligibility Criteria

The BMR opportunities are outlined in the Affordable Housing Plan. All four BMR units are for households making no more than 50% of Area Median Income ("AMI"). Note: The developer/owner will use the most recently available income limits at the time of the onset of marketing.

	2025 San Mateo County Income Limits (effective June 1, 2025)			
Income Category	2	3	4	5
50% of AMI	$78,350	$88.150	$97,900	$105,750

100% student Households are ineligible for BMR Units. A full-time student is defined as a person who attends an educational institution with regular facilities including enrollment in on-line classes, other than a correspondence or night school, during at least five months of the calendar year during the BMR application and eligibility review. Certain exceptions apply.

The City of San Bruno retains the right to establish additional eligibility criteria and clarify

applicant lottery documentation requirements in the final marketing plan.

Promotion and Outreach

Promotion and outreach include advertising, effective use of promotional materials, the internet, and the BMR Developer's website. The promotion portion of this marketing plan entails advertising via online listing services.

On-Line Advertising/Doorway

A major component of advertising will consist of online advertising through a variety of affordable housing or public agency websites and other free online listing services.

Doorway: https://housingbayarea.mtc.ca.gov/ is the new, centralized listing service for affordable housing in the Bay Area, created by the Bay Area Housing Financing Agency (BAHFA). All projects are required to advertise their BMR rental units on Doorway, if available. All applicants will complete their initial application through Doorway and Doorway will manage the lottery and provide the developer with a list of lottery and preference ranked applicants for eligibility certification. At the time of approval Doorway is not yet available for for-sale developments. Regardless, the developer will be required to complete a similar application process and a lottery.

City of San Bruno: On its web site, the City will include the BMR Units at the Project on its list of affordable housing developments and provide a link to Doorway to apply.

Other social media: A link to Doorway will be pushed to City of San Bruno social media sites.

Implementation of the Marketing Plan and Timelines

Fortune Enterprise LLC will notify the Community Development Department at least 150 days before the anticipated date of initial occupancy of its intent to begin marketing. At that time, Fortune Enterprise LLC will submit copies of any marketing materials (copies of proposed ads, web copy, flyers, email notifications, etc.) to the Community Development Department.

The marketing of BMR Units must begin at least 90 days prior to initial occupancy and must be concurrent with the marketing of any market-rate units. Fortune Enterprise LLC is required to market the BMR Units in compliance with this plan and all applicable Fair Housing laws.

The following schedule outlines the marketing timeline:

- Application deadline: No less than 30 days after the initiation of marketing.
- Lottery: No less than 15 business days after the application deadline
- Processing and Eligibility Certification: Approximately 45 to 60 days

Marketing Plan Implementation, Selection, and Application Process

1. **Marketing Launch:** Fortune Enterprise LLC has not yet identified their marketing agent.

Fortune Enterprise LLC will work with Doorway and the City to post the Doorway listing, if available.

2. **Initial Eligibility Screening:** Applicants who are deemed ineligible based on their initial application shall be notified according to the process outlined below.

3. **Preferences:** To the extent permitted by state and federal law, preferences will be given to those households where at least one member in the household lives or works in San Bruno or works for a school district serving the residents living in the city,

4. **Lottery:** The Lottery is the process of assigning a random number to applicants who have entered a drawing for a specific property or group of properties. A randomly assigned "ranking number" is given to each entrant. Additionally, applicants will have self-certified any preference they may be eligible for on their initial application. For each unit type (income restriction (AMI) and bedroom type), Doorway will generate a list by ranking applicants first by the preference tier and then by the initial random number. Applicants deemed ineligible in the initial eligibility screening are not included in the lottery unless they are currently appealing the eligibility determination. The lottery sets both the order in which applicants are screened for final approval, as well as the order in which approved applicants get to choose the home that they want to lease.

5. **File Submission Deadline:** Applicants who receive a ranking number must still submit a minimum set of documents to begin the approval process. For Applicants without internet access, Fortune Enterprise LLC can coordinate with City staff for a local drop off location where items can be turned in and timestamped. Applicants who do not submit documents by the deadline will not hold a place in line for the units. Applicants who submit an incomplete set of documents will be labeled as "Too Incomplete to Review Documents" or "TIRD" after the initial review is completed by the Fortune Enterprise LLC.

6. **Packaging and Processing the File** – After the file submission deadline, a "rundown" is completed by the developer's staff to determine which applicants met the minimum file requirements and whose packages are "cleared for review." A staff person will be assigned to the cleared files, and a timeline will be given to each tenant to deliver any "needs list" items required to prepare the file for underwriting.

7. **Eligibility Certification:** The Eligibility Certification is an official acknowledgment by the developer's agent that, based on the underwriting findings, the applicant is eligible for the program. The developer's agent reviews all the documentation in the Application Package and determines program eligibility. A file will either be approved, denied, or suspended. The agent may issue "conditions" to the applicant that must be completed before a final decision can be made. If an applicant appeals the eligibility determination, this will be escalated to the City of San Bruno staff to make a final determination. Please note that applicants are typically given 5 business days to complete the appeal form and provide supporting documents before moving on to the next buyer.

8. **Third-Party Review by Agency Staff Member** – The City of San Bruno will require a Third-Party Review of the buyer/tenant file. As the Developer's agent will package the file for review by the designated City of San Bruno Staff Member or the City of San Bruno's

designee. The City will notify Fortune Enterprise LLC of final application approval within 7 business days. Eligible buyers/tenants will then be able to move to the Unit Choice and Confirmation step.

9. **Unit Choice and Confirmation –** Depending on what units are available in the Opportunity Drawing and the timing of the applicant's approval, the applicant will confirm their unit and open escrow with the developer to complete the purchase.

Notifying Ineligible Applicants

No matter the reason for the declined application, staff will notify the applicant in writing that their application was denied and the reason for the rejected application. If an applicant is declined, they will be given the chance to appeal within 5 business days and request for application reconsideration. Appeals will be handled in accordance with guidelines established by the City of San Bruno.

Vacant Unit Provisions

Nine months after completion, if any affordable units remain that are vacant and otherwise are not in process of being sold, the developer and the City will meet to discuss additional marketing efforts and possible reductions in rents.

Changes to the Marketing Plan

Any changes to the marketing plan must be approved by the San Bruno Director of Community Development, no later than 120 days prior to the intended leasing date.

Record Keeping

Fortune Enterprise LLC shall maintain all applications and other files related to the sale of the Affordable Units, for a period of at least two (2) years, in a reasonable condition for proper audit and subject to examination during business hours by representatives of the City.

8. Any proposed alternatives – not applicable

9. Additional Information – Not applicable

ATTACHMENT 6

DAVID J. POWERS & ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS & PLANNERS

MEMORANDUM

Date	June 25, 2025
To	Eliseo Amaya, Associate Planner
From	Natalie Noyes, Senior Project Manager Akoni Danielsen, Principal Project Manager
Subject	271 El Camino Real – CEQA Categorical Exemption Qualification

I. Categorical Exemptions

The California Environmental Quality Act (CEQA) Guidelines contain classes of projects that have been determined not to have a significant effect on the environment and are, therefore, exempt from the provisions of CEQA. CEQA Guidelines Sections 15301 – 15333 constitute the list of categorically exempt projects and contain specific criteria that must be met in order for a project to be found exempt. Additionally, CEQA Guidelines Section 15300.2 includes a list of exceptions to exemptions, none of which may apply to a project in order for it to qualify for a categorical exemption (i.e., if an exception applies, a project is precluded from being found categorically exempt).

CEQA Guidelines Section 15332 In-Fill Development Projects sets forth criteria for projects characterized as in-fill development, meeting the following conditions:

a. The project is consistent with all applicable general plan and zoning designations, policies, and regulations;
b. The proposed development occurs with city limits on a project site of no more than five acres substantially surrounded by urban uses[1];
c. The project site has no habitat value for endangered, rare, or threatened species;
d. Approval of the project would not result in any significant effects related to traffic, noise, air or water quality; and
e. The site can be adequately served by all required utilities and public services.

[1] The Office of Planning and Research defines in-fill development as buildings within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Source: Office of Planning and Research. "Infill Development". Accessed January 7, 2025. https://opr.ca.gov/planning/land-use/infill-development/

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The City of San Bruno, serving as the Lead Agency, is completing environmental review for the 271 El Camino Real project ("project") in compliance with CEQA, the CEQA Guidelines (California Code of Regulations Section 15000 et. seq.) and the regulations and policies of the City of San Bruno, California. This Exemption Memorandum describes the proposed project and provides evidence to a support a determination by the City of San Bruno that the project would be eligible for a Categorical Exemption under CEQA.

II. Project Site Location and Existing Setting

The project site is located at 271 El Camino Real in the City of San Bruno. The approximately 0.57-acre site is comprised of six contiguous parcels (APNs: 020-406-730, -700, -690, -870, -590, and -790) and is located southeast of the intersection of El Camino Real and Crystal Springs Avenue. While most of the project site fronts onto El Camino Real, the site includes a narrow parcel that has frontage on Linden Avenue. Refer to Figure 1, Figure 2, and Figure 3 for regional, vicinity, and aerial maps of the project site, respectively.

The 0.57-acre site, which was formerly occupied by a restaurant, an attached single-family dwelling, and a surface parking lot, is presently vacant and fenced-off. There are 10 mature trees (including five heritage trees), and a number of shrubs are present on-site. As shown in Figure 3, there is a wide variety of surrounding land uses, ranging from single- and multi-family residential in all directions, and various commercial businesses along El Camino Real.

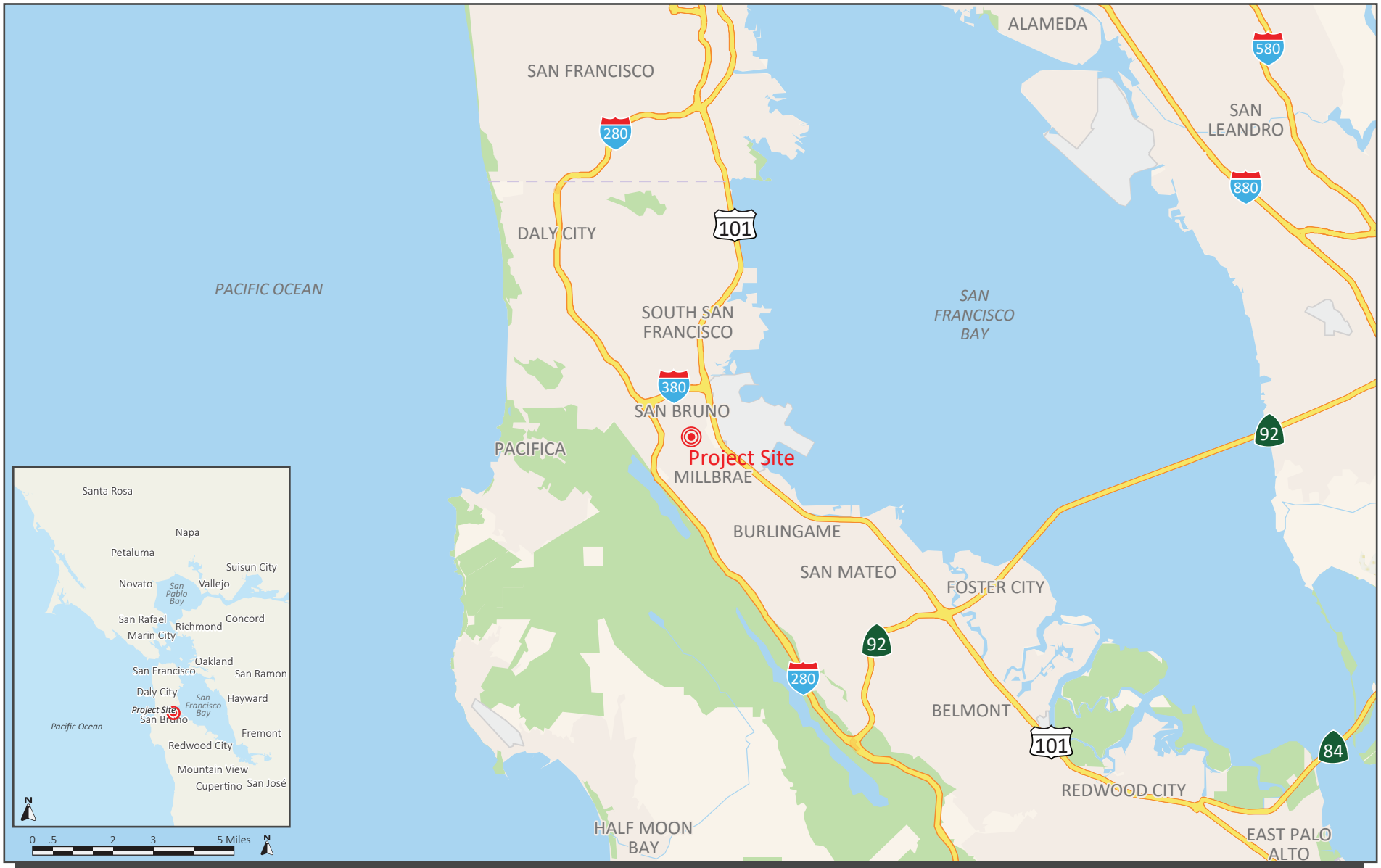
III. General Plan and Zoning

The project site has a General Plan land use designation of Multi-Use Residential Focus, and is zoned MX-R, Multi-Use – Residential Focus.

IV. Project Description

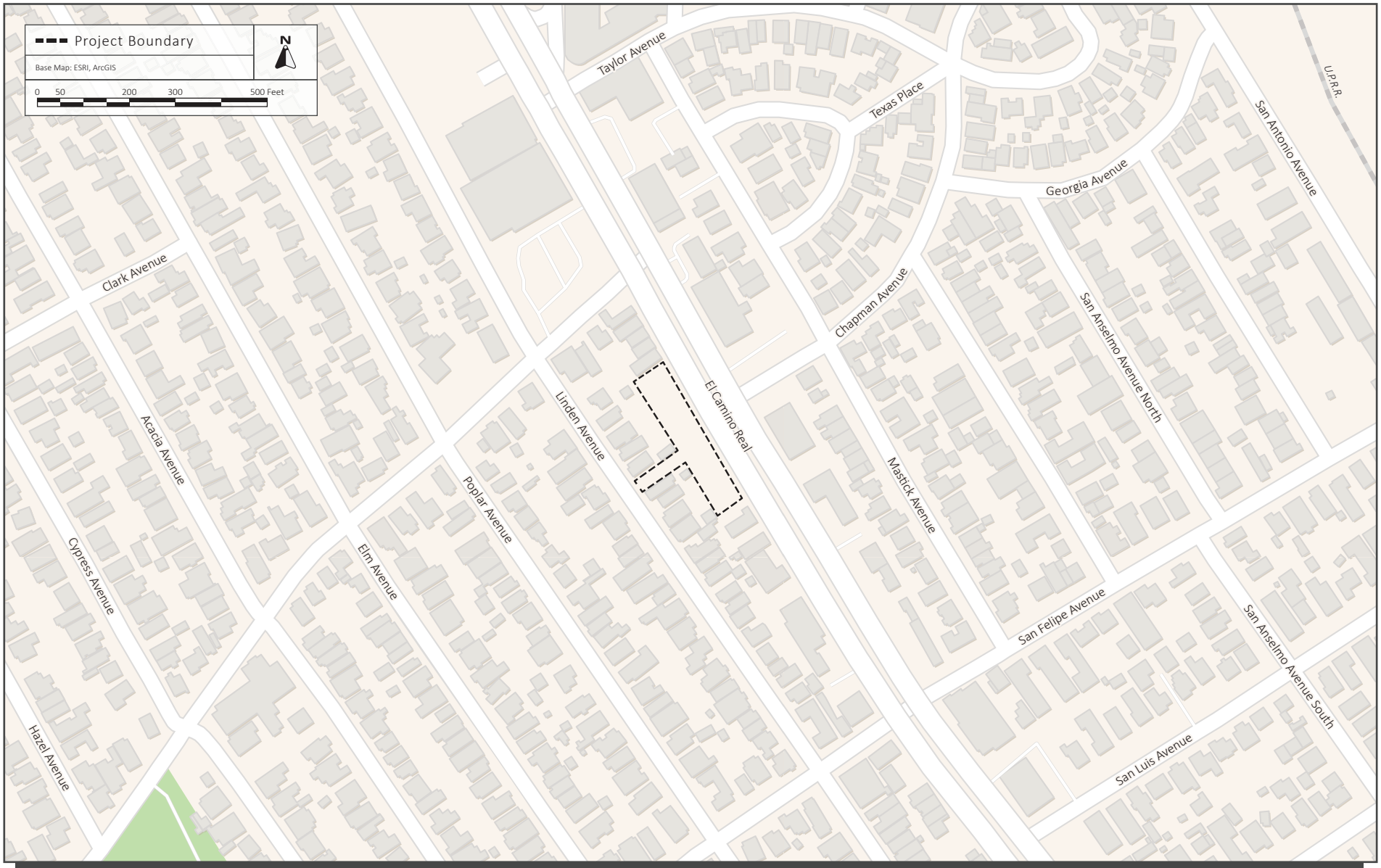
On September 21, 2021, the City of San Bruno Planning Commission approved a housing development at 271 El Camino Real and adopted Resolution No. 2021–06 approving the Categorical Exemption (CE) under CEQA Guidelines Section 15332 (SCH # 2021090537). The approved project consists of 23 townhome and condo housing units with 50 spaces of subterranean parking along El Camino Real. The project is now proposing to develop 35 condominium units and two detached accessory dwelling units (ADUs) with 51 parking spaces in an above ground structure. The detached ADUs would be two-story units that front Linden Avenue.

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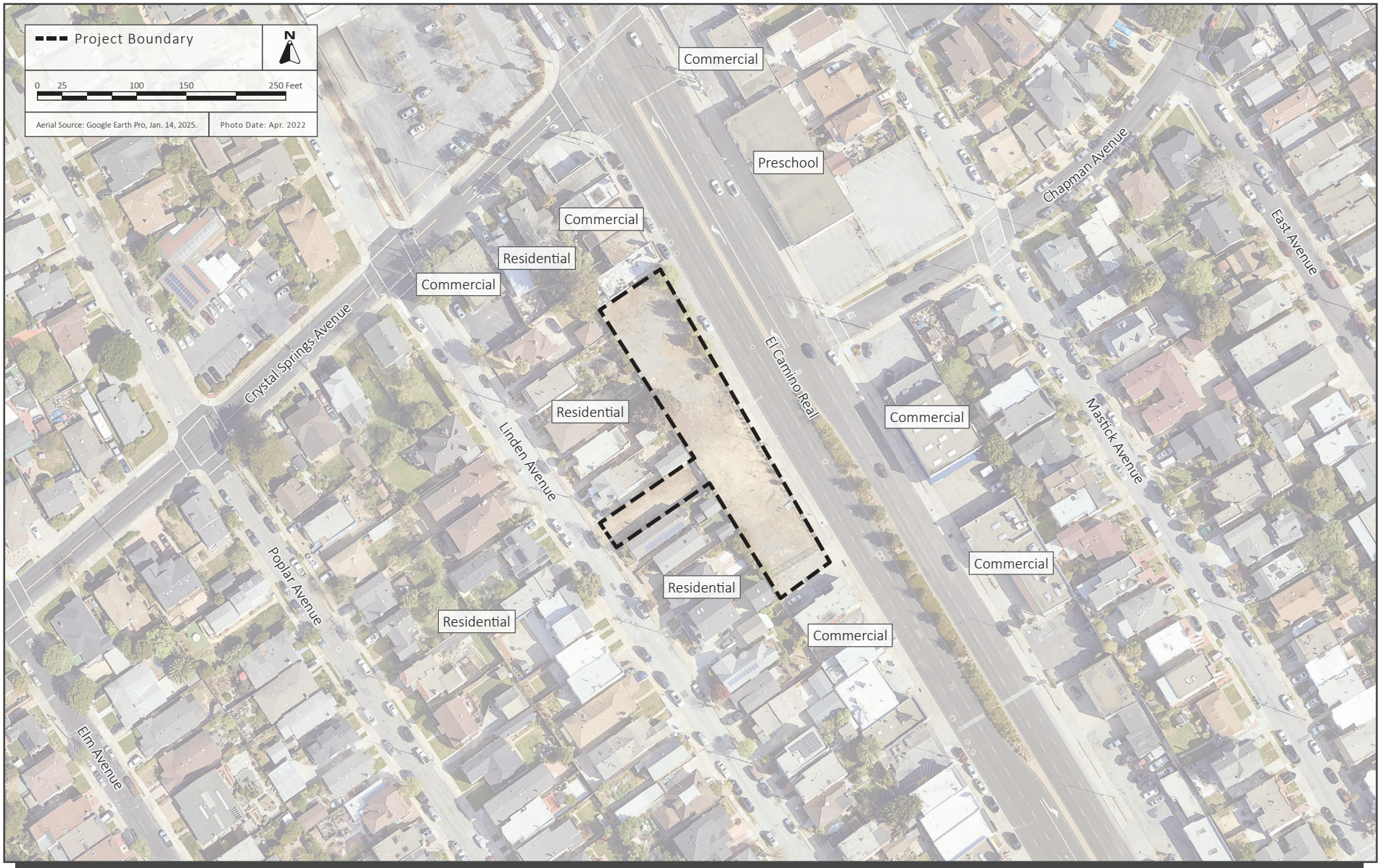
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL MAP AND SURROUNDING LAND USES | FIGURE 3

Proposed Development

The project proposes to construct a total of 37 units. A four-story, approximately 48,771 square-foot condominium complex would provide four affordable housing units and 31 market-rate units. Two, two-story detached accessory dwelling units (ADUs) would also be located in the west garden area along Linden Avenue. Approximately 5,586 square-feet of lobby/common space area would be provided within the complex. A total of 1,940 square feet of common open space would be provided in two garden areas.

A conceptual site plan and conceptual elevations of the proposed development are shown in Figure 4 and Figure 5, respectively.

Site Access and Parking

Vehicle access to the project site would be provided via a new driveway on El Camino Real. The driveway would connect to a 51-space ground level parking garage that would be approximately 17,613 square-feet in size. The parking garage would provide two guest spaces and 49 residential spaces, including eight electric vehicle (EV) spaces and one motorcycle parking space. The parking garage would be equipped with car lifts for vertically stacking 18 of the spaces. The project would provide three short-term bicycle parking spaces and ten long-term spaces.

Stormwater Management and Landscaping

The project site is currently vacant, and is covered by a mixture of impervious (concrete and asphalt rubble) and pervious (grass and dirt) surfaces. If constructed, the development would result in a combined impervious surface area of 20,571 square feet (81 percent of lot), with a remaining 4,458 square feet (19 percent of lot) of pervious surfaces dedicated to site landscaping. Stormwater would be treated via nine on-site bio-retention areas designed in accordance with Provision C.3 of the San Francisco Bay Regional Water Quality Control Board (RWQCB) Municipal Regional Permit.

The project also includes 1,940 square feet of private open space in the form of a private garden located in the complex center and a landscaped pathway that connects the complex with Linden Avenue. Project landscaping would consist of various groundcover, shrubs, ornamental trees, and street trees.

Utility Improvements

Existing utilities in the project area would serve the proposed project. The project would include new sanitary sewer, storm drain, and water lines which would connect to existing utility lines in El Camino Real.

