

SIERRA POINT

Attached are:

- Ordinance No. 481 : SP-CRO District
- Parking Regulations
- General Plan Excerpts
- Combined Site & Architectural Design Guidelines for Sierra Point (3/12/01)
- Landscaping Requirements
- Sierra Point Chronology
- Use Permit UP-11-78
- Assessor's Parcel Map Page 7-16
- Development Agreement Excerpt
- Sign Program Exhibit (Building Heights)
- BCDC Information

Note that some of the requirements within these documents may conflict. In such cases, the following supersede:

Brisbane Municipal Code building setback and parking requirements

Design Guidelines--

25% minimum site landscaping standard
"roadway landscape reserves"
driveway entrance length standards

Landscaping Requirements—no invasive species should be used, even if included in the Guidelines' landscape palette.

Design Permit and Environmental Review application materials are available separately.

CHAPTER 17.18
SP-CRO: SIERRA POINT COMMERCIAL DISTRICT

Sections:

17.18.010	Purposes of Chapter
17.18.020	Permitted uses
17.18.030	Conditional uses
17.18.040	Development regulations
17.18.050	Parking
17.18.060	Signs
17.18.070	Design Review

§17.18.010 Purposes of Chapter

In addition to the objectives set forth in Section 17.01.030, the SP-CRO Sierra Point Commercial District (hereinafter referred to as the "SP-CRO District") is included in the Zoning Ordinance to achieve the following purposes:

- A. To establish a zoning district for the Sierra Point subarea that provides for orderly development consistent with the adopted master use permit UP-11-78, the Redevelopment Plan for Brisbane Community Redevelopment Project Area Number One, and the Combined Site and Architectural Design Guidelines for Sierra Point.
- B. To encourage a mix of office, commercial and recreational uses to best serve the residents and businesses of Brisbane and the businesses and employees in the Sierra Point subarea.
- C. To ensure that development in the Sierra Point subarea occurs in compliance with the highest development and design standards and meets the goals and objectives set forth in the General Plan.

§17.18.020 Permitted uses

The following uses shall be allowed in the SP-CRO District:

- A. Offices.
- B. Hotels.
- C. Retail sales and rental.
- D. Restaurants.
- E. Bars
- F. Financial institutions.
- G. Personal services.
- H. Commercial gyms and health facilities.
- I. Meeting halls.
- J. Marinas.

§17.18.030 Conditional uses

The following conditional uses may be allowed in the SP-CRO District, upon the granting of a use permit pursuant to Chapter 17.40 of this Title:

- A. Medical facilities.
- B. Commercial recreation.
- C. Transit/transportation facilities.
- D. Temporary uses.

§17.18.040 Development regulations

Development regulations for the SP-CRO District are as follows:

- A. **Lot area.** The minimum area of any lot in the SP-CRO District shall be one acre.

B. **Lot dimensions.** The minimum dimensions of any lot in the SP-CRO District shall be as follows:

<u>Width</u>	<u>Depth</u>
100 feet	No requirement

C. **Setbacks.** The minimum required setbacks for any lot in the SP-CRO District shall be as follows:

- (1) Front setback: 25 feet.
- (2) Side setbacks:
 - (i) Interior side yards: 15 feet.
 - (ii) Exterior side yards: 20 feet.
- (3) Rear setbacks:
 - (i) Interior lots: 20 feet.
 - (ii) Corner lots: 15 feet.

D. **Location of structures.** The location of structures relative to the mean high tide line shall comply with the requirements set forth in the Combined Site and Architectural Design Guidelines for Sierra Point.

E. **Coverage.** The maximum coverage by all structures on any lot shall be forty percent (40%).

F. **Height.** The height of structures shall comply with the Combined Site and Architectural Design Guidelines for Sierra Point.

G. **Landscaping requirements.** A minimum of twenty-five percent (25%) of the total lot area shall be landscaped. Additional landscaping requirements are set forth in the Combined Site and Architectural Design Guidelines for Sierra Point.

§17.18.050 Parking

All uses in the SP-CRO District shall comply with the parking regulations set forth in Chapter 17.34 of this Title.

§17.18.060 Signs

All advertising signs in the SP-CRO District shall comply with the sign programs referenced in the Combined Site and Architectural Design Guidelines for Sierra Point. If the proposed advertising sign is not covered by such sign programs, it shall comply with the sign regulations set forth in Chapter 17.36 of this Title.

§17.18.070 Design Review

The construction of any principal structure in the SP-CRO District shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this Title and shall comply with any applicable guidelines as set forth in the Combined Site and Architectural Design Guidelines for Sierra Point.

§17.02.515 Marina

"Marina" means a facility for the berthing and securing of boats, that may include boat servicing uses.

Ordinance No. 481

COMMERCIAL USES

Chapter 17.34

OFF-STREET PARKING

17.34.010

Uses

Parking Requirements

Warehousing, wholesale stores, manufacturing, industrial uses, highway commercial uses

Minimum of 2 spaces for every 3 employees on the shift having the largest number of employees, but not less than 1 space for each 1000 square feet of gross floor area. Parking may be off-site within 300 feet upon approval of the planning commission

Administration office

1 space for each 300 square feet of gross floor area

Professional office

1 space for each 250 square feet of gross floor area

Financial services

1 parking space for each 200 square feet of gross floor area

Retail stores, restaurants, bars, offices

1 parking space for each 300 square feet of gross floor area

Service stations

2 spaces for each working bay plus 1 space for each employee on the largest shift

Bowling alley, billiard parlor

5 spaces per lane; 2 spaces per table, plus 1 space for each two employees on the largest shift

Hotels

As determined by use permit.

Motels

1 parking space per unit, plus applicable requirements for eating, drinking and assembly space.

Trailer courts

1 parking space per unit.

Roominghouses and boardinghouses

1 parking space per adult guest

Churches, lodges, clubs, community centers, chapels, commercial recreation

1 parking space for each 4 person capacity, but not less than one space for each 15 square feet of the largest meeting hall

Schools, public, private or commercial

1 parking space for each classroom and office

Hospitals

1 parking space per bed plus 1 space per doctor, plus 1 space for each 2 employees on the largest shift

Convalescent hospitals, sanitariums, rest homes

1 parking space for each 7 beds plus 1 space for each 2 employees on the largest shift.

Duplex or multiple-family dwelling units

0 bedroom or bachelor apartments

1 off-street parking space:

1 and 2 bedroom units

1-1/2 garage per living unit.

Over 2 bedrooms

2 garages per living unit.

17.34.040 On-site parking requirements. Parking required in any district must be on-site except as provided in this chapter. (Ord. 324 §5(part), 1987; Ord. 298 §7.1 (F), 1984).

17.34.100 Parking lot landscaping. Parking lots shall be landscaped with trees, shrubs and ground cover, as appropriate, according to approved design permit. (Ord. 324 §5 (part), 1987; Ord. 298 §7.1(L), 1984).

17.34.070 Surfacing. Any off-street parking area shall be surfaced with a minimum of five (5) inches of imported base material and a double application of asphalt and gravel to the city engineer's approval, so as to provide a durable and dustless surface and shall be so graded and drained as to dispose of all surface water accumulated within the area and shall be so arranged and marked as to provide for safe loading and unloading and parking of vehicles. (Ord. 324 §5 (part), 1987; Ord. 298 §7.1(I), 1984).

17.34.050 Joint use of parking facilities. Joint use of parking facilities will be allowed under the following conditions:

- A. Where there is no conflict at time of use;
 - B. When there is sufficient parking for all uses.
- (Ord. 324 §5(part), 1987; Ord. 298 §7.1(G), 1984).

17.34.060 C-2 or H-1 district requirements. Parking required in any C-2 or H-1 district may be reduced below the stated requirements in any portion of such district included within a public parking district or assessment district for financing off-street parking facilities in proportion to the amount of assessment on each property owner. Cost of each parking space provided by the district shall be computed by dividing the number of such spaces into the total of the assessment levied against the property within the district. The assessment against individual property shall be divided by this cost per space, to determine the nearest whole number by which the parking requirements on the property may be reduced. (Ord. 324 §5(part), 1987; Ord. 298 §7.1(H), 1984).

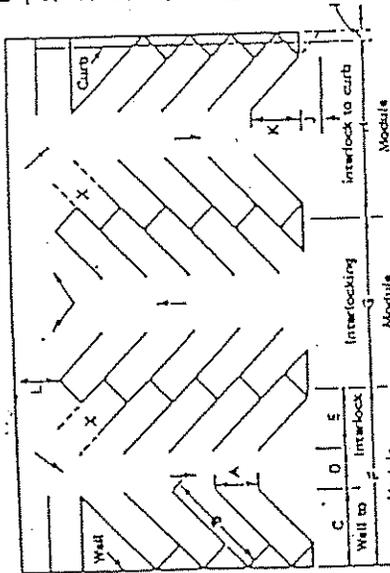
Brisbane Municipal Code Section 17.34.115:

Revised Per Ord.
No. 417

"17.34.115 Modifications to Parking Regulations. The Planning Commission shall have authority to grant a use permit authorizing a modification to any of the parking regulations prescribed by this Chapter. The provisions of Chapter 17.40 of this Title shall govern the filing and processing of the application for a use permit pursuant to this Section; provided, however, that in addition to the findings required for the granting of a use permit, as set forth in Section 17.40.060, no use permit shall be granted for a modification to a parking regulation unless the Planning Commission also finds and determines that:

- (a) Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site; and
- (b) The granting of the use permit will not result in the parking of vehicles on public streets in such manner as to interfere with the free flow of traffic on the streets or create or intensify a shortage of on-street parking spaces."

PARKING DIMENSION TABLE



Dimension	FEET		
	On Diagram	Parking Angle	90°
Stall width, parallel to aisle	A	12.7	9.3
Stall length of line	B	25.0	20.0
Stall depth to wall	C	17.5	19.5
Aisle width between stall lines	D	12.0	23.0
Stall depth to interlock	E	15.3	18.8
Module, wall to interlock	F	44.8	61.3
Module, interlocking	G	42.6	61.0
Module, interlock to curb face	H	42.8	58.8
Bumper overhand (typical)	I	2.0	2.5
Offset	J	6.3	0.5
Setback	K	11.0	8.3
Cross aisle, one-way	L	14.0	14.0
Cross aisle, two-way	L	24.0	24.0

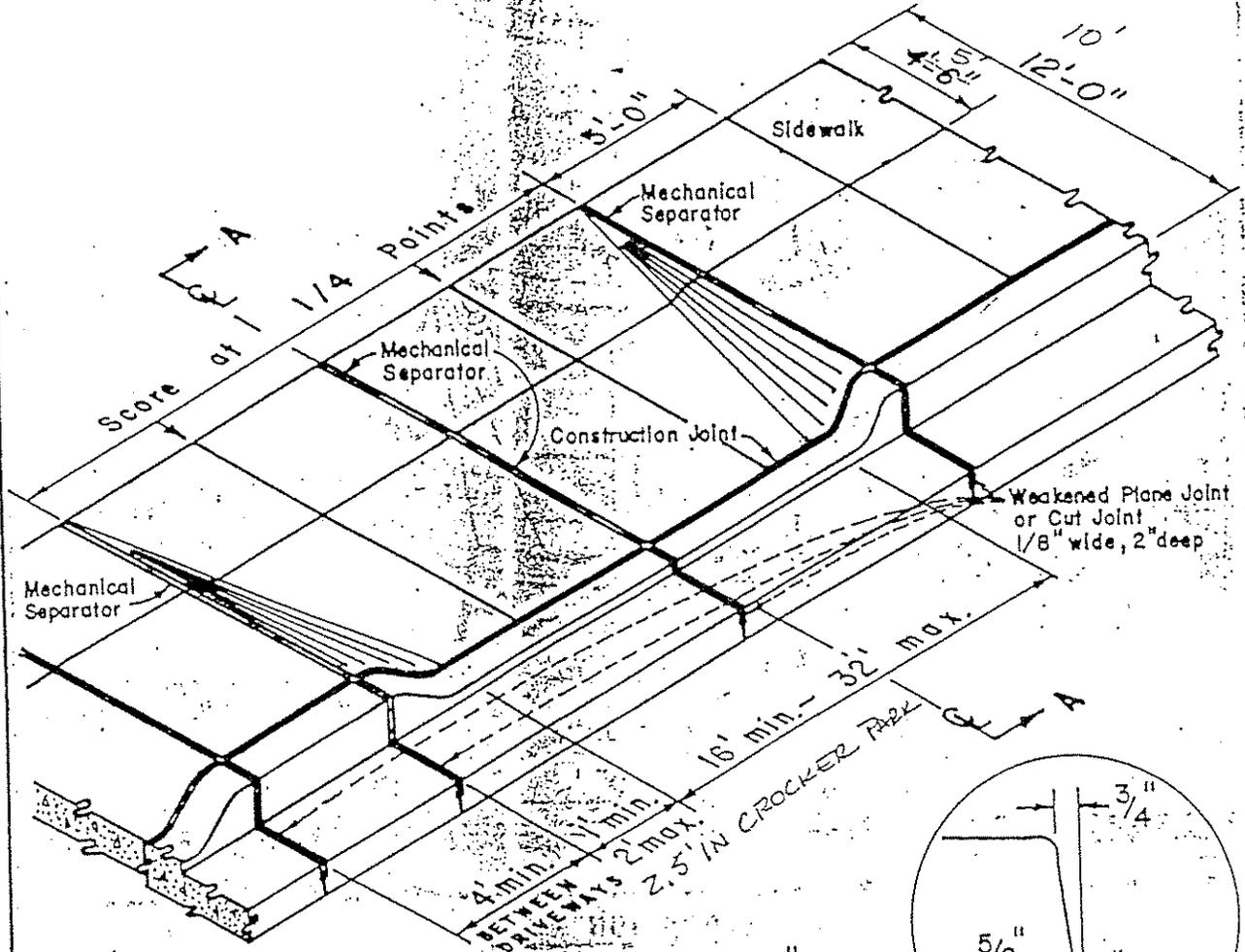
Revised
per Ord. No.
416

17.34.090 Compact cars. Up to fifty percent (50%) of the required parking may be designed for small-sized vehicles. (Ord. 324 55(part), 1987; Ord. 298 57.1(K), 1984).

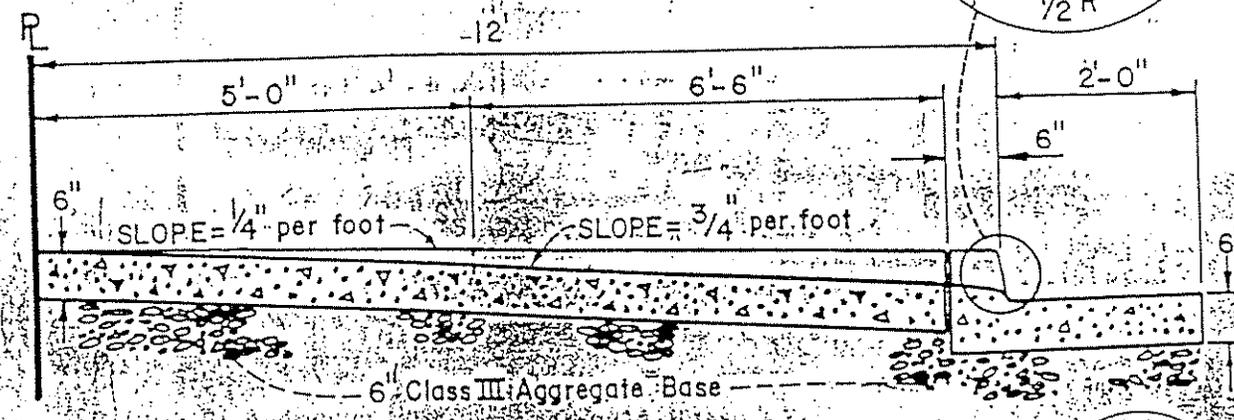
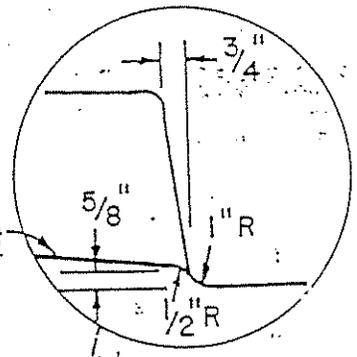
Small-Size Vehicles
Parking Dimensions, FEET

Parking Angle	Stall Width	Aisle Length Per Stall	Depth of Stalls at Right Angle to Aisle	Aisle Width	Wall to Wall Module
45°	8.0	10.5	17.0	11.0	45.0
60°	8.0	8.7	17.7	14.0	49.4
75°	8.0	7.8	17.3	17.4	52.0
90°	8.0	7.5	16.0	20.0	52.0

No Return Returns



SLOPE = $\frac{3}{4}$ " per foot



SECTION A-A

COMMERCIAL DRIVEWAY
Marginal Sidewalk



4. SINGLE PARKING SPACE DESIGN

- A. 18' minimum length of each parking space. 1129B.4.1 4.6.3 Fig. 21
- B. 9' minimum width of each parking space. 1129B.4.1 4.6.3 Fig. 21
- C. Minimum 18' x 5' access aisle (passenger side). 1129B.4.1 4.6.3 Fig. 21
- D. Surface of the parking space(s) and access aisle(s) does not exceed 1:50 gradient (2.0%) in any direction. 1129B.4.4 4.6.3 Fig. 21

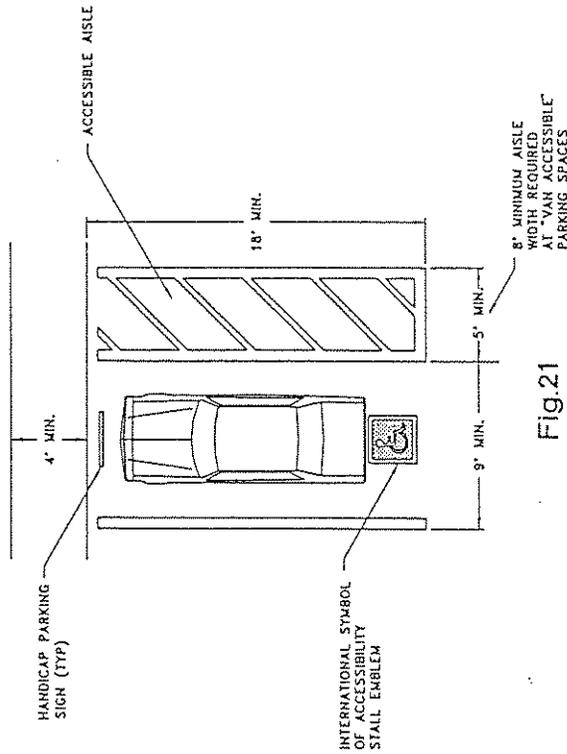


Fig.21

GENERAL DISABLED PARKING SPACE NOTES:

- 1) Disabled parking space must permit use of either car doors.
- 2) A parking bumper is required when no curb or barrier is provided which will prevent encroachment of cars over the adjoining accessible route.
- 3) Wheelchair users must not be forced to go behind parked cars other than their own to access an adjoining accessible route.
- 4) The maximum surface slope within the disabled parking space and adjacent access aisle may not exceed 2% in any direction.
- 5) Curb ramps may not encroach into the required dimensions of disabled parking spaces or adjacent access aisles.
- 6) Access aisle (loading/unloading area) must connect to an accessible path of travel to the facility.