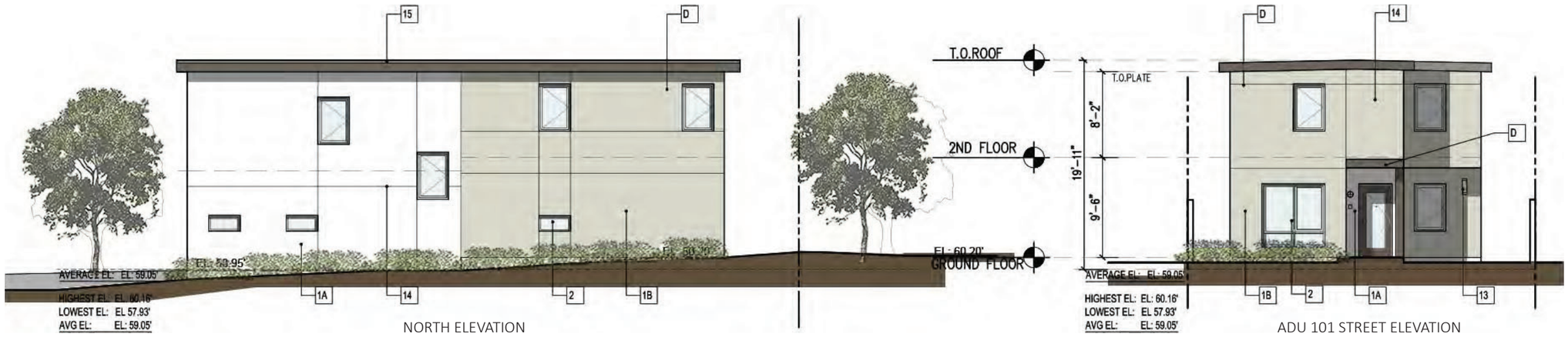
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Source: Tectonic Builders Corporation, April 18, 2025.

CONCEPTUAL SITE PLAN

FIGURE 4



NORTH ELEVATION

ADU 101 STREET ELEVATION



SOUTH ELEVATION

ADU 102 STREET ELEVATION

Source: Tectonic Builders Corporation, April 18, 2025.

CONCEPTUAL ELEVATIONS

FIGURE 5

Construction

Construction of the project would occur over a period of approximately 11 months. Approximately 1,277 cubic yards (cy) of soil would be exported from the site during earthwork.

V. Environmental Review

The purpose of this section is to document whether any of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project, and assess the project's eligibility for a Categorical Exemption from CEQA under Section 15332 (Class 32) In-Fill Development Projects.

Section 15300.2 – Exceptions

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

This exception only applies to Class 3, 4, 5, 6, and 11 exemptions. The proposed project is categorically exempt under Class 32; therefore, this exception is not applicable to the project under CEQA Guidelines Section 15300.2(a).

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

There are no agricultural, forestry, or mineral resources present on-site or in the surrounding area; therefore, the project would not have any cumulative impacts as pertains to these resources. From the City's website,[2] the nearest planned or approved project is an approved hotel project located at 160 El Camino Real, which is approximately 935 feet southeast of the project site.[3,4] At this distance, the project would not contribute to a significant cumulative aesthetic impact. Furthermore, potential impacts associated with aesthetics are accounted for in the San Bruno General Plan and the San Bruno General Plan EIR.

The proposed project would result in highly localized and temporary biological and cultural resources, geology and soils, hazards and hazardous materials, and hydrology and water quality

[2] City of San Bruno. "Planning Projects." Accessed January 9, 2025. https://sanbruno.ca.gov/248/Development-Activity

[3] There is one other projects under construction (345 El Camino Real). It is anticipated that this project would be completed before the project's construction begins (March 2026).

[4] This project is currently not moving forward as proposed. The site has been converted to a temporary off-site parking lot.

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impacts during construction. There are no other projects directly adjacent to the site in which the project would contribute towards a cumulative impact. All planned or approved projects would be subject to the Migratory Bird Treaty Act (MBTA), California Fish and Game Code, the City's Municipal Code (e.g., Section 10.18.090), the Municipal Regional Stormwater Permit (MRP), and General Plan Policies. Adherence to these requirements and policies would reduce cumulative impacts for these resources.

In general, an individual project's impact on air quality, energy, greenhouse gas emission (GHGs), and vehicle miles travelled (VMT) are evaluated at a cumulative level. That is, if a project results in a significant impact to air quality (specifically criteria air pollutants), energy, GHGs, and VMT, the project would be considered to have a significant cumulative impact to those resources. In addition, the BAAQMD thresholds used by the City of San Bruno were developed such that a project-level impact would also be a cumulatively considerable impact. The project would not result in a significant emissions of criteria air pollutants under BAAQMD thresholds and, therefore, would not make a substantial contribution to cumulative air quality impacts (see Section 15332 below). Project's that comply with BAAQMD's project design elements[5] (i.e., no natural gas, no wasteful or inefficient energy use, less than significant VMT impacts, and off-street electric vehicle parking in compliance with the most recently adopted version of CALGreen Tier 2) are presumed to have a less than significant GHG impact. The project would comply with BAAQMD's project-design elements and would therefore result in a less than significant GHG Impact. As discussed below in Section 15332, the project would result in a less than significant VMT impact. Therefore, the project would not contribute to cumulative VMT impacts.

The project would not have a cumulative impact on land use and planning or population and housing, since there is no existing housing on-site that would be displaced, and the project is consistent with the site's General Plan land use designation.

The project would result in highly localized and temporary noise and vibration impacts. The cumulative project located 160 El Camino Real would not share noise-sensitive receptors with the project site and would not result in a significant cumulative construction impact since the project is not moving forward as proposed.

The analysis of the project's impact on utilities and public services is provided below, which determined that the project would not have a significant effect on these resources. The General Plan Environmental Impact Report concluded that buildout of the General Plan would result in less than significant cumulative impacts to public services (including recreational facilities) with future development complying with applicable General Plan policies. The project is consistent with the General Plan and would pay the applicable impact fees (including school impact fees required by California Government Code Section 65996). For this reason, the project would result in the same

[5] BAAQMD. *CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans.* April 2022.

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less than significant cumulative public services and recreation impacts identified in the General Plan EIR.

For the reasons outlined above, the cumulative impact exclusion does not apply to the project.

> *(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project does not include any elements that are atypical for an infill residential development. The proposed uses are consistent with the uses that are present throughout the surrounding area in all directions. Further, the project site itself does not contain any unusual characteristics. As documented below, the site is not on any lists compiled pursuant to Section 65962.5 of the Government Code or mapped within a Very High Wildfire Hazard Zone[6], there are no historic resources on-site or nearby historic districts, and there is no habitat for endangered, rare or threatened species. The project site was previously disturbed and developed with a restaurant, an attached single-family dwelling, and a surface parking lot. As such, there is a low possibility for uncovering buried archaeological resources. There are no agricultural, forestry, or mineral resources present on-site. As discussed under Section 15332 – In-Fill Development Projects below, the project would not have any significant effects on traffic, noise/vibration, air or water quality, utilities, or public services. Therefore, there are no unusual circumstances present that could result in the project having a significant effect on the environment, and the exception regarding a significant impact due to unusual circumstances does not apply to the project.

> *(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

The project site is not located along a scenic highway; the nearest state-designated highway, Interstate 280 (I-280), is located approximately 0.8 mile from the project site. The project site is not visible from I-280 because views are obstructed by existing development, trees, and the topography of the area between I-280 and the project site. Therefore, the project would have no impact on scenic resources within a state scenic highway and the Scenic Highways exception does not apply to the proposed project.

> *(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

[6] CalFire. *Fire Hazard Severity Zones Maps.* Accessed January 9, 2025. https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008

The project site is not on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, the hazardous waste sites exception does not apply to the project.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

There are no historical resources present pursuant to CEQA Guidelines Section 15064.5, as the project site and surrounding buildings are not listed in the National Register of Historic Places, the California Register of Historical Resources, or the local registry of historic resources reflected in Figure 6-2 of the San Bruno General Plan. The project site is physically segregated from two locally-designated historic resources, the Cupid's Row Historic District and the House of George, which are located across El Camino Real.[7] Furthermore, the integrity of setting of these historic resources has already been partially compromised by the surrounding development of modern conventional construction.[8] For these reasons, the project would not cause an adverse change in the significance of a historical resource. Therefore, the historical resources exception does not apply to the project.

Section 15332 – In-Fill Development Projects

Section 15332, or Class 32, applies to projects characterized as in-fill development meeting specific conditions. These conditions, along with the project's consistency with them, are described below.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The site's land use designation and zoning district permit residential uses at the proposed density and height/stories; therefore, the proposed development is consistent. Accordingly, the project meets the conditions set forth in CEQA Guidelines Section 15332(a).

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed development would occur on a 0.57-acre site within the limits of the City of San Bruno and is surrounded by urban uses (refer to Figure 3). Accordingly, the project meets the conditions set forth in CEQA Guidelines Section 15332(b).

[7] The Cupid Row's Historic District is bounded by Mastick, Taylor, Florida, Huntington, Georgia, and Chapman Avenues. The House of George is located at 292 El Camino Real.
[8] Setting refers to the character of the place where the historic resource is located. It includes natural and man-made features and how those features relate to the historic resource.

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(c) The project site has no value as habitat for endangered, rare, or threatened species.

Pursuant to Figure 6-1 of the San Bruno General Plan, the project site is classified as urban/highly disturbed land cover, and is not on or near any vegetative communities or special species habitat. Urban/highly disturbed areas have been significantly altered and/or modified by human activity, and are typically residential, commercial, and industrial developments, roadways and roadcuts, quarry pits, buildings, and areas devoid of natural vegetation due to the spraying of herbicides or other direct human intervention.[9] There are 10 mature trees present on-site, including five heritage trees. The project would remove ten trees, including five heritage trees. Prior to removal of the protected trees, the project would be required to obtain Heritage Tree and Street Tree removal permits as required by the City's Municipal Code. The project would also be required to conform with the replacement requirements outlined in San Bruno Municipal Code sections 8.24.090 and 8.25.050.

While the project site does not provide any habitat for endangered, rare, or threatened species, the project would remove ten trees, including five heritage trees, that could be used by urban-adapted raptors or other protected birds as nesting and foraging habitat. Raptors and nesting birds are protected by the MBTA and the California Fish and Game Code enforced by the CA Department of Fish & Wildlife (CDFW). Noise and vibration generated by construction activities have the potential to disturb raptors and nesting birds, which could potentially lead to nest abandonment and/or loss of reproductive effort, both of which are prohibited by the MBTA and CDFW. As required by the MBTA and CDFW, the project would be required to adhere with the following measures to prevent construction activities from disturbing nesting birds and raptors.

Conditions of Approval:

- To the extent feasible, initial grading and vegetation removal activities (or at least the commencement of such activities) should be scheduled to occur during the non-nesting season (September 1 to January 31). If construction activities are scheduled to take place outside of the nesting season, all impacts on nesting birds protected under the MBTA and CDFW will be avoided.

- If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. These surveys shall be conducted no more than seven days prior to the initiation of construction activities or tree relocation or removal. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats within 250 feet of the limits of construction activities. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a construction-free buffer zone (typically 250 feet for raptors and 50 feet for other species), to ensure that nests of species protected by

[9] City of San Bruno. *San Bruno General Plan Draft EIR*. December 2008.

the MBTA and CDFW shall not be disturbed during project implementation. These buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

- If construction activities will be scheduled during the nesting season (February 1 to August 31), all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are planned to be removed by the project must be removed prior to February 1st, the start of the nesting season, or a qualified ornithologist shall conduct a pre-construction survey to ensure that no nests will be disturbed during removal of substrates if removal were to occur during the nesting season.

Adherence with these conditions would ensure that all potential nesting substrates on-site would be removed prior to the beginning of nesting season (February 1) or that the nesting substrates removed during the nesting season were not occupied, and that any active nests within 250 feet of construction activities would be protected by a construction-free buffer zone. Implementation of these conditions would prevent nesting birds and raptors from being disturbed such that no nest abandonment and/or loss of reproductive effort would occur. Accordingly, the project meets the conditions set forth in CEQA Guidelines Section 15332(c).

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The following analysis is based, in part, on a Transportation Analysis (dated January 2025) prepared by Hexagon Transportation Consultants, Inc. A copy of this report is attached to this memorandum as Appendix A.

With the passage of Senate Bill 743 (SB 743), vehicle miles traveled (VMT) replaced level of service (LOS) as the criteria for determining the significance of traffic impacts. The City of San Bruno has not yet adopted any thresholds or guidelines related to VMT. Thus, the VMT thresholds used for this project are based on the Office of Planning and Research (OPR) VMT guidelines. The OPR VMT Policy establishes screening criteria for developments that are expected to cause a less than significant transportation impact under CEQA and are not required to prepare further VMT analysis. Under these screening criteria, projects that are located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor are presumed to have a less than significant VMT impact. Because the project is located on El Camino Real, a high-quality transit corridor, the project would meet the proximity to major transit stops screening criterion and would result in a less than significant VMT impact.

The Transportation Analysis included a review of the project's site plan to determine if adequate site access and on-site circulation are provided and to identify any access or circulation issues that should be improved. The project driveway is located on a portion of El Camino Real that has no

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roadway curves within 300 feet of the driveway that would obstruct the vision of exiting and entering drivers. However, street parking is allowed along El Camino Real along the project frontage. To maintain adequate sight distance, Hexagon recommends 25 feet of No Parking (Red Zone) north of the project driveway. The project would be required to implement this recommendation as a condition of approval.

Since the project would have a less than significant VMT impact the project would not have any significant effects relating to traffic.

Noise and Vibration

The following analysis is based, in part, on a Noise and Vibration Assessment (dated December 2024) prepared by Illingworth & Rodkin, Inc. A copy of this report is attached to this memorandum as Appendix B.

Project Construction

Construction Noise

The San Bruno General Plan and Municipal Code requires developers to mitigate noise exposure to sensitive receptors from construction activities. A significant noise impact would be identified if construction-related noise would temporarily exceed 85 dBA L_{eq} as measured at 100 feet between the hours of 7:00 a.m. and 10:00 p.m., or 60 dBA L_{eq} at a distance of 100 feet between the hours of 10:00 p.m. and 7:00 a.m. Noise impacts from construction depend upon the noise generated by different pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive areas. During each stage of construction, there would be a different mix of equipment operating, and noise levels would vary by stage and vary within stages, based on the amount of equipment in operation and the location at which the equipment is operating.

Construction noise levels are anticipated to comply with the City of San Bruno's Municipal Code threshold of 85 dBA at 100 feet during daytime hours on typical construction days (refer to Appendix B). The following construction best management practices shall be incorporated into the proposed project as a project condition of approval, in compliance with Policy HS-38 of the City's General Plan.

Conditions of Approval:

- Construction equipment shall be well-maintained and used judiciously to be as quiet as practical;
- Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment;
- Utilize "quiet" models of air compressors and other stationary noise sources where technology exists;

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- Locate all stationary noise-generating equipment, such as air compressors and portable power generators, away from noise-sensitive receptors;
- Locate staging areas and construction material areas away from noise-sensitive receptors;
- Prohibit all unnecessary idling of internal combustion engines;
- Consider temporary noise barriers during construction phases involving earth moving equipment (e.g., grading operations) where they would be effective in reducing the construction noise impact, when directly adjoining sensitive receptors. An eight-foot plywood noise barrier could reduce noise levels by at least 5 dBA;
- Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

Implementation of the above best management practices would reduce construction noise levels emanating from the site and minimize disruption and annoyance. With the incorporation of these measures and recognizing that noise generated by construction activities would occur over a temporary period, overall noise exposure would be minimized at sensitive receptors in the project vicinity.

Operational Noise

A significant impact would result if the proposed project would result in a substantial permanent increase in noise levels at sensitive receptors in the vicinity. A substantial increase would occur if: a) the noise level increase is 5 dBA L_{dn} or greater, with a future noise level of less than 60 dBA L_{dn}; or b) the noise level increase is 3 dBA L_{dn} or greater, with a future noise level of 60 dBA L_{dn} or greater. Noise-sensitive receptors surrounding the project site are exposed to existing noise levels greater than 60 dBA L_{dn}; therefore, a significant noise increase would occur if project-generated operations would permanently increase noise levels by 3 dBA L_{dn}.

Section 6.16.050 of the City's Municipal Code prohibits the generation of noise exceeding ambient zone base levels by 10 dBA at the property plane of any property.

Receptors located along El Camino Real, including the commercial uses to the north and to the south, as well as the commercial uses and the school to the east, have existing ambient noise levels represented by LT-2, which ranged from 66 to 71 dBA L_{eq} (average of 68 dBA L_{eq}) during daytime hours and from 57 to 68 dBA L_{eq} (average of 63 dBA L_{eq}) during nighttime hours. At these receptors, daytime and nighttime thresholds would be 78 and 73 dBA L_{eq}, respectively.

The west residences have existing ambient noise levels represented by LT-1, which ranged from 60 to 64 dBA L_{eq} (average of 62 dBA L_{eq}) during daytime hours and from 51 to 63 dBA L_{eq} (average of 57

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dBA L_{eq}) during nighttime hours. At these receptors, daytime and nighttime thresholds would be 72 and 67 dBA L_{eq}, respectively.

Project Traffic Increase

Project-generated vehicle trips (14 to 18 peak hour trips) would not result in a measurable or detectable noise level increase (0 dBA L_{dn} increase). The project would not result in a substantial permanent noise increase at noise-sensitive receptors in the project vicinity.

Mechanical Equipment

The site plan shows a subsurface transformer located along the eastern façade of the proposed building at the ground level, as well as future solar panels and other mechanical equipment on the rooftop. While these units are not identified, these equipment are most likely heating, ventilation, and air conditioning (HVAC) units.

Transformers up to 1,000 kVA typically generate noise levels up to 64 dB, as measured at one meter (about three feet). Assuming the transformer runs continuously during daytime and nighttime hours, the hourly average noise level would be 64 dBA L_{eq} at one meter, and the day-night average noise level would be 70 dBA L_{dn} at a distance of one meter. Due to the location of the transformer along the eastern façade, the residential uses to the west would not be exposed to transformer noise.

Mechanical Equipment

The project would include mechanical equipment, likely heating, ventilation, and air conditioning (HVAC) units. In addition, a subsurface transformer would be located along the eastern façade of the proposed building at the ground level, as well as future solar panels on the rooftop.

Due to the location of the transformer along the eastern façade, the residential uses to the west would not be exposed to transformer noise.

While noise levels from solar panels would not be audible at the property line, noise levels for residential HVAC units typically range from 53 to 63 dBA at three feet during operation. These types of units typically cycle on and off continuously during daytime and nighttime hours. Multiple clusters of six units are shown on the roof plan, and two clusters of six units are shown in relatively close proximity near the center of the building, which the west residences would potentially be exposed to. Assuming six units in a given cluster would operate simultaneously at any given time, the estimated combined noise level at three feet would be up to 71 dBA, and the day-night average noise level would be 77 dBA L_{dn} at three feet, assuming consistent 24-hour operation. Noise levels generated by the HVAC units were calculated at the property lines of the surrounding receptors and determined to be below the City's thresholds, and when added to the ambient L_{dn} would not result in a measurable or detectable noise level increase (i.e., 0 dBA L_{dn} increase).

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Total Combined Project-Generated Noise

The operational noise levels produced by the proposed project combined (i.e., traffic and mechanical equipment) would not result in a measurable or detectable permanent noise level increase (i.e., 0 dBA L_{dn} increase) at the existing noise-sensitive receptors in the project vicinity. Further, operational noise levels, when considered on an hourly basis, are not expected to exceed levels 10 dBA above ambient hourly noise levels during daytime and nighttime hours at the surrounding land uses.

Ground borne Vibration

Vibration levels were estimated at the nearest off-site buildings to the project's property line.[10] The City of San Bruno does not specify a construction vibration limit. For structural damage, the California Department of Transportation recommends a vibration limit of 0.5 in/sec PPV for new residential and modern commercial/industrial structures, 0.3 in/sec PPV for older residential structures, and a limit of 0.25 in/sec PPV for historic and some old (i.e. pre-World War II) buildings. The nearest historical building is located opposite El Camino Real from the project site at 292 El Camino Real, which would be 120 feet east of the project's nearest boundary. While this building would be subject to the conservative 0.25 in/sec PPV threshold, the 0.3 in/sec PPV vibration limit would be applicable to all other properties adjoining the project site.

The historical building located opposite El Camino Real would be 120 feet east of the nearest project boundary and would, therefore, be exposed to vibration levels below 0.04 in/sec PPV, which would not exceed the conservative 0.25 in/sec PPV threshold.

The adjoining buildings, however, would be five to 40 feet from the shared project boundaries. Project construction activities would potentially generate vibration levels up to 1.2 in/sec PPV at the nearest commercial and residential structures adjoining the site to the north and to the west, respectively. Maximum vibration levels of 1.2 in/sec PPV or lower would result in about 20 percent chance of cosmetic damage[11]. No minor or major damage[12] would be expected at the buildings immediately adjoining the project site.

Neither cosmetic, minor, or major damage would occur at conventional buildings surrounding the project site to the east and northeast, as well as buildings farther than 200 feet from the site during use of typical construction activities. At these locations, and in other surrounding areas where vibration would not be expected to cause cosmetic damage, vibration levels may still be perceptible. However, as with any type of construction, this would be anticipated and would not be

[10] The assessment accounts for the two-story unit in the west garden area.
[11] Threshold damage, or cosmetic damage, could entail hairline cracking in plaster, the opening of old cracks, the loosening of paint or the dislodging of loose objects.
[12] Minor damage could include hairline cracking in masonry or the loosening of plaster, and major structural damage could include wide cracking or shifting of foundation or bearing walls.

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considered significant, given the intermittent and short duration of the phases that have the highest potential of producing vibration (use of jackhammers and other high-power tools). By use of administrative controls, such as notifying neighbors of scheduled construction activities and scheduling construction activities with the highest potential to produce perceptible vibration during hours with the least potential to affect nearby businesses, perceptible vibration can be kept to a minimum.

In summary, the construction of the project would potentially generate vibration levels exceeding the 0.3 in/sec PPV at the nearest buildings adjoining the site. The following measures shall be implemented where vibration levels due to construction activities would exceed 0.3 in/sec PPV.

Conditions of Approval:

- A list of all heavy construction equipment to be used for this project known to produce high vibration levels (e.g., dozers, graders, excavators, and vibratory rollers) shall be submitted to the City by the contractor, as well as a list of smaller equipment (less than 18,000 pounds) to be used near the northern and western property lines.

- Smaller equipment (less than 18,000 pounds) shall be used near the property lines adjacent to the residential and commercial buildings to minimize vibration levels. For example, a smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor could be used when compacting materials within 25 feet of the adjacent conventional buildings to the north and to the west. The smaller equipment intended to implement this requirement shall be individually identified among the list of equipment required under the above condition as the subset of equipment allowed for use at the property lines.

- Avoid dropping heavy equipment and using vibratory rollers within 25 feet of sensitive structures to the north and to the west. Use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 25 feet of the adjacent northern and western buildings. Portable jackhammers, saws, or grinders shall be used to minimize impacts to the ground.

The implementation of these conditions of approval would reduce vibration levels below the 0.3 in/sec PPV threshold.

Air Quality

The following discussion is based, in part, on a Construction Emissions and Health Risk Assessment prepared for the project by Illingworth & Rodkin, Inc. A copy of this report, dated January 2025, is attached to this memorandum as Appendix C.
Air quality impacts may occur when a project conflicts with or obstructs the applicable air quality plan, or results in a cumulatively considerable net increase in any criteria air pollutant for which the region (i.e., the San Francisco Bay Area) is non-attainment under the applicable federal or state

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standard, the exposure of sensitive receptors to substantial pollutant concentrations (including toxic air contaminants (TACs), such as diesel particulate matter (DPM) that would result in community health risks, or in odors that would adversely affect a significant number of people.[13]

2017 Bay Area Clean Air Plan

The proposed project would not conflict with the 2017 Bay Area Clean Air Plan (Plan) because the project would not exceed the BAAQMD thresholds of significance for construction and operational criteria air pollutant emissions, as described below. Because the project would not exceed the BAAQMD screening criteria, it would not result in significant impacts due to the generation of construction or operational-related criteria air pollutants. Thus, the project is not required to incorporate project-specific control measures listed in the 2017 Plan. Further, the project is considered urban infill and would be located near bike facilities and transit with regional connections. Implementation of the project would not prevent BAAQMD or partner agencies from continuing progress toward attaining State and federal air quality standards and eliminating health-risk disparities from exposure to air pollution among Bay Area communities, as described within the 2017 Plan. Accordingly, the project would not result in significant effects due to a conflict with the 2017 Plan.

Criteria Air Pollutants

Construction Period Emissions

The California Emissions Estimator Model (CalEEMod) Version 2022 was used to estimate emissions from project construction. Construction emissions were modeled based on equipment list and schedule information provided by the applicant. CalEEMod defaults for the associated land use and size were used where project-specific information was unavailable. Details about the equipment list, construction schedule, modeling, data inputs, and assumptions are included in Appendix C. Table 1 summarizes the unmitigated annualized average daily construction emissions of reactive organic gases (ROG), nitrogen oxides (NO_X), particles that have a diameter of 10 micrometers or less (PM_{10}) exhaust, and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$) exhaust during construction of the project.

[13] The applicable air quality plan is the Bay Area Air Quality Management District 2017 Clean Air Plan. The San Francisco Bay Area is non-attainment for ground-level ozone (O3), nitrogen oxides (NOx), particulate matter (PM), sulfur dioxide (SOx), and lead. The project does not include substantial new emissions of sulfur dioxide or lead; therefore, these criteria pollutants are not discussed further.

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Table 1: Project Construction Period Emissions

Year	Annualized Daily Construction Emissions (pounds/day)			
	ROG	**NOx**	**PM_{10} Exhaust**	**$PM_{2.5}$ Exhaust**
2026	4.0	7.08	0.25	0.23
BAAQMD Threshold	54	54	82	54
Exceed Threshold?	No	No	No	No

Source: Illingworth & Rodkin, Inc. 271 El Camino Real *Construction Emissions and Health Risk Assessment*. December 23, 2024.

As shown in Table 1, the unmitigated average daily emissions of ROG, NOx, PM_{10}, or $PM_{2.5}$ generated by project construction would not exceed BAAQMD thresholds. Accordingly, the project's construction period emissions would have a less than significant impact.

The BAAQMD recommends all projects include a "basic" set of best management practices (BMPs) to manage fugitive dust and considers impacts from dust (i.e., fugitive PM_{10} and $PM_{2.5}$) to be less-than-significant if BMPs are implemented to reduce these emissions.

Conditions of Approval:

- During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. The contractor shall implement the following BMPs that are required of all projects:

    - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
    - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
    - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
    - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
    - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
    - All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
    - Unpaved roads providing access to sites located 100 feet or further from a paved

road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

- Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

In addition to the above Basic BMPs, BAQQMD also strongly encourages the following enhanced BMPs, which the project would be required to implement.

- Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.
- Install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.
- Plant vegetative ground cover (e.g., fast-germinating native grass seed) in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
- Minimize the amount of excavated material or waste materials stored at the site.
- Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, that are inactive for at least 10 calendar days.

Operational Period Emissions

According to the BAAQMD thresholds, a project that generates more than 54 pounds per day of ROG (reactive organic gases), NOx, or $PM_{2.5}$, or 82 pounds per day of PM_{10} would be considered to have a significant impact on regional air quality. The BAAQMD developed screening criteria to provide lead agencies with an indication of whether a project could result in significant operational air quality impacts (e.g., daily or annual emissions above stated thresholds). Screening criteria are used to determine the extent of additional analysis required for a specific project. If a project is determined to be below the BAAQMD's screening criteria for a specific pollutant, then the project is said to have less than significant operational air quality impacts and no further analysis is required under CEQA.

Operational period criteria pollutant emissions associated with the project would be generated primarily from vehicles driven by future residents, and to a lesser extent by waste disposal and daily energy and water usage. The proposed project falls below the BAAQMD operational criteria air pollutants screening threshold of 637 dwelling units for a "Condo/townhouse, general" land use type. Therefore, the project would result in a less than significant air quality impact due to operational-related criteria air pollutant emissions.

Community Health Risks

Project impacts to nearby sensitive receptors related to increased health risk can occur by generating emissions of toxic air contaminants (TACs) and air pollutants. Temporary project construction activity would generate emissions of DPM from equipment and trucks and generate dust on a temporary basis that could affect nearby sensitive receptors, such as adjacent residences and the Stratford School located across El Camino Real. Additionally, there are existing sources of TACs and localized air pollutants in the vicinity of the project. The cumulative impact of the Project and existing TAC sources was assessed.

Health risk impacts are addressed by predicting increased lifetime cancer risk, the increase in annual $PM_{2.5}$ concentrations, and computing the Hazard Index (HI) for non-cancer health risks. Construction equipment and associated heavy-duty truck traffic generates diesel exhaust, which is a known TAC. These exhaust emissions pose health risks for sensitive receptors such as surrounding residents. The primary health risk impact issues associated with construction emissions are cancer risk and exposure to $PM_{2.5}$. A health risk assessment of the project construction activities was conducted that evaluated potential health effects to nearby sensitive receptors from construction emissions of DPM and $PM_{2.5}$.[14] This assessment included dispersion modeling to predict the offsite and onsite concentrations resulting from project construction, so that lifetime cancer risks and non-cancer health effects could be evaluated. Receptors for this assessment included locations where sensitive populations closest to the project would be present for extended periods of time (i.e., chronic exposures). Health risks were also computed for child receptors at the Stratford School.

The project's increased cancer risk is computed by summing the project construction cancer risk and operational cancer risk contributions. Unlike the increased maximum cancer risk, the annual $PM_{2.5}$ concentration and HI values are not additive but based on the annual maximum values for the entirety of the project. The project's maximally exposed individual (MEI) is identified as the existing resident or worker that would be most impacted by the project's construction and operation. Other residents, students and workers in the surrounding area would be exposed to a lower health risk than identified for the MEI.

Construction Health Risks

The maximum increased cancer risks were calculated using the modeled TAC concentrations combined with BAAQMD CEQA guidance for age sensitivity factors and exposure parameters. Age-sensitivity factors reflect the greater sensitivity of infants and small children to cancer causing TACs. Third trimester, infant, child, and adult exposures were assumed to occur at all residences during the entire construction period, while child exposures were assumed at the Stratford school.

Non-cancer health hazards and maximum $PM_{2.5}$ concentrations were also calculated. The maximum modeled annual $PM_{2.5}$ concentration was calculated based on combined exhaust and fugitive

[14] DPM is identified by California as a toxic air contaminant due to the potential to cause cancer.

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concentrations. The maximum computed HI value was based on the ratio of the maximum DPM concentration modeled and the chronic inhalation DPM reference exposure level of 5 $\mu g/m^3$.

The modeled maximum annual DPM and $PM_{2.5}$ concentrations were identified at nearby sensitive receptors to find the MEI. Results of this assessment indicated that the construction maximally exposed individuals (MEIs) were located at two different receptors, as shown on Figure 6. The cancer risk MEI was located on the first floor (five feet above the ground) of a single-family residence west of the project site. The annual $PM_{2.5}$ concentration MEI was located on the first floor (five feet above the ground) of single-family residence west of the project site near the cancer risk MEI.

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Source: Illingworth & Rodkin, Inc.

LOCATION OF PROJECT CONSTRUCTION SITE, OFF-SITE SENSITIVE RECEPTORS, AND MEIS | FIGURE 6

Table 2: Construction Health Risks at Offsite MEIs

Source	Cancer Risk per Million	Hazard Index	$PM_{2.5}$ Concentration
Construction	16.15 (infant)	0.02	0.40
BAAQMD Threshold	10.0	1.0	0.30
Exceed Threshold?	**Yes**	No	**Yes**

Source: Illingworth & Rodkin, Inc. *271 El Camino Real Construction Emissions and Health Risk Assessment*. December 23, 2024.

As shown in Table 2, the project's construction-related community health risks would exceed BAAQMD thresholds at the project MEIs, specifically increased cancer risk and $PM_{2.5}$ concentration. To reduce the health risk below BAAQMD thresholds, the project would implement the following mitigation measure MM AIR-1. The project's increased cancer risk and $PM_{2.5}$ concentration, and the need for the project to implement the requirements of MM AIR-1 are typical of urban infill development being constructed adjacent to existing residences, and do not represent an unusual circumstance for the project.

Mitigation Measure:

MM AIR-1: Implement a feasible plan to reduce diesel particulate matter emissions by at least 40 percent such that increased cancer risk and $PM_{2.5}$ concentrations from construction would be reduced below TAC significance levels as follows:

- All diesel-powered construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for PM (PM_{10} and $PM_{2.5}$), if feasible.

Alternatively, the applicant may develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 70 percent or greater. Elements of the plan could include a combination of some of the following measures:

- Use Tier 4 or alternatively fueled equipment,
- Installation of electric power lines during early construction phases to avoid use of diesel generators, welders, and compressors,
- Use of electrically-powered equipment,
- Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered,
- Change in construction build-out plans to lengthen phases, and
- Implementation of different building techniques that result in less

diesel equipment usage.

Such a construction operations plan would be subject to review by an air quality expert and approved by the City prior to construction.

With the inclusion of the BAAQMD BMPs listed above and mitigation measure MM AIR-1, the project's cancer risk would be reduced by 50 percent to 8.01 per million and the annual $PM_{2.5}$ concentration would be reduced by 38 percent to 0.25 $\mu g/m^3$, thereby ensuring the project would not result in a significant health risk for nearby sensitive receptors

Additionally, modeling was conducted to predict the cancer risks, non-cancer health hazards, and maximum $PM_{2.5}$ concentrations associated with construction activities at the nearby Stratford School. The maximum increased cancer risks were adjusted using child exposure parameters. As shown in Table 3, the project's construction-related community health risks would not exceed BAAQMD thresholds at the school.

Table 3: Construction Health Risks at Offsite School

Source	Cancer Risk per Million	Hazard Index	$PM_{2.5}$ Concentration
Construction	1.69 (child)	<0.01	0.05
BAAQMD Threshold	10.0	1.0	0.30
Exceed Threshold?	No	No	No

Source: Illingworth & Rodkin, Inc. *271 El Camino Real Construction Emissions and Health Risk Assessment*. December 23, 2024.

Cumulative Health Risks from All TAC Sources

Community health risk assessments typically look at all substantial sources of TACs that can affect sensitive receptors that are located within 1,000 feet of the project site. These sources include busy surface streets (i.e., roadways that exceed 10,000 vehicles per day), stationary sources, and projects with concurrent construction schedules.

A review of the project area using BAAQMD's geographic information systems (GIS) screening maps identified the existing health risks from a nearby roadway and stationary sources at the MEIs. El Camino Real and one stationary source within the 1,000-foot influence area could have cumulative health risk impacts at the MEIs (refer to Figure 7). Table 4 below shows the cumulative community risk impacts.



Source: Illingworth & Rodkin, Inc.

PROJECT SITE AND NEARBY TAC AND $PM_{2.5}$ SOURCES

FIGURE 7

Table 4: Cumulative Community Risk Impacts from Combined TAC Sources at MEI

Source	Cancer Risk (per million)	Annual $PM_{2.5}$ (ug/m_3)	Hazard Index
Project Construction (mitigated)	8.01 infant	0.25	0.01
El Camino Real – ADT 35,360	0.98	0.10	<0.10
Unocal #0109 (Facility ID #111596-1, Gas Dispensing Facility), MEIs at 995 feet.	0.45	--	0.04
Cumulative Total	9.44	0.35	<0.06
BAAQMD Cumulative Source Threshold	100	0.8	10.0
Exceed Threshold?	No	No	No

Source: Illingworth & Rodkin, Inc. *271 El Camino Real Construction Emissions and Health Risk Assessment*. December 23, 2024.

As shown in Table 4, the project would not exceed the cumulative-source thresholds for cancer risk, annual $PM_{2.5}$ concentration, and Hazard Index.

Water Quality

The water quality of streams, creeks, ponds, and other surface water bodies can be greatly affected by pollution carried in contaminated surface runoff. Pollutants from unidentified sources, known as non-point source pollutants, are washed from streets, construction sites, parking lots, and other exposed surfaces into storm drains. Urban stormwater runoff often contains contaminants such as oil and grease, plant and animal debris (e.g., leaves, dust, animal feces, etc.), pesticides, litter, and heavy metals. In sufficient concentration, these pollutants have been found to adversely affect the aquatic habitats to which they drain.

Construction

Construction activities, such as grading and excavation, have the potential to result in temporary impacts to surface water quality in adjacent waterways and groundwater. When disturbance to the soil occurs, sediments may be dislodged and discharged into the storm drainage system after surface runoff flows across the site.

Projects that would disturb one acre or more of soil are required by the State Water Resources Control Board (SWRCB) to file a Notice of Intent (NOI) and prepare a Storm Water Pollution Prevention Plan (SWPPP). Section 10.18.090 of the City's Municipal Code requires the implementation of additional stormwater control measures. Adherence with the aforementioned regulations would ensure that the discharge of pollutants is minimized to the extent feasible, and would protect beneficial uses and receiving waters from the adverse effects of construction-related storm water discharges. Accordingly, construction of the project would not result in any significant effects on water quality.

Post-Construction

Provision C.3 of the San Francisco Bay Regional Water Quality Control Board (RWQCB) MRP requires project that create or replace 5,000 square feet or more of impervious surface area are required to implement site design, source control, and Low Impact Development (LID)-based stormwater treatment controls to treat post-construction stormwater runoff. The project would result in a combined impervious surface area of 20,571 square feet, with a remaining 4,458 square feet of pervious surfaces dedicated to site landscaping. The project would be required to comply with Provision C.3. As documented in Section IV. Project Description, the project would comply with Provision C.3 by treating stormwater in nine on-site bio-retention areas. The project would also be required to comply with the City's Urban Runoff Management Policies, which ensures new developments follow local and regional regulations regarding the reduction of pollutants in stormwater and implement City BMPs, such as stormwater filters, to reduce such pollutants. Adherence with Provision C.3 of the MRP and the City's Urban Runoff Management Policies would ensure that stormwater pollution is minimized, treated, and filtered prior to entering the storm drain system. Accordingly, operation of the project would not result in any significant effects to water quality.

(e) The site can be adequately serviced by all required utilities and public services.

Utilities

Utility services to the proposed project would be provided by the City of San Bruno (water, storm drain, sanitary sewer)). During a normal supply year in 2025, the City of San Bruno is anticipated to have a surplus of approximately 1.86 million gallons per day, or 679 million gallons per year.[15] While the City is anticipated to have shortages during drought years, the project would be required to implement water conservation measures along with the rest of the City per the City's Water Shortage Contingency Plan and would not exacerbate the demand on water supplies during drought years because it would represent a relatively small portion of the overall demand throughout the City.

The City of San Bruno Public Works Department has confirmed that the existing storm drain and sanitary sewer infrastructure can accommodate increases in flows generated by the proposed project.

Public Services

The proposed project would intensify use of the site and may result in an increase in demand for public services (i.e., fire and police protection services, schools, park). The City of San Bruno collects development impacts fees consistent with the legal requirements of AB 1600. Fees collected under AB 1600 are to be collected for capital facility and infrastructure improvements only, used to fund facility needs created by new development rather than existing deficiencies, and the fees are to be

[15] City of San Bruno. *2020 Urban Water Management Plan*. November 2021. P. 7-21.

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based on a rational nexus between new development and the costs of the capital facilities and infrastructure needed to accommodate such development. Fees collected from the project would fund necessary fire and police improvements. Under the provisions of SB 50, a project's impacts on school facilities are fully mitigated via the payment of the requisite new school construction fees established pursuant to Government Code Section 65995. The project would be required to pay development impact fees to satisfy the City's parkland dedication requirement (General Plan Policy OSR-1), which would offset impacts to existing park facilities. For these reasons, the project would not result in a significant effect on public facilities.

VI. Conclusion

As documented under Section V. Environmental Review, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project, and the project is eligible for a Categorical Exemption under CEQA Guidelines Section 15332, since it a) meets the definition of an in-fill development project; b) would occur within San Bruno city limits on a project site no more than five acres that is surrounded by urban uses and c) has no value as habitat for endangered, rare, or threatened species; d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e) can be adequately served by all required utilities and public services. Therefore, the project is exempt from the provisions of CEQA under Class 32 of the CEQA Guidelines.

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APPENDICES

Appendix A: Transportation Impact Assessment
Appendix B: Noise and Vibration Assessment
Appendix C: Air Quality Assessment

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Attachment 6 Appendices

https://www.sanbruno.ca.gov/AgendaCenter/ViewFile/Agenda/_03172026-2533

C/CAG TDM Checklist

ccagtdm.org

Residential (Multi-Family) Land Use: Small Project

100-499 ADT; ~20-49 Units

ATTACHMENT 7

About this Form

Any new development project anticipated to generate at least 100 average daily trips is subject to the C/CAG TDM Policy and must complete a TDM Checklist and implement associated measures to mitigate traffic impacts. Read more at ccagtdm.org

Questions?
support@ccagtdm.org

A Applicant Information

Project Address: 271 EL CAMINO REAL, SAN BRUNO, CA 94066	Contact First and Last Name: Kuan Chang
Parcel Number: 020-406-730; 020-406-700; 020-406	Application Date: 3 0 1 0 2 0 2 4
Contact Phone Address: 408-422-6029	
Project Jurisdiction: San Bruno	Contact Email Address: design1@tectoniccorp.com

B Required Measures

You must select all measures

Click on each measure's title for more information

	Measure	Percentage	Yes
1	**M2 - Orientation, Education, Promotional Programs and/or Materials** Offer new residents an orientation or education program or materials.	1%	☑
2	**M3 - TDM Coordinator/Contact Person** Provide TDM coordinator/liaison for tenants. May be contracted through 3rd party provider, such as Commute.org.	0.5%	☑
3	**M6 - Transit or Ridesharing Passes/Subsidies** Offer tenants passes or subsidies for monthly public transit or ridesharing costs incurred, equivalent to 30% of value or $50 - whichever is lower.	10%	☑
4	**M8 - Secure Bicycle Storage** Comply with CalGREEN minimum bicycle parking requirements.	1%	☑
5	**M9 - Design Streets to Encourage Bike/Ped Access** Design adjacent streets or roadways to facilitate multimodal travel.	1%	☑
6	**Total from Required Measures** Sum percentages from each selected measure from rows 1-5	13.5%	

Form Continues on Page 2 →

C Additional Recommended

Select enough to meet the 25% trip reduction target

Click on each measure's title for more information

	Measure	Percentage	Yes
7	**M4 - Actively Participate in Commute.org or TMA Equivalent: Certified participation in Commute.org/or TMA** Obtain certification from Commute.org or establish or join a Transportation Management Association (TMA) or equivalent.	4%	☐
8	**M5 - Carpool or Vanpool Program** Establish carpool/vanpool program for tenants and register program with Commute.org.	2%	☐
9	**M10 - Delivery Amenities** Offer delivery amenities, including dedicated receipt and storage areas, to reduce need for multiple trips to conduct similar business.	1%	☑
10	**M11 - Family-supportive Amenities** On-site secure storage of personal car seats, strollers, cargo bicycles, or other large bicycles. Property owners can also provide shared building equipment, such as shopping carts or cargo bicycles for check out by residents.	3%	☐
11	**M14 - Paid Parking at Market Rate** Offer hourly/daily parking rates proportional to monthly rate or equivalent to cost of transit fare.	25%	☐
12	**M15 - Reduced Parking** Provide off-street parking at least 10% below locally-required minimums, or else below the locally-permitted parking maximums. Consideration may be required of potential spillover parking into surrounding areas.	10%	☑
13	**M17 - Developer TDM Fee/TDM Fund** Voluntary impact fee payment on a per unit or square footage basis, to fund the implementation of TDM programs.	4%	☐
14	**M18 - Car Share On-Site** Provide on-site car share or vehicle fleets.	1%	☐
15	**M19 - Land Dedication or Capital Improvements for Transit** Contribute space on, or adjacent to, the project site for transit improvements. Select one or more Bus Pullout Space 1% ☐ Bus Shelter 1% ☐ Visual/Electrical Improvements (i.e., Lighting, Signage) 1% ☐ Other (i.e., Micromobility Parking Zone, TNC Loading Zone) 1% ☐	→ Total percentages selected: %	☐
16	**M21 - Bike/Scooter Share On-Site** Allocate space for bike/scooter share parking.	1%	☐
17	**M22 - Active Transportation Subsidies** Offer biking/walking incentives to tenants, such as gift card/product raffles.	2%	☐
18	**M23 - Gap Closure** Construct or enhance quality of biking and walking facilities to/from site to existing trails, bikeways, and/or adjacent streets.	7%	☐
19	**M24 - Bike Repair Station** Offer on-site bike repair space/tools in visible, secure area.	0.5%	☑
20	**M26 - Pedestrian Oriented Uses & Amenities on Ground Floor** Provide on-site, visible amenities to tenants and guests, such as cafes, gyms, childcare, retail.	3%	☐
21	**Total from Additional Measures** Sum percentages from each selected measure from rows 7 - 20	11.5 %	

D Project Totals

Percentage from Required Measures (Section B Row 6): 13.5 %

\+ Percentage from Additional Measures (Section C Row 21): 11.5 %

Total Percentage from all Selected Measures (Sum of required and additional measures): 25 %

Trip Reduction Target: 25%

Total Percentage from all selected measures must be greater than or equal to Trip Reduction Target

E Submit Checklist

See ccagtdm.org/submission for how to submit this form.

Questions?

Email Us
support@ccagtdm.org

Visit Our Website
ccagtdm.org

ATTACHMENT 8

RESOLUTION 26-02

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY, ACTING AS THE SAN MATEO COUNTY AIRPORT LAND USE COMMISSION, DETERMINING THAT A PROPOSED 4-STORY, 35-UNIT RESIDENTIAL PROJECT WITH 2 ADDITIONAL ACCESSORY DWELLING UNITS AT 271 EL CAMINO REAL, SAN BRUNO, IS CONDITIONALLY CONSISTENT WITH THE COMPREHENSIVE AIRPORT LAND USE COMPATIBILITY PLAN FOR THE ENVIRONS OF SAN FRANCISCO INTERNATIONAL AIRPORT.

RESOLVED, by the Board of Directors of the City/County Association of Governments of San Mateo County (C/CAG), in its capacity as the San Mateo County Airport Land Use Commission, that,

WHEREAS, California Government Code Section 65302.3 states that a local agency General Plan, Zoning Ordinance and/or any affected specific plan must be consistent with the applicable airport/land use criteria in the relevant adopted Airport Land Use Compatibility Plan (ALUCP) and furthermore, per PUC Section 21676.5(a) and Policy GP-10.1 of the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP), if a jurisdiction has not made its local plans consistent with the ALUCP all proposed development projects within AIA B may be subject to ALUC review; and

WHEREAS, the City of San Bruno has received an application for development of a 4-story, 35-unit residential project with 2 additional accessory dwelling units at 271 El Camino Real (the Project), which is located within Airport Influence Area B of San Francisco International Airport (SFO); and

WHEREAS, the Project was referred to C/CAG, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the SFO ALUCP; and

WHEREAS, three sets of airport/land use compatibility policies and criteria in the SFO ALUCP relate to the Project: (a) noise compatibility; (b) safety compatibility; and (c) airspace protection, as discussed below:

(a) Noise Compatibility – The 65 dB CNEL (Community Noise Equivalent Level) aircraft noise contour defines the threshold for airport noise impacts established in the SFO ALUCP. Per SFO ALUCP Exhibit IV-6, the Project lies outside the bounds of 65dB CNEL contour and therefore the Project is determined to be consistent with the SFO ALUCP noise policies and criteria.

(b) Safety Compatibility – The SFO ALUCP includes five safety zones and related land use compatibility policies and criteria. Per SFO ALUCP Exhibit IV-8, the project site is located outside of the safety zones established in the SFO ALUCP, and therefore the safety policies and criteria do not apply to the Project.

(c) Airspace Protection

1. Structure Height – Pursuant to SFO ALUCP Policy AP-3, the maximum height of a new building must be the lower of (1) the height shown on the SFO Critical Aeronautical Surfaces map or (2) the maximum height determined not to be a "hazard to air navigation" by the FAA in an aeronautical study prepared pursuant to the filing of Form 7460-1.