D-4.5 WALKWAYS

D-4.5.1 SURFACE

Sidewalks and other walkways required to be accessible shall have a continuous common surface, at least 4-foot wide, slip-resistant, and not interrupted by steps or by abrupt changes in level exceeding one-half inch. Where an obstruction exists in a walkway, at least a 36" clear space shall be provided. (Fig. 84)

1. **Less than 6% Slope**
Surfaces shall be slip-resistant, described as a medium salted finish.
2. **Greater than 6% Slope**
Surfaces shall be slip-resistant.
3. **Cross Slope**
Surface cross slope shall not exceed one-fourth inch per foot except when the enforcing agency finds that due to local conditions, compliance would create an undue hardship. The cross slope may then be increased up to one-half inch per foot not to exceed 20 feet in distance.
4. **Reduced Width**

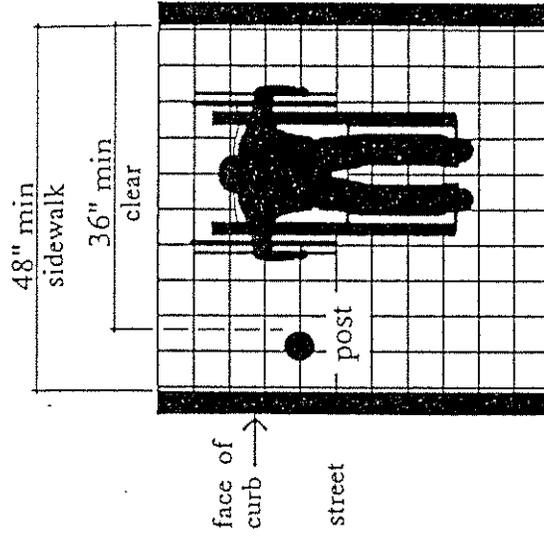


Fig. 84 Sidewalk Obstruction

A sidewalk width may be reduced to 3 feet when the enforcing agency determines that compliance with a 4-foot clear width would create an undue hardship due to right-of-way restrictions, natural barriers, or other existing conditions.

IF THAT THE CITY ENFORCED TITLE 24, AND THE ADA IS ENFORCED CIVILLY, THE CITY ENFORCES BETWEEN TITLE 24 AND THE ADA EXIST, APPLICANTS MAY WISH TO APPLY THE MOST RESTRICTIVE REQUIREMENT.

D-6 FACILITY AREAS

D-6.1 PARKING

ADA: C-1.3.3, C-4.4

Parking areas required by Section D-3.12 shall comply with Section D-6.1 and Table C-1A.

D-6.1.1 PARKING SPACES ADA: C-1.3.3, C-4.4.4

Parking spaces shall be located at the nearest primary entrance, as is practical, and meet the following requirements:

1. Single Spaces ADA: C-1.3.3(3,4)

When provided, spaces shall be a total 14 feet wide consisting of a 9-foot wide parking space with a 5-foot wide access aisle on the passenger side. Two parking spaces may be provided within a 23-foot wide space where two 9-foot wide parking spaces share one 5-foot wide center access aisle. The space shall be lined to define the specific use. Each parking space shall be at least 18 feet in length. (Figs. 87a and b).

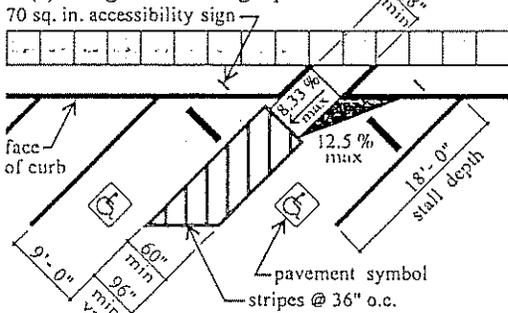
2. Less Than Five Spaces

Buildings and facilities providing less than five spaces shall provide at least one 14-foot wide space as described above. The space does not have to be designated for the exclusive use of persons with disabilities.

3. Van-Accessible Space ADA: C-1.3.3(5), C-4.4.4(6)

One in every eight accessible spaces, but never less than one space, shall be designated as van accessible by signs complying with Section D-6.1.3 and have at least one 8-foot wide accessible aisle. All van-accessible parking spaces may be

Fig. 87(c) Diagonal Parking Space



Exceptions

- a) A ramp at the front of an accessible space may encroach into the length if the ramp does not limit a disabled person's ability to enter or leave their vehicle as shown in Figures 87(a-c).
- b) Parking spaces which require a disabled person to travel behind parked vehicles may be provided when the enforcing agency determines that compliance with these guidelines or equivalent facilitation would create an undue hardship.
- c) A variance or waiver may be granted by the enforcing agency when they determine compliance would create an undue hardship.

5. Slope ADA: C-4.4.4(3)

The surface slope of an accessible parking space shall be no greater than 1/4-inch per foot in any direction.

Fig. 87 Parking Spaces

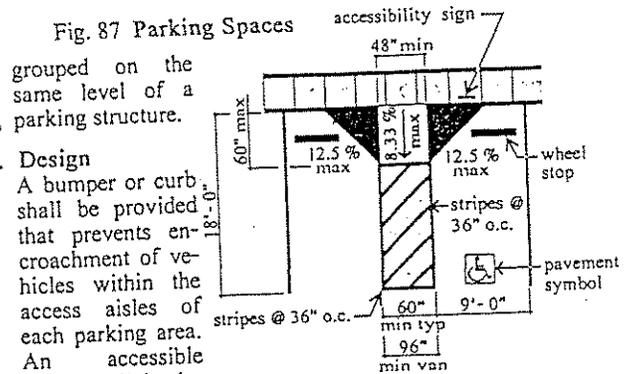


Fig. 87(a) Single Parking Space

4. Design

A bumper or curb shall be provided that prevents encroachment of vehicles within the access aisles of each parking area. An accessible space shall be located where persons with disabilities are not required to travel behind vehicles

other than their own. An accessible route of travel shall be provided from each accessible parking space to the related facility. Curb cuts or ramps shall be provided on the route of travel where needed, but no ramp shall encroach within any parking space.

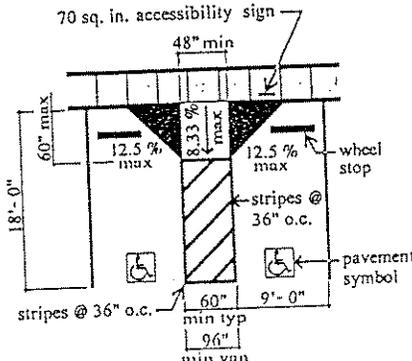


Fig. 87(b) Double Parking Space

D-6.1.2 PARKING STRUCTURES ADA: C-4.4.3, C-4.4.4(2)

All entrances and vertical clearances within parking structures shall be at least 8 feet 2 inches where required to access designated accessible parking spaces.

Exceptions

- 1. An exception shall be granted when the enforcing agency determines that compliance would create an undue hardship and when equivalent facilitation is provided.
- 2. Existing buildings where legal or physical constraints do not allow compliance with the accessibility building standards or equivalent facilitation without creating an undue hardship.

D-6.1.3 SIGNS ADA: C-3.3.2, C-4.4.5

Each accessible off-street parking space shall be identified by the following:

- 1. A permanent reflectorized sign adjacent to and visible from each space which includes:
 - a) the International Symbol of Accessibility,
 - b) at least 70 square inches in size, and
 - c) the bottom sign edge shall be at least 80 inches above the finish grade when located in the path of travel.
- 2. Signs may be centered on an interior end-wall of a parking space at least 36 inches above the finished grade.
- 3. Van-accessible parking spaces shall have an additional sign stating "Van-Accessible" placed below the symbol of accessibility.
- 4. A conspicuous sign shall be placed at each entrance of off-street parking facilities or adjacent and visible from each accessible space. Such sign shall be 17 by 22 inches with 1 inch lettering that states, "Unauthorized vehicles parked in

CALIFORNIA ACCESS CODE • TITLE 24
FACILITY AREAS • Parking

designated spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at (fill in with appropriate information) or by telephoning _____.

5. In addition, each accessible parking space surface shall provide identification by one of the following:
 - a) A 36 by 36-inch blue background with a white International Symbol of Accessibility painted on the parking space surface visible to traffic enforcement officers when vehicles are properly parked in the space. (Fig. 87)
 - b) The parking space shall be outlined or painted blue with the International Symbol of Accessibility outline in white or other suitable contrasting color.

Total Number of Parking Spaces in Lot or Garage	Minimum Required Number of Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 % of total
1001 and over	20 plus 1 for each 100 or fraction thereof over 1001

ADA ACCESSIBILITY DESIGN STANDARDS
MINIMUM REQUIREMENTS • New Construction

C-1.3.3 PARKING CA: D-3.12, D-6.1

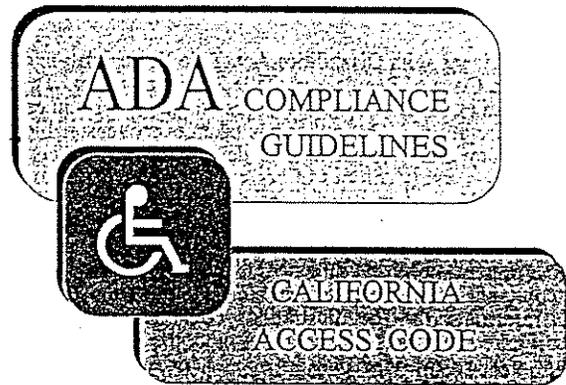
Accessible properties shall meet at least the following minimum requirements:

1. Loading Zones CA: D-3.12.3
In loading zones, at least one passenger loading space shall comply with Section C-4.4.2.
2. Valet Parking CA: D-3.12.4
Valet parking facilities shall provide at least one passenger loading space that complies with Section C-4.4.2. The space shall be located on an accessible route adjoining an accessible facility entrance. *Valet parking is not always available to persons with disabilities due to a removed driver's seat or special vehicle controls. In such cases, another person cannot park the vehicle. It is recommended that some self-parking spaces be provided at the valet parking facility. The*

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spaces should be located on an accessible route or travel to the entrance.

3. Parking Lot Spaces CA: D-6.1.1(1,2)
Self-parking lots for employees or visitors shall provide accessible parking spaces for persons with disabilities and the



AMERICANS WITH DISABILITIES ACT
TITLE III

CALIFORNIA ACCESS CODE
TITLE 24

SECOND EDITION

Dorothy L. Grant
and
Thomas M. Grant
Daniel S. Grant, A.I.A.

ACR
GROUP

TABLE C-1A	
Number of Parking Spaces	Minimum Accessible Parking Spaces
1 to 100	1 for each 1-25 spaces
101 to 200	4, +1 for each 1-50 spaces
201 to 500	6, +1 for each 1-100 spaces
501 to 1000	2% of total spaces
1001 and over	20, +1 for each 1-100 over 1000

spaces shall comply with Table C-1A and Section C-4.4.4. Accessible parking spaces may be provided in other equivalent accessible locations.

4. Parking Lot Access Aisles CA: D-6.1.1(1)
Parking lot access aisles adjacent to accessible parking spaces shall have no less than a 5-foot minimum width.
5. Van Accessibility CA: D-6.1.1(3)
A minimum 8-foot wide access aisle shall be provided at one of every eight accessible parking spaces but never less than one accessible space. The designated parking spaces shall be

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identified by a sign stating "van accessible" as required by Section C-4.4.5. The vertical clearance of the space shall comply with Section C-4.4.4(2). A parking structure may group van accessible spaces together on one level. An exception to the accessibility requirements for vans occur when all accessible parking spaces are in compliance with the "Universal Parking Design" as illustrated in Figure 23.

C-4.4 PARKING

provided that complies with Section C-5.1.

C-4.4.3 PARKING FACILITIES

C-4.4.1 APPLICATION CA: D-3.12, D-6.1

Parking spaces required to be accessible by Section C-1.3.3 shall comply with Sections C-4.4.3, C-4.4.4 and C-4.4.5. Accessible passenger loading zones shall comply with Sections C-4.4.2.

C-4.4.2 PASSENGER LOADING ZONES CA: D-3.12.3

1. Access Aisle

An access aisle shall be provided adjacent and parallel to the vehicle pull-up space of a passenger loading zone. The aisle shall be a minimum 60 inches wide and 20 feet long as shown in Figure 20.

2. Vertical Clearance CA: D-6.1.2

The minimum vertical clearance shall be 9 feet 6 inches at accessible loading zones and along at least one vehicle access route from those areas to the site entrance (s) and exit(s).

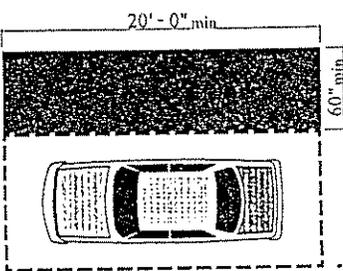
3. Surface

Accessible spaces and aisles shall be level and any surface slope shall not exceed 2 percent in all directions.

4. Curb Ramps

Where a curb exists between a pull-up space and an access aisle, a curb ramp shall be

Fig. 20 Loading Zone Access



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4. Access Aisle CA: D-6.1.1(1)

A common access aisle may serve two accessible parking spaces as shown in Figure 21.

5. Route of Travel

The parking access aisles shall be part of the accessible route to the facility entrance and comply with Section C-2.1. Vehicle overhangs shall not reduce the clear width of an accessible route.

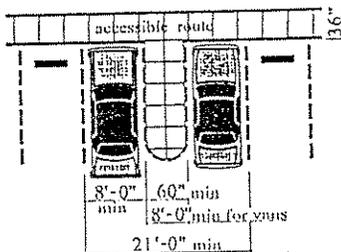


Fig. 21 Parking Space Dimensions

6. Van Accessible CA: D-6.1.1(3)

The use of side-mounted lifts or ramps in vans for persons with disabilities require additional space. The "van accessible" parking space required by the ADA guidelines is an 8-foot wide parking space plus an 8-foot wide adjacent access aisle which is the minimum space in which to maneuver and exit from a side-mounted lift. A van/ lift/ wheelchair combination requires a parking space plus an aisle for a total width of 17 feet to exit conveniently.

Aisles

Two van accessible

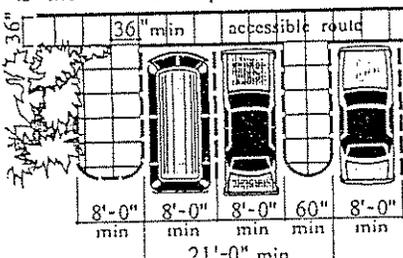


Fig. 22 Van Accessible Aisle at end of row

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1. Independent Parking Facility

Parking facilities not serving a particular facility shall locate accessible parking spaces on the shortest accessible route of travel to the parking facility's accessible pedestrian entrance.

2. Facility Parking

Buildings with an adjacent parking facility and multiple accessible entrances shall have dispersed accessible parking spaces located on the shortest accessible route to the nearest accessible entrance.

C-4.4.4 PARKING SPACES CA: D-6.1.1

1. Width

Accessible parking spaces shall not be less than 8 feet in width. An 8-foot accessible space and 5-foot wide aisle does not allow space for a lift, a ramp, or the necessary space for a person in a wheelchair to exit by a lift platform

2. Vertical Clearance CA: D-6.1.2

Van-accessible parking spaces and at least one access route from the entrance and the exit that services those parking spaces shall have a minimum vertical clearance of 8 feet 2 inches. Disabled persons using high-top vans require a higher clearance in parking garages.

3. Ground Surface CA: D-6.1.1(5)

Parking spaces and access aisles shall be level with surface slopes not exceeding 2 percent in all directions.

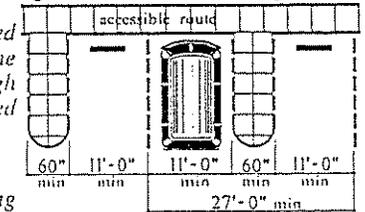
NOTE: TITLE 24'S 48" MINIMUM WILL APPLY (See Exclusions) 153

spaces may share the use of the same 8-foot wide accessible aisle. Placing an access aisle at the end of a parking row may gain space that is normally unusable for parking purposes. (Fig. 22)

Signs

A sign should be provided to inform van users of the wider aisle even though the space is not restricted to van use.

Fig. 23 Universal Parking Design



7. Universal Parking

The "Universal" parking design provides all accessible spaces with an 11-foot wide parking space and a 5-foot wide aisle. (Fig. 23) The wider space accommodates cars and vans and allows parking adjustment within the space where passengers with disabilities can enter or exit either side of the vehicle. However, in some instances, this may result in not entering or exiting within a marked access aisle. This design provides an alternative to the required percentage of wide aisles and extra signs.

Aisles

The accessible aisle should not have a ramp or a slope and should be level with the parking space. Planters, curbs, or wheel stops shall not restrict the required dimensions of an access aisle. A person using a lift or ramp must have an aisle with no ramp or slope. The access aisle must be connected to an access route that leads to an accessible entrance. The access aisle must blend with the accessible route or have a curb ramp complying with Section C-5.1 that has the ramp opening located within the aisle but not within the parking space boundary.

NOTE: TITLE 24'S 9 FT. MINIMUM WIDTH WILL APPLY

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C-5 FACILITY ELEMENTS

C-5.1 CURB RAMPS

C-5.1.1 APPLICATION CA: D-4.4

Curb ramps shall be provided on all accessible routes that cross a curb and shall comply with Section C-5.1.

C-5.1.2 SURFACE CA: D-4.4.1(3)

Curb ramp surfaces shall comply with Section C-5.4.

C-5.1.3 SLOPE CA: D-4.4.1(1)

Curb ramp slopes shall comply with Section C-5.6.2. The transition from a ramp to a walk, gutter, or street shall be flush with no abrupt changes. Adjoining road surfaces, gutters, and accessible routes shall not exceed a slope of 1:20. The means to measure a slope is shown in Figure 30.

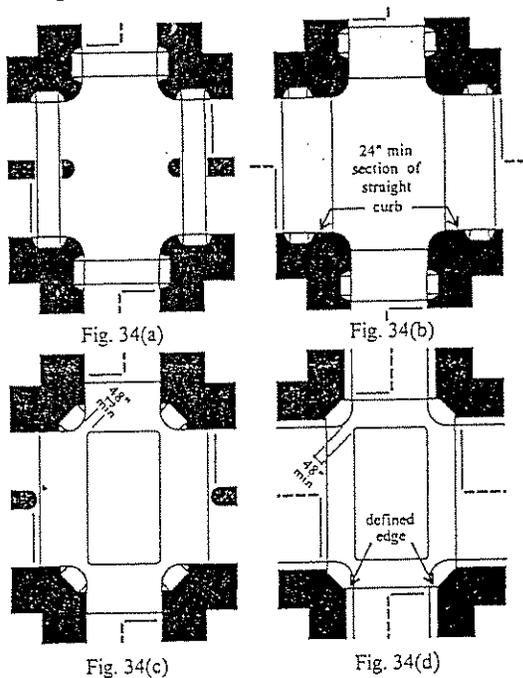
C-5.1.4 WIDTH CA: D-4.4.1(2)

A curb ramp shall have a 36-inch minimum width exclusive of flared sides.



Fig. 30 Curb Ramp Slope Measurement

Fig. 34 Curb Ramps at Marked Crossings



C-5.1.8 PLACEMENT CA: D-4.4.1(7)

Curb ramps shall be placed to protect and prevent blockage from legally parked vehicles.