As proposed, the Project would be a maximum of approximately 109 feet above mean sea level (MSL). Utilizing the SFO Online Airspace Tool, the lowest critical aeronautical surface above the Project location is at an elevation of approximately 202 feet above MSL, so the project would be well below the critical airspace surface. However, as shown on SFO ALUCP Exhibit IV-11, the Project is located in an area that requires FAA notification for structures 30' or less in height, and a determination from the FAA that the project will not be a hazard to air navigation. In acknowledgement of this requirement, a condition is included in this consistency determination to require this compliance,

2. Other Flight Hazards - Per SFO ALUCP Policy AP-4, certain land use characteristics are recognized as hazards to air navigation and projects need to be evaluated to ensure compatibility with FAA rules and regulations. The proposed project does not present any unusual design features or characteristics that would conflict with air navigation and is therefore determined to comply with SFO ALUCP Policy AP-4 ; and

WHEREAS, the Project site is located within the Airport Influence Area A (AIA A) of SFO, the real estate disclosure area. Pursuant to Policy IP-1, notification is required, prior to sale or lease of property located within the AIA, of the proximity of the airport and that the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations. This consistency determination includes a condition requiring that the City of San Bruno formally advise the project sponsor of the responsibility to comply with the real estate disclosure requirements; and

WHEREAS, at its January 22, 2026 meeting, based on the factors listed above, the Airport Land Use Committee recommended that the C/CAG Board of Directors, acting as the Airport Land Use Commission, determine that the project be found consistent with the policies and criteria of the SFO ALUCP.

NOW THEREFORE BE IT RESOLVED, by the Board of Directors of the City/County Association of Governments for San Mateo County, acting as the San Mateo County Airport Land Use Commission, that subject to the conditions contained in Exhibit A, attached, the Project is determined to be consistent with the applicable airport land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport.

PASSED, APPROVED, AND ADOPTED, THIS 12TH DAY OF FEBRUARY 2026.

Adam Rak, Chair

EXHIBIT A

Resolution 26-02 – Conditions of Consistency Determination:

1. Prior to issuance of a building permit, the project sponsor shall file Form 7460-1 with the FAA and provide to the City of San Bruno an FAA "Determination of No Hazard".

2. The City of San Bruno shall formally advise the project sponsor of their responsibility to comply with the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP.

ATTACHMENT 9

Planning Commission Agenda Item X.X
Staff Report

CITY OF SAN BRUNO

DATE: February 17, 2026

TO: Planning Commission

FROM: Roscoe Mata, Planning Manager

PREPARED BY: Ralph Robinson, Consultant Senior Planner

SUBJECT: 271 El Camino Real: Request for an Architectural Review Permit (AR25-017), Density Bonus, and Vesting Tentative Map (TM25-001) to construct a four-story, 35-unit, residential condominium building totaling 64,323 square feet, including four (4) below market rate units, and a detached, two-story building with two accessory dwelling units (ADUs) fronting Linden Avenue. Larry Wang (Applicant); Patrick Lee (Property Owner)

BACKGROUND

271 El Camino Real is a 25,030 square-foot site (approximately 0.57-acre) located on the west side of El Camino Real between Crystal Springs Road and San Felipe Avenue. The project site is irregular shaped, with frontage on El Camino Real on the east side of the parcel and a narrow portion with frontage on Linden Avenue on the west side of the parcel (Figure 1). The project site has a General Plan land use designation of Multi-Use Residential Focus, and is zoned MX-R, Multi-Use – Residential Focus. The subject site is primarily flat with a five-to-six-foot change in elevation at the narrow portion of the parcel that has frontage on Linden Avenue. The site is currently vacant. There are no known easements on the property.

Figure 1: Project Site



On September 21, 2021, the City of San Bruno Planning Commission approved a housing development at this site consisting of 23 townhome and condo housing units with 50 spaces of subterranean parking (Figure 2). The project has since been resubmitted to increase the unit count and revise the proposed parking to improve the financial viability of the project.

Figure 2: Previously Approved Project



PROJECT DESCRIPTION

The project proposes to construct a four-story, 64,323 square-foot building along the El Camino Real frontage featuring one level of ground floor parking and three levels of residential condos above totaling 35 units. A detached, two-story, 2,061 square foot building with two accessory dwelling units (ADUs) is proposed for the west portion of the lot fronting Linden Avenue. The 35 condo units consist of 34 two-bedroom units and one three-bedroom unit. Four (4) of the condo units would be designated as very low-income (50% of area median income) affordable units. This would add to the City's required total for very-low income affordable units as part of the Regional Housing Needs Allocation (RHNA), an affordability level that the City still has a deficit with. The condo units range in size from 944 square feet to 1,318 square feet. A total of 51 parking spaces would be provided in the garage. Access to the garage is provided via a single newly proposed egress off El Camino Real. The project would also provide an outdoor garden area, bicycle room, and other associated landscape and circulation improvements.

Table 1: Project Details Summary

Site Conditions	MX-R District Requirements	Proposed Conditions
Land Use / Zoning	MX-R	MX-R
Lot Area	-	25,030 sf
Gross Floor Area	75,090 sf (maximum)	66,384
Floor Area Ratio	3.0 (maximum)	2.7
Front Setback	10'-0" average – 5'-0" minimum	*2'-0" minimum**
Side Setback	None	5'
Rear Setback	10' adjacent to R-1 lots	10'**
Building Height	50'-0" (maximum)	*56'-0" **
Building Stories	3 (maximum)	*4**
Maximum Density	40.0 units per acre (23 units)	*35 units + 2 ADUs**
Parking	1.5 spaces per 2/3-bedroom unit (53 spaces)	*51 spaces**
Motorcycle Parking	1 space per 26-100 parking spaces (1 space)	1 space
Bicycle Parking	1 short-term space per 15 units (3 spaces) 1 long-term space per 4 units (9 spaces)	3 short-term 10 long-term

*Waiver requested pursuant to Chapter 12.250 and California Government Code Section 65915
**10' rear setback provided for length of property abutting rear yards of single-family properties on Linden Ave. Setback from Linden Ave is treated as a front setback.

Design

The subject site is shallow and wide, with an approximately 180'-0" frontage on El Camino Real. Additional architectural treatment and changes in wall plane have been incorporated to both respond to the angled front property line and provide adequate wall articulation so the building does not present as a long, flat wall. The project frontage proposes a mix of materials and colors

and integration of wall plane breaks to provide articulation and architectural interest (Figure 3). Exterior materials include corrugated metal siding, stucco, stone tile and exposed concrete. The exterior ground floor walls will also integrate vertical plantings to achieve a green wall effect. Balconies for private open space are also provided along the front elevation for twenty-four of the condo units.

Landscaping

There are ten (10) total trees on the existing site, five of which are considered heritage trees. All existing trees on the site are proposed for removal. Prior to removal of the protected trees, the applicant would be required to obtain Heritage Tree removal permits as required by the City's Municipal Code. Twenty-one new twenty-four-inch (24") box size trees are proposed according to the project planting plan, including one Chinese Pistache, one Crape Myrtle, twelve Sweet Bays, and seven Japanese Maples. The site conforms with the required amount of landscaping and lot coverage and impermeable surface limits.

ADUs

The two ADUs provided along Linden Avenue conform with the ADU development standards provided in Chapter 12.90, including for allowed height, floor area and setbacks, and are exempt from the required findings for the Architectural Review Permit. Parking is not required for the ADU units.

Figure 3: Project Front Elevation (El Camino Real)



Airport Land Use Compatibility

The project's location is subject to review by the City/County Association of Governments (C/CAG) Airport Land Use Commission (ALUC) for consistency with the Airport Land Use Compatibility Plan (ALUCP) for the Environs of San Francisco International Airport (SFO). The ALUC reviews projects within the area of SFO for consistency with the ALUCP requirements for noise impacts from the airport, height restrictions, and other potential safety impacts. The project was found to be consistent with the ALUCP on February 12, 2026 subject to submittal to the Federal Aviation Administration (FAA) and required real estate disclosures for the property (Attachment 8).

REQUIRED ENTITLEMENTS AND DISCUSSION

Architectural Review Permit

An Architectural Review Permit is required pursuant to Chapter 12.108 of the San Bruno

Municipal Code for any new building that is visible from the public right-of-way. The Planning Commission shall grant an Architectural Review Permit only if the project makes all of the following findings.

A. The proposed buildings, site plan, and landscaping are in substantial conformance with the goals, policies, and objective development standards of the zoning code, General Plan, and applicable specific plans.

The proposed project would create a new condominium multifamily building on an existing urban infill site thus promoting a different and more affordable housing ownership type for San Bruno residents in an area that is well served by transit and other services. The building conforms to the development standards of the zoning code with its gross floor area, lot coverage, minimum landscaping and side and rear setbacks. The project is requesting a waiver to the height limit for a portion of the building where a stair tower will be located, an increase in the allowed number of stories from three to four, a reduction in the front setback, and a reduction in the required number of parking spaces from 53 total spaces to 51. The requested deviations are described in greater detail in Attachment 4 and in the analysis that follows on the Density Bonus request on page 6. The requested waivers are found consistent with the provisions of Chapter 12.250 and Government Code Section 65915 in that they are necessary to physically accommodate an allowed 50% increase in the residential density from 23 units to 35 units.

B. The site for the proposed development is adequate in size and shape to accommodate proposed building site plan and landscaping.

The site for the proposed development is adequately sized for the development but is oddly shaped with a narrow portion that extends to Linden Avenue at the rear that is located between two single-family homes. This portion of the lot is included in the overall developable area of the lot and will be developed with a two-story building with two ADUs. The proposed multifamily building conforms with the allowed floor area maximums for the zoning district and the proposed unit density is allowed with the Density Bonus requested per Chapter 12.250 and Government Code Section 65915. The project meets the required limits on lot coverage and minimum landscaping.

C. The design of the building site plan, landscaping, and streetscape, including street trees, lighting, and street furnishings, is consistent with the character of the surrounding area, and would not create an adverse visual impact on the surrounding area.

The primary building is located along El Camino Real and will be consistent with adjacent existing and allowed building heights and densities along the corridor. The area is well served by transit and is intended for the types of higher-density residential development proposed with this project. The portion of the lot adjacent to Linden Avenue will maintain consistency with the adjacent single-family uses along Linden Avenue by permitting two ADUs in a building that is less than the maximum height allowed for single-family uses and adjacent to single-family properties that are also allowed up to four units by right (primary dwelling, conversion ADU, detached ADU, and a JADU). New landscaping is proposed on all sides of property including twenty-one new trees to replace 10 existing trees. As a condition of approval, the applicant will be required to enter into a landscape and maintenance agreement with the city to ensure all plantings are properly maintained for the life of the project.

D. The development will not be detrimental to public health, safety, or welfare.

The project site is on the eastern boundary of a low-density residential neighborhood. The proposed building responds to the abutting low-density neighborhood by incorporating the required 10'-0" rear yard setback which will be landscaped with new plantings, including new 24" box trees, to provide an additional buffer to the low-density uses. The building provides architectural details to create visual interest and break up the building massing. All balconies are oriented along El Camino Real and do not face into adjacent single-family residential properties. The proposed changes, as conditioned in Attachment 2, will need to comply with all applicable life and safety codes. Additionally, the project will be subject to a building permit review, ensuring compliance with the California Building, Fire, and Plumbing Codes. As a result, there will be no adverse impact on public health, safety, or welfare.

E. The proposed development contributes to the creation of an attractive and visually interesting built environment that includes a variety of building styles and designs with well-articulated structures within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

The project proposes a new multi-family residential building abutting commercial uses on El Camino Real designed in contemporary architectural style, which is consistent with other similar buildings that have been permitted throughout San Bruno and specifically along El Camino Real. The building includes a mix of colors, materials and plane breaks that provide articulation and visual and architectural interest. Replacing a vacant lot with 37 total new units will increase pedestrian activity in the area and further activate this portion of the corridor.

Density Bonus

The applicant has requested a Density Bonus pursuant to Chapter 12.250 and California Government Code Section 65915 to increase the allowed number of units for the site from 23 to 35. This requires that at least 15% of the units of the base number of units allowed (23) to be designated as very low-income units. The project meets the affordable housing requirement by providing four (4) units at the very low-income level. The complete Density Bonus request is provided as Attachment 4.

The site is eligible to waive any development standard that would physically prevent the requested increase in density per Government Code Section 65915(e). The City may refuse a waiver in cases in which there is found to be a specific, adverse impact upon health or safety, an adverse impact on any real property that is listed in the California Register of Historical Resources, or if the request is contrary to state or federal law. These exceptions are not found to apply to this site.

The applicant is requesting waivers to the front setback, maximum allowed building height, number of stories, and parking requirement to enable the increase in density, as described below.

1. Building Height: The building height to the roof parapet is 49'-0", which conforms with the maximum allowed height of 50'-0". However, an increase in the overall roof height to 55'-6" is requested accommodate additional height for the stair tower with access to the roof.

2. Building Stories: An increase in the allowed number of stories from three (3) to four (4) is requested to allow for the 12 additional units provided with the Density Bonus, without which the building could only provide the base number of units allowed of 23.

3. Front Setback: A reduction in the minimum allowed front setback of 5' and average front setback from 10' to allow the front of the building to encroach within the required average front setback and portions of the building to be located as close as 2' from the front property line is requested to allow for the project to provide the additional units while still integrating plane changes to provide architectural interest. To provide the requested number of units with the typically required setback would mean reducing private open space and bedroom counts for the units as well as providing a façade with less articulation.

4. Parking: The applicant notes that it would not be possible to provide additional parking beyond the 51 spaces proposed without reducing the amount of required open space provided or reducing the amount of developable residential area.

Tentative Map

A Tentative Parcel Map is required pursuant to Chapter 12.32 of the San Bruno Municipal Code to allow subdivision of the parcel for condos. The Planning Commission generally approves Tentative Parcel Maps subject to the findings provided in 12.32.180. However, as provided in 12.32.180.A, these findings are not applicable to condominium projects. Approval of the Tentative Map is thus subject to consistency with all other requirements of Chapter 12.32. The Public Works division has reviewed the draft Tentative Map and provided conditions for the Final Map's conformance with all City requirements in Attachment 2.

ENVIRONMENTAL REVIEW

The proposed project qualifies for a categorical exemption per California Environmental Quality Act (CEQA) Guidelines Section 15332, In-Fill Development Projects, since it a) meets the definition of an in-fill development project; b) would occur within San Bruno city limits on a project site no more than five acres that is surrounded by urban uses and c) has no value as habitat for endangered, rare, or threatened species; d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e) can be adequately served by all required utilities and public services. A complete description of the project's eligibility for the CEQA exemption was prepared by David J. Powers and Associates, Inc. and is included, with associated conditions, as Attachment 6.

PUBLIC COMMENT

Notices of public hearing were mailed to owners and occupants of property within 300 feet on February 3, 2026, and an advertisement was published in the San Mateo Daily Journal on February 7, 2026.

At the meeting of the Planning Commission on February 17, 2026, three public comments were made to the Commission. Comments were concerned with impacts to traffic, parking, the proposed building's relation to neighboring buildings, and impacts during construction. Staff

provided individual follow up on specific comments made and a discussion on the overall response to comments is provided at the start of this Staff Report.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Architectural Review Permit, Density Bonus, and Tentative Map and adopt the Categorical Exemption to allow for the construction of a four-story multi-family residential building with 35 units and a detached, two-story building with two (2) accessory dwelling units (ADUs).

ATTACHMENTS

1. Site Location
2. Preliminary Conditions of Approval
3. Project Plans
4. Density Bonus Request
5. Affordable Housing Plan
6. Categorical Exemption
7. Transportation Demand Management Checklist
8. ALUC Resolution

DATE: March 17, 2026

TO: Planning Commission

FROM: Roscoe Mata, Planning Manager

PREPARED BY: Raquel Pulido, Assistant Planner

SUBJECT: 448 San Mateo Avenue: Request for a Use Permit (UP25-004) to add a bar, nightclub, and lounge land use classification at the existing restaurant use at 448 San Mateo Ave, Isla, on a 0.51-acre site in the Central Business District (CBD) pursuant to San Bruno Municipal Code Section 12.280.020. Joseph Palafox (Applicant). Melvin Pare (Owner).

BACKGROUND

The property is developed with an existing, fully sprinklered commercial building. The building contains approximately 6,706 square feet of existing floor area and is occupied by Isla Restaurant, which has been operating at the site since 2017 and operates with a valid alcohol license. Parking is provided through the existing shared parking supply serving the surrounding downtown commercial area. The building includes two existing code-compliant exits with panic hardware and illuminated exit signage. Figure 1 shows the extent of the project site and adjacent properties.

Figure 1: Project Site



Surrounding Land Uses

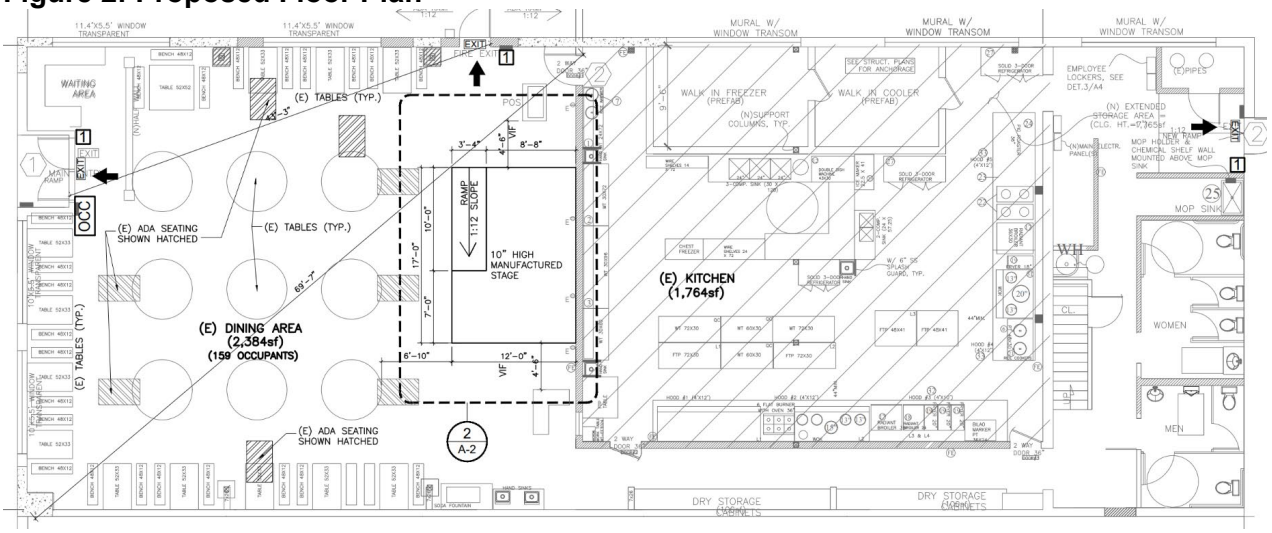
North: Commercial – Central Business District (CBD)
South: Commercial – Central Business District (CBD)
East: Residential – R-2 low density residential (R-2)
West: Commercial – Central Business District (CBD)

PROJECT DESCRIPTION

The applicant requests approval of a Use Permit to add the additional land use classification of bars, nightclubs, and lounges in conjunction with the existing Isla Restaurant in order to permit live entertainment within the building. The request is required under San Bruno Municipal Code Section 12.280.020 because the establishment already operates with a valid Alcoholic Beverage Control (ABC) license and the proposed installation of a stage to accommodate live entertainment triggers this additional land use classification.

The project includes the installation of a 10-inch-high removable interior stage measuring approximately 2,204 square feet within the existing dining area. No exterior modifications, structural alterations, or expansion of the building footprint or floor area are proposed. The modified interior layout maintains compliant exiting and life-safety features and an established occupant load of 160 occupants. The proposed hours of operation would be Monday through Thursday from 11:00 a.m. to 9:00 p.m., Friday from 11:00 a.m. to 11:00 p.m., Saturday from 10:00 a.m. to 11:00 p.m., and Sunday from 10:00 a.m. to 9:00 p.m.

Figure 2: Proposed Floor Plan



The project site is located within the Central Business District (CBD), which supports a mix of commercial, dining, and entertainment uses that contribute to an active downtown environment. The proposal does not expand the building footprint or intensify the site physically, and all activities will occur within the existing structure.

Operational compatibility is addressed through the Conditions of Approval, including limitations on hours of operation and compliance with the City's noise standards. With these controls in place, staff finds the proposed use to be consistent with the CBD zoning designation and General Plan policies and compatible with the surrounding downtown context.

REQUIRED ENTITLEMENTS AND DISCUSSION

The Planning Commission shall grant a Use Permit only if it makes the findings required by Section 12.112.050(B). The required findings are in bold followed by staff's analysis basis for the findings.

Use Permit Findings

1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use.

The proposed Use Permit would add live entertainment within an existing restaurant. Because the establishment sells alcohol under a valid Alcoholic Beverage Control license, the addition of live entertainment classifies the use as bars, nightclubs, and lounges. The use will operate within an existing, fully sprinklered commercial building and will be limited to the following hours of operation as shown on the plan set as shown in Attachment 3: Monday through Thursday from 11:00 a.m. to 9:00 p.m., Friday from 11:00 a.m. to 11:00 p.m., Saturday from 10:00 a.m. to 11:00 p.m., and Sunday from 10:00 a.m. to 9:00 p.m. The project maintains code-compliant exiting and life-safety features and an established maximum occupant load. No exterior modifications or expansion of floor area are proposed. With these operational limits, the proposed use will not be detrimental to the health, safety, or welfare of persons in the surrounding area.

2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.

The proposed Use Permit adds the additional land use classification of bars, nightclubs, and lounges to the existing restaurant use to provide live entertainment. Amplified music associated with the live entertainment component is required to be contained within the building and shall comply with the noise standards set forth in SBMC Chapter 6.16, as enforced through Condition of Approval No. 8. Parking demand would not significantly change as parking demand is consistent for both land use classifications. In addition, Assembly Bill 2097, local agencies cannot not require parking for commercial uses located within one-half mile of high-quality transit; the project site is within one-half mile of the San Bruno Caltrain station. Parking will continue to be provided through the existing shared parking supply serving the downtown commercial area, and no changes to site access, circulation, or parking facilities are proposed. The use will operate entirely indoors and within the existing building envelope and therefore will not be injurious to surrounding properties or the general welfare of the City.

3. Will not be inconsistent with the general plan.

The project site is located within the Central Business District, which is designated by the General Plan for a mix of active commercial, dining, and entertainment uses that support a vibrant downtown environment. The proposed bars, nightclubs, and lounges use would introduce limited live entertainment while maintaining established operational controls, including hours of operation. The project supports General Plan goals related to economic vitality, adaptive reuse of existing buildings, and pedestrian-oriented commercial activity.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act *(Class 1, Section § 15301)* as existing facilities are exempt from CEQA review.

PUBLIC COMMENT

Two members of the public contacted staff via phone and email regarding parking and noise concerns. Staff provided applicable parking standards and noise limits pursuant to San Bruno Municipal Code Chapter 6.16 and the proposed Condition of Approval 8. After staff provided clarification regarding the project, one member of the public expressed approval.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit UP25-004 based on Findings 1-3 and Conditions of Approval 1-17.

Next Steps

The Planning Commission is the final approval body for this project. There is a 10-day appeal period from the date of the Planning Commission's final action. Appeals must be made in writing and filed with the City Clerk within ten days after the final action of the Planning Commission and as described in Section 12.64.050 of the San Bruno Municipal Code.

Legal Notice

Notices of public hearing were mailed to owners of property within 300 feet of the site on March 3, 2026, and the meeting was noticed in the San Mateo Daily Journal newspaper.