C-5.1.5 SIDES CA: D-4.4.1(4)

A curb ramp shall have flared sides when not protected by handrails or guardrails and where pedestrians have to walk across the ramp. The maximum slope of flared sides shall be 1:10. (Fig. 31) Returned curbs may be used where pedestrians do not normally cross the ramp. (Fig. 33)

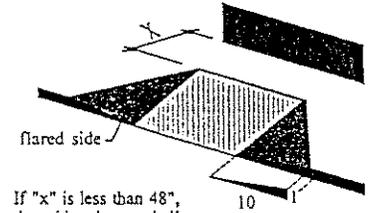


Fig. 31 Flared Sides

C-5.1.6 BUILT-UP RAMP

Built-up curb ramps shall not project into vehicular traffic lanes. (Fig. 32)

NOTE: SEE TITLE 24

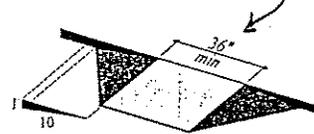


Fig. 32 Built-up Curb Ramp

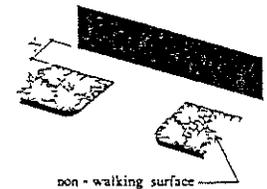


Fig. 33 Returned Curb Ramp

C-5.1.7 WARNINGS CA: D-3.9, D-4.4.1(6), D-5.2.6

A curb ramp shall have a detectable warning strip that extends its full width and depth and complies with Section C-3.2.

C-4.4.5 SIGNS CA: D-6.1.3

Signs shall be placed in unobscured locations, shall designate the reserved parking spaces, and display the symbol of accessibility as shown in Section C-3.3.3. Van accessible spaces shall have an additional sign mounted below the International Symbol of Accessibility which states "Van-Accessible". The sign should be mounted at the front of a parking space in view from the drivers seat. Universal parking does not require additional signs because these spaces accommodate all types of vehicles for the disabled.

ADDITIONAL RECOMMENDED COMMERCIAL PARKING STANDARDS

DESIGN

To take advantage of the 2.5 ft. bumper overhang for standard size spaces, wheelstops or curbs should be no more than 6 inches high. The accepted bumper overhang for compact spaces is 2 ft. Note that bumper overhang cannot block required pedestrian accessways.

Compact spaces shall be labeled as such on the pavement.

PARALLEL PARKING SPACE DIMENSIONS

Based upon CalTrans standards, the recommended minimum dimensions for parallel parking spaces are **8 ft. by 20 ft.** for spaces which are **open** at one or both ends, and **8 ft. by 24 ft.** for **interior** spaces which are blocked by other parallel parking spaces (or similar obstructions) at both ends. An additional **1 ft.** width may be required where the parking space would be located next to any wall-like structure.

ACCESS

All off-street parking spaces, whether in a garage or open area, shall be so located as to be accessible and usable for the parking of motor vehicles (BMC Section 17.34.020.C.).

Tandem parking (where a parked car would have to be moved to allow access to a second parking space) is **not** recognized as meeting City requirements.

V.2 THE 1994 GENERAL PLAN LAND USE MAP AND LAND USE DESIGNATIONS

The 1994 General Plan Land Use Map

Map I, the land use map for the 1994 General Plan, illustrates the general location of the land use designations given to both public and private properties within the General Plan planning area. For purposes of clarity, the Map has been divided into the 13 subareas described earlier in this text. The land use designations used in the map are described below.

Land Use Designations

The descriptions of the General Plan land use designations that follow are broadly drafted, as befits the intent of a General Plan. Specificity of land use by district is the province of the City's Zoning Ordinance. After adoption of a General Plan, the zoning map and zoning district regulations are analyzed to determine whether changes are necessary to conform to the adopted General Plan land use designations and policies.

Sierra Point Commercial/Retail/Office (SPCRO) represents a subarea devoted to commercial enterprises, encompassing a wide range of uses, as outlined in the Development Agreement for Sierra Point. Such uses may include, but not be limited to, retail uses, personal services, medical, professional and administrative offices, corporate headquarters, hotels, conference centers and cultural facilities, commercial recreation, restaurants, and other uses of a commercial character. Public and semi-public facilities and educational institutions may be located under this designation.

Marsh/Lagoon/Bayfront (M/L/B) are aquatic areas designated by type.

The following subareas contain designated aquatic areas:

- Northeast Bayshore: Marsh
- Baylands: Lagoon, Bayfront
- Beatty: Bayfront
- Sierra Point: Bayfront

Public Facilities and Parks (PFP) are outdoor spaces and buildings owned or leased by public agencies, including City parks, police and fire stations, schools and libraries. This designation does not include infrastructure.

The following subareas contain Public Facilities and Parks:

- Sierra Point: Marina, Fishing Pier, Linear Park
- Central Brisbane: Community Park, Brisbane Elementary School and grounds, Lipman Intermediate School and grounds, Firth Park, San Bruno Avenue Fire Station Site, Community Center, Library and Park, Bicentennial and other Walkways, Plug Preserve
- Northeast Ridge: School/ Park Site
- Baylands: Bayshore Boulevard Fire Station, Park and Ride Lot, Fisherman's Park

TABLE 5
1994 GENERAL PLAN: LAND USE DESIGNATIONS AND DENSITY/INTENSITY BY SUBAREA

SUBAREA	LAND USE DESIGNATION	POPULATION DENSITY	NUMBER OF UNITS/ MAXIMUM FLOOR AREA RATIO	MINIMUM OPEN SPACE/ OPEN AREA
I. Sierra Point	Sierra Point Commercial/Retail/Office	1.66 - 3.22 E/1,000 1.65 per hotel room	4.8 FAR	Development Agreement
	Bayfront	0	0	100%

POLICIES AND PROGRAMS BY SUBAREA

XII.1 SIERRA POINT

Land Use

- Policy 229 Development of Sierra Point shall be guided by the Redevelopment Plan for Project Area No.1, and the 1984 Development Agreement between the City and Sierra Point Associates One and Two, and any subsequent amendments adopted by the City.
- Policy 230 Seek opportunities to enhance commercial services for users of the Marina and occupants of the office park.

Transportation and Circulation

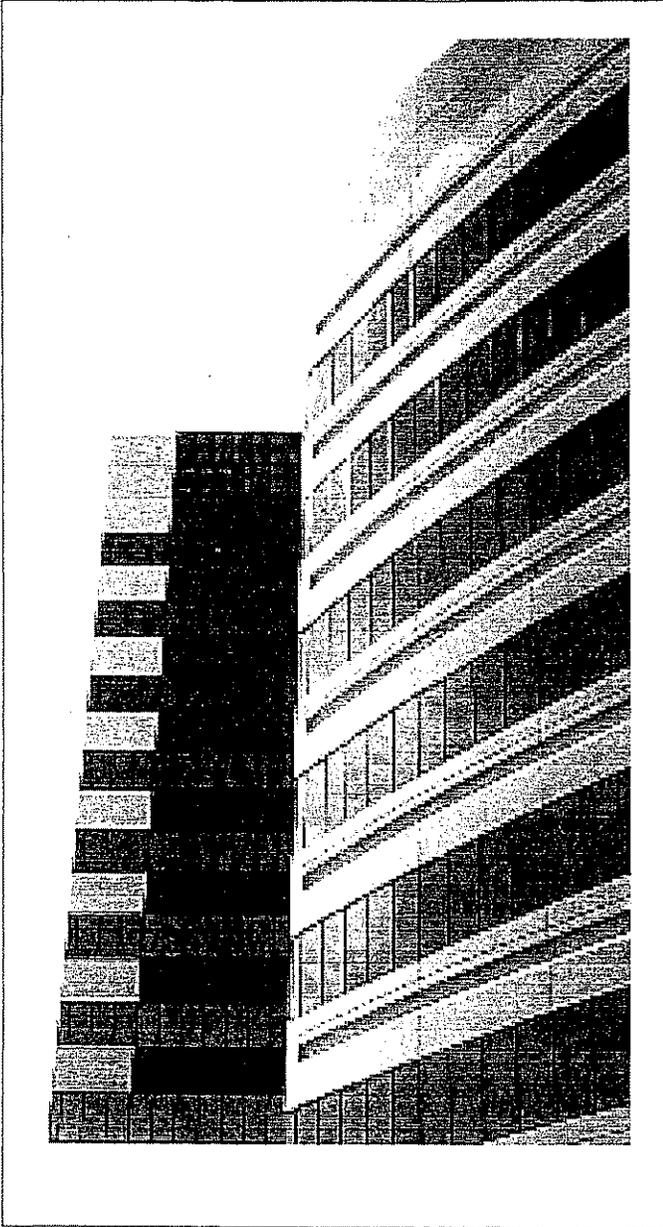
- Policy 231 Examine the circulation system approved in the Development Plan to incorporate improvements that can be implemented as the subarea develops.
- Program 231a: Pursue better connections between Sierra Point and Brisbane, including pedestrian/bicycle over-crossing of the railroad tracks.*
- Policy 232 Seek opportunities to improve public transit opportunities for the area.

Recreation and Community Services

- Policy 233 Enhance recreational opportunities at Sierra Point for Brisbane residents.

Community Health and Safety

- Policy 234 Continue to have attractive and safe development on the solid waste landfill at Sierra Point.
- Policy 235 Pay special attention to noise attenuation techniques in plans for new construction.
- Policy 235.1 Work with South San Francisco to better coordinate the provision of safety services.



Combined Site and Architectural Design Guidelines

Sierra Point
Brisbane, California

OPUS West Corporation

March 12, 2001

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Introduction

Introduction

Location

See figure on following page

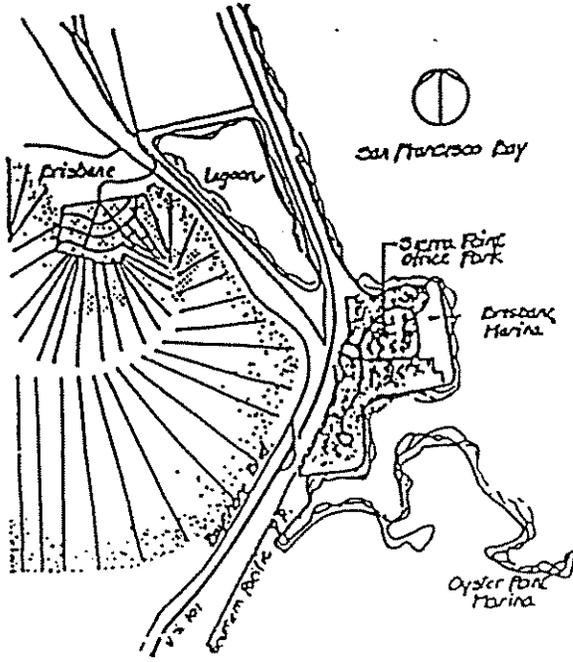
Sierra Point is located on the Sierra Point Peninsula in the cities of Brisbane and South San Francisco. The peninsula is a diked landfill of 130 acres, three miles south of the San Francisco City/County boundary. Sierra Point shares the peninsula with the Brisbane Marina, which forms the project's eastern limits. On the west the project is bounded by U. S. 101. On the north and south, the project is bounded by San Francisco Bay. U. S. 101 provides the link to San Francisco and the Greater San Francisco Bay Area. Freeway connections to and from Sierra Point provide access to this important link to the Bay Area market.

General Description

The Sierra Point Peninsula is a parcel of land presently at elevation ± 15 above sea level. Settlement over the next 100 years will decrease the elevation to ± 12 . The perimeter of the peninsula is the dike and rip-rap, with approximately 3:1 slopes on the Bay edge, flatter at the corners within the Brisbane Marina development. A drainage channel lies northwest of the site with a floodgate controlling water movement. Highest Expected Water Level is 5.85 elevation line from which Bay Conservation Development Commission (BCDC) jurisdiction extends for 100 feet.

Climate

Climatic conditions at Sierra Point are characteristic of conditions prevailing around the Bay Area. Summers are mild with coastal fog; winters are cool with rain; falls often offer the warmest days of the year. Winds on the site are fairly constant, occurring approximately 85% of the time and from the northwest. Wind velocities tend to increase in the afternoon hours, especially during summer when thermal activity increases in the inland valleys. However, since Sierra Point is sheltered slightly by the San



1A

Bruno Mountains and not directly within the path of winds passing through Visitacion Valley, the site does not experience the velocities associated with other wind passages around the Bay.

Soils

The site is a former solid waste disposal site. The surface is presently composed of soil material and rubble varying in depth from a maximum of 10 feet to a minimum of 1 foot. Settlement is predicted from consolidation of the underlying bay mud and compression of the garbage fill.

Objectives

Objectives

It is the objective of these Guidelines to create a pleasant and functional working environment for Sierra Point. A high quality environment at Sierra Point will be an asset to the Cities of Brisbane and South San Francisco. It provides an attraction to possible tenants thereby making Sierra Point competitive with other developments in the area. The Guidelines represent only a portion of the process whereby such an objective is achieved, but it is the foundation on which later design decisions should be based. In addition, the success of the product requires a commitment by all involved of implementing the standards as outlined in these Guidelines.

The Guidelines provide design standards on a conceptual level which are to be implemented in the final design. These occur as prototypical treatments for a variety of situations and address (1) minimums/maximums, (2) form/structure, (3) materials, and (4) color/texture. The design standards are the means of achieving the following objectives:

1. Creation of an identity for Sierra Point.
2. Resolution of problems associated with siting on a waste disposal site, including problems of differential settlement and drainage.
3. Provision for public access to and from the Bay edge in accordance with the San Francisco Bay Plan and the Public Access Design Guidelines.
4. Creation of functional and efficient circulation systems for pedestrians, autos, and bicycles.
5. Provide guidance for building design compatible with the site and the objectives of the owner and the City.
6. Provision for a landscape matrix unifying the various portions of Sierra Point.
7. Provision for an overall framework of design within which phased development may occur.

Specific design standards related to the difficult subsurface condition of the site set a direction for landscape treatment in Sierra Point and influence the methods whereby the other issues are addressed. These specific standards are:

1. Use of asphalt-extruded curbs and/or headers instead of concrete curbs and gutters to accommodate the problem of differential settlement, except as determined otherwise by the Public Works Director.
2. Use of paving materials that can be easily replaced, i.e., asphalt, modular pavers, decomposed granite, except as determined otherwise by the Public Works Director.
3. Use of low volume irrigation systems.
4. Planting of trees in groves and on mounds to alleviate problems of poor soils and wind.
5. Use of shallow-rooted plant materials to avoid problems associated with the limited depth of soil.

Design standards addressing other aspects of the development of Sierra Point are:

1. Use of steel, glass, concrete, and timber for architectural materials to achieve a sophisticated and contemporary image, which conveys a natural, character conducive to the Bay edge.
2. Siting of buildings and use of landscape development to maintain and enhance view corridors to the Bay.
3. Use of a continuous pathway throughout Sierra Point for pedestrian and bicycle access and circulation.

Conceptual Master Plan

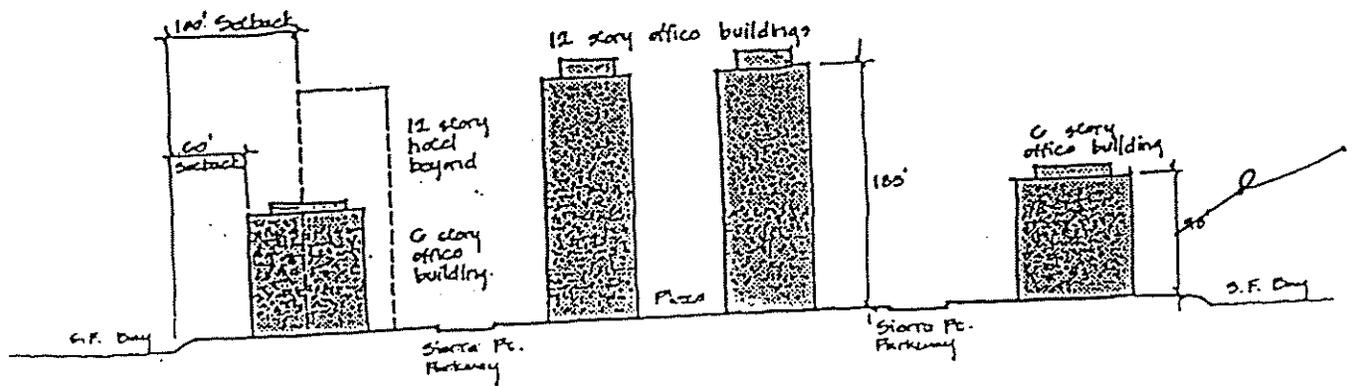
Conceptual Master Plan

The Brisbane portion of the conceptual master plan incorporates ten mid-rise office buildings and three hotels. In developing the current Master Plan, the buildings have been carefully sited to produce a compatible mix of building heights that will produce a properly scaled, attractive profile within the project limits and from adjacent land and bay perspectives. In positioning the structures, views are to be maximized from the buildings and through the wide corridors to the bay's edge.

The maximum heights allowed for the office buildings and hotels will vary from five to twelve stories (exclusive of mechanical penthouses), with sites being permitted the tallest buildings being located in the center portion of the site. Buildings no taller than 8 stories would be allowed along the Freeway, and buildings no taller than 6 stories would be allowed along the shoreline. Office buildings along the shoreline will be sited to preserve views from the more interior buildings and to preserve the adjoining bay vistas. The mid-rise concept offers the great advantage of leaving a large portion of the site in landscaped open space while seemingly reducing the project's density.

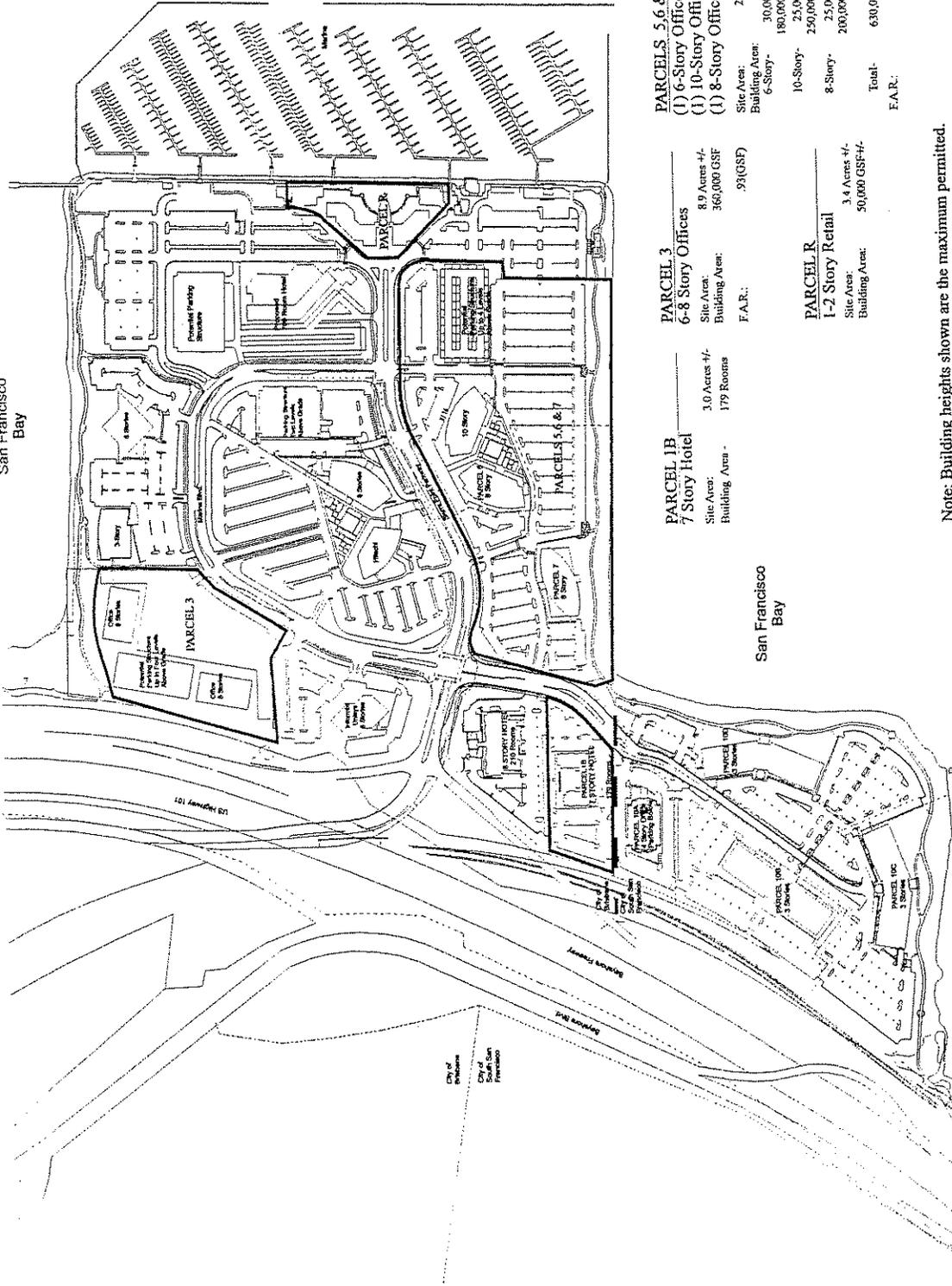
The seven hundred room convention hotel will be located on the northeast shore and will feature a twelve story guestroom tower and full convention facilities for three thousand visitors. This hotel has been sited to take full advantage of the marina and bay views from the guestrooms. The buildings are widely separated from each other to preserve marina views to the east from the other buildings on site. The hotel building bulk and mass will be limited by utilizing a slender guest room tower. The southwest corner of the site within Brisbane is the proposed location for two hotels containing 179 and 210 rooms. These hotels will be conveniently located near freeway access. They will be no more than nine stories in height.