ATTACHMENTS

1. Site Location
2. Conditions of Approval
3. Site Plan, Floor Plans, and Elevations
4. Public Comment

ATTACHMENT 1:
448 San Mateo Ave
Site Location

APN: 020-364-270



Subject Site

ATTACHMENT 2:
448 San Mateo Avenue
Conditions of Approval

COMMUNITY DEVELOPMENT DEPARTMENT – (650) 616-7074

PLANNING DIVISION

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Hearing Summary to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Use Permit UP25-004 shall not be valid for any purpose.

2. Use Permit UP25-004 shall be operated by the owner and any successor in interest, according to the approval by the Planning Commission on March 17, 2026, except as required to be modified by these Conditions of Approval. Any modification to the approved plans or any deviation or change in the business activities shall require prior approval by the Planning Commission. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.

3. The bars, nightclub, and lounge land use approved under Use Permit UP25-004 shall not commence until all required building permits associated with the approved improvements have received final inspection approval by the Community Development Department.

4. If nuisance activities associated with the sale of alcoholic beverages result in violation of any of the conditions of approval, the Planning Commission may hold a public hearing to revoke the Use Permit, pursuant to the procedures in SBMC 12.78.080.

5. The business shall operate only during the following hours of operation: Monday through Thursday from 11:00 a.m. to 9:00 p.m.; Friday from 11:00 a.m. to 11:00 p.m.; Saturday from 10:00 a.m. to 11:00 p.m.; and Sunday from 10:00 a.m. to 9:00 p.m. Any request to modify the approved hours of operation shall require prior review and approval by the Community Development Director.

6. The applicant shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the project application.

7. The applicant shall provide the signed copy of the Summary of Hearing to the Alcohol, Beverage and Control Board (ABC) and any other documentation deemed necessary.

8. All amplified music and entertainment shall occur entirely within the building. Doors and windows shall remain closed during amplified music or live entertainment, except for normal ingress and egress. Noise generated by the business and live entertainment shall not exceed the maximum noise levels established in SBMC Chapter 6.16 and the San Bruno General Plan. The business owner shall install and maintain sound attenuation measures as necessary to ensure compliance with the maximum noise standards. If noise levels exceed the applicable limits, the business owner shall immediately reduce the volume of amplified music and/or implement additional sound attenuation measures to ensure the noise does not

exceed the maximum permitted noise levels. Outdoor speakers are prohibited unless expressly approved.

9. The business owner shall maintain a valid Alcoholic Beverage Control (ABC) license at all times. Alcohol service shall be limited to on-site consumption only and no alcohol shall be sold or consumed outside the premises. The operator shall comply with all ABC regulations and conditions.

10. The business owner shall take all reasonable measures to prevent patrons from loitering, littering, or creating disturbances.

11. Trash and recycling areas shall be maintained in a clean and sanitary condition. The business owner shall clean the sidewalk and frontage daily.

12. No adult entertainment is permitted.

13. Failure to comply with any condition of approval or applicable provisions of the Municipal Code may result in modification or revocation of the Use Permit.

BUILDING DIVISION

14. At the time of the building permit submittal, construction drawings shall include the following:

    a. Handrails are required on both sides of the ramp. The handrails shall comply with all requirements for continuity, extensions, height, and clearances as specified in the CBC Sections 1012.8, 1014,11B-405.8, and 11B-505.

    b. Structural plans, details, and supporting calculations shall be provided to demonstrate compliance with CBC Chapter 16.

FIRE DEPARTMENT

15. Prior to building permit approval, the applicant shall submit updated egress plans and occupant load calculations for review and approval by the Building Division and Fire Department in accordance with the California Building Code (CBC) and California Fire Code (CFC).

16. The updated plans shall reflect all proposed configurations of the space, including the installation and removal of the stage area, and shall demonstrate compliance with:

    a. CBC Chapter 10 and CFC Chapter 10 – *Means of Egress Requirements*

    b. CBC Section 1004 – *Occupant Load Determination*

    c. CFC Section 1004 – *Occupant Load Posting and Use*

17. Any modification to the stage area or floor layout that affects occupant load or egress shall require an updated plan and occupancy review prior to use. The approved occupant load shall be posted in accordance with CFC Section 1004.9 and maintained at all times.

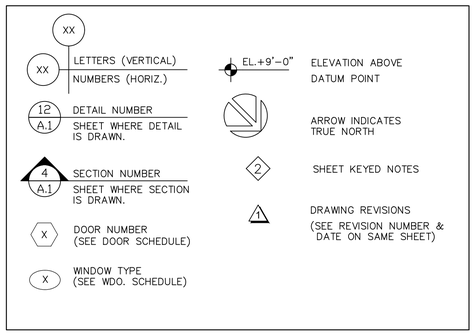
End of Conditions

ATTACHMENT 3

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
AC. TILE	ACOUSTICAL TILE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FLOOR FINISH
A.F.S.	AUTOMATIC FIRE SPRINKLER
ALUM.	ALUMINUM
&	AND
∠	ANGLE
ANOD.	ANODIZED
ASPH.	ASPHALT
@	AT
B/	BACK OF OR BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.J.	BOTTOM OF JOISTS
BOTT.	BOTTOM
B.U.	BUILT-UP
CAB.	CABINET
C.D.	CUP DISPENSER
CEM.	CEMENT
CER.	CERAMIC
C	CHANNEL
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
℄	CENTER LINE
CLR.	CLEAR
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.O.T.G.	CLEAN OUT TO GRADE
CSK.	COUNTERSUNK
C.W.	COLD WATER
Ø	DIAMETER
DET.	DETAIL
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIM.	DIMENSION
D.S.	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
E.P.B.	ELECTRIC PANEL BOARD
EQ.	EQUAL
E.S.	EXPANSION SHIELD
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXH.	EXHAUST
EXIST. or (E)	EXISTING
EXT.	EXTERIOR
F.B.	FLAT BAR
FBRGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT OR FLAT HEAD
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
F.O.	FINISHED OPENING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.S.	FLOOR SINK
FTG.	FOOTING
FRP	FIBERGLASS REINFORCED PLASTIC
GA.	GAUGE
GALV.	GALVANIZE(D)
G.I.	GALVANIZED IRON
GRD.	GROUND OR GRADE
G.S.F.	GROSS SQUARE FEET
G.V.	GATE VALVE
G.V.C.B.	GATE VALVE IN CONCRETE BOX
GYP.	GYPSUM
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.R.C.	HOSE REEL CABINET
H.S.B.	HIGH STRENGTH BOLT
HT.	HEIGHT
H.T.D.	HANDICAP TOWEL DISPENSER
HTG.	HEATING
H.W.	HOT WATER
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER
INV.	INVERT
INSUL.	INSULATION
INT.	INTERIOR
J.B.	JUNCTION BOX
K.O.	KNOCKOUT
K.P.	KICKPLATE
LAVS.	LAVATORIES
L.P.	LOW POINT
L.S.D.	LIQUID SOAP DISPENSER
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
M.S.	MACHINE SCREW
MULL.	MULLION
N.I.C.	NOT IN CONTRACT
N.S.F.	NET SQUARE FEET
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.H.	OVAL HEAD
OPNG.	OPENING
OPP.	OPPOSITE
O.D.	OVERFLOW DRAIN or OUTSIDE DIAMETER
P.A.	PUBLIC ADDRESS
P.B.	PANIC BAR
P.D.F.	POWDER DRIVEN FASTENER
P.H.	PHILLIPS HEAD
ℙ	PLATE
P/L	PROPERTY LINE
PLAS.	PLASTER
PLAS. LAM.	PLASTIC LAMINATE
PLY.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PORC. ENAM.	PORCELAIN ENAMEL
P.S.D.	POWDER SOAP DISPENSER
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.V.C.	POLY VINYL CHLORIDE
R.	RISERS
R.A.	RETURN AIR
RAD.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
RD.	ROUND
R.D.	ROOF DRAIN
REC.	RECESSED
REINF.	REINFORCED/ING
RES.	RESILIENT
R.H.	ROUND HEAD
RM.	ROOM
RO.	ROUGH
R.O.	ROUGH OPENING
R/W	RIGHT OF WAY
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.C.D.	SEAT COVER DISPENSER
S.D.	STORM DRAIN/SMOKE DETECTOR
SECT.	SECTION
S.F.	SQUARE FOOT/FEET
SHT.	SHEET
SHTHG.	SHEATHING
SHVS.	SHELVES
SIM.	SIMILAR
SK.	SINK OR SKETCH
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPOSER
S.N.V.	SANITARY NAPKIN VENDOR
S.O.V.	SHUT OFF VALVE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	SERVICE SINK
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
ST. STL.	STAINLESS STEEL
SUSP.	SUSPENDED
T.D.	TOWEL DISPENSER
T.D.D.	TOWEL DISPENSER & DISPOSAL
TEL.	TELEPHONE
T & G	TONGUE AND GROOVED
T.O.	TOP OF
T.O.S.	TOP OF SLAB
T.P.	TOILET PAPER
TR.	TREAD
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.P.	VITREOUS CLAY PIPE
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.I.F.	VERIFY IN THE FIELD
W/	WITH
WAINS.	WAINSCOT
WD.	WOOD
W.P.	WORK POINT or WATERPROOF
W.R.	WATER RESISTANT or WASTE RECEPTACLE
W.S.	WEATHER STRIPPING or WOOD SCREW
W.W.	WINDOW WALL
W.W.F.	WELDED WIRE FABRIC

SYMBOLS



PROJECT NOTES

GENERAL NOTES

1. BEFORE STARTING ANY WORK OR SUBMITTING THE BID, THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND ACCURACY OF THE SCOPE OF WORK AND SHALL INDICATE TO THE ARCHITECT OR OWNER ANY DISCREPANCIES THAT MAY BE DISCOVERED IN A TIMELY MANNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND FURNISHING THE OWNER WITH A COPY OF ALL PERMITS AND FINAL ACCEPTANCES GRANTED BY THE REGULATORY AGENCIES INVOLVED.
3. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY OF SAN BRUNO REGARDING SITE ACCESS, DELIVERIES, HANDLING OF MATERIALS, DEBRIS, ETC.
4. FIRE DEPARTMENT ACCESS MUST BE PROVIDED AND MAINTAINED AT ALL TIMES.
5. DO NOT DISTURB THE ADJACENT OCCUPIED AREAS DURING CONSTRUCTION. ALWAYS KEEP PATHWAYS CLEAR AND CLEAN.
6. DIMENSIONS ARE FROM OUTSIDE FACE OF EXISTING WALLS AND EXISTING FURNISHINGS.
7. ALL DIMENSIONS ARE TO BE WITHIN THE MARGIN OF ERROR OF ¼" ALONG FULL WIDTH OF WALLS.
8. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR ITEM NOTED.
9. "TYPICAL" OR "TYP." MEANS IDENTICAL FOR SIMILAR CONDITIONS.

VARIANCES BETWEEN ACTUAL CONDITIONS AND DRAWINGS

1. THE ARCHITECT WILL ASSUME NO RESPONSIBILITY FOR VARIANCES BETWEEN ACTUAL EXISTING CONDITIONS AND CONDITIONS DEPICTED AS EXISTING ON THE DRAWINGS. THE CONTRACTOR SHALL INSPECT THE SITE, AND SHALL VERIFY TO HIS OWN SATISFACTION THE CONDITIONS SHOWN ON THE DRAWINGS WHICH MATERIALLY AFFECT THE CONTRACTOR'S ABILITY TO EXECUTE THE WORK.
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE PROPERTY OWNER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE DRAWINGS. THE DRAWINGS AND NOTES DEPICTING EXISTING CONDITIONS ARE INTENDED ONLY AS A MEANS OF PROVIDING THE CONTRACTOR A GENERAL SENSE OF EXISTING SITE CONDITIONS. THE OWNER AND THE OWNER'S CONSULTANTS WILL ASSUME NO RESPONSIBILITY ON VARIANCES BETWEEN CONDITIONS SHOWN ON THE DRAWINGS AS EXISTING AND ACTUAL FIELD CONDITIONS.
3. THE CONTRACTOR SHALL ASSUME THAT THERE MAY BE MINOR DIFFERENCES BETWEEN CONDITIONS SHOWN ON THE DRAWINGS AS EXISTING AND ACTUAL FIELD CONDITIONS. THE OWNER WILL NOT CONSIDER REQUESTS FOR ADDITIONAL MONEYS FROM THE CONTRACTOR DUE TO MINOR DISCREPANCIES BETWEEN CONDITIONS SHOWN ON THE DRAWINGS AS EXISTING AND ACTUAL FIELD CONDITIONS ENCOUNTERED BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE PROPERTY OWNER AND SHALL STOP WORK IN THE AREA WHERE THE CONTRACTOR HAS ENCOUNTERED MAJOR DIFFERENCES BETWEEN CONDITIONS SHOWN ON THE DRAWINGS AS EXISTING AND ACTUAL FIELD CONDITIONS. THE PROPERTY OWNER WILL PROVIDE INSTRUCTIONS FOR PROCEEDING IN THE AREA WHERE THE CONTRACTOR HAS ENCOUNTERED MAJOR DIFFERENCES BETWEEN CONDITIONS SHOWN ON THE DRAWINGS AS EXISTING AND ACTUAL FIELD CONDITIONS IN A TIMELY MANNER IF THE CONTRACTOR IS REQUIRED TO STOP WORK IN AN AREA DUE TO THE CONTRACTOR ENCOUNTERING MAJOR DIFFERENCES BETWEEN CONDITIONS. HE SHALL PROCEED WITH ALL OTHER WORK ITEMS AS REQUIRED BY THE CONTRACT DOCUMENTS.

PROJECT ANALYSIS

LOT AREA:	**APPROX. 22,500 SQ. FT. - 0.52 ACRES (EXISTING) NO CHANGE**
BUILDING AREA:	**6,706 SQ. FT. (EXISTING- ISLA ONLY) - NO CHANGE**
PROJECT AREA:	**204 SQ. FT. - PROPOSED REMOVABLE STAGE**
YEAR BUILT:	**1956 (BUILDING)**
ZONING:	**C-B-D: CENTRAL BUSINESS DISTRICT**
PARKING:	**EXISTING SHARED PARKING FOR NEIGHBORHOOD COMMERCIAL AREA** **ALL PARKING SPACES EXISTING**
TYPE OF CONSTRUCTION:	**V-B (BUILDING IS EXISTING)**
NUMBER OF STORIES:	**2 STORY (EXISTING)**
BUILDING OCCUPANCY GROUP:	**A-2/ S-1/ B (NO CHANGE)**
FIRE SPRINKLER SYSTEM:	**YES (EXISTING)**

APPLICABLE CODES

- 2022 California Building Code
- 2022 California Plumbing Code
- 2022 California Mechanical Code
- 2022 California Electrical Code
- 2022 California Fire Code (with local amendments)
- 2022 California Energy Code AKA Energy Efficiency Standards (EES)
- 2022 California Green Building Code (CALGreen) if required
- City of San Bruno Local Codes and Ordinances (including local amendments to the above requirements)

HOURS OF OPERATION: 1

MONDAY TO THURSDAY: 11:00 AM TO 9:00 PM

FRIDAY: 11:00 AM TO 11:00 PM

SATURDAY: 10:00 AM TO 11:00 PM

SUNDAY: 10:00 AM TO 9:00 PM

PROJECT DESCRIPTION

A 10" HIGH X 17 FT. WIDE X 12 FT. DEEP MANUFACTURED PLATFORM/STAGE WITH ACCESSIBLE 12% SLOPE RAMP. 1

USE PERMIT PLANNING APPLICATION FOR A PROPOSED REMOVABLE STAGE/PLATFORM FOR:

ISLA RESTAURANT

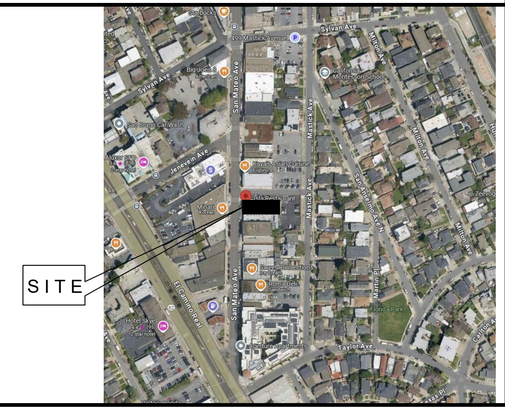
448 SAN MATEO AVENUE, SAN BRUNO, CALIFORNIA

APN: 020-364-270

SUBMITTAL DATE 07-09-2025

VICINITY MAP

NORTH



DRAWING INDEX

	ARCHITECTURAL
A-0	COVER SHEET, INDEX, DATA, SCOPE, VICINITY MAP, SITE PLAN, GENERAL NOTES
A-2.0	FLOOR PLANS, DETAILS

SITE PLAN



1 SITE PLAN
SCALE: 1"=20'-0"

NORTH

ARCHITECTURE
PLANNING
INTERIORS

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UNION CITY, CA 94587
T (510) 552-1318

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SEAL:

LICENSED ARCHITECT
JOSEPH A. PALAFOX
C 26966
REN 06-30-27
STATE OF CALIFORNIA

GENERAL CONTRACTOR:

PROJECT:
REMOVABLE 10" HIGH STAGE/PLATFORM FOR ISLA RESTAURANT
448 SAN MATEO AVENUE, SAN BRUNO, CA

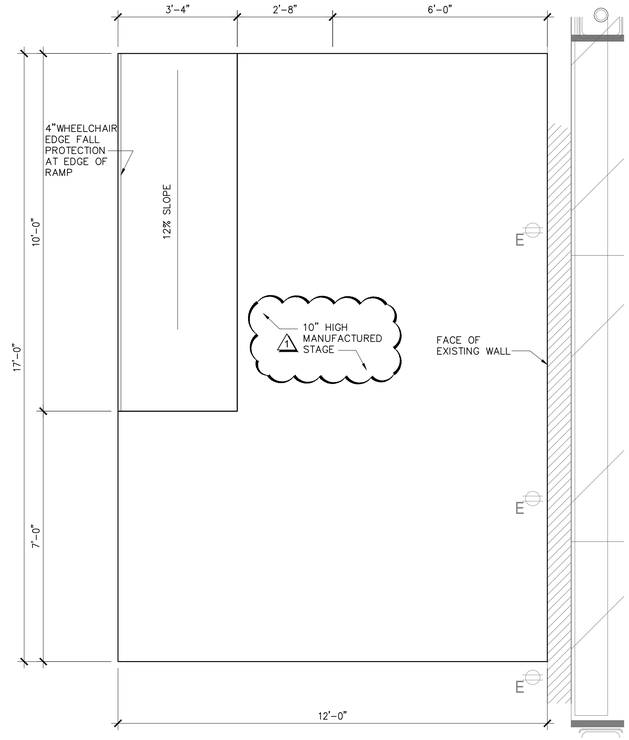
SHEET CONTENTS:
COVER SHEET, DRAWING INDEX, SCOPE, VICINITY MAP, SITE PLAN, GENERAL NOTES

REV	DATE	ISSUE
1	1-22-26	PCC#1

drawn by JR
checked by JP
date 08-11-2025
job number 25103

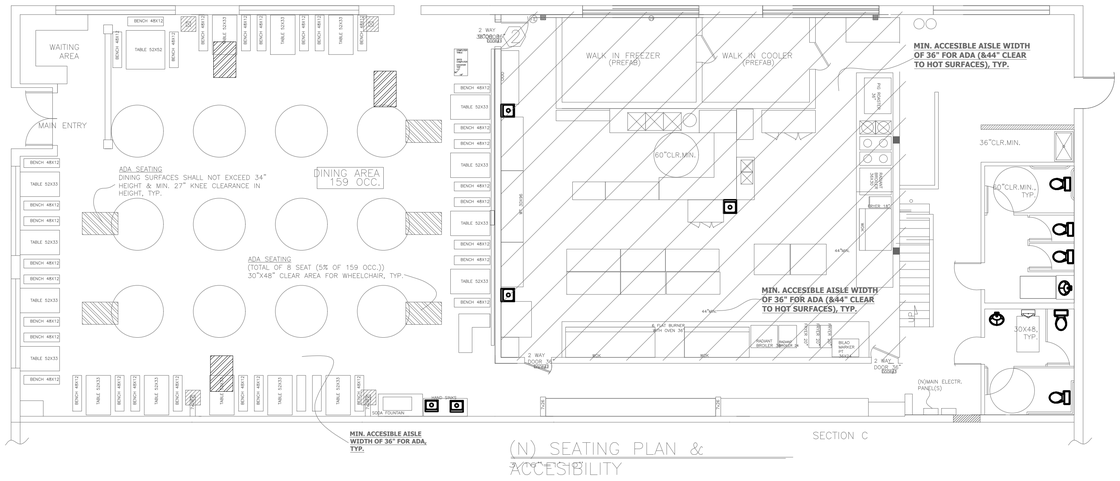
A-0
sheet number

ATTACHMENT 3



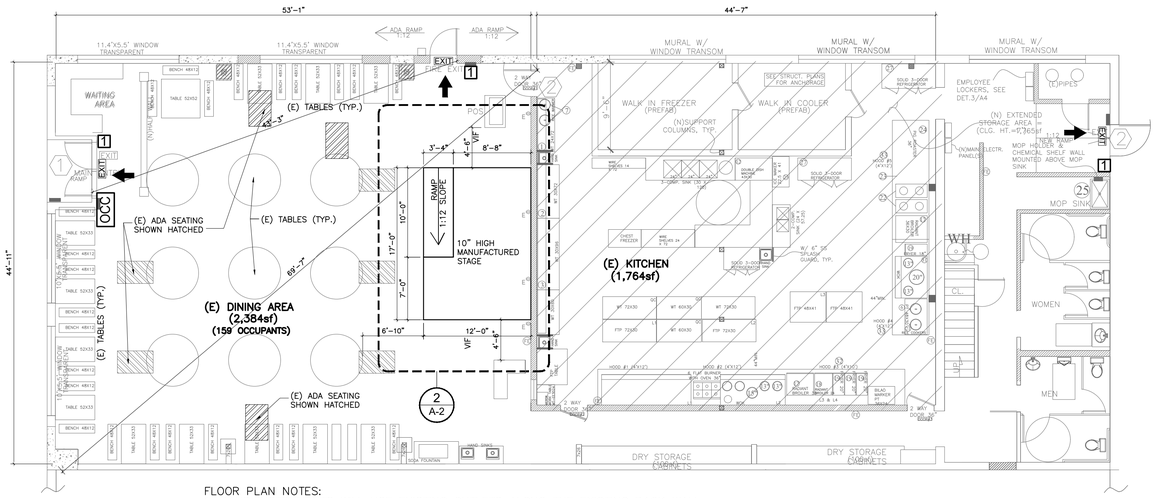
NORTH

2 A-2 ENLARGED STAGE PLAN
SCALE : 1/2" = 1'-0"



(N) SEATING PLAN & ACCESIBILITY

3 A-2 EXISTING FLOOR PLAN WITH EXISTING FURNITURE LAYOUT
SCALE : 1/8" = 1'-0"



FLOOR PLAN NOTES:
1. BAND INSTRUMENTS WILL USE EXISTING OUTLETS ALONG THE EXISTING BACK WALL.
2. NO CHANGES TO THE EXISTING LIGHTING.
3. NO WALLS AND CEILING SHALL BE DEMOLISHED OR MODIFIED.

1 A-2 EXSTING FLOOR PLAN WITH MODIFIED FURNITURE LAYOUT WITH REMOVABLE STAGE
SCALE : 1/8" = 1'-0"

NORTH

DINING AREA OCCUPANT LOAD CALC. WITHOUT STAGE: ⚠
2,384 SF / 15 = 159 MAX OCCUPANTS (EXISTING AREA DOES NOT CHANGE)

DINING AREA OCCUPANT LOAD CALC. WITH TEMPORARY STAGE:
2,180 SF / 15 = 146 MAX OCCUPANTS (DINING AREA)
204 SF / 15 = 14 MAX OCCUPANTS (TEMPORARY STAGE)
TOTAL OCCUPANCY WITH TEMPORARY STAGE = 160 OCCUPANTS

EXIT / EGRESS ANALYSIS
FOR 160 MAX. OCCUPANTS, A MINIMUM OF 2 EXITS ARE REQUIRED AND ARE ALREADY PROVIDED AS EXISTING. THESE EXISTING EXIT DOORS ARE NO MORE THAN HALF THE LENGTH OF THE DIAGONAL LENGTH OF THE AREA BEING SERVED. THE EXISTING DOORS HAVE EACH A MINIMUM WIDTH OF 3 FT. AND ARE ALREADY PROVIDED WITH PANIC HARDWARE. ALL EXISTING EXIT SIGNS ARE IN COMPLIANT WITH THE CURRENT CODE.