See figure on following page.



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San Francisco Bay



PARCELS 5, 6 & 7
 (1) 6-Story Office
 (1) 10-Story Office
 (1) 8-Story Office
 Site Area: 22.8 Acres +/-
 Building Area: 6-Story - 30,000 GSF/Floor
 10-Story - 180,000 GSF/BLDG
 8-Story - 25,000 GSF/Floor
 250,000 GSF/BLDG
 200,000 GSF/BLDG
 Total: 630,000 GSF/Total
 F.A.R.: .63 (GSF)

PARCEL 3
 6-8 Story Offices
 Site Area: 8.9 Acres +/-
 Building Area: 360,000 GSF
 F.A.R.: .93 (GSF)

PARCEL 1B
 7 Story Hotel
 Site Area: 3.0 Acres +/-
 Building Area: 179 Rooms

PARCEL R
 I-2 Story Retail
 Site Area: 3.4 Acres +/-
 Building Area: 50,000 GSF +/-

Note: Building heights shown are the maximum permitted.

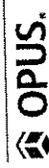
Master Plan



SIERRA POINT

Brisbane & South San Francisco, California

3.5.01



a Development of Opus West Corporation

Open Space/Landscape Matrix

Open Space/Landscape Matrix

A system of open spaces should be established at Sierra Point to unite the various parts of the development, to screen parking areas, to mitigate noise and wind, and to meet the recreation needs of both Sierra Point tenants and the general public. This system, defined as the landscape matrix, would form the infrastructure of landscape development within Sierra Point. The landscape matrix can influence and contribute to the roadway rights-of-way, public access corridors and utility locations.

Public access considerations are important in treatment of the open space at the Bay's edge. The landscape forms should be modulated so as to provide a variety of passive recreation spaces. Direct access to the water should be developed. In addition, connections should be provided to the active recreation areas at the Marina and Fisherman's Park.

Buildings may be clustered to provide outdoor courtyard areas. In addition, linear connectors should be used to tie these interior open spaces to those on the periphery. These linear connectors could also serve as utility corridors for the development.

The public access corridors, interior courts, and road rights-of-way provide the basis for a landscape matrix within Sierra Point. It rests upon the private developer, however, to fulfill, complete, and maintain the overall landscape quality as proposed by the development. Where private development abuts the landscape matrix, planting and earthform treatments should be extended into the private parcel to create a gradual transition. Within each parcel a minimum of 25% of the site should be devoted to landscaping. This figure could include land devoted to public access corridors, bayfront development, buffers for parking and roads, as well as specific design treatments around the buildings.

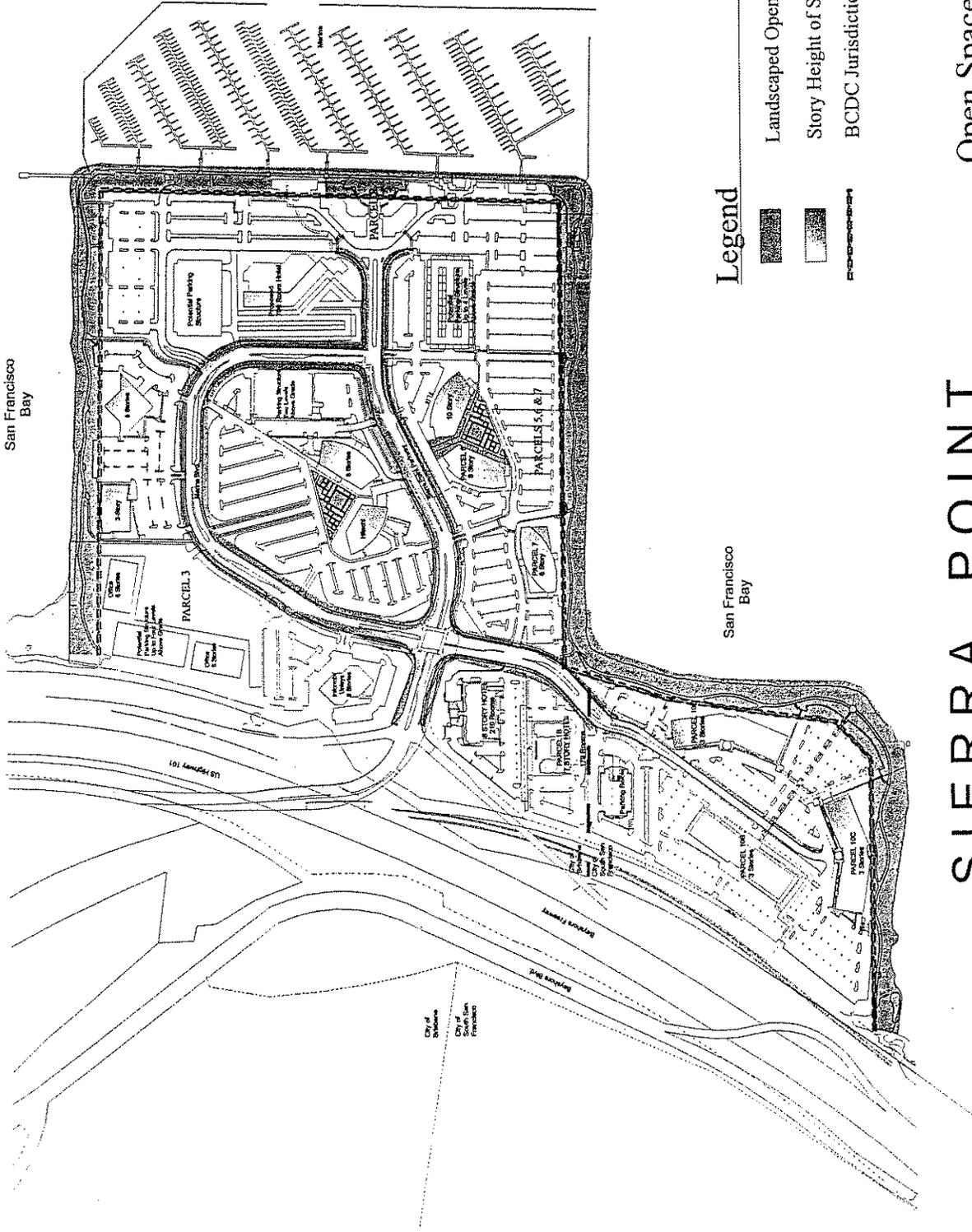
Large formal spaces are created at walkway intersections and building clusters, which are highlighted with plazas treated with special pavements. Mounding, low walls and seating also delineate and enclose these mini-plazas whose forms will be designed to accommodate a variety of activities: sitting, lunching, conversation, people watching, etc.

To reinforce the sense of openness at the Bay's edge, minimum distances should be maintained between buildings located near the water.

Open Space / Landscape Matrix

Guidelines:

1. Incorporate roadway rights-of-way, private land reserves, public access, and utility considerations into an overall open space/landscape matrix for Sierra Point.
2. Utilize the landscape matrix to provide linear and peripheral pedestrian and bicycle circulation and public access to the Bay Edge.
3. Utilize the landscape matrix to collect and carry storm water and to place other utility lines.
4. Vary width of landscape areas not only within the road rights-of-way, but also within private parcels.
5. Maintain a minimum distance of 80 feet between buildings located within 150 feet of the Bay's edge.



Legend

-  Landscaped Open Space
-  Story Height of Structure
-  BCDC Jurisdiction Line

3.5.00

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a Development of Opus West Corporation

Brisbane & South San Francisco, California

SIERRA POINT

Open Space Plan



0 150' 300' 600'

San Francisco Bay

San Francisco Bay

City of Sausalito
City of San Francisco

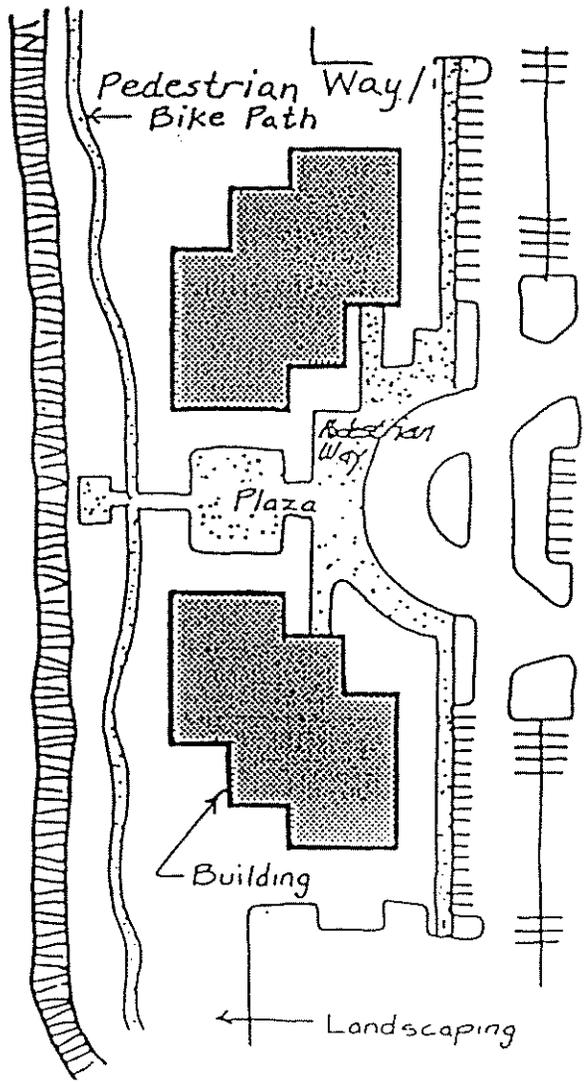
Circulation

Circulation

A hierarchy of vehicular roadways and pedestrian pathways has been established to provide circulation routes throughout the project. Sierra Point Parkway, the major roadway will carry the main vehicular load. Within the right-of-way on the bayward side of the parkway is pedestrian and bicycle paths which continue for the full length of this road.

See figure on following page.

Within the individual parcels, the vehicular roadway and pedestrian pathways will be developed to minimize conflict between pedestrians and automobiles. Sierra Point Parkway, the major roadway, carries the main vehicular load and will have pedestrian/bicycle paths on both sides for its full length. Marina Boulevard loops off of Sierra Point Parkway and has a pedestrian/bicycle path on its bayward side. At these intersections the pedestrian pathway will be emphasized by use of interlocking concrete pavers.



Roadway Landscape

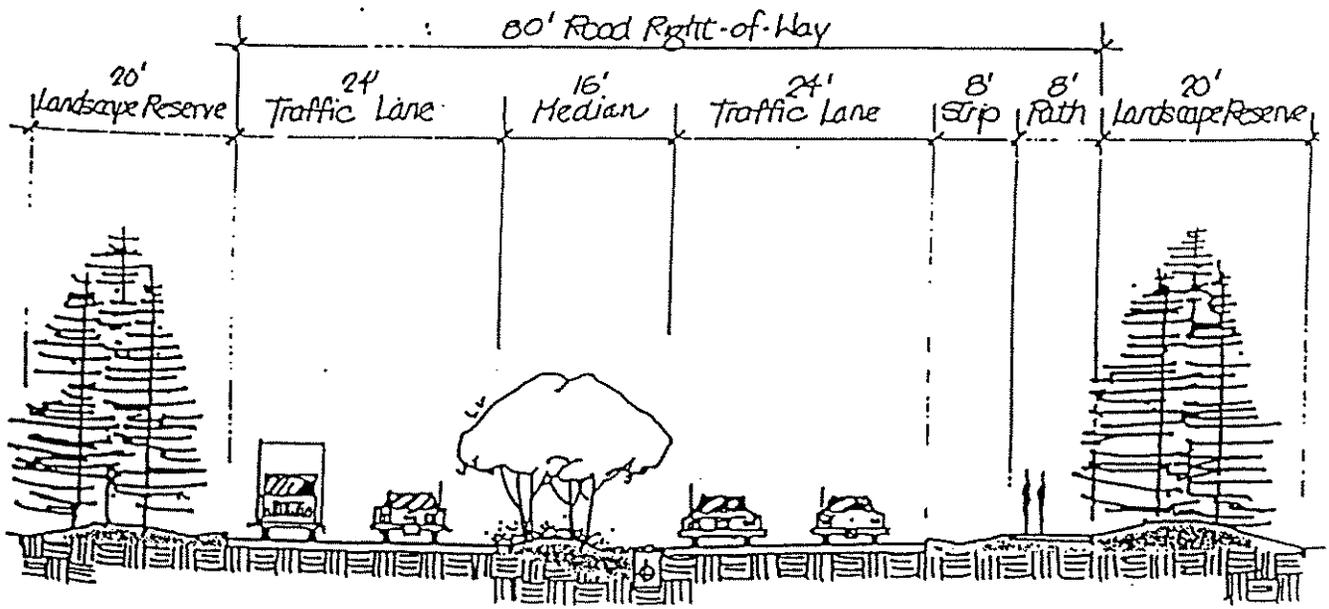
Roadway Landscape

Landscape development should be provided along the entire length of roadways within Sierra Point. The parkway character of roadways resulting from such development reinforces the pleasant atmosphere envisioned for the office buildings located in this development and provides a continuous greenspace, which is incorporated into the landscape matrix.

Roadway landscape should be developed both within the road rights-of-way and within landscape reserves, which abut both sides of the rights-of-way. The landscape reserves would be private lands dedicated to landscape development by the individual parcel developers. A minimum of 20 feet of reserve should be required along each side of roadways within Sierra Point to be developed and maintained by the individual developer. At intersections within Sierra Point, the landscape reserve should expand, offering greater opportunities for landscape treatment of these important nodes. The landscape reserves would also allow room for screening expansive parking lots and room for providing mounds for a high quality planting medium in an area of poor and shallow soil.

See figure on following page.

Roadway landscape within the road right-of-way should be placed within a 16-foot strip devoted to a public access path and landscape, and within the 16-foot wide roadway median. A cross-section of the roadway is illustrated below. The roadway would be 64 feet in width and placed to one side of the 80-foot right-of-way. Offset of the roadway to one side of the right-of-way allows consolidation of two 8-foot strips into one 16-footband that incorporates landscape and an 8-foot pedestrian and bicycle path. The 20-foot landscape reserve, which abuts the right-of-way, in conjunction with the 16 feet within the right-of-way, could produce a 36-foot landscaped area on one side of the roadway. The additional width would provide the opportunity to use landforms to help screen adjacent parking.



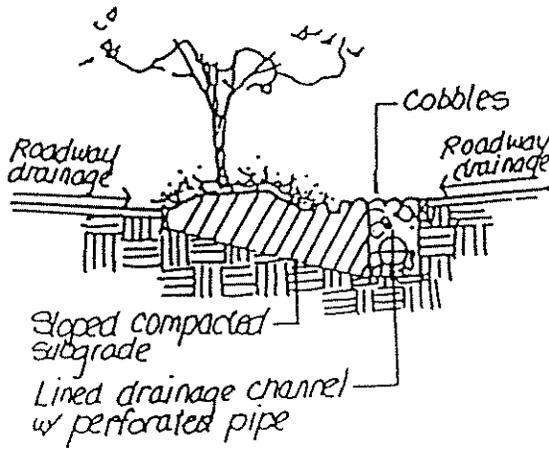
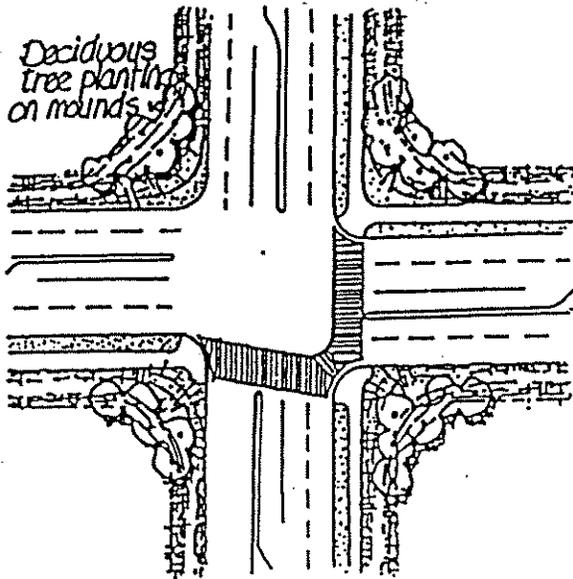
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See figures on following page.

The prototypical treatment suggested for planting along the roadway is a simple turf groundplane. Groups of trees, vertical in form, could be planted on mounds at intersections. Between intersections, groups of evergreen tree plantings would be used in an informal arrangement along the roadway, with a maximum of 100 feet between plantings. With the roadway at +1 in elevation, the reserves on both sides of the roadway would be mounded to 3 feet with swales placed along the roadway curb edge. On the side of the roadway where the 36-foot landscape area occurs, an 8-foot pathway would be set into the mound and cross-sloped at 2%. Asphalt-extruded curbs or headers should be used to define the edges of the roadway, except where the Public Works Director determines that concrete shall be used instead.

Drainage within the roadway could be directed toward the median by sheet-draining across the roadway. Runoff could be collected in a rock/pipe drainage facility extending the length of the roadway medians. At strategic points, the runoff could be directed under the roadway and along public access connectors to the Bayfront. A proto-typical treatment for this drainage facility is with cobbles, varying in width and in its location within the median. Placement of the perforated pipe first along one side of the median and then along the other, would allow collection of runoff from both roadways. The cobble element also would define planting areas within the median. These planting areas should be mounded to provide a better planting medium and to discourage traffic from crossing over the median. Groundcover and broadleaf evergreen tree plantings in masses would provide the vegetative element within the medians. Where the median is narrowed for a turning lane, the remaining 4 feet would be landscaped with cobbles.

An alternate approach to roadway drainage would be to slope away from the median, collecting water in swales along both sides of the roadway. This approach would negate the use of curbs/asphalt-extruded headers along the edges of the roadway, utilizing a grassed shoulder/swale in its place. Asphalt curbs and/or headers would be used to define the median



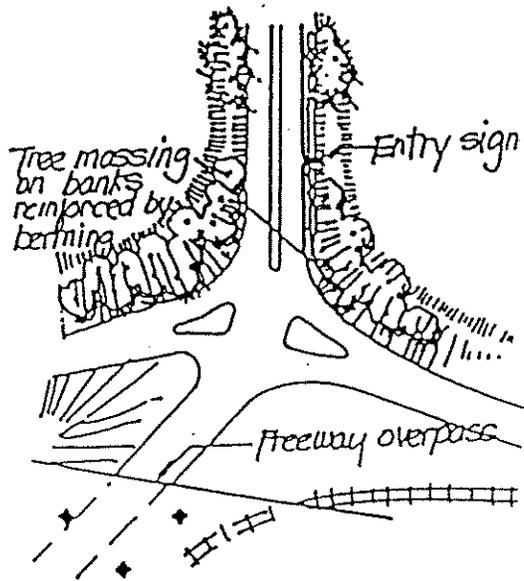
planting areas with runoff water collection internal to the planting areas, except where the Public Works Director determines that concrete shall be used instead.

See figure on following page

The entry to Sierra Point is an important aspect of the arrival sequence to the office park. Roadway landscape treatment at that critical node requires special emphasis to provide the necessary impact to announce Sierra Point. The entry to Sierra Point offers the opportunity to utilize a sequence of spatial experiences with the presence of the freeway overpass and the higher elevation of Sierra Point in relation to the road entering under the overpass. The latter gives the arrival sequence the added dimension of change in elevation and is to be accentuated.

Existing slopes should be reinforced with berming and tree plantings to increase the perception of height differential and make the participant in the arrival sequence aware of climbing to reach a destination.

The overpass is a spatial constriction to the arrival sequence and represents the gate to Sierra Point. Use of paint on the overpass to brighten this portion of the sequence is recommended to lighten the foreboding quality, which it now exhibits.



Roadway Landscape

Guidelines:

1. Dedicate a minimum of 20 feet of private lands along both sides of the road rights-of-way to landscape development.
2. Offset the roadway to one side of the road right-of-way.
3. Incorporate an 8 foot pathway into the 80 foot road right-of-way.
4. Utilize a planting concept with tall vertical trees at intersections; between intersections, groups of non-deciduous tree planting would be used in an informal arrangement along the roadway spaced a maximum of 100 feet apart between intersections.
5. Utilize landforms to partially screen adjacent parking.
6. Utilize a rock/pipe drainage facility to collect runoff.
7. Provide special emphasis on landscape development at the entry to Sierra Point, utilizing and accentuating the spatial sequence of arrival.

Parking

Parking

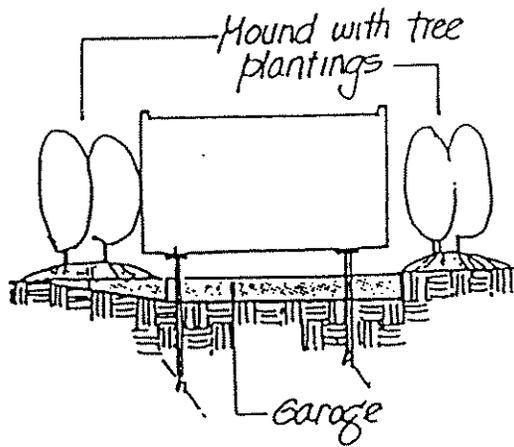
Parcelization within Sierra Point requires that each development provide parking for its facilities as required and approved by the City. The layout of internal organization of surface parking lots in Sierra Point is designed to maximize the ease of parking and reaching a destination on foot. This will be accomplished by organizing vehicle circulation and directional signing to minimize the number of driver decisions. Pedestrian flow from a lot to a building is maximized by orientation of parking bays perpendicular to buildings. Parking at Sierra Point should be designed to be efficient, cost-effective and environmentally sensitive.

See figure on following page.

The requirements for parking, in terms of the number of spaces and their design, are established in the City of Brisbane Zoning Ordinance. However, significant areas of landscaping are provided at on-grade lots, and space for this landscape development is increased by maximizing the use of small car spaces.

The Master Plan incorporates three approaches to parking: conventional on-grade parking lots, parking structures and subterranean lots under buildings. The landscape treatment of these three approaches should generate a pleasant setting for each building, which is consistent with the overall character of Sierra Point.

The subterranean lots could be created by partially depressing the lots and partially raising the buildings. Landscape treatment would be essential to screen the "garage" and to create a sense of contact between the groundplane and the building. A foundation planting concept involving tree planting and landforms is one method for achieving this objective. In addition, the growth of the plant material and the height offered by landforms would help to counter the settlement that is predicted to occur.



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Landscape treatment of parking lots will be twofold. First, the lots will be screened from the roadways by mounds and trees. Secondly, planting islands at each end of a parking bay and the random introduction of planting islands throughout parking areas are utilized to relieve the expanse of asphalt, both visually and physically.

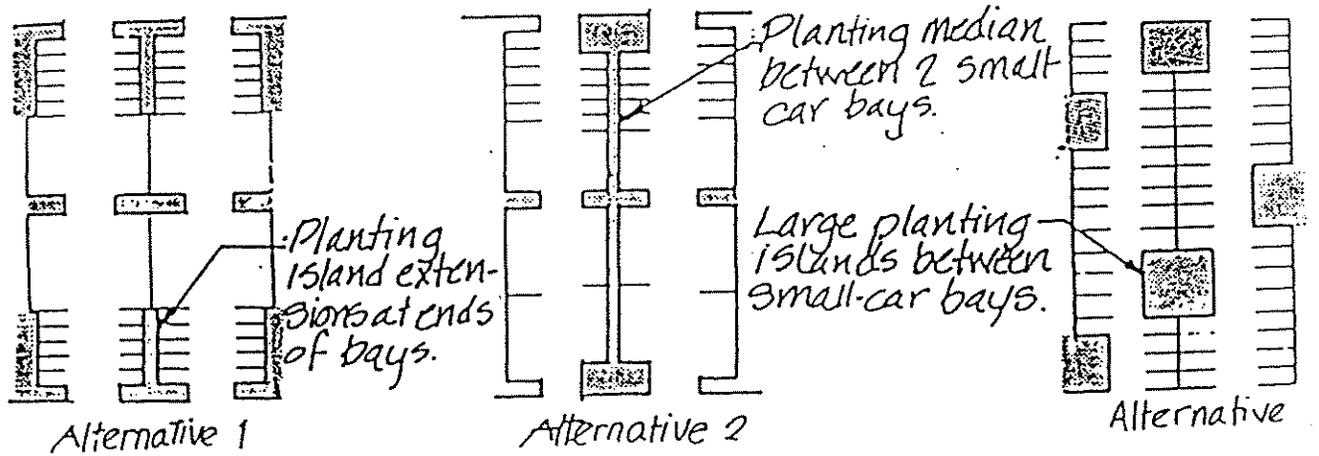
Significant areas of landscaping should be provided at on-grade lots and should be consistent with the overall character of Sierra Point. Space for this landscape development could be increased by using small car stalls. The result would be a 12% increase of land otherwise used for parking, which is then available for landscape development. While utilization of this land is possible in a number of ways, three approaches are illustrated below. The use of compact spaces is encouraged to gain additional landscape spaces and to improve the circulation system.

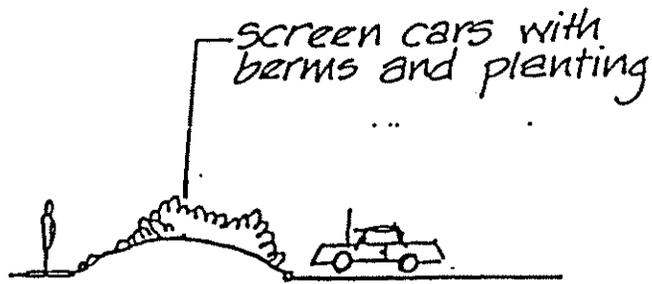
Use of planting islands within the parking lots at Sierra Point is recommended for providing a planting medium for parking lot plantings. The islands would allow tree massing, negating the detrimental effects of wind on the site. Massing of trees, as opposed to single tree planting, allows the trees to support and protect one another. Additionally, massing provides greater visual impact of vegetation within the parking lots.

See figure on following page.

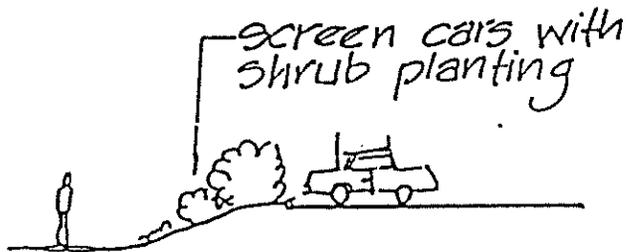
Ease of access by the automobile and by foot is a criterion for the layout and internal organization of the lots. Prototypical design treatments, therefore, would minimize the number of driver decisions in reaching a parking stall and maximize pedestrian flow towards buildings.

Ease of accessibility for the disabled should also be addressed by provision of handicapped-accessible stalls and ramps designed and located per State Title 24 standards. Facilities should also be provided for bicycle parking within each parcel.

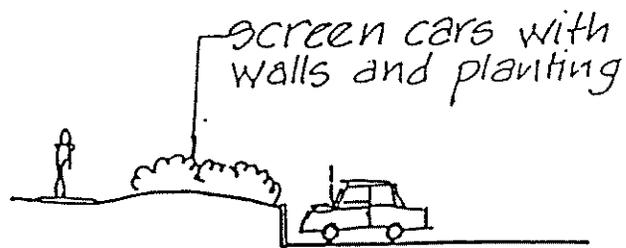




Alternative 1



Alternative 2



Alternative 3

Parking Lot Screening
Alternatives

Public access infers public parking within Sierra Point. At present, the link to Fisherman's Pier to the north is projected to generate parking needs within Sierra Point. Adequate parking spaces, at the northern point of connection to the Sierra Point bayfront pathway will be reserved to meet the weekday needs of those using Fisherman's Pier. In addition, adequate parking stalls shall be reserved at the southern public access focal point. On weekends, parking within the empty lots of Sierra Point and the public parking within Brisbane Marina is expected to more than fill the public parking need for adjacent recreational facilities. Weekday shared use of the public parking by the adjacent office and/or hotel development may be formally recognized through Planning Commission approval of modifications to the parking regulations, as provided by the Brisbane Municipal Code.

Definition of parking lot entries is important to the sequence of arrival. Progression from a parkway-like roadway to an asphalt parking lot with planting islands necessitates a transition, which accommodates landscape development and pulls the character of the roadway into the parking area. At major entries to parking lots, the recommended prototypical design treatment calls for a roadway cross-section as depicted below. Two 12-foot lanes should be separated by a median and flanked by 15 feet of space devoted to landscaping. Where a public access route occurs along the entry drive, 20 feet should be devoted to the 8-foot wide path and landscaping. This treatment should occur for a minimum of 60 feet into the parking area, allowing stack-up space for 3 cars both in the ingress and egress to the lot. Curbs or headers should be utilized to define the sides of the entry drive and the median.

At entries of minor importance (i.e., where there is not the full turning freedom offered by median breaks) the recommended design treatment calls for 40 feet of entry drive landscaping within 15 feet on both sides of the 24-foot drive with no median. Forty feet would allow stack-up space for 2 cars, sufficient for a right-turn-only entry and exit. Curbs or headers are again suggested to define the drive.

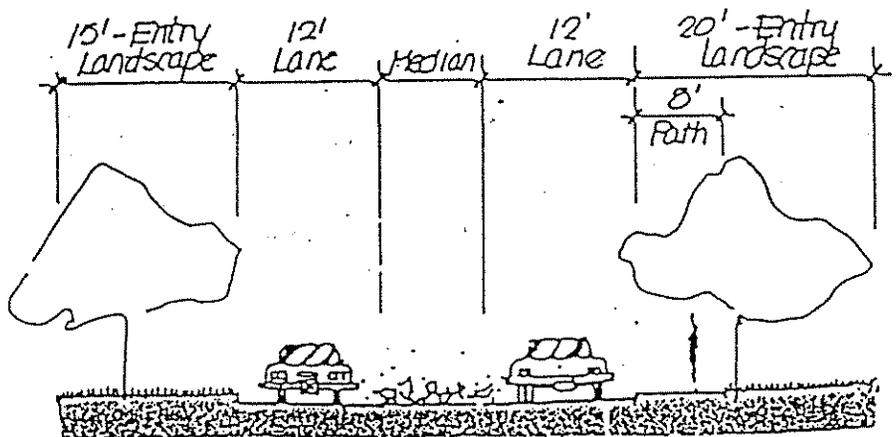
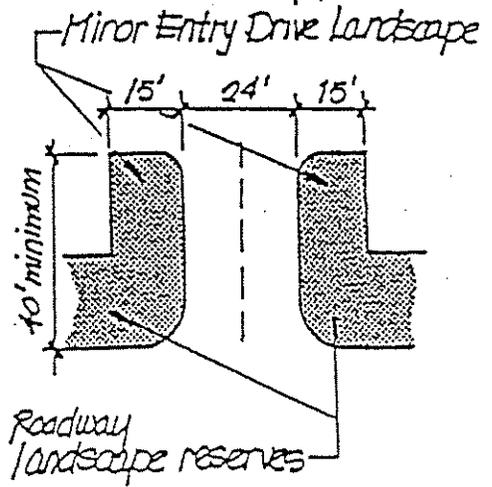
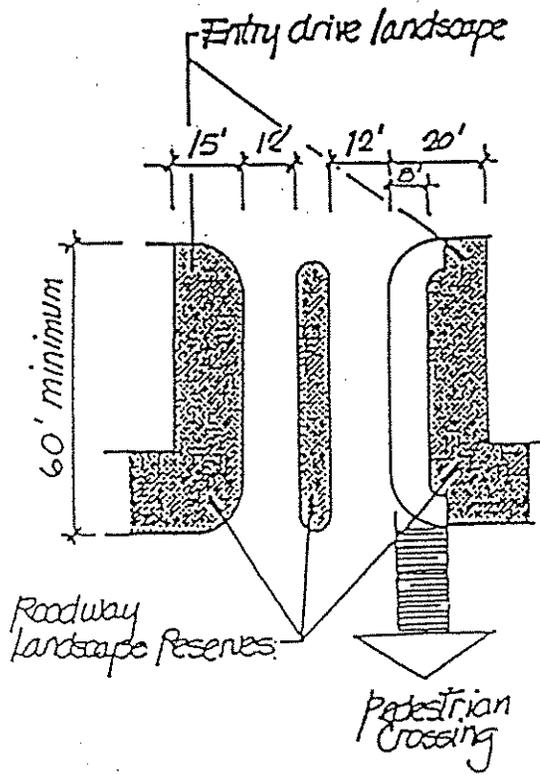
Refer to the following section for parking within the 100 foot shoreline band.

Parking

Guidelines:

1. Provide landscape development around the subterranean garages to visually screen as well as to establish contact between the groundplane and the building.
2. Take advantage of the maximum ratio of small car stalls to standard size car stalls.
3. Introduce planting in the on-grade lots in planting islands, massing where possible.
4. Provide parking for the disabled in accordance with State regulations.
5. Provide parking for bicycles.
6. Designate adequate parking spaces for public use within Sierra Point, at both the northern and southern public access focal points and at the northwest inner corner providing public access to Fisherman's Pier.
7. Encourage use of public parking within the Brisbane Marina.
8. Screen cars through use of planted earth berms, shrubs and walls.
9. Provide a minimum 15-foot strip of landscape along both sides of major entries as well as a median into the parking area.
10. Provide a minimum 15-foot strip of landscape along both sides of minor entries extending a minimum of 40 feet into the parking area.

See figure on following page.



Water's Edge

Water's Edge

The Bay edge is an important aspect of Sierra Point. The Bayfront provides an attraction, both physical and mental to those working in and visiting Sierra Point. This attraction is reinforced by a continuous landscape matrix, which allows movement to and from the Bay Edge. Landscape treatment of this area is of primary importance to the overall effect generated by the landscape matrix.

The spatial quality of the Bayfront is related to the proximity of the buildings fronting the Bay. These buildings determine the limit of Sierra Point. Modulation of this building edge by careful placement and varying setbacks from the Bay, is recommended to establish a sense of interplay between the Bay and Sierra Point. In addition, the varying building setbacks, along with planting, would create a variety of spatial sequences along the Bayfront, providing more interesting views to visitors and passers-by than would be provided by a straight building edge.

This interplay between the Bay and Sierra Point should be further developed by placing buildings within the 100-foot band of BCDC jurisdiction. The monotony of building edges held to an arbitrary line would thereby be broken, allowing Sierra Point to modulate into and out of the 100 foot zone. This modulation, in an organized fashion, would establish a variety of spatial sequences at the human scale and would generate greater interest at the building edge.

If a portion of a structure is sited within the 100-foot zone, there must be an equal siting of another portion of its structure behind the 100-foot BCDC jurisdiction line. Forty feet should be the maximum limit to which a building is allowed to penetrate the 100-foot zone - 60 feet from the highest tidal influence line of 5.85 feet.

At this maximum penetration, the structure should not exceed a height limit of three stories. The use of setbacks and height limits would reduce the apparent mass of a structure penetrating the BCDC zone and maintain a sense of openness along the Bayfront.

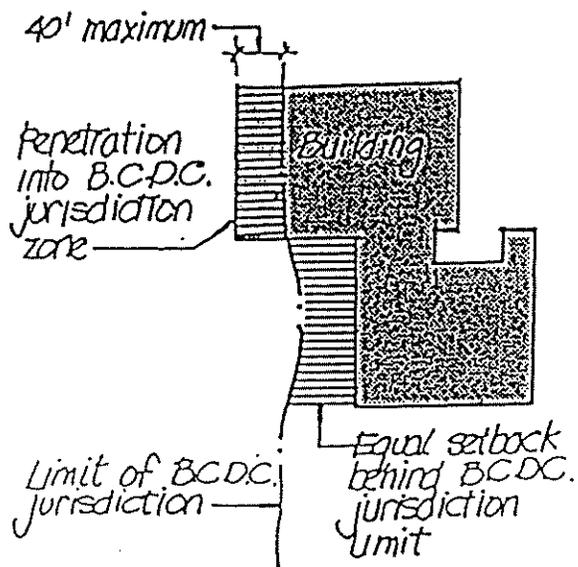
The purpose of landscape in the Bayfront area is fivefold: first, to soften the edges created by adjacent structures; second, to define spaces creating a sequence of spatial experiences along the Bayfront; third, to provide a gradual transition between spaces; fourth, to screen obtrusive elements in the Bayfront area and finally to frame views from the roadway of the Bay.

A prototypical treatment for the Bayfront should utilize landforms and tree plantings to soften the building edge while preserving and framing views. Landforms and tree plantings should also be used to define spaces. A 10-foot wide pedestrian and bicycle path, which casually winds along the Bay would pass through these spaces, bringing a human dimension to the Bayfront.

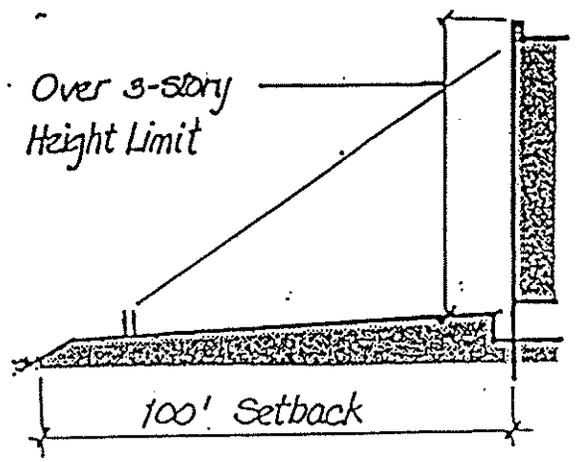
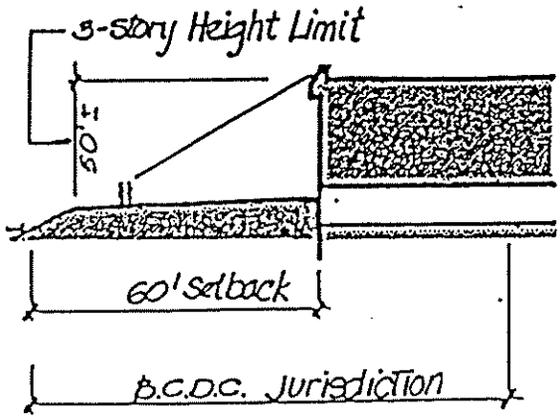
See figure on following page.