LEGEND:

EXISTING
NEW 10" PLATFORM
E — EXISTING ELECTRICAL OUTLET
FE — 2A: 10BC FIRE EXTINGUISHER
P — PANIC/ FIRE EXIT DOOR HARDWARE

TACTILE SIGNAGE (EXISTING)

SECTION 11B-703.3 RAISED CHARACTER AND BRAILLE EXIT SIGNS:
Tactile exit signs shall be required at the following locations:

1. Each grade - level exterior exit door that is required to comply with CBC Chapter 10,shall be identified by a tactile exit sign with the word "**EXIT**".
2. Each exit door that is required to comply with CBC Chapter 10, and that leads directly to a grade - level exterior exit by means of stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:
   - 2.1 "**EXIT STAIR DOWN**"
   - 2.2. "**EXIT RAMP DOWN**"
   - 2.3. "**EXIT STAIR UP**"
   - 2.4. "**EXIT RAMP UP**"
3. Each exit door that is required to comply with CBC Chapter 10, and that leads directly to a grade - level exterior exit by means of an exit enclosure or an exit passageway shall be identified by a tactile exit sign with the word "**EXIT ROUTE**".
4. Each exit access door from an interior room or area to a corridor or hallway that is required to comply with CBC Chapter 10, shall be identified by a tactile exit sign with the words "**EXIT ROUTE**".
5. Each exit door through a horizontal exit that is required to comply with CBC Chapter 10, shall be identified by a sign with the words, "**TO EXIT**".

Raised character and Braille exit signs shall comply with CBC 11B-703.3

OCCUPANT LOAD SIGNAGE

SECTION 1004.3 POSTING OF OCCUPANT LOAD:
1. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.
2. Exit signs shall be illuminated with separate source of power as an emergency system. Emergency lighting shall be provided with power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator in accordance with CBC 1008.3.4

SIGN WITH ARROW DIRECTION

ROOM NAME (MAX CAPACITY)
LOCATION OF SIGNS/ POSTING OF OCCUPANT CAPACITY

EXITING LEGEND:

EXIT — ILLUMINATED EXIT SIGN
EXIT DOOR
EXIT ACCESS TRAVEL PATH (EATP)
COMMON PATH OF EGRESS TRAVEL (CPET)
R.E.W. — REQUIRED EXIT WIDTH
OCC — POST OCCUPANT LOAD SIGN PER CBC 1004.9

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SEAL:

LICENSED ARCHITECT JOSEPH A. PALAFOX C 26966 REN 06-30-27 STATE OF CALIFORNIA

GENERAL CONTRACTOR:

PROJECT:
REMOVABLE 10" HIGH STAGE/PLATFORM FOR ISLA RESTAURANT
448 SAN MATEO AVENUE, SAN BRUNO, CA

SHEET CONTENTS:
FLOOR PLANS & DETAILS

REV	DATE	ISSUE
1	1-22-26	PCC#1

drawn by JR
checked by JP
date 08-11-2025
job number 25103

A-2
sheet number

ATTACHMENT 4

Outlook

Re: Isla Restaurant Planned Project

From [redacted]
Date Tue 3/10/2026 4:57 PM
To Raquel Pulido <RPulido@sanbruno.ca.gov>

Thank You Mr. Pulido:
You explained the plan much better, I now understand & going forward I approve of this plan of operation.

[redacted]

On Tuesday, March 10, 2026 at 04:29:47 PM PDT, Raquel Pulido <rpulido@sanbruno.ca.gov> wrote:

Dear [redacted]

Thank you for taking the time to share your comments regarding the Use Permit application for 448 San Mateo Avenue.

The applicant has proposed installing an interior stage to allow live entertainment within the existing Isla Restaurant. Because the establishment already operates with an Alcoholic Beverage Control (ABC) license, the addition of live entertainment requires the use to be classified as bars, nightclubs, and lounges under the San Bruno Municipal Code 12.280.020. This classification requires a Use Permit and review by the Planning Commission, which allows the City to evaluate potential impacts such as noise or disturbances and apply operational conditions if necessary.

To address potential impacts, the proposed Conditions of Approval limit hours of operation to Monday through Thursday from 11:00 a.m. to 9:00 p.m., Friday from 11:00 a.m. to 11:00 p.m., Saturday from 10:00 a.m. to 11:00 p.m., and Sunday from 10:00 a.m. to 9:00 p.m. Amplified music must occur indoors with doors and windows closed, and the business must comply with the City's noise standards under San Bruno Municipal Code Chapter 6.16.

Regarding parking, the site is located within the Central Business District and within one-half mile of the San Bruno Caltrain station. Under Assembly Bill 2097, the City cannot require additional parking for commercial uses in this area. The establishment will continue to rely on the existing shared downtown parking supply.

Your comments regarding noise, parking, and neighborhood compatibility have been included in the project record and will be provided to the Planning Commission for consideration at the public hearing on March 17, 2026.

If it would be helpful, you are welcome to stop by the Community Development counter at City Hall. I would be happy to walk you through the proposed interior layout and explain how the dining area would be reconfigured to accommodate the stage. While I am unable to send the plan set directly, the plans are available for review in person at the counter.

Thank you again for your input.

Sincerely,

Raquel Pulido
Assistant Planner
San Bruno Community Development Department
City of San Bruno: www.sanbruno.ca.gov
567 El Camino Real, San Bruno, CA 94066
Office Phone: (650) 616-7042 Email: RPulido@sanbruno.ca.gov

Don't miss out on the latest news, subscribe to the City Manager's e-Newsletter!
Receive real-time, local emergency information and instructions by signing up for SMC Alert
Stay Connected with San Bruno by emergency alert and social media *The City With A Heart*

From: [redacted]
Sent: Tuesday, March 10, 2026 4:01 PM
To: Raquel Pulido <RPulido@sanbruno.ca.gov>
Cc: Rico Medina <ricomedinasanbruno@yahoo.com>; City Manager <CityManager@sanbruno.ca.gov>
Subject: Isla Restaurant Planned Project

Please review my attached letter with my opinions on why I feel this plan should not be approved.

[redacted]

[redacted]

San Bruno

Email:[redacted]

Raquel Pulido

City San Bruno Planning Division

March 10, 2026

Reference: Use Permit Application APN: 020-364-270 Located at: 448 San Mateo Ave.

I don't approve of this plan because yet again I know the City of San Bruno again has not taken in consideration the all the homes on Mastick Ave. and the surrounding residential area.

The applicant is requesting approval for a bar, nightclub & lounge all equals noise, noise travel, extra traffic for this area. Having a nightclub would mean extended operating hours unless the plan for operation is to close at 10:00 pm, which I wouldn't think so. All of what I mentioned is of extreme concern to myself and my neighbors.

It goes without saying the possibility of any disgruntled customers, would there be any security guards available to avoid such a possible confrontation?

[redacted]

Cc; Mayor R. Medina

City Manager A. McIntrye

DATE: March 17, 2026

TO: Planning Commission

FROM: Roscoe Mata, Planning Manager

PREPARED BY: Evan Schieber, Assistant Planner

SUBJECT: 490 Oak Avenue: Request for an Architectural Review Permit (AR26-006) to convert 528 square feet of existing non-habitable lower-level space into habitable space, resulting in a 3,336 square-foot home with a floor area ratio of 0.667, exceeding the allowed floor area ratio of 0.550, on a 0.11-acre site in the Single-family residential (R-1) zoning district. Robert Medan (Applicant). Filomena Mondero (Owner).

BACKGROUND

490 Oak Avenue is a standard 5,000 square-foot single-family parcel (approximately 0.11-acre) located near the corner of Jenevein Avenue and Oak Avenue. The project site has a General Plan land use designation of Low Density Residential, and is zoned R-1, Single Family Residential. The subject site has an existing two-story, 2,808 square-foot, single-family home. Figure 1 shows the extent of the project site and the adjacent properties.

Figure 1: Project Site



Surrounding Land Uses

North: Residential – Single Family Residential (R-1)
South: Residential – Single Family Residential (R-1)
East: Residential – Single Family Residential (R-1)
West: Residential – Single Family Residential (R-1)

PROJECT DESCRIPTION

The applicant proposes converting 528 square-feet of lower-level, uninhabitable space into habitable space. This conversion would result in a 3,336 square foot home with a floor area ratio (FAR) of 0.667. The allowed FAR for a home on a 5,000 square foot lot in the R-1 is 0.550 per SBMC Section 12.200.030(G). Director level approval is required for any single-family home project that proposes a FAR above 0.550 but below 0.620, and Planning Commission approval is required for any project that proposes a FAR above 0.620. Table 1 summarizes the site's floor area metrics.

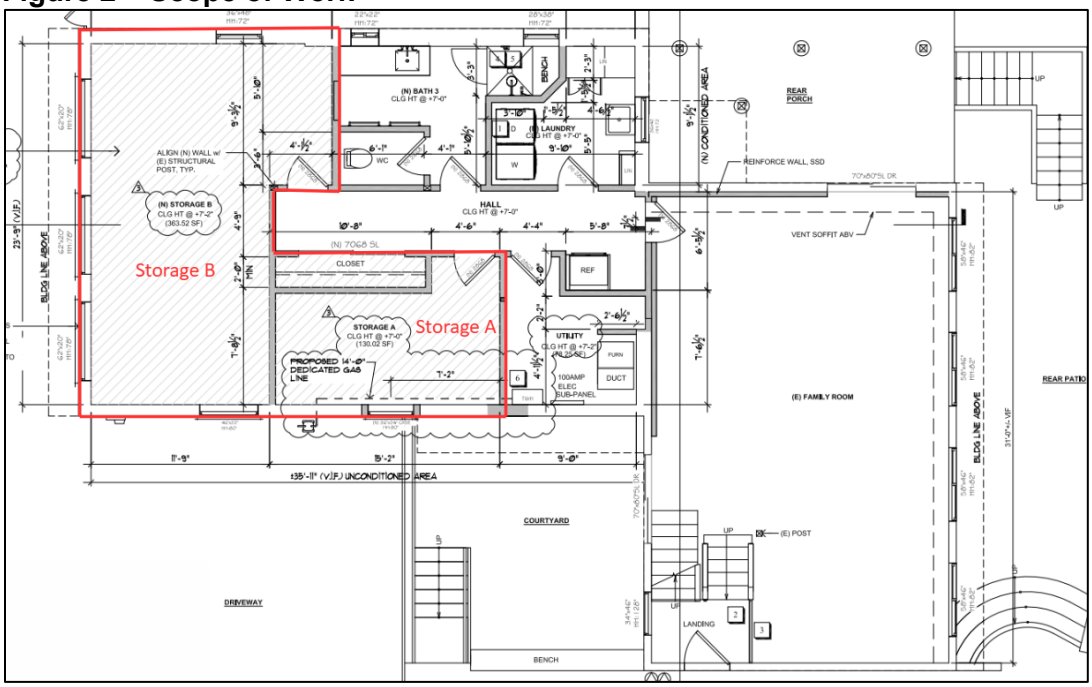
This space conversion is part of an interior home remodel that was originally permitted under building permit BLD-2024-982 on June 24, 2025. The project's scope of work only affected the home's previously permitted, habitable floor space and did not affect storage room A and B (see Figure 2).

During construction of the project, the contractor discovered that the slab for these storage rooms was in poor condition and submitted a revision to slightly lower and replace the slab. This increased the ceiling height of storage room A from 6'10" to 7'0" and the height of storage room B from 6'9" to 7'2".

Table 1 – Allowed, Existing, and Proposed Floor Area Metrics

	Allowed	Existing	Proposed
FAR	0.550	0.562	0.667
Floor Area	2,750 sf	2,808 sf	3,336 sf

Figure 2 – Scope of Work



SBMC Section 12.200.020 defines habitable floor area as “any enclosed floor area in the house, garage, or accessory building having any potential living space with minimum dimensions of eight feet by ten feet and with at least seven feet of head room.” See Figure 3 for a photo of the area under consideration.

Figure 3 – Photograph of Partially Completed Work



The proposed home would meet all other development regulations for R-1 homes. The proposed site plan meets lot coverage, impervious surface coverage, and height per the standards in SBMC Section 12.200.030. The site includes existing nonconforming front and side setbacks per SBMC 12.92.020(C) with a front setback of 4’5” (15’ setbacks are required) and a side setback on the northern side of the property of 2’2” (5’ setbacks are required). The proposed project would not modify or expand the existing building footprint or massing.

REQUIRED ENTITLEMENTS AND DISCUSSION

Architectural Review Permit

An Architectural Review Permit is required pursuant to Chapter 12.200.040(D) of the San Bruno Municipal Code for modifications that cause the floor area to exceed the permitted floor area. Projects that result in equivalent floor area ratio above 0.62 shall require approval of the Planning Commission. The Planning Commission shall grant an Architectural Review Permit only if the project makes all of the following findings.

A. The proposed buildings, site plan, and landscaping are in substantial conformance with the goals, policies, and objective development standards of the zoning code, General Plan, and applicable specific plans.

The proposed building is in substantial conformance with the zoning code and General Plan. The zoning code and General Plan designate this property for low-density residential use. While this project would cause the house to further exceed the allowed floor area ratio, the proposed project would meet all other development standards for R-1 single family homes and would not expand the building footprint. SBMC Section 12.200.040(D) allows homes to exceed floor area ratio beyond 0.620 with Planning Commission approval, providing a pathway for this home to remain consistent with the zoning code.

B. The site for the proposed development is adequate in size and shape to accommodate proposed building site plan and landscaping.

This project will not expand the size or shape of the existing permitted home. The scope of approval is lowering the lower-level floor by two to five inches which will result in minor changes to the elevation of the home. The site's current landscaping will be maintained, other than the installation of pervious pavers in a section of the front yard to meet the impervious surface requirements under SBMC Section 12.200.030(F).

C. The design of the building site plan, landscaping, and streetscape, including street trees, lighting, and street furnishings, is consistent with the character of the surrounding area, and would not create an adverse visual impact on the surrounding area.

The scope of this project does not include any exterior modifications. The existing home was previously permitted for a renovation under building permit BLD-2024-982. A Condition of Approval was added to replace existing impervious surface in the front yard with landscaping to bring the front yard into conformance with the imperious surface regulations applicable to the surrounding area.

D. The development will not be detrimental to public health, safety, or welfare.

The proposed project will not be detrimental to public health, safety, or welfare. The project will be adequately reviewed to ensure the conversion will be constructed according to the California

Building Code (CBC) safety standards. The conversion will not create any hazards or nuisances to neighboring properties, and all necessary safety measures will be implemented during construction and upon completion.

E. The proposed development contributes to the creation of an attractive and visually interesting built environment that includes a variety of building styles and designs with well-articulated structures within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

This scope does not include any exterior modifications. The interior of the existing home was renovated under a separate ministerial building permit.

F. The characteristics of the project justify the extent of the proposed variation from development regulations, and there are no reasonable solutions to reducing the extent of the variation without compromising the reasonable use of the property compared to similar properties in the district.

The increase in habitable floor area stems from a needed upgrade to deteriorating floor slabs in multiple lower-floor storage rooms. This project makes minor modifications to existing rooms that will not have a significant effect on neighboring properties and will allow the homeowner to continue using a safe and habitable home.

ENVIRONMENTAL REVIEW

This proposal is exempt under the California Environmental Quality Act (CEQA) Section §15301 (Class 1) Existing Facilities.

PUBLIC COMMENT

One member of the public contacted staff via email (see Attachment 4) opposing the project due to parking concerns in the neighborhood. Staff provided additional project details, including the scope of the improvements and that the converted rooms would remain as storage. After staff provided clarification regarding the project, the member of the public retracted their opposition.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Architectural Review Permit, to convert 528 square feet of existing non-habitable lower-level space into habitable space, resulting in a 3,336 square-foot home with a floor area ratio of 0.667, exceeding the allowed floor area ratio of 0.550, on a 0.11-acre site in the Single-family residential (R-1) zoning district.

Next Steps

The Planning Commission is the final approval body for this project. There is a 10-day appeal period from the date of the Planning Commission's final action. Appeals must be made in writing and filed with the City Clerk within ten days after the final action of the Planning Commission and as described in Section 12.78.060 of the San Bruno Municipal Code.

Legal Notice

Notices of public hearing were mailed to owners of property within 300 feet of the site on March 4, 2026, and the meeting was noticed in the San Mateo Daily Journal newspaper.

ATTACHMENTS

1. Site Location
2. Conditions of Approval
3. Project Plans
4. Public Comment

ATTACHMENT 1: SITE LOCATION

490 Oak Avenue
APN: 020-266-300



ATTACHMENT 2:

CONDITIONS OF APPROVAL

490 Oak Avenue (AR26-006)

Community Development Department

1. All conditions of approval herein shall apply to the project in its entirety, regardless of the individual department under which the conditions are listed. These conditions of approval and any other conditions associated with any further approvals of the development project shall run with the land, and any and all successors in interest of the property shall comply with all conditions of said approval.

2. The Architectural Review Permit shall be valid for a two-year period after project approval. A complete and adequate application for the building permit shall be submitted before the expiration date. Building permits issued shall be completed consistent with the adopted Building Code and Chapter 11.34 of the San Bruno Municipal Code. Any planning approval extension requests shall be processed consistent with the terms outlined in Section 12.78.050 of the San Bruno Municipal Code.

3. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development, including the compliance with the California Environmental Quality Act, and shall reimburse the City for all costs and fees associated with the City's responses to Public Records Act requests related to the application.

4. The signed copy of the conditions of approval shall be photocopied and included as a full-size page in the Building Division set of drawings and civil improvement plans.

5. Prior to Final Inspection, all pertinent Conditions of Approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

6. The project must obtain Planning Final Inspection clearance prior to the issuance of a Certificate of Occupancy. The applicant must contact the Planning Division (project planner) to schedule the required inspection.

7. The applicant shall replace existing approximately 113 square feet of existing impervious surface in the front yard with pervious pavers to comply with San Bruno Municipal Code 12.200.030(F).

8. This project shall be designed to meet the applicable California Building Standards Code that is in effect at the time of building permit application submittal.

9. The applicant shall be responsible for the cost of all City reviews and inspections required for all improvements associated with the development.

10. Please note on the plan: Per the City of San Bruno Municipal Code Section 6.16.070, the operation of any equipment or performance of any outside construction related to a project shall not exceed the noise level and time indicated below:

    Monday through Saturday:
    • 7:00 AM to 10:00 PM – 85 Decibels
    • 10:00 PM to 7:00 AM – 60 Decibels
    Sunday:
    • 10:00 AM to 7:00 PM – 85 Decibels
    • 7:00 PM to 10:00 AM – 60 Decibels

11. Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:
    a. Grading Permit and Improvement Plans
    b. Building Permit and Certificate of Occupancy
    c. Fire Permit
    d. School District Impact Fee Requirement

12. Construction fencing. For projects completing substantial construction where the structure does not meet the minimum habitable requirements in the Health and Safety code, protection shall be provided for adjoining public and private property to protect from damage and theft during construction, remodeling, and demolition work.
    a. Protection shall be maintained and kept in good order for the entire length of construction.
    b. The construction site shall be secured by temporary chain-linked fencing, with a minimum height of 72 inches; the chain-link fence is made of galvanized steel and must include a top and bottom rail. The fencing must be adequately anchored to prevent movement and the effects of wind. No visible gaps in the fencing are allowed, including in-between or underneath panels. Gates must be sliding or in-swinging and close tightly with no gaps in or around them.
    c. When the construction site is adjacent to any public right-of-way, the fence adjacent to the right-of-way shall have a visual/dust barrier or screening. The screen is to be constructed of green knitted polyethylene or canvas securely fixed to the inside face of the fencing. It shall be maintained in a taut condition

throughout the project. No twisted wire is to protrude on the exterior side of the fence. No tears or rips greater than two inches in any dimension are permitted. Any screening that is torn or ripped or fencing or barricades that have been defaced will be replaced at the contractor's expense within 48 hours.

d. In addition to the required screening, the temporary chain-link fencing facing a public right-of-way shall be set back two feet from any property line or sidewalk if site conditions allow. All areas visible from the public right-of-way shall be maintained free of weeds and litter.
e. Construction projects shall include the following language in their project specifications, conditions of approval, and/or building permit:
    i. Any construction site or staging area fencing facing a public right-of-way shall include a sign, securely installed on the fence that is made of durable and waterproof materials that provides the following information: the name and emergency contact telephone number of the general contractor and the City of San Bruno Building Division contact information. The sign lettering shall be large enough to be read from ten feet away, and the sign shall not extend above the top of the fence.

13. Dumpster can only be provided by San Bruno Recology per SBMC 10.20.050. Please contact Recology at (650) 583-8536.

Fire Department

14. The project shall be in accordance with all applicable codes, including but not limited to the current California Fire Code and local amendments, known as the San Bruno Fire Code, at the time of permit submittal.

Public Works Department

15. The Project shall not place any permanent structure within the public right-of-way or within any utility easements.

16. Sidewalk and travel lanes shall not be used for staging or storage of any construction material.

17. At the time of building permit submittal, the Public Works Department shall perform a site visit to evaluate the sidewalk conditions fronting the property. If the condition of the sidewalk is not to City standard, the Applicant shall be responsible for the repair or replacement of deficient sidewalk portions as per the San Bruno Municipal Code (S.B.M.C.).

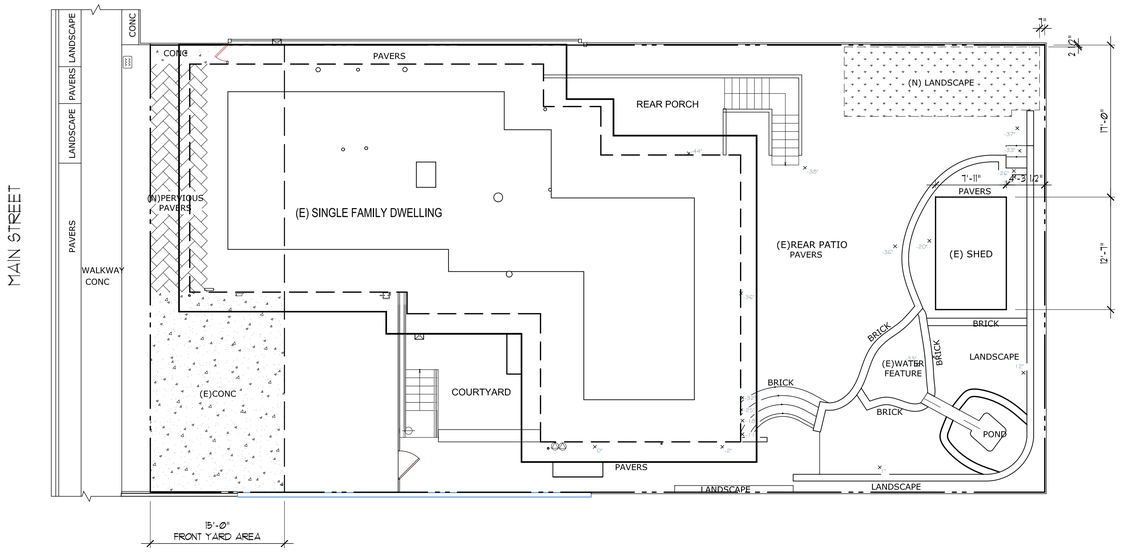
18. Prior to the issuance of a building permit and prior to any work within the City right-of-way, including any traffic control on Public Streets, the Applicant shall obtain an Encroachment Permit from the City.