At several places along the waterfront, areas of higher use activity should be developed at the terminus of axis or intersections of major public access routes. A prototypical treatment for such an area would provide an expanded area for people interaction in contrast to that offered by the linear path. Site furnishings such as benches, bike racks and trash receptacles should be carefully placed along the path at these focal points to maximize the user potential (see Public Access Plan).

Where parking areas penetrate the 100-foot zone, a 15-foot minimum planting area for trees and shrubs should be provided on all sides of the parking, still allowing a corridor of 15 feet for the 10-foot pedestrian and bicycle path. Additionally, where parking occurs adjacent to a structure held back from the Bay, landscape should be used to create a gradual transition from the building edge to the one created by the planting screen surrounding the parking area. Landforms and tree plantings could be utilized to generate this transition while at the same time providing a larger buffer and screen of the parking. As it is equally important to maintain view corridors from the interior of Sierra Point, planting will be held back at public access connectors to allow unobstructed views of the Bay.



21 A



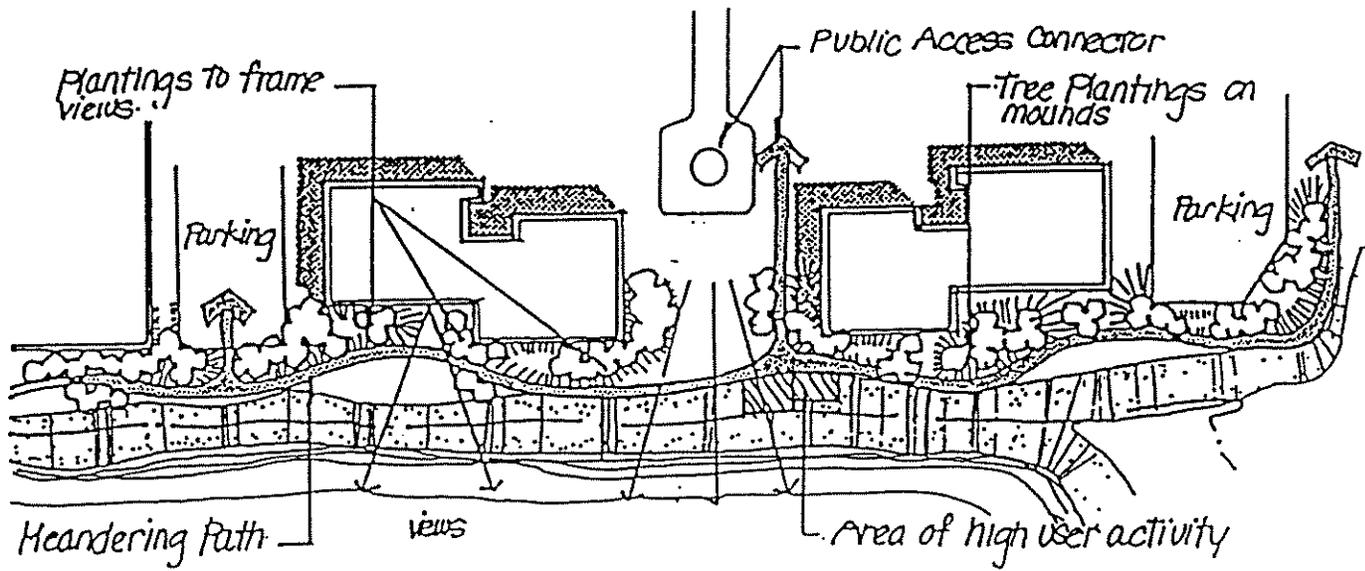
21B

Water's Edge

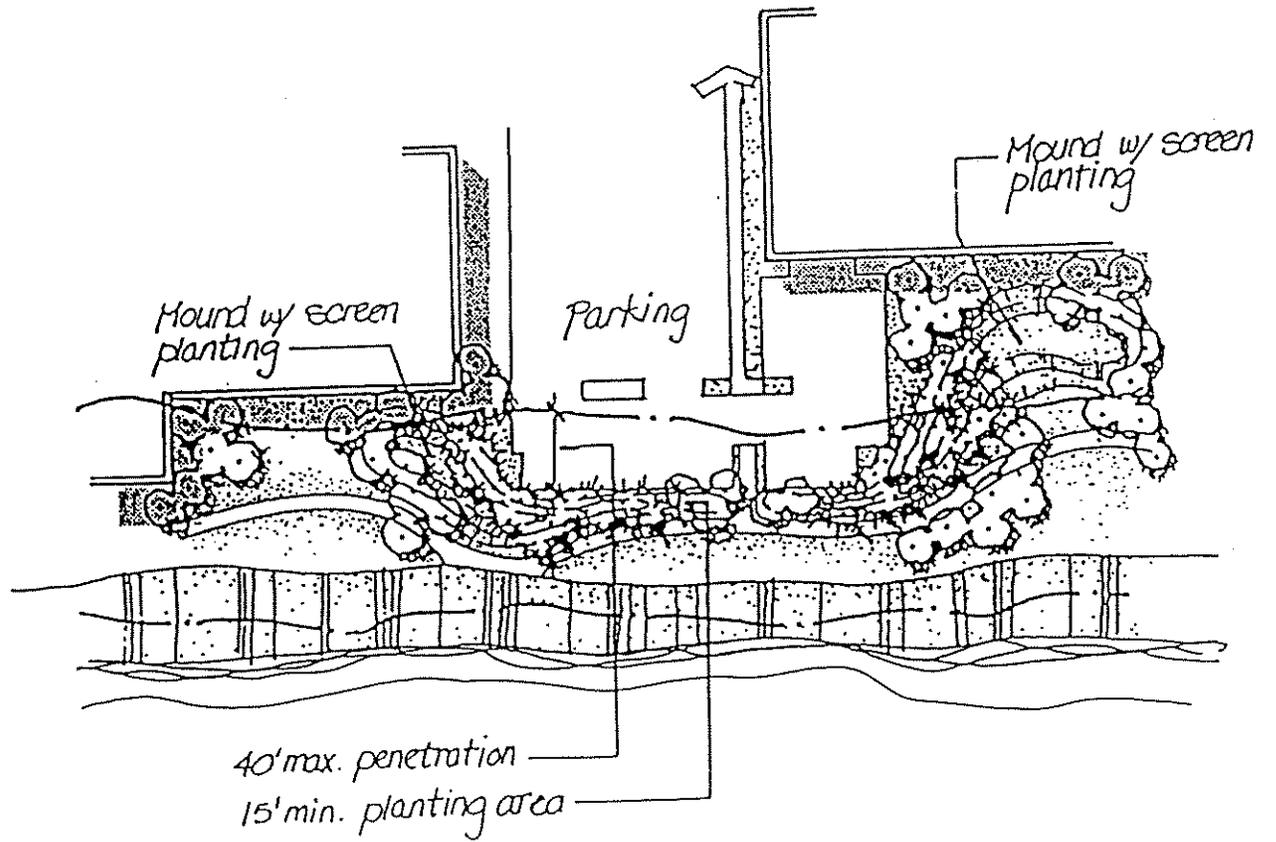
Guidelines:

1. Allow buildings to penetrate an appropriate amount into the 100-foot band of BCDC jurisdiction.
2. Limit the height of buildings penetrating the 100-foot jurisdiction line to three stories.
3. Utilize plantings and landforms to soften the building edge, screen parking areas, yet preserve and frame view corridors.
4. Provide activity nodes at focal points, providing expanded areas for interaction.
5. Allow parking to penetrate an appropriate amount into the 100-foot band of BCDC jurisdiction.
6. Provide a minimum 15 feet of planting area on all sides of parking penetrating the 100-foot band of BCDC jurisdiction, where views are not obstructed.

See figure on following page.



22 A



22B

Public Access and View Corridors

Public Access and View Corridors

Provisions of public access to bodies of water is felt to be so necessary that it is required to be included in all subdivisions that front on water. Public access along the periphery of Sierra Point is required to be consistent with the San Francisco Bay Plan and with the goal of the City of Brisbane to achieve public access along its entire shoreline.

Vehicular public access should be provided by the road system within Sierra Point. Physical access to the Bay can be provided by designating public parking areas, turnaround and overlook areas, and pathway connections to the Bayfront landscaped areas. The road system would also allow direct public access to the recreation areas at the Marina.

Visual access to the Bay can be provided by designated view corridors. These corridors can also serve to direct pedestrians and drivers from the inland area toward the public access provided at the Bayfront. No portion of any building or ancillary structure (excluding utility boxes no more than 6 feet in height) shall intrude into the view corridors, so as to maintain Bay sightlines down the bayward lanes of specific streets and driveways, as well as pathways. Tall shrubs and trees will be held back from the corridors to allow unobstructed views of the Bay and possibly to frame or direct the views.

Public access also is an important aspect in making Sierra Point a pleasant and efficient environment. Access is important in two respects: first, as a means of providing pedestrian and bicycle movement within Sierra Point; and second, as a means of connecting the interior circulation system to adjacent development.

Throughout Sierra Point an 8-foot wide path could be utilized as a pedestrian route, except along the Bayfront where 10 feet would be the minimum standard. This greater width could accommodate emergency access and maintenance vehicles.

As detailed in the Roadway Landscape section, pathways could be located within the 16-foot right-of-way proposed for landscape development. Connecting pathways could tie the street pathways to those along the Bayfront to complete the circulation system. The entire system could provide continuous pedestrian and bicycle circulation throughout the development.

Along the loop road, the path should be placed on the outer side of the roadway and adjacent to the landscape reserve. This placement would direct pedestrian movement outward and ultimately to the Bayfront pathway. Crosswalks to connecting pathways should be located to minimize pedestrian-automobile conflict. Use of the pathway along one side of the roadway would allow greater flexibility for use of the 16 feet of road right-of-way.

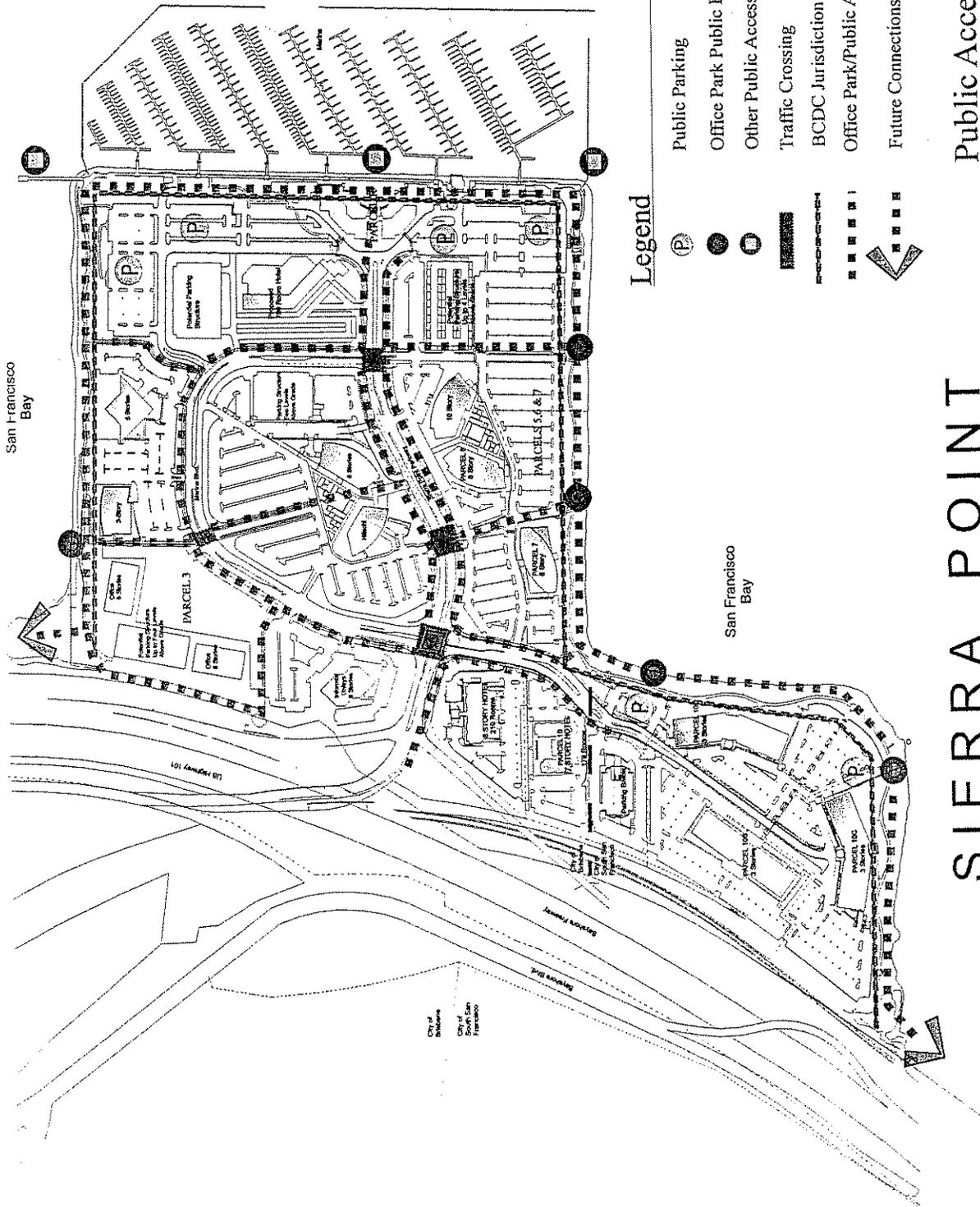
Public access connections to adjacent developments are equally important to Sierra Point as the public access routes within the development. Sierra Point provides a link in the overall framework of public access pathways along the Bay. To the north, the Bayfront pathway should tie into the existing path along Fisherman's Park allowing access from Sierra Point on the south and Candlestick Park on the north. To the south, the Bayfront pathway should offer connections to, at some future date, Oyster Point Marina. To the west, the Bayfront pathway should connect with a pathway from the City of Brisbane. This pathway and its link to the Sierra Point park system would be the key to Bayfront access from areas west of U.S. 101. This route would be one of the few along the northern San Mateo County shoreline allowing access across the freeway.

Materials suggested for the pathways include asphalt pavers and compacted gravel. Selection of material would depend upon the context in which the pathway is placed. At intersections, interlocking pavers should be used for strength and resilience to traffic as well as offering a treatment, which defines the path and ties it across the roadway. In most situations within Sierra Point, the pathway should be asphalt, a material allowing safety for bicyclists and the plasticity necessary to compensate for settlement problems, except where the Public Works Director determines that concrete shall be used instead.

Public Access and View Corridors

Guidelines:

1. Utilize a continuous 8-foot pathway throughout the site for public access, widening it to 10 feet along the Bayfront.
2. Provide connections to existing public access pathways in adjacent developments.
3. Use asphalt, modular pavers and compacted gravel for pathway materials, except as determined otherwise by the Public Works Director.
4. Provide parking for the public at key connections to the Bayfront.
5. Locate parking stalls, structures and landscaping to maintain visual access to the Bay as much as possible.
6. Align major view corridors where possible at the turning points of the primary street loop system to continue visual and physical access to the Bay from the public thoroughfare.



San Francisco Bay

San Francisco Bay

Legend

-  Public Parking
-  Office Park Public Focal Points
-  Other Public Access Focal Points
-  Traffic Crossing
-  BCDC Jurisdiction Line
-  Office Park/Public Access Pathways
-  Future Connections

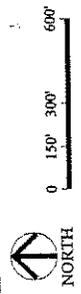
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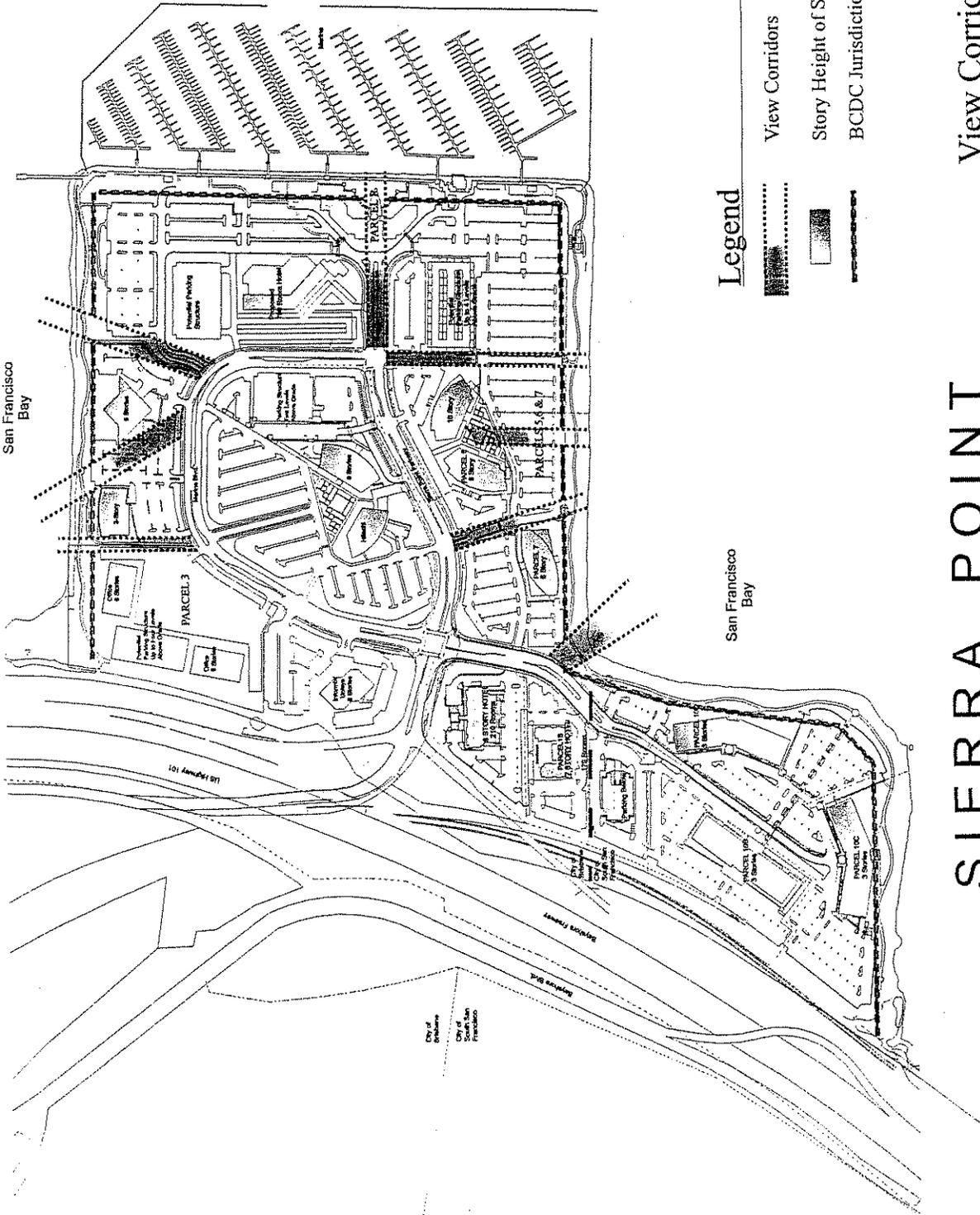
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Brisbane & South San Francisco, California

SIERRA POINT

Public Access Plan





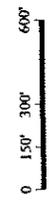
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Brisbane & South San Francisco, California

SIERRA POINT

View Corridors



Architecture

Architecture

The purpose of these architectural guidelines is to assist in the creation of an integrated development, which will have a strong identity. These general guidelines are meant to ensure design continuity, but not to restrict creativity. Departure from the guidelines should be made only after careful evaluation.