19. If existing water meter is undersized the Applicant shall apply for a new or upsized meter by submitting a Water Service Request Application to the Public Works Department and include the size of the water meter accepted by the Building Division. The new or upsized meter includes payment of water and wastewater capacity charges and service charges, such as, but not limited to, materials and installation fees. Fees shall be determined based on the current Master Fee Schedule at the time of permit issuance.

20. The Project shall conform to the current National Pollutant Discharge Elimination System (NPDES) requirements.

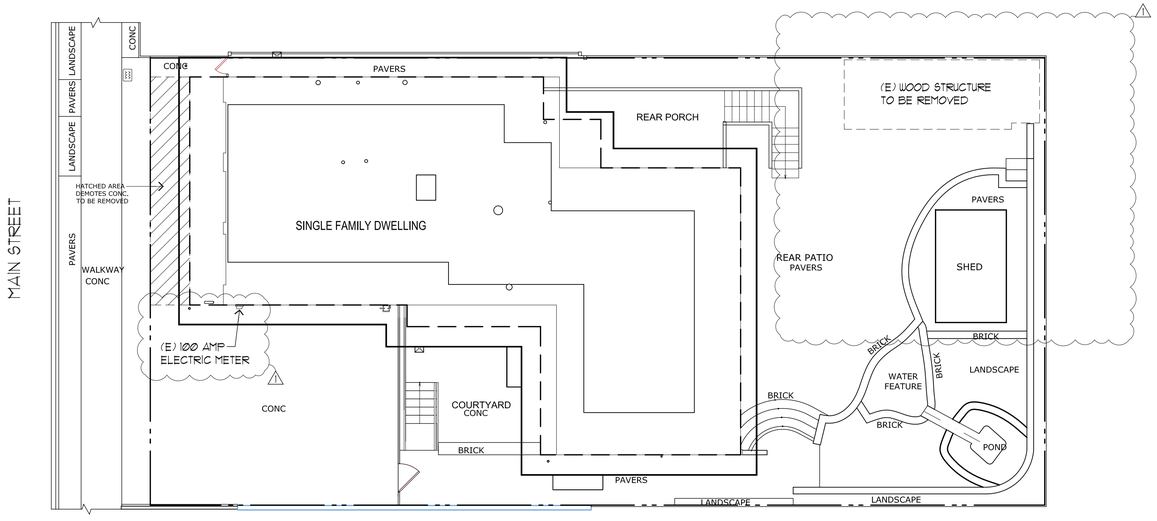
21. The Project shall implement stormwater management strategies during construction to control erosion, flooding, or other impacts to neighboring structures, public right-of-way, or existing building foundation.

ATTACHMENT 3: 490 OAK AVE PROJECT PLANS



(N) SITE PLAN
SCALE: 1/8"=1'-0"

FRONT YARD AREA (50'x15'=750 SF.)
MAX PAVED AREA ALLOWED (60%) = 450.00 SF.
PROPOSED PAVED (CONC.) AREA = 353.77 SF



(E) SITE PLAN
SCALE: 1/8"=1'-0"

CODE DATA

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS

SCOPE OF WORK

INTERIOR REMODEL TO A TWO STORY SINGLE FAMILY RESIDENCE.
AT FIRST FLOOR:
1. DEMOLISH PARTITION WALLS, LAUNDRY AREA AND BATHRM #3.
2. ADD NEW PARTITION FOR NEW LAUNDRY RM, BATH RM #3 AND UTILITY RM.
3. LOWER FINISH FLOOR AT HALL WAY, (N) BATH #3, AND (N) LAUNDRY.
4. LEGALIZE APPROXIMATELY 528 SF. OF NEW HABITABLE FLOOR AREA. 4

AT SECOND FLOOR:
5. REDESIGN BATH RMS 1 & 2
6. REPLACE BATH RMS 1 & 2 WINDOWS LIKE FOR LIKE AND TEMPERED
7. CHANGE PANTRY DOOR

PROJECT INFORMATION

OWNERS: FILOMENA MONDERO
490 OAK AVENUE
SAN BRUNO, CA 94066
(415) 713-2266

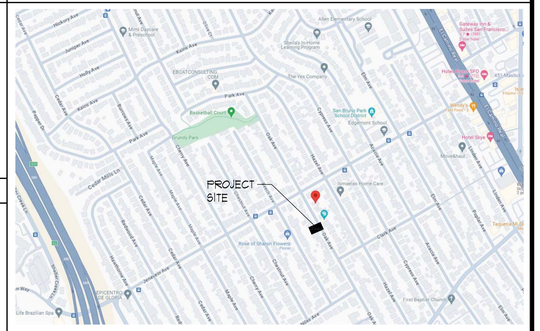
ARCHITECT: ROBERT MEDAN, AIA
1936 LOS ALTOS DRIVE
SAN MATEO, CA 94402
(650) 577-8477

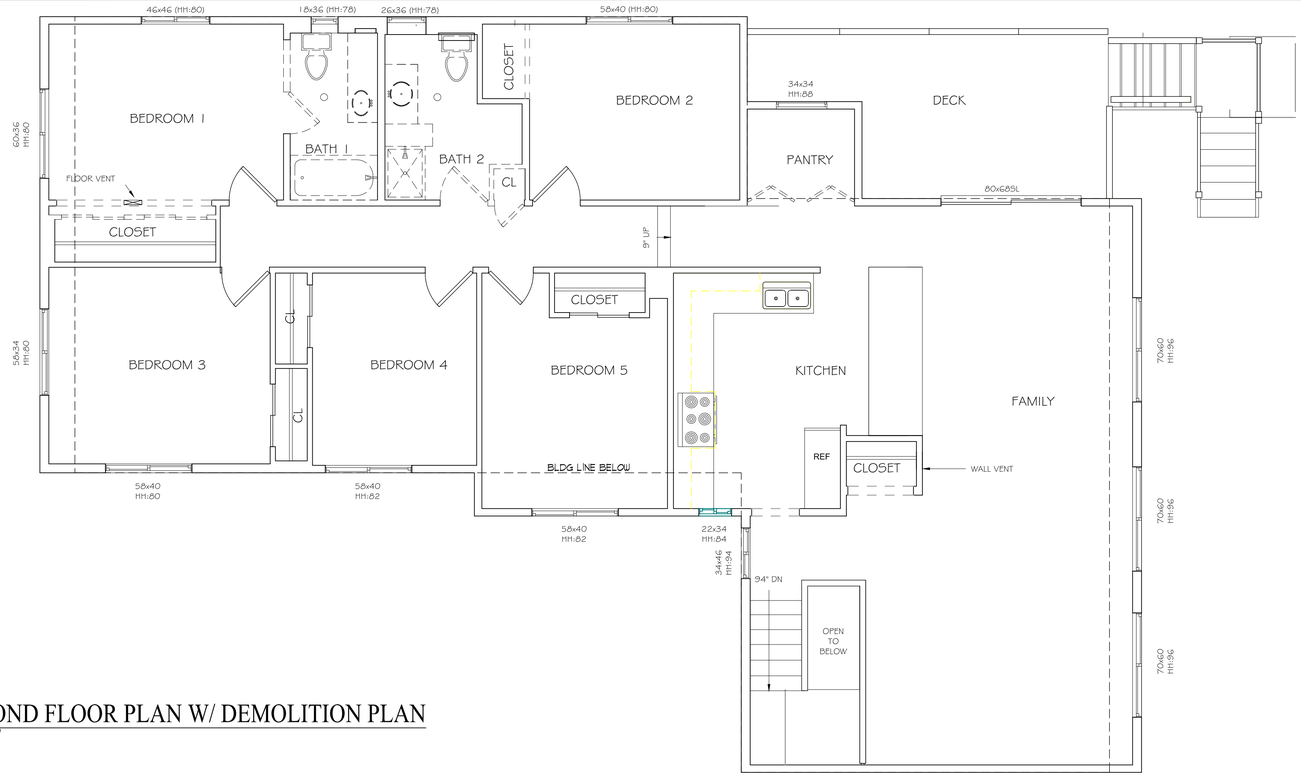
ENGINEER: SUNG ENGINEERING, INC.
29300 KOHOUTEK WAY, STE. 190
UNION CITY, CA 94587
OFFICE: (510) 475-1900 FAX: (510) 475-7913

GENERAL NOTES

1. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C. ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
2. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED.
4. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
5. THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK.
6. THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, IF REQUIRED.
7. THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.
8. THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVERTIME, SHIPPING, ETC.
9. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
10. THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.
11. CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONAL CHARGE.
12. CONSTRUCTION WASTE MANAGEMENT.
RECYCLE AND SALVAGE FOR USE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOTION WASTE PER CGC 4.408.1.

VICINITY MAP

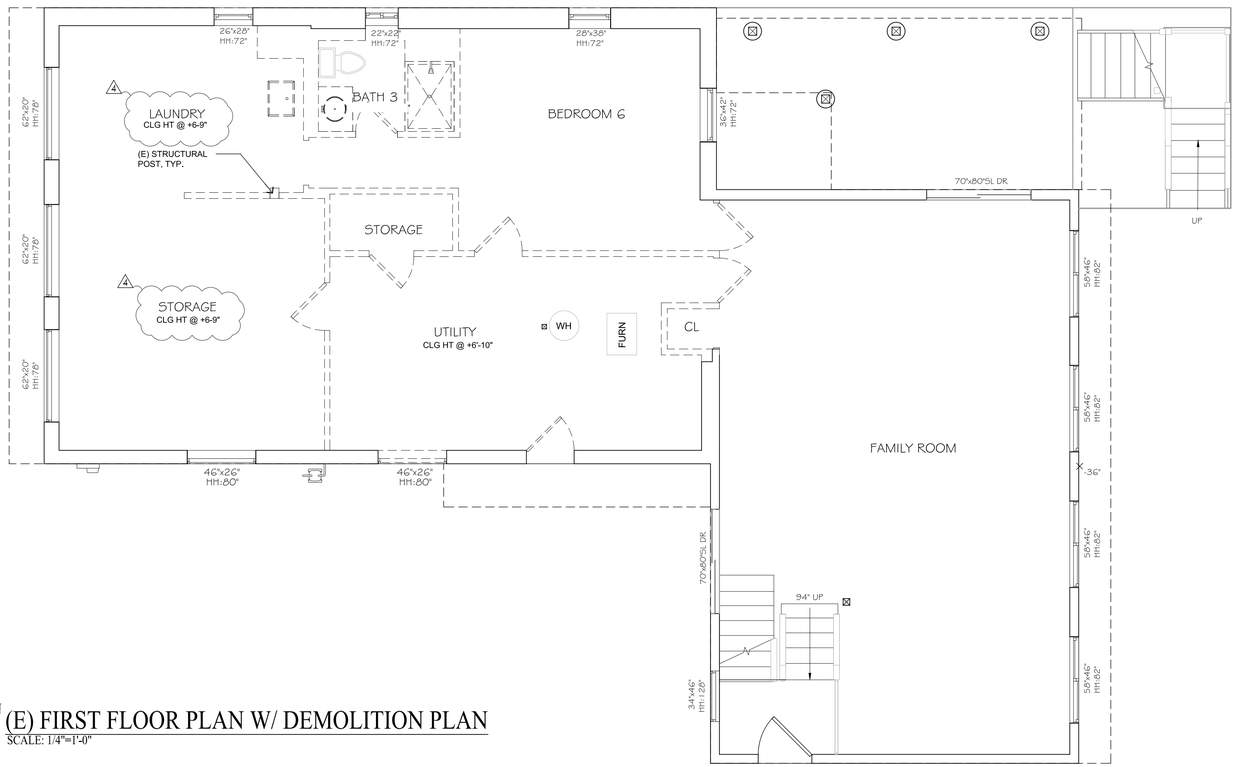

PROJECT SITE
Alain Elementary School
Portola Avenue
Hillcrest Park
Skyline Boulevard
Park Avenue
Basketball Court
Family Park
Cedar Mills Ln
Crestmoor Canyon
Crestmoor Drive
Crestmoor Park
Crestmoor Canyon Park
Crestmoor Canyon Trail
Crestmoor Canyon Trailhead
Crestmoor Canyon Trail
Crestmoor Canyon Trail
Crestmoor Canyon Trail



N

(E) SECOND FLOOR PLAN W/ DEMOLITION PLAN

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



N

(E) FIRST FLOOR PLAN W/ DEMOLITION PLAN

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

REVISIONS		BY
01/28/25	1	RM
03/24/25	2	RM
01/30/26	3	RM
02/20/26	4	RM

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LICENSED ARCHITECT
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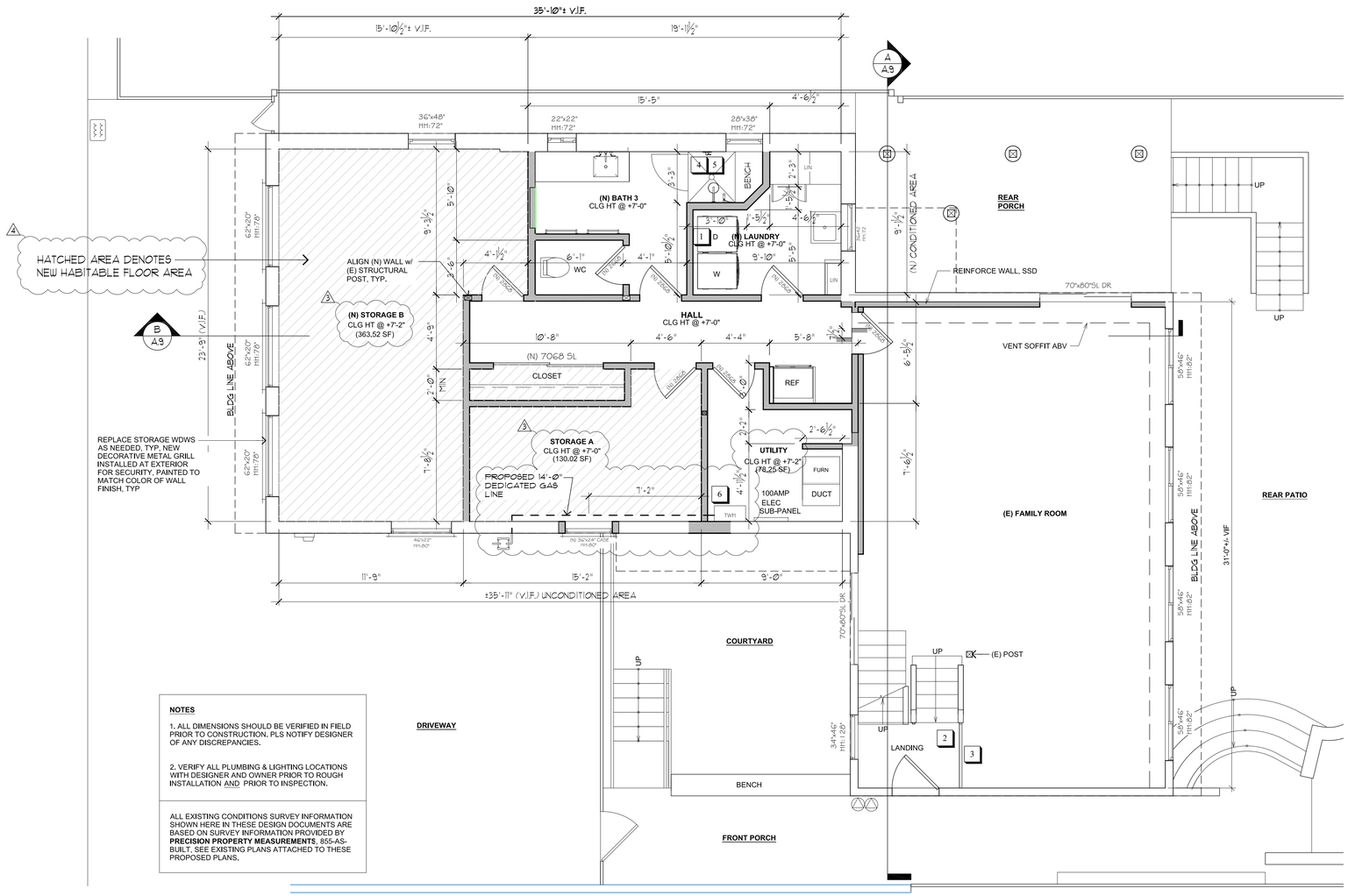
RESIDENCE REMODEL

490 OAK AVENUE
SAN BRUNO, CA 94066

DATE: Jun 1, 2024
SCALE: AS NOTED
DRAWN: RM
JOB:
SHEET NO.

A.2

OF SHEETS



NOTES

1. ALL DIMENSIONS SHOULD BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. PLS NOTIFY DESIGNER OF ANY DISCREPANCIES.

2. VERIFY ALL PLUMBING & LIGHTING LOCATIONS WITH DESIGNER AND OWNER PRIOR TO ROUGH INSTALLATION AND PRIOR TO INSPECTION.

ALL EXISTING CONDITIONS SURVEY INFORMATION SHOWN HERE IN THESE DESIGN DOCUMENTS ARE BASED ON SURVEY INFORMATION PROVIDED BY **PRECISION PROPERTY MEASUREMENTS**, 855-AS-BUILT. SEE EXISTING PLANS ATTACHED TO THESE PROPOSED PLANS.

N

PROPOSED FIRST FLOOR PLAN

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

LEGEND:

(E) WALL TO REMAIN

(N) WALL

(EE) EMERGENCY EGRESS

NOTE:

1. THE WINDOW BY THE TUB IN THE BATHROOM SHALL BE TEMPERED GLAZING.
2. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK ACTING VALVES FROM THE WASHER AND DISHWASHER, ETC.,
3. SHOWER AREA WALLS SHALL BE FINISHED WITH A HARD, NON ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET. CRC R3Ø7.2.
4. DOORS AND PANELS OF SHOWER ENCLOSURE AND ADJACENT WALL OPENING WITHIN 6Ø" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
5. ALL GLAZING OF SWINGING AND SLIDING DOORS SHALL BE TEMPERED GLASS, TYP.
6. PROVIDE A SINGLE-CONTROL (ANTI-SCALD) VALVE AT NEW OR ALTERED STALL SHOWER AND TUB/SHOWER COMBINATIONS.
7. CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). UMC SECTION 5Ø4.6
9. EGRESS WINDOWS IN EACH BEDROOM SHALL HAVE SILL HEIGHTS NOT MORE THAN 44 INCHES ABOVE THE FLOOR AND OPENS DIRECTLY TO STREET, PUBLIC ALLEY, YARD (MIN. NET CLEAR OPENING HEIGHT OF 24", AND MIN. NET OPENING WIDTH OF 2Ø"). SEE SHEET A11 DETAIL 8.
10. PROVIDE A LANDING AT ALL EXTERIOR DOORS. THE LANDING SHALL BE AT LEAST THE WIDTH OF THE DOOR AND EXTEND AT LEAST 36" OUT AND SHALL BE MADE OF CAST-IN-PLACE CONCRETE.
    a. FOR INSWING OR SLIDING DOORS, THE MAXIMUM CHANGE IN ELEVATION FROM THE THRESHOLD TO THE LANDING / PATIO IS "7 ¾ INCHES."
    b. FOR OUTSWINGING DOORS, 1" MAXIMUM DROP FROM THRESHOLD TO LANDING / PATIO.
11. EXTERIOR WALL FINISHES:
    a. STUCCO TO BE 3 COATS MINIMUM OVER METAL LATH w/ 2 LAYERS OF GRADE D PAPER.
    b. WEEP SCREED TO BE INSTALLED AT THE BASE OF THE STUCCO SIDING. WEEP SCREED SHALL BE A MINIMUM OF 2" ABOVE CONCRETE SLABS AND 4" ABOVE EXPOSED EARTH.

GLAZING NOTE:

1. EACH UNIT OF TEMP. GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUF. THE IDENTITY SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS & BE VISIBLE WHEN THE UNIT IS GLAZED.
2. THE LABEL (NFRC) WHICH STATES THE LISTED U-VALUE FOR ALL FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVED ONLY BY THE BUILDING INSPECTOR.
3. ALL NEW GLAZING SHALL BE DUAL GLAZE PER THE ENERGY CALCULATION.

KEYNOTES:

1. DRYER
   1. PROVIDE A SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AT ROOF W/ BACK DRAFT DAMPER (36" MIN. AWAY FROM OPENING).
   2. MAX. VENT DUCT LENGTH OF 14', INCLUDING TWO 9Ø DEGREE ELBOWS.
   3. SEE DETAIL 4, SHEET 9
2. PROVIDE ½" TYPE 'X' GYPSUM BOARD ON WALLS AND SOFFIT UNDER STAIRS
3. GUARDRAIL + 42" MIN. ABOVE FIN. SUBFLOOR
4. SHOWER DOOR MIN. 22" WIDE, TEMPERED.
5. PROVIDE 3Ø"ø MIN. CLR. @ SHOWER
6. NAVIEN TANKLESS WATER HEATER MODEL NPE-24Ø S. SEE SHEET E.1 FOR WATER HEATER SPECIFICATIONS. PROVIDE A DEDICATED 3/4"ø GAS LINE WITH A LENGTH OF 14 FEET FROM THE GAS METER TO THE WATER HEATER.

PLUMBING & MECHANICAL NOTE

1. AT BATHROOM, DIMENSION MIN. 3Ø" CLEAR WIDTH AT WATER CLOSET PER CPC 4Ø1.5.
2. PLUMBING FIXTURES FLOW RATES SHALL BE:

WATER CLOSET/ TOILETS:	MAXIMUM 1.28 gpf.
SHOWER HEAD:	MAXIMUM 1.8 gpm.
LAVATORY FAUCETS:	MAX FLOW 1.2 gpm.
KITCHEN FAUCETS:	MAX FLOW 1.8 gpm.

3. DOMESTIC HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH CPC 6Ø9.11.
4. NON-COMPLIANT PLUMBING FIXTURES THAT ARE NOT PART OF THE SCOPE OF WORK WILL BE REQUIRED TO COMPLY WITH CPC 411.2, 42Ø.2.1, 42Ø.2.2, 4Ø7.2.2 & 4Ø8.2, IN ACCORDANCE WITH CIVIL CODE SECTION 1101.

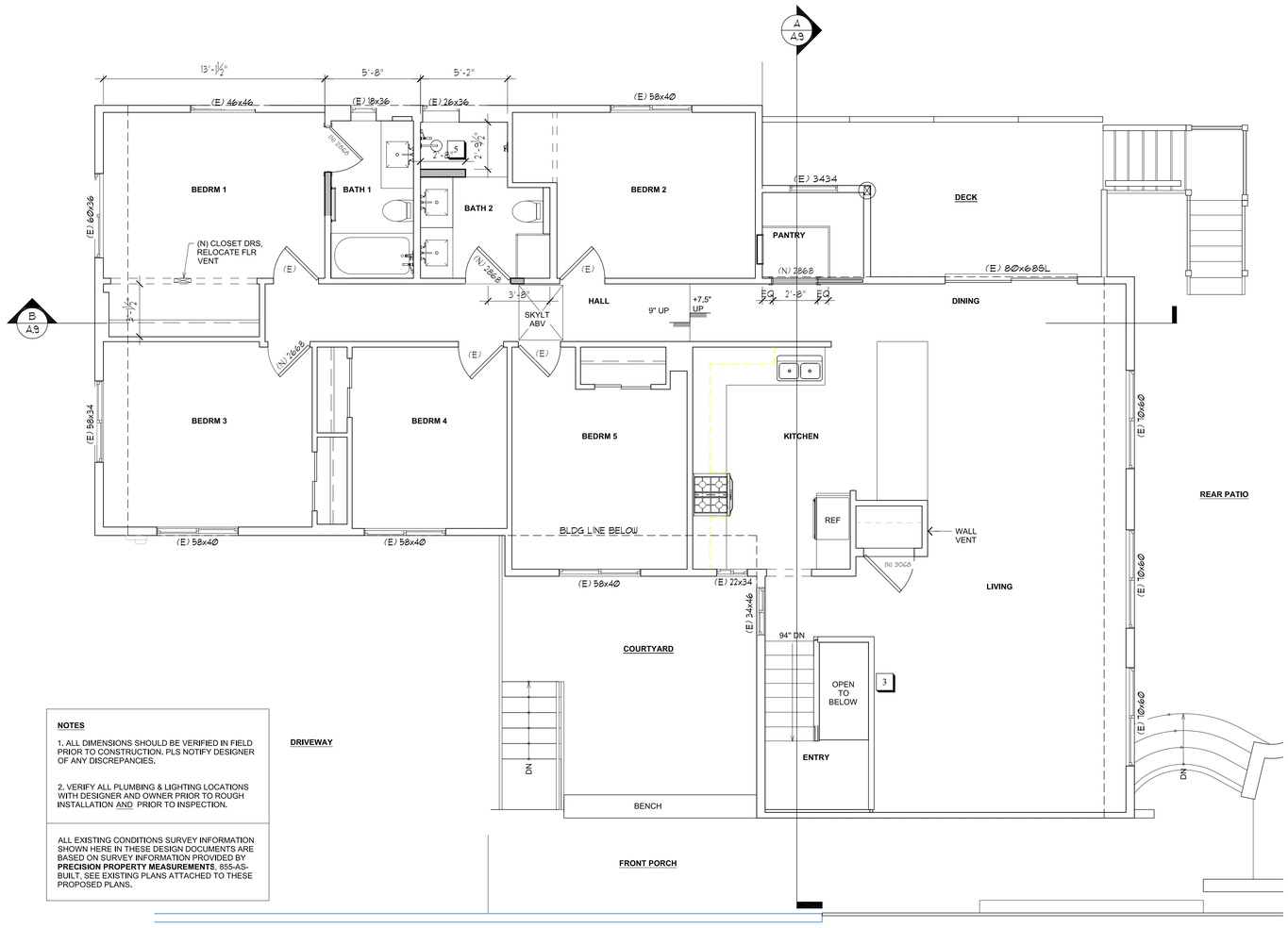
REVISIONS		BY
01/28/25	1	RM
03/24/25	2	RM
01/30/26	3	RM
02/20/26	4	RM

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LICENSED ARCHITECT
ROBERT MEDAN
C-23520
6-30-27
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENCE REMODEL
490 OAK AVENUE
SAN BRUNO, CA 94066

DATE: Jun 1, 2024
SCALE: AS NOTED
DRAWN: RM
JOB:
SHEET NO. A.3
OF SHEETS



NOTES

1. ALL DIMENSIONS SHOULD BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. PLS NOTIFY DESIGNER OF ANY DISCREPANCIES.

2. VERIFY ALL PLUMBING & LIGHTING LOCATIONS WITH DESIGNER AND OWNER PRIOR TO ROUGH INSTALLATION AND PRIOR TO INSPECTION.

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N

PROPOSED SECOND FLOOR PLAN

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

LEGEND:

(E) WALL TO REMAIN

(N) WALL

(EE) EMERGENCY EXIT

NOTE:

1. THE WINDOW BY THE TUB IN THE BATHROOM SHALL BE TEMPERED GLAZING.
2. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK ACTING VALVES FROM THE WASHER AND DISHWASHER, ETC..
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KEYNOTES:

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   1. PROVIDE A SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AT ROOF W/ BACK DRAFT DAMPER (36" MIN. AWAY FROM OPENING).
   2. MAX. VENT DUCT LENGTH OF 14', INCLUDING TWO 9Ø DEGREE ELBOWS.
   3. SEE DETAIL 4, SHEET 9
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4. SHOWER DOOR MIN. 22" WIDE, TEMPERED.
5. PROVIDE 3Ø"ø MIN. CLR. @ SHOWER
6. NAVIEN TANKLESS WATER HEATER MODEL NPE-24Ø S. SEE SHEET E.1 FOR WATER HEATER SPECIFICATIONS.

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KITCHEN FAUCETS:	MAX FLOW 1.8 gpm.

3. DOMESTIC HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH CPC 6Ø9.11.
4. NON-COMPLIANT PLUMBING FIXTURES THAT ARE NOT PART OF THE SCOPE OF WORK WILL BE REQUIRED TO COMPLY WITH CPC 411.2, 42Ø.2.1, 42Ø.2.2, 4Ø7.2.2 & 4Ø8.2. IN ACCORDANCE WITH CIVIL CODE SECTION 113Ø.

REVISIONS		BY
01/27/25	1	RM

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LICENSED ARCHITECT
ROBERT MEDAN
C-23520
6-30-25 RENEWAL DATE
STATE OF CALIFORNIA

RESIDENCE REMODEL

490 OAK AVENUE
SAN BRUNO, CA 94066

DATE: Jun 1, 2024
SCALE: AS NOTED
DRAWN: RM
JOB:
SHEET NO. A.4
OF SHEETS

FLOOR AREA CALCULATION (F.A.R.):

(E) FIRST FLOOR (NON-HABITABLE TO BE CONVERTED TO HABITABLE):

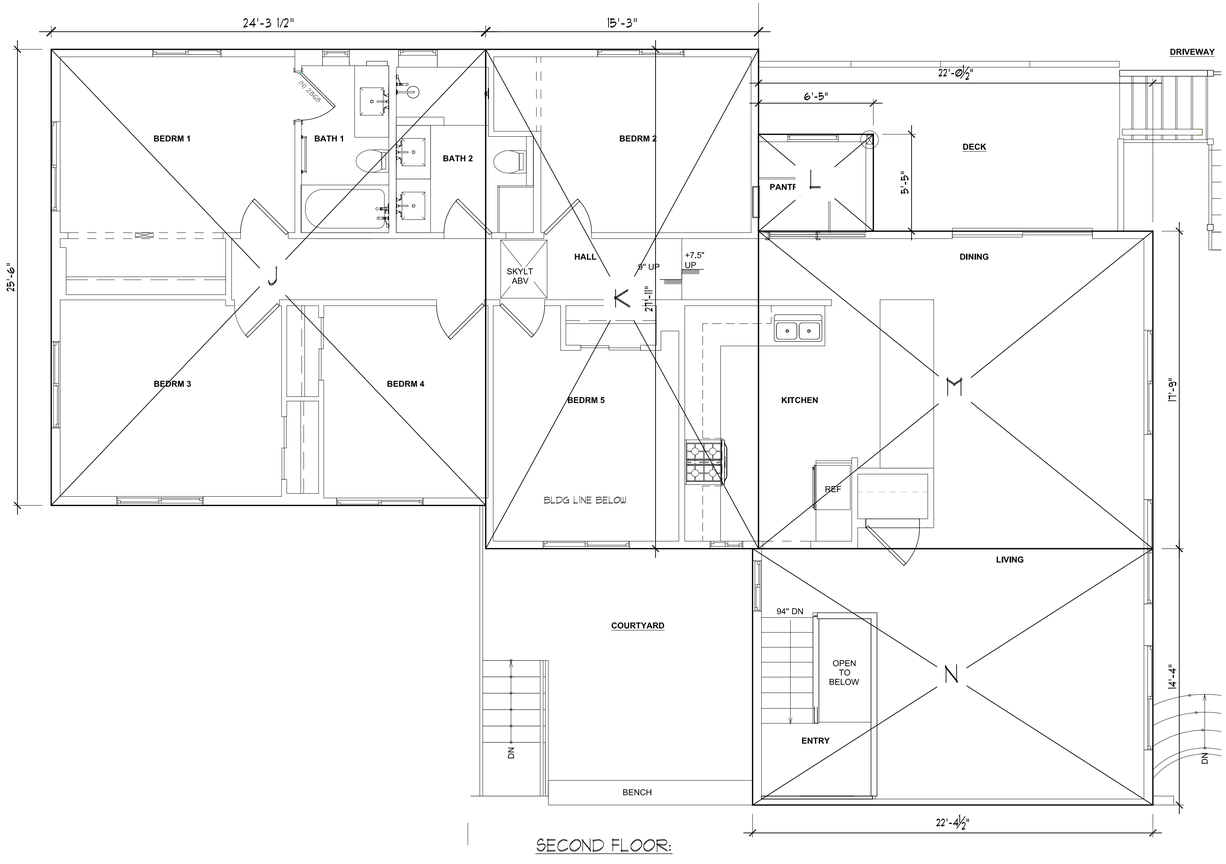
A	= 16'-8 1/2" x 10'-3 1/2"	= 172.13 SF
B	= 12'-7" x 15'-2 1/2"	= 191.40 SF
~~C = 15'-2" x 10'-10 1/2"~~		~~= 164.78 SF~~ 4
FIRST FLOOR TOTAL		= 528.31 SF

(E) FIRST FLOOR (HABITABLE):

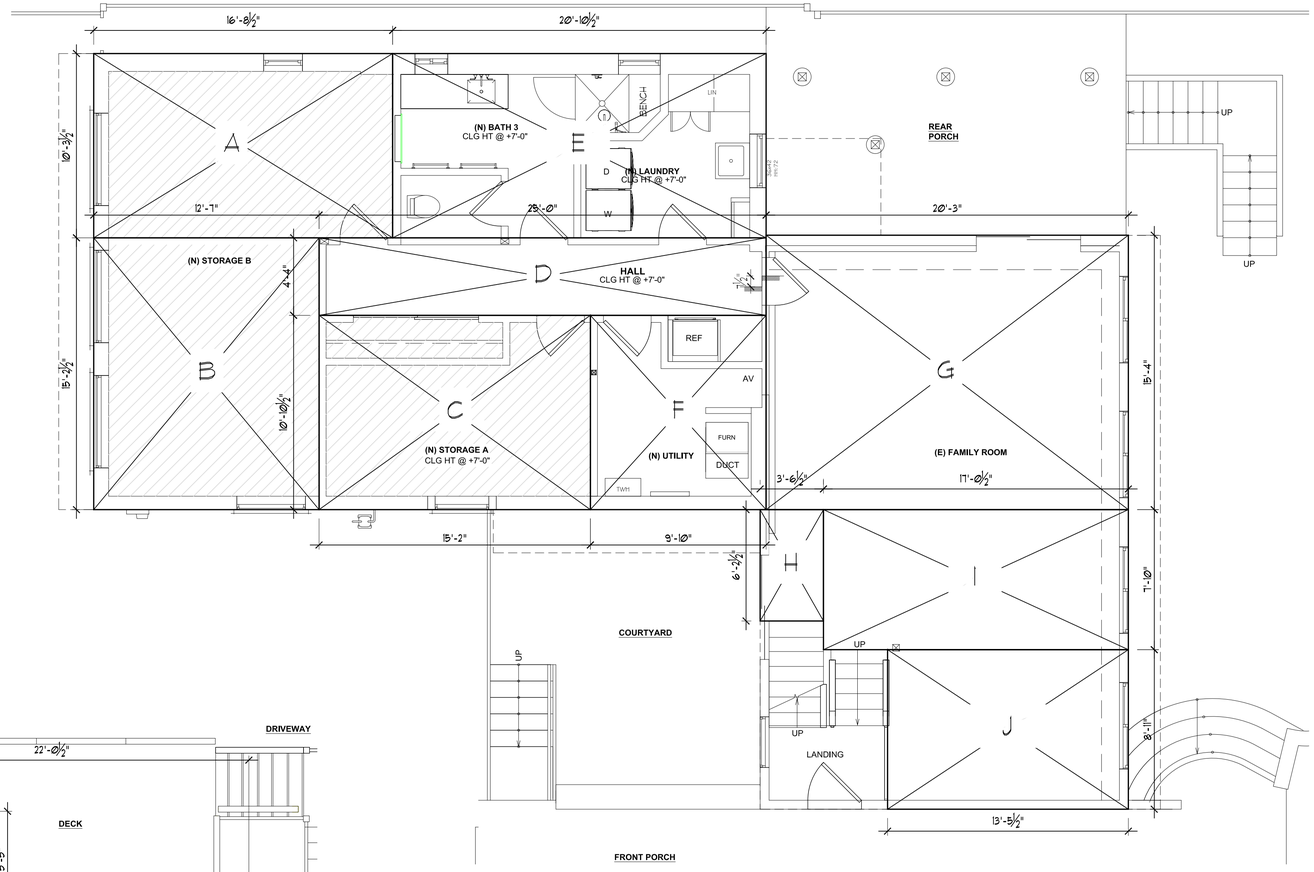
D	= 25'-0" x 4'-4"	= 108.29 SF
E	= 20'-10 1/2" x 10'-3 1/2"	= 215.06 SF
F	= 9'-10" x 10'-10 1/2"	= 106.72 SF
G	= 20'-3" x 15'-4"	= 310.71 SF
H	= 3'-6 1/2" x 6'-2 1/2"	= 22.04 SF
I	= 17'-0 1/2" x 7'-10"	= 133.41 SF
J	= 13'-5 1/2" x 8'-11"	= 120.08 SF
FIRST FLOOR TOTAL		= 1,016.31 SF 4

SECOND FLOOR:

J	= 24'-3 1/2" x 25'-6"	= 619.44 SF
K	= 15'-3" x27'-11"	= 425.73 SF
L	= 6'-5" x 5'-5"	= 34.75 SF
M	= 20'-0 1/2" x 17'-9"	= 391.24 SF
N	= 22'-4 1/2" x 14'-4"	=320.71 SF
SECOND FLOOR TOTAL		= 1,791.87 S.F. 3
TOTAL FLOOR AREA		= 3,336.49 SF



SECOND FLOOR:



FIRST FLOOR:

N

PROPOSED FLOOR AREA CALCULATIONS

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

REVISIONS		BY
01/28/25	1	RM
03/24/25	2	RM
01/30/26	3	RM
02/20/26	4	RM

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RESIDENCE REMODEL

490 OAK AVENUE
SAN BRUNO, CA 94066

DATE: Jun 1, 2024
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JOB:
SHEET NO.

A.4a

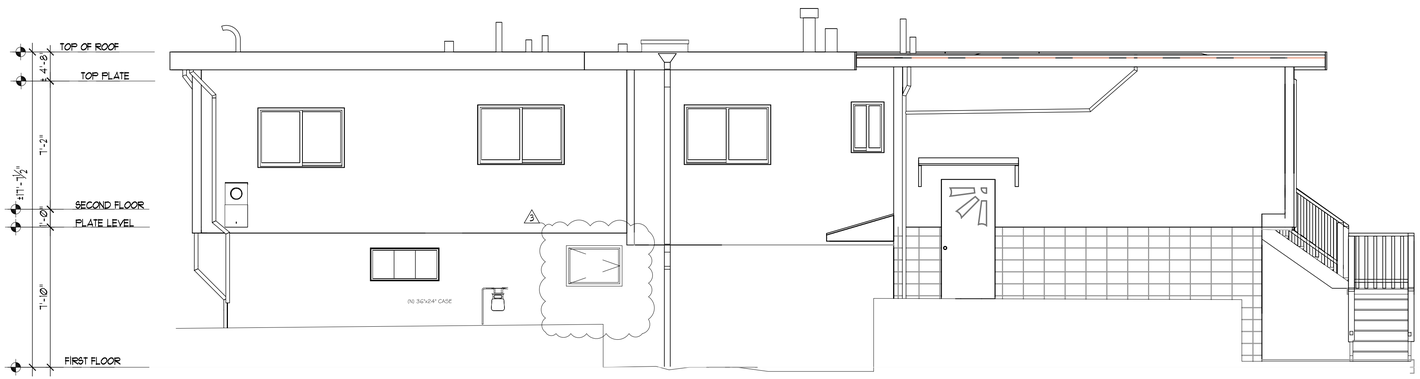
OF SHEETS



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



(E) SOUTH/ RIGHT ELEVATION
SCALE: 1/4"=1'-0"



(N) SOUTH/ RIGHT ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS		BY
01/28/25	1	RM
03/24/25	2	RM
01/30/26	3	RM
02/20/26	4	RM

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LICENSED ARCHITECT
ROBERT MEDAN
C-23520
6-30-27
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENCE REMODEL
490 OAK AVENUE
SAN BRUNO, CA 94066

DATE: Jun 1, 2024
SCALE: AS NOTED
DRAWN: RM
JOB:
SHEET NO.

A.6
OF SHEETS



(E) NORTH/ LEFT ELEVATION
SCALE: 1/4"=1'-0"



(N) NORTH/ LEFT ELEVATION
SCALE: 1/4"=1'-0"



(E) EAST/ REAR ELEVATION
SCALE: 1/4"=1'-0"

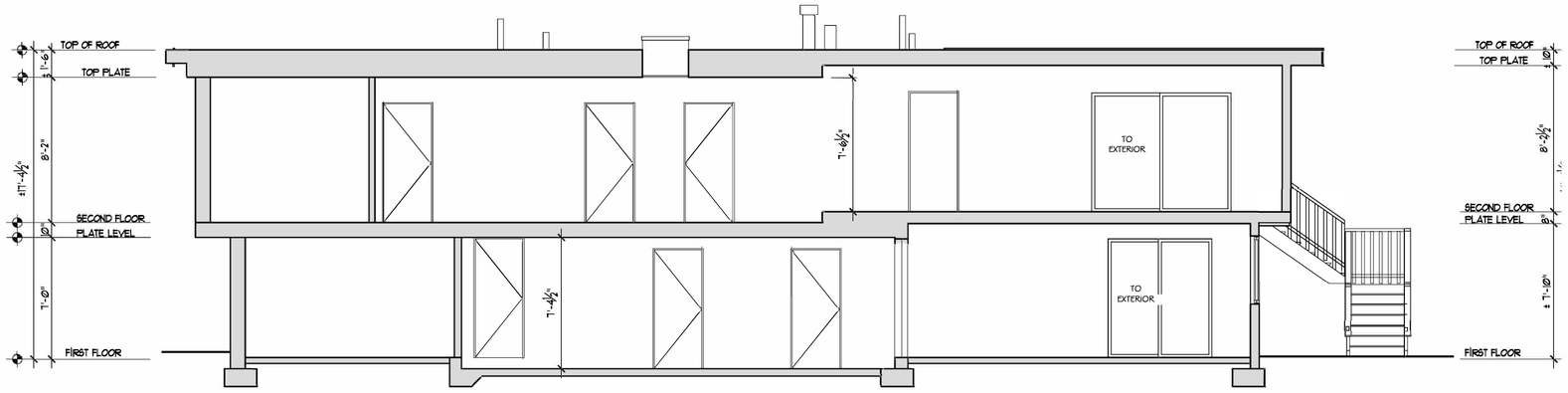
REVISIONS		BY
01/28/25	1	RM
03/24/25	2	RM
01/30/26	3	RM
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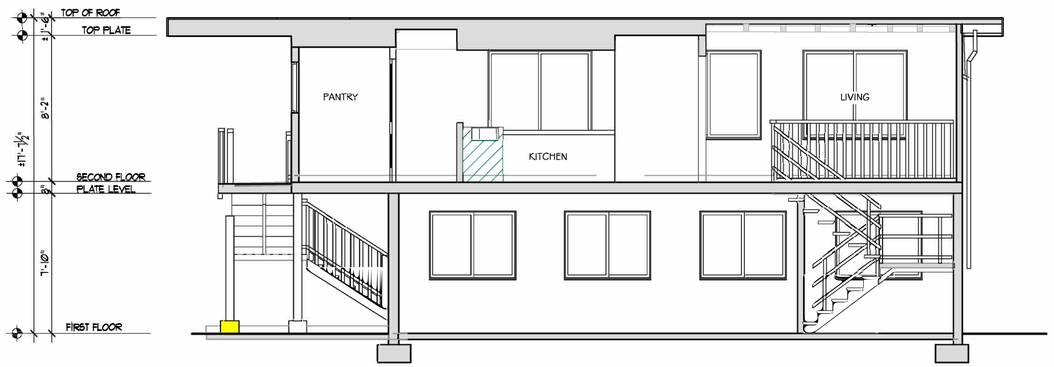
LICENSED ARCHITECT
ROBERT MEDAN
C-23520
6-30-27
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENCE REMODEL
490 OAK AVENUE
SAN BRUNO, CA 94066

DATE: Jun 1, 2024
SCALE: AS NOTED
DRAWN: RM
JOB:
SHEET NO. A.7
OF SHEETS



B BUILDING SECTION
SCALE: 1/4"=1'-0"



A BUILDING SECTION
SCALE: 1/4"=1'-0"

REVISIONS	BY

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C-23520
8-30-26
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENCE REMODEL
490 OAK AVENUE
SAN BRUNO, CA 94066

DATE: Jun 1, 2024
SCALE: AS NOTED
DRAWN: RM
JOB:
SHEET NO. A.8
OF SHEETS

Attachment 4: Public Comment

Evan Schieber

From: [redacted]
Sent: Monday, March 9, 2026 11:59 PM
To: Evan Schieber
Cc: [redacted]
Subject: Re: 490 Oak Avenue -- Permit application AR26-006

Thanks for the response Evan. That casts it in a different light. Not opposed to it then...

Appreciate the clarification.

[redacted]

On Mon, Mar 9, 2026, 9:57 AM Evan Schieber <Eschieber@sanbruno.ca.gov> wrote:

> Hi [redacted],
>
> Thank you for providing public comment on the proposed project for 490 Oak Avenue. I understand your concern about parking in the neighborhood and will include your comment in my presentation to the Planning Commission.
>
> I have a few points of clarification regarding the project that may address some elements of your concern. First, the existing building is a single-family home, and the applicant is not proposing adding any additional dwelling units if the permit is approved.
>
> Second, the floor area that is being converted from non-habitable to habitable is currently storage space, and the applicant has expressed that this area will remain storage space. The physical change being made to the space is that the ceiling height would be going from under 7 feet to above 7 feet (7 feet is the threshold for “habitable space”), caused by repairs to the deteriorating floor slab in those rooms. However, while the proposed plans are only for storage space, this change would allow the current or future homeowner to upgrade these rooms into bedrooms or other livable space.
>
> Please feel free to email or call me if you have any further questions about the project or the Planning Commission hearing.
>
> Best,

Evan

Evan Schieber

Assistant Planner – Community Development Department

City of San Bruno

567 El Camino Real, San Bruno, CA 94066

(650) 745-1764 / ESchieber@sanbruno.ca.gov

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From: [redacted]
Sent: Saturday, March 7, 2026 8:22 AM
To: Evan Schieber <Eschieber@sanbruno.ca.gov>
Cc: [redacted]
Subject: 490 Oak Avenue -- Permit application AR26-006

Hello Evan --

I live at [redacted]. Sounds like this is adding over 500 square feet of habitable living space to this property which already appears to be multi-unit.

We have a HUGE parking problem in this neighborhood. I oppose any project that would add additional parking burden to this neighborhood.

Therefore I am a solid NO on this application permit.

Thank you for your consideration.

Please acknowledge receipt of this email.

Sincerely,

[redacted]

[redacted]

Planning Commission Agenda Item 6.D
Staff Report

CITY OF SAN BRUNO

DATE: March 17, 2026

TO: Planning Commission

FROM: Roscoe Mata, Planning Manager

PREPARED BY: Ralph Robinson, Consultant Senior Planner

SUBJECT: 170 San Bruno Ave: Request for an Architectural Review Permit (AR23-007) and Vesting Tentative Map to construct a 57-unit, eight-story, 51,651-square-foot mixed-use building with 910 square feet of ground floor commercial area on a 0.29-acre site in the Medium Density Mixed-Use (TOD-1) zoning district. Elevation Architects (Applicant); 170 San Bruno Ave, LLC (Property Owner)

BACKGROUND

The project at 170 San Bruno Avenue was publicly noticed for the March 17, 2026 Planning Commission meeting. Since completing the noticing, staff and the applicant have determined that additional time is needed to finalize the Conditions of Approval for the project.

CONTINUANCE REQUEST

Staff is requesting that the Planning Commission continue the item to the April 21, 2026 Planning Commission meeting. The staff report and all supporting materials for the item will be available once the hearing packet is published before the meeting.