Sierra Point must be a development for both the public and private users; it must create the ambience of both an office park and a public/recreational area, and should be developed with careful planning through the use of an integrated conceptual plan.

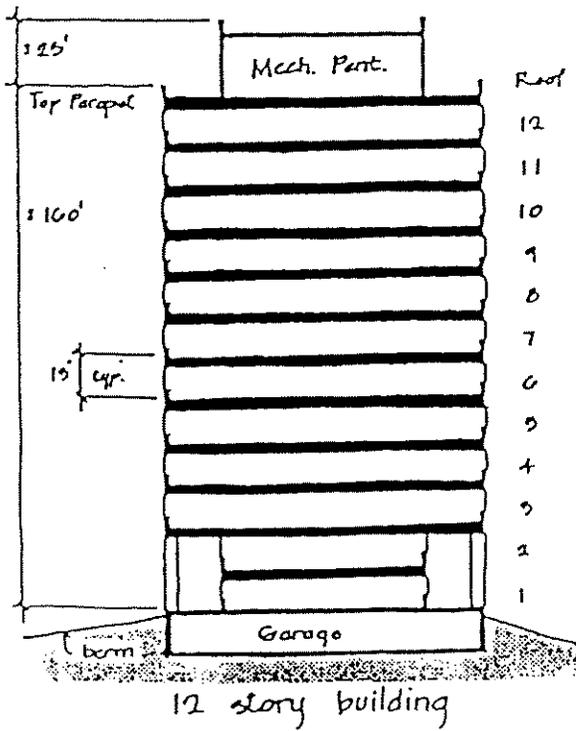
Overall Design Concerns

Sierra Point is planned as a harmonious, comfortable and inviting work environment. The landscaping, graphics and lighting will be unifying elements for the site and the appearance of the buildings and their architecture will make an overall contribution to the public's perception of Sierra Point.

The buildings will take on a variety of configurations but in all cases, each building will be compatible with others within the development. The architecture will reflect a balance of diversity in form and materials and uniformity in function, scale and style, with exceptions as appropriate for buildings designed for uses other than offices. The buildings within the development will be interrelated by the repeated use of several design features.

The architectural design should be creative with an approach that juxtaposes elements while creating a well composed design. The location of buildings as well as the building type and function should require different design concerns for each structure. This differential treatment must be purposeful, but within a certain range of choices. For example, proximity to the Bay requires particular sensitivity to the water's edge, while buildings near the entrance could be distinctive. Yet, continuity among all elements is also necessary, and will be provided

See figure on following page.



by repetition of certain design elements, style, use of materials, etc. The following criteria should be adhered to:

Differential Treatment in Different Areas:

Buildings should be clustered, yet the individual identity of each building maintained. Buildings closest to the Bay should provide public space and open plazas related to the shoreband.

Building setback lines which undulate towards and away from the Bay around the 100' shoreband, are more aesthetically pleasing than a continuous setback line. This undulation allows for a varying landscape treatment and a distribution of parking so that parking does not come between the buildings and the shoreband.

The design should provide for a mix of building heights, styles, and planning that conveys an inviting and attractive profile to passing traffic from both land and bay perspectives.

Mass and Scale

The maximum allowed heights of the buildings will vary from five to twelve stories and floor areas from fifteen thousand to thirty thousand square feet. To reduce the mass of each exterior elevation to human scale, several harmonious geometric features will be used. The mass of the buildings will be compressed, chamfered, notched, and sculptured to minimize the buildings' effect on existing views and to maximize views from the buildings.

Form

The style of architecture will be very contemporary with the design stressing grandeur of simple forms. These simple forms, articulated to reduce mass, will be a strong, unifying element of Sierra Point. These same forms should be further articulated by creating exterior balconies, terraces and many corner office spaces, which increase the tenants' contact with the Bay and the Brisbane Marina.

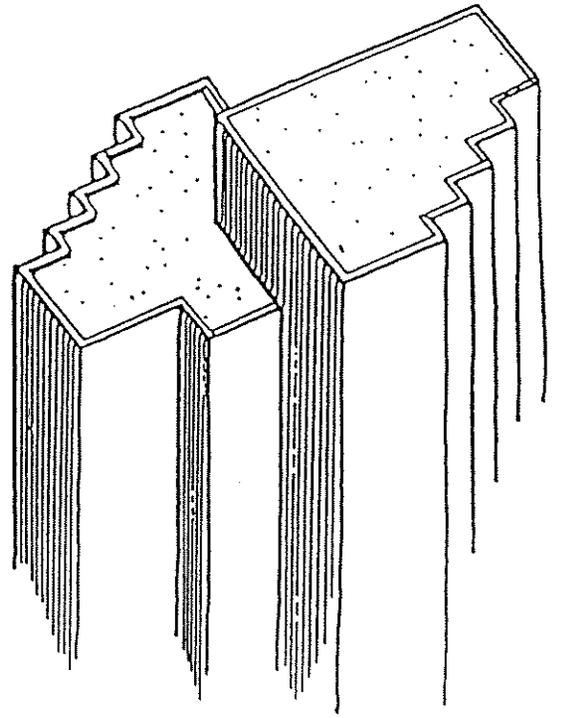
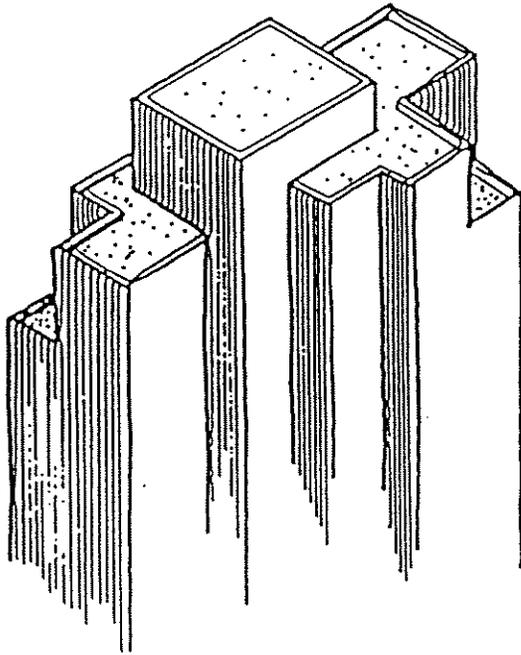
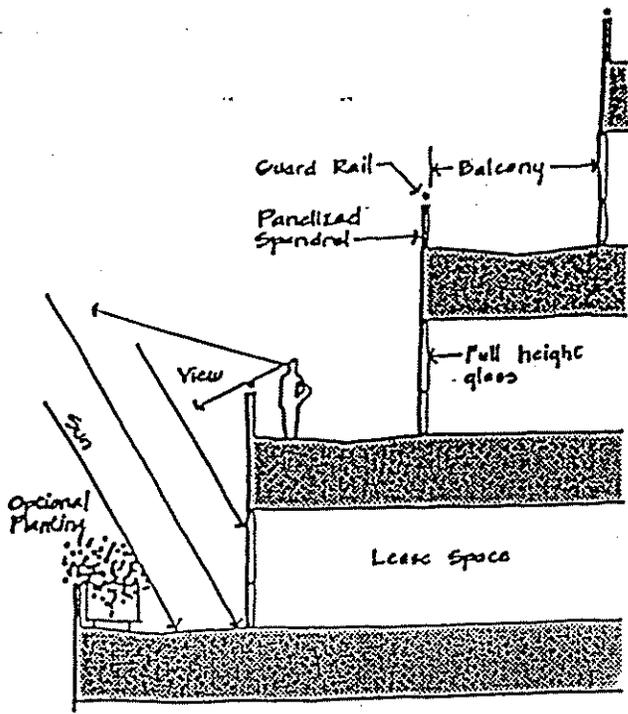
Balconies may step back from floor to floor to reduce the apparent height and mass of the building and to provide more light to the lower balcony surfaces.

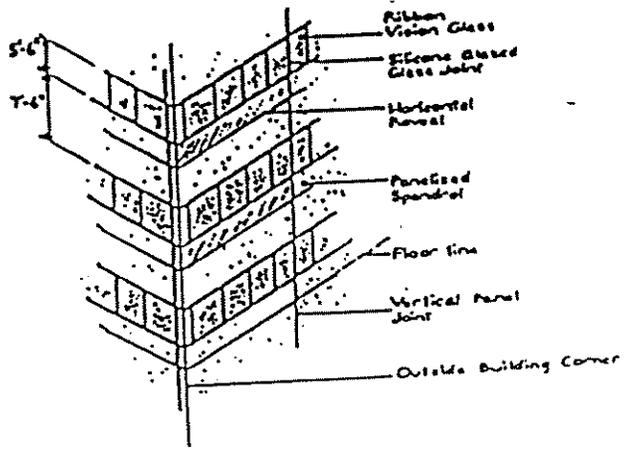
Repetition of Elements – Continuity:

A rhythmic repetition of certain design elements is essential to maintain continuity and the dual office/recreational theme. This repetition will occur in design, landscaping, signing and lighting:

1. Open plazas near the buildings along the Bay should be contiguous to public open space. Design of plazas should provide a transitional zone at the building's edge thereby delineating private space from public space. Transitional elements include arcades, colonnades, steps, benches, or planting.
2. Brick, concrete pavers and wooden decks at the base of the buildings and within plaza areas should serve as an integrating feature throughout the site.
3. Balconies are recommended as a repetitive unifying element on a number of buildings.
4. The clustering and locating of masses should be planned in accordance with the designated view corridors and, in addition, to maintain a minimum distance of 80 feet between buildings located within 150 feet of the Bay's edge.
5. Buildings should be grouped to create substantial plaza areas and to provide opportunities for office users to enjoy the outdoors, as well as to provide places for people to congregate.
6. Groundplane and building mass should be integrated. Berms, mounds, foundation plantings or other screening methods should surround buildings and allow a vertical transition from building form to earth form.
7. A vertical transition should be created from higher buildings in the center of the site to lower heights adjacent to the shoreband.
8. The repetition of materials and colors will foster continuity. The colors will be determined by the type of materials.

See figures on following page.





9. Signing will be utilized to encourage dual use of plaza and parking areas as well as to guide the public to different routes to views, open space areas, plaza areas and to the Marina.

10. Service areas should be screened from walkways, parking areas, plazas, and views from buildings.

Summary of Architectural Guidelines

1. The building architecture will reflect a carefully controlled balance of diversity with a repetition of design features and details, which will foster continuity.
2. The buildings will be articulated to reduce their mass and effect on existing views while maximizing views from the buildings.
3. Major unifying elements in the building design will be featured by simple, sculptured forms with chamfered and notched elevations and exterior balconies and terraces, where appropriate.
4. Continuous horizontal fenestration with tinted or low reflected energy efficient glass must be utilized to take advantage of the spectacular views from the office buildings.
5. The exterior panels forming the building skin will be made of precast concrete, brick, metal or tile veneer utilizing warm earth tones, neutral colors and some pastels. The use of shiny, highly metallic or reflective materials will be avoided.
6. Concrete entry bridges connecting the building entrance stairs with on-grade entry walks must be incorporated to span the landscaped areas.
7. All mechanical equipment and exposed ductwork, utility equipment and trash receptacles must be concealed and screened.

Design Elements

Design Elements

The unique character of Sierra Point and its associated design problems require special attention to details, many of which have been especially developed for this project.

A. Materials

The materials utilized should promote a warm and inviting ambience and insure that Sierra Point will not be formidable to the public. The modern office and accompanying recreational motif can be fostered through the selection of certain materials. The transition to the lower-key scale of buildings near the Bay should also be emphasized by the choice of materials.

Traditional building materials will be used throughout the project. Each of the buildings would have a steel frame structure with a panelized curtain wall system for the exterior. With the steel frames, it is anticipated that office floor to floor heights of approximately thirteen feet will prevail. Therefore, the extent of glass areas will be constant from office building to office building. Continuous horizontal fenestration will be featured to take advantage of the spectacular views. Tinted or low reflectance, energy efficient glass will be utilized.

Alternating bands of glass and warm panels are appropriate for this site, and their use will unify the various office buildings. These exterior panels would be of precast concrete, brick, metal or tile veneer. Specific criteria to be considered with respect to materials are:

1. Buildings should use glass in combination with either brick, wood or concrete. Near the Bay, warmer materials such as brick or wood are preferable.
2. Grey lite 14 or solar-cool grey glass, which coordinates well with these materials, could be utilized.
3. The use of reflective glass should be considered within the context of the development. Its use should be limited and near the shoreband. Exterior glass should not create significant glare.

4. The use of materials must consider the park's adjacency to the Marina and should therefore be coordinated with that parcel. However, as most of the Marina structures will be very small, they will be of a different building type than that of Sierra Point.

5. Durable materials, which require minimum maintenance, are considered appropriate and the range of materials discussed fit this criterion.

B. Building Colors

The buildings will be interrelated by the common use of traditional building exterior colors. Although the various buildings may be encased with different skin materials, the colors and visual perception of all buildings will harmonize with each other.

Building colors will be drawn from a common palette of colors, which are complementary. Warm earth tones, neutral colors and some pastels will be utilized. The use of shiny, highly metallic or reflected materials would be minimized. Accent colors at balcony railings, metal soffits and aluminum windowwalls would be judiciously used to further define the geometry of and add character to each individual building.

C. Building Entrances

Because of unique site soil conditions, all buildings will incorporate similar concrete entry bridges connecting the building entrance stairs with the on-grade interlocking concrete paved entry walks. Entrances, designed to maximize pedestrian flow towards the building, will feature attractive, spacious planters fully integrated into the overall building architecture.

Definition of the entries is important to the arrival sequence. Major building entrances will be articulated to create an inviting, exciting space, which will attract people without confusion.

D. Building Base

Office buildings may incorporate one level of subterranean parking. In such cases, the topmost portion (+30 inches) of the exterior face of the concrete garage will be exposed above grade. This exposed concrete garage wall will be visually interpreted as a base or pedestal from which the building rises. The repeated use of this base with horizontal reveals, creates light and shadow effects which will act as a unifying architectural element. A gradually sloping, landscape area will surround the building and act as a transition space between the parking area and the building face.

E. Equipment

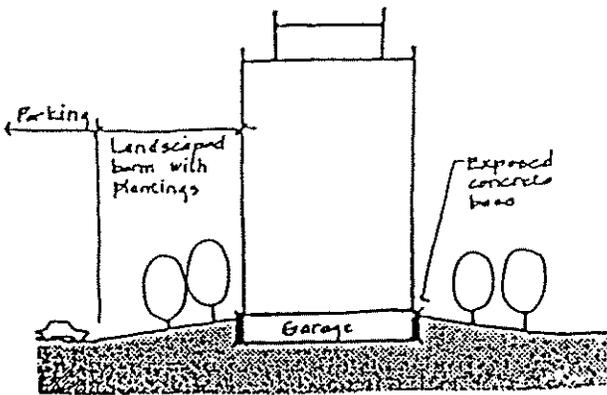
The buildings and surrounding site improvements are highly visible from within the site and from U.S. 101 and Old Bayshore Highway. This visibility due to the openness of the project will require special treatment of mechanical equipment and service areas. Mechanical equipment, exposed ductwork and rooftop equipment, regardless of building height, must be concealed. Trash enclosures, utility meters and other service devices must be located away from building entrances. Utility equipment can be screened by the use of landscaping and trash receptacles enclosed by attractive masonry or wooden enclosures.

F. Lighting

Lighting should be chosen to fit the context of this development. Specific materials are encouraged, but variations can occur if necessary to insure compatibility with the design development. In addition, the selected fixtures, if maintained by Pacific Gas and Electric, must be acceptable to their maintenance division.

Color corrected high-pressure sodium lamps are recommended for the roads and parking lots. In the pedestrian areas, especially along the Bay edge, a metal halide lamp is recommended.

Lighting must be adequate for night-time activity, with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the property.



36A

Guidelines:

1. Generally, the light source should be a "cut-off" type fixture, i.e., one that reflects light downward and out, rather than upward.
2. The fixture should be in proportion to the standard to which it is attached.
3. The shape of the fixture should have simple, clean lines.
4. The fixtures should be compatible with the various styles of architecture.
5. Street lighting standards should be 30 feet in height, tapered round steel, painted black in color.
6. Light standards in parking lots should be 16-30 feet in height and consistent throughout the entire Office Park. Poles should be square, painted brown or black in surface parking areas and white in parking structures.
7. Pathway lighting can vary from simple step lights, bollard lighting and pathway standards to a maximum height of 15 feet.
8. Appropriate lights such as up-lighting should be incorporated to accent planting and other landscape or architectural features without casting glare or creating a safety hazard to passing pedestrians.

G. Signage

Signage shall be consistent with the sign programs adopted by the City of Brisbane for Sierra Point.

H. Plant Materials

Following BCDC's recommendations, native plant species will be utilized from the Bayfront path to the shoreline with a transition zone from the Bayfront path to the 100-foot shoreline band boundary.

The following plant list has been compiled for recommended use as ornamental landscaping inland from the 100-foot shoreline band. A major concern in the selection of plant material has been the adaptability of plants to the bayfront wind and fog conditions. A second consideration is the tolerance of the plants for the poor soils and drainage associated with landfill sites. Emphasis has been placed on plant materials, which have done well in similar conditions around the Bay. This plant list is meant to be representative rather than all inclusive. Depending on the conditions and desired landscape effect, additional plant materials, especially "native" materials, should be carefully considered.

For any plant to survive, adequate soil depths must be provided over landfill, to act as a buffer between plant roots and refuse. Turf and ground cover areas require a minimum depth of 2 feet of soil on top of the sealant layer. Shrub and tree areas should have a minimum depth of 3 feet of soil.

Trees:

Botanical Name

Common Name

Aesculus californica	California Buckeye
Agonis flexuosa	Peppermint Tree
Alnus rhombifolia	White Alder
Casuarina cunninghamiana	River She Oak
Ceratonia siliqua	Carob Tree
Cupaniopsis anacardioides	Carrot Wood
Eucalyptus (excluding camaldulensis, globulus and pulverulenta)	N.C.N.
Koelreuteria paniculata	Goldenrain Tree
Liquidambar styraciflua	Sweet Gum
Malus baccata mandschurica	Siberian Crabapple
Melaleuca armillaris	Drooping Melaleuca
Melaleuca leucodendron	N.C.N.
Melaleuca nesophila	Pink Melaleuca
Melaleuca stypheliodes	N.C.N.
Metrosideros excelsus	New Zealand Christmas Tree
Nyssa sylvatica	Sour Gum
Pinus canariensis	Canary Island Pine
Pinus eldarica	Mondell Pine
Pinus halepensis	Aleppo Pine
Pinus muricata	Bishop Pine
Pinus pinea	Italian Stone Pine
Populus nigra 'Italica'	Lombardy Poplar
Salix babylonica	Weeping Willow
Ulmus parvifolia	Chinese Elm
Ulmus pumila	Siberian Elm
Washington robusta	Mexican Fan Palm
Washingtonia filifera	California Fan Palm

Shrubs:

Botanical Name

Common Name

Abelia species	Abelia
Agapanthus africanus	Lily of the Nile
Arbutus unedo	Strawberry Tree
Arctostaphylos species	Manzanita
Baccharis emmerri	Broom
Callistemon citrinus	Lemon Bottlebrush
Cassia coquiembensis	Senna
Cistus purpureus	Orchid Rockrose
Dodonea viscosa 'purpurea'	Hop Bush
Escallonia 'Jubilee'	N.C.N.
Escallonia rubra	N.C.N.
Griselinia littoralis	N.C.N.
Hakea species	N.C.N.

Common Name

Hebe species
Juniperus species
Melaleuca species

Moraea iridiodes	N.C.N.
Myoporum insulare	Juniper
Myrica californica	N.C.N.
Nerium oleander	African Iris
Pittosporum crassitollum	N.C.N.
Raphiolepis indica	Pacific Wax Myrtle
Rhamnus californica	Oleander
Rosmarinus officinalis	N.C.N.
'Collingwood Ingram'	Pink India Hawthorne
Weigela 'Bristol Ruby'	Coffeeberry
Xylosma congestum	Rosemary

Groundcover:

Achillea tomentosa	N.C.N.
Agapanthus 'Peter Pan'	Shiny xylosma
Arctostaphylos species	
Baccharis pilularis 'Twin Peaks'	
Coprosma kirkii	Woolly Yarrow
Drosanthemum floribundum	Dwarf Agapanthus
Euonymus fortunei	Manzanita
Gazania	Dwarf Coyote Bush
Hypericum calycinum	N.C.N.
Juniperus species	Rosea Ice Plant
Lampranthus spectabilis	N.C.N.
Myoporum parvifolium	N.C.N.
Osteospermum fruticosum	Creeping St. John's-Wort
Rosmarinus officinalis 'Prostrata'	Juniper
Trachelospermum jasminoides	Ice Plant
	N.C.N.
	African Daisy
	Dwarf Rosemary
	Star Jasmine

Irrigation

Within Sierra Point, irrigation systems should be designed to recognize the problems of settlement associated with landfill sites. Plastic pipes, which are relatively flexible and noncorroding, are recommended. Flexible fittings, such as 'accordian-type' couplings, can be utilized to compensate for movement. Irrigation pipes should be laid in trenches that are backfilled with sand or gravel and covered with a soil layer.

The use of a drip irrigation system is recommended for shrub and tree areas. The problems of wind and soil dehydration associated with coastal conditions are reduced by an emitter system. The deep watering provided by this type of system can help leach toxic salts from the soil.

Use of Guidelines

Use of Guidelines

These Guidelines have established standards of quality for development at Sierra Point. Adherence to these standards by implementation of the treatments outlined in these Guidelines will ensure a development, which will be an asset to the City of Brisbane. A high quality environment will provide an attraction to potential tenants, making Sierra Point competitive with other developments in the area.

The Guidelines are meant to be used as a tool to ensure that Sierra Point meets the requirements of various public and private bodies involved in its development. These bodies include:

1. BCDC - which will hold the Guidelines as standards by which to judge compliance with permits and the Bay Plan.
2. City of Brisbane - which, in addition to utilizing its municipal code and other applicable regulations, will use the Guidelines as a basis for reviewing subdivision and building plans in achieving coordinated development within Sierra Point.
3. Lenders - which will use the Guidelines as a measure of quality and, therefore, marketability of the development.
4. The Developer - which will use the Guidelines to attract tenants who understand the need to contribute to a unified development increasing its level of quality.
5. The Consultants - who will use the Guidelines as a basis for implementation of specific plans ensuring a quality development.

The Design Guidelines, because they are guidelines, only set direction for an integrated and cohesive development and are not themselves regulations. However, for a successful and high quality product, it is imperative that a commitment be made by all involved not only to comply fully with all applicable regulations, but to follow the standards and treatments outlined in these Guidelines. Departure from these Guidelines should be made only after careful evaluation.

Appendices (Are Not Attached)

A. City Parking Standards

B. City Sign Program

**CITY OF BRISBANE
LANDSCAPING REQUIREMENTS
AND GUIDELINES**

Attached are the following:

- Zoning Ordinance Landscaping Requirements—Brisbane Municipal Code (BMC) Chapter 17
- Landscape Plan Processing by the City
- Excerpts from the 1994 General Plan
- Landscape Maintenance Agreement
- Water Efficient Landscape Ordinance (No. 382)
- Water-Conserving Plants & Landscapes for the Bay Area (EBMUD)
- Drought Tolerant Plants (Sunset's "New Western Garden Book")
- Northeast Ridge Plant Palette Review (Sasaski Associates, *et al.*)
- California Native Plant Society Comments on Northeast Ridge Planting List
- A Flora of the San Bruno Mountains (McClintock, *et al.*)
- California Natives (Sunset Magazine)
- Exotic (Invasive) Species (The California Native Plant Society)
- Escaped Exotics ("Landscape Plants for Western Regions;" CNPS/TRA)
- Landscaping Maintenance Best Management Practices (STOPPP)
- City of Brisbane Tree Regulations (Ord. No. 413)
- City of Brisbane Street Tree List
- Potential Alternatives to Monterey Pine
- Landscaping in the I-Zone Urban/Wildland Interface (Gilmer/Slaughter)
- Brisbane Fire Department's List of Vegetation Fire Characteristics & Comments on Northeast Ridge Fire Buffer
- Planting for Fire Safety (Sunset)
- Landscape Requirement for Landfill (San Mateo County Health Services Agency) with excerpts from Potential for Woodland Establishment on Lanfill Sites (Dobson & Moffat)
- A Bay Shoreline Landscape Guide (BCDC)

The attached lists must be cross-checked. Some plant species may, for example, be drought-tolerant but invasive, and thus should not be used in situations where they could spread to nearby native habitats. In the case of Sierra Point, the percentage of the site that must be landscaped per the Site Design Guidelines is higher than indicated in the O-A District regulations. The Site Design Guidelines also contain a list of Plant Materials (not included here) that should be cross-checked with the following.

**ZONING ORDINANCE LANDSCAPING REQUIREMENTS
BRISBANE MUNICIPAL CODE (BMC) CHAPTER 17**

R-1 DISTRICT

All new houses on downslope lots (with average slope of 20% or more descending from the street) shall be landscaped with at least 3 trees, in addition to shrubs, for screening purposes. The trees and shrubs shall be planted within 20 feet of the rear of the house per landscaping plans approved by the Planning Director.

BMC Section 17.08.030.B

R-2 and R-3 DISTRICTS

For all properties, 50% of the required front setback shall be irrigated landscaping. For new houses on downslope lots (with average slope of 20% or more descending from the street), at least 3 trees, in addition to shrubs, shall be planted for screening purposes within 20 feet of the rear of the house. For structures with 3 or more units, 10% of the entire lot area shall be irrigated landscaping. Plans for landscaping and water-conserving irrigation systems must be submitted for approval. The Planning Director may approve nonirrigated drought-tolerant landscaping alternatives.

BMC Sections 17.10.030.G and 17.12.030.G

C-1 and C-3 DISTRICTS

Landscaping requirements shall be established in a Specific Plan to be adopted by resolution of the City Council for the parcels proposed for development.

BMC Sections 17.13.040 and 17.15.040

C-2 and SCRO-1 DISTRICTS

10% of the gross lot area shall be in irrigated lawn, shrubs or trees.

BMC Section 17.14.030.F and 17.16.040(g)

O-A DISTRICT

At least 20% of the gross lot area shall be landscaped.*

BMC Section 17.18.030.F

*25% per page 11 of the Site Design Guidelines for Sierra Point.

TC-1 and M-1 DISTRICTS

15% of the gross lot area shall be in irrigated lawns, shrubs or trees.

BMC Sections 17.19.040.F and 17.20.030.F

P-D DISTRICT

Landscaping shall be consistent with the Planned Development Permit approved by the Planning Commission.

BMC Section 17.28.040(a)(9)

When must landscape plans be reviewed by the City?

Landscape plans must be submitted for all new/replacement landscaping of over 1,000 sq. ft. for all private development projects (except single-family and duplex developments on lots of record) to demonstrate compliance with the Water Efficient Landscape Ordinance (BMC Chapter 15.70, see attached Ordinance No. 382).

Applications for Design Permits required per BMC Section 17.42.020(a)(3) & (4) must include landscaping plans which provide "...landscaping to complement the buildings and structures...separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy..." per BMC Sections 17.42.040(e) & (g).

Applications for Tentative Subdivision/Parcel Maps must include a plan for street trees and other landscaping per BMC Section 16.16.070.D. BMC Section 16.16.030.25 requires that Tentative Subdivision/Parcel Maps show all trees with a trunk diameter of 4 inches or greater measured 3 ft. above existing grade.

Applications for Grading Permits must include interim and final erosion and sediment control plans which may include landscaping per BMC Sections 15.01.093.B and 15.01.094.D.

Proposed landscaping within the public right-of-way must be reviewed by the Public Works Department per BMC Section 12.12.060. Rock and similar non-vegetation landscaping treatments will not be permitted within the right-of-way.

What should landscape plans submitted to the City include?

Landscape plans must be drawn to scale and must show species, size (in gallons, box size or, for existing trees, circumference measured 24 inches above grade), number and location of all proposed and existing plantings.

Irrigation plans must demonstrate compliance with BMC Section 15.70.030.B, include certified backflow prevention devices, and specify water meter sizes.

In order for credit for landscape coverage to be considered for non-vegetation landscaping treatments (e.g., rock gardens) when located within a tree's dripline, the extent of the dripline must be indicated on the plans.

The amount of materials being brought in and/or removed should be identified by cubic yards on the plans. A Grading Permit may be required by the Public Works Department per BMC Sections 15.01.080, 15.01.084.C and 15.01.084.D. A Grading Permit is required for: excavation which exceeds 5 cubic yards, or which is at least 2 ft. deep, or which creates a cut slope steeper than 2:1; and for fill which exceeds 5 cubic yards, or which is at least 1 ft. deep, or which is on a slope of at least 5:1.

What are typical requirements for approval of landscape plans?

Landscaping plans must comply with the General Plan (see attached).

Certified backflow prevention devices are required for landscape irrigation systems per Uniform Plumbing Code Sections 1001-1003.

A Landscape Maintenance Agreement for the continued maintenance of required landscaping must be signed by the applicant/property owner prior to issuance of any City permits, per BMC Section 17.32.250 (see attached).

A Heritage Tree Permit is required to remove any oak, laurel or buckeye tree, or any tree of any species which has a trunk with a circumference of 30 inches or more measured 24 inches above natural grade, or any tree the removal of which would necessarily cause the destruction of adjacent healthy trees, or any specifically-designated historically-significant tree.

Selected Policies and Programs
LANDSCAPE AND HERITAGE TREES

Land Use

- Program 19c In reevaluating the tree protection ordinance and landscaping requirements, consider the trade off between desirability of foliage versus the preservation of views and sunlight.
- Program 22h Amend the Zoning Ordinance to require that large parking lots be broken up by landscaped areas and parkway strips.
- Policy 29 Retain sufficient open areas between structures to meet safety requirements, protect privacy and provide opportunities for landscaping.
- Program 29a Review the setback, lot coverage and landscape requirements in the Zoning Ordinance to assure adequate open areas in the development pattern.
- Program 29b Adopt new zoning regulations, as necessary, with specific qualifying requirements for open areas and square footage and for percentage minimum standards for all development districts.
- Program 32a Review the Zoning Ordinance for opportunities to retain certain parking and setback nonconformities that contribute to the historic pattern of open areas in Central Brisbane.
- Program 32b Review the parking and setback requirements in the Zoning Ordinance to ascertain how the requirements affect the pattern of open areas and whether amendments to the Code could provide more open areas and landscape along the street right-of-way.
- Policy 33 Keep open areas and opportunities for landscaping along arterial and collector streets by establishing setbacks from the right-of-way.
- Program 34a If safety standards are met, retain and enhance unique features such as rock escarpments, retaining walls, "gateways" (such as the entry to Crocker Park) and historic, aged trees.
- Policy 35 Design new streets to be attractive and comfortable for pedestrians and bicyclists, and to safely accommodate vehicular traffic. Street configuration, landscape and signage should all be considered as they contribute to community character.
- Program 35a Require landscaping along all major arterial streets.
- Program 35b Construct landscaped medians where appropriate in arterial streets.
- Program 35c Use drought resistant, water-conserving non-invasive plants that reflect local character.
- Program 35d Continue to implement a street tree planting and management program and improve it as appropriate.
- Program 35h Consider funding methods, such as landscape assessment districts, to install and maintain improvements within rights-of-way.

Transportation and Circulation

- Program 47b Use landscaped medians and islands whenever possible to direct and channel traffic, and to provide safe separation and visual respite.

Conservation

- Policy 124 Conserve the urban landscape.
- Policy 125 Protect heritage trees.
- Program 125a Refine the ordinance that establishes requirements for protection of heritage trees in the urban setting.
- Policy 126 Continue and refine street tree and public landscape programs.
- Policy 127 Encourage the use of plants that are compatible with the natural flora in landscape programs.
- Policy 128 Encourage the use of native plants in landscape programs that provide food and shelter to indigenous wildlife.
- Program 128a. Encourage conservation groups to provide public information on plants.

Community Health and Safety

- Program 156f Consider the adoption of landscaping standards for structures at the urban/wildland interface to reduce fuel loading between the structures and the property line.
- Program 156g On an ongoing basis, provide information to citizens on landscaping materials and maintenance practices that contribute to fire safety.
- Policy 179 Require the incorporation, when feasible, of new road or landscaping features that buffer traffic noise impacts on adjacent areas.

**Subarea Policies
 Southeast Bayshore**

- Policy 236 Retain a landscape buffer on Bayshore Boulevard to reduce noise and screen the industrial development from through traffic.
- Program 236a Encourage the development of a native plant or other non-invasive plant landscape buffer to screen the industrial development from the Lagoon.

Southwest Bayshore

- Program 238b Examine opportunities to provide greater amenities for the residences in the Mobile Home Park through installation of public and private improvements such as curb and gutter, sidewalk, off-street parking and landscaping.
- Program 238c Require visual impact analysis for all construction on steep slopes.
- Policy 244 Develop a screening program using landscape and/or other materials to mitigate noise and screen buildings from Bayshore Boulevard.

Brisbane Acres

- Program 245a In conjunction with any subdivision or other development application, a landscape program and plan shall be submitted to the City and include the following:
- identification and retention of heritage trees
 - identification and retention of rare plants
 - plant species that are not invasive to the habitat
 - water-conserving plants and irrigation systems
 - reduced fuels adjacent to the wildland
 - screening of structures to blend with the natural landscape
 - areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.

Central Brisbane

- Program 255b Study regulatory approaches to view and solar protection while protecting foliage and tree cover.
- Policy 260 Refine the ordinance that establishes requirements for the protection of heritage trees to allow flexibility and to consider factors, including, but not limited to, the tree's effect on surrounding residences.
- Policy 261 Encourage private investment in landscape improvement and maintenance consistent with the City's Street Tree Program.
- Program 263a Assemble educational reference materials to be provided to permittees when conditions are imposed requiring drought tolerant landscaping or water conserving irrigation.

Crocker Park

- Program 283a In developing design guidelines, study options for the use of color and materials, the screening or mechanical equipment, and the use of landscape to make rooftops more attractive when seen from above.
- Policy 284 Retain heavy landscape screening along Bayshore Boulevard to provide noise attenuation and to screen structures.
- Policy 292 Retain the garden-industrial park landscape concept and upgrade plant materials as landscape materials age.
- Policy 294 Provide appropriate non-invasive landscape planting at interfaces with habitat lands.
- Policy 295 In any upgrade of the landscape and entrance signage, reflect the historic architectural character of the Park, the first garden-style industrial park designed by Lawrence Halprin.
- Policy 296 Review landscape plans and irrigation programs to encourage efficient use of water.

Northwest Bayshore

- Policy 310.2 Locate development so as to have a 'greenbelt' separation from Daly City.
- Policy 315 Consider methods of landscape screening to separate development from Bayshore Boulevard, including transit-oriented design. Discourage high soundwalls.

Policy 320

Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.

Program 320a

In conjunction with any subdivision or other development application, a landscape program and plan must be submitted to the City and include the following:

- identification and retention of heritage trees
- identification and retention of rare plants
- plant species that are not invasive to the habitat
- water-conserving plants and irrigation systems
- reduced fuels adjacent to the wildland
- screening of structures to blend with the natural landscape
- areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator

Northeast Bayshore

- Policy 325 Retain and enhance landscaping along Bayshore Boulevard to buffer traffic noise and to screen the industrial uses from through traffic.

Baylands

Program 330b Specific Plans shall address the heights of buildings and building groups to achieve the following...Development south of the Bayshore Basin drainage channel shall maintain a low profile permitting low or mid rise buildings, not to exceed six stories in height, in order to preserve the existing views of San Francisco and San Francisco Bay as seen from Central Brisbane, and to maximize the amount of landscape and open space or open area in this portion of the subarea.

Policy 352

Plan for landscape improvements to the lands around the Lagoon, including screening of the industrial structures adjacent to Bayshore Boulevard from the Lagoon.

Policy 373

Utilize landscape and construction techniques to reduce noise impacts.

Beatty Subarea

Program 375a There shall be an extensive southern landscape buffer which may also include a berm or other separating device.

Policy 377

Outdoor storage of goods and equipment shall be screened by appropriate fencing and landscape materials.

AN ORDINANCE OF THE CITY OF BRISBANE ADDING CHAPTER 15.70 OF THE BRISBANE MUNICIPAL CODE RELATING TO WATER EFFICIENT LANDSCAPE

Be it ordained by the City Council of the City of Brisbane as follows:

Section 1: Chapter 15.70 is added to read as follows:

Chapter 15.70
Water Efficient Landscape

Sections:

Section Number	Title
15.70.010	Applicability
15.70.020	Requirements for Landscape Plans
15.70.030	Reclaimed Water
15.70.040	Landscape Maintenance Agreements
15.70.050	Information
15.70.060	Appeals

15.70-010. Title. This chapter shall be known as the "City of Brisbane Water Efficient Landscape Ordinance" and may be so cited.

15.70.020. Applicability. The provisions of this Chapter shall apply to all new landscaping and replacement landscaping of over 1,000 square feet for all private development projects except single-family and duplex developments on lots of record. For the purposes of this Chapter, "development project" has the meaning given it in Government Code Section 65928, as it may be amended from time to time. Development projects reviewed by the Planning Commission or City Council may be subject to other, additional requirements.

15.17.030. Requirements for Landscape Plans. Landscape plans shall be prepared for all development projects set forth in Section 15.17.020 and shall be submitted to and approved by the Planning Director prior to the issuance of building permits. Landscape plans shall include the following:

- 1) Significant use of water-conserving and drought-tolerant plant materials that are well adapted to local conditions.
- 2) Water-conserving irrigation systems or other programs for efficient delivery of water to plant materials.
- 3) Details of grading and drainage to minimize erosion and runoff and promote healthy plant growth.

15.17.040. Reclaimed Water. The use of reclaimed water is encouraged subject to the regulations of the Department of Environmental Health.

15.17.050. Landscape Maintenance Agreements. Where landscape maintenance agreements are required, such agreements shall include provisions for the maintenance of irrigation systems.

15.70.060. Information. The City shall make available to the public on request information on the efficient use of water in landscape development and maintenance.

15.70.070. Appeals. Appeals to the decision of the Planning Director shall be made in writing within 15 days of the action and shall be considered by the Building Official.

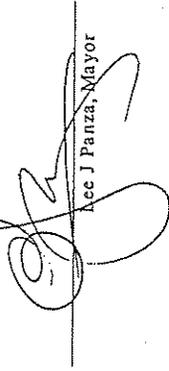
Section 2. The Council has considered the provisions of the Model Water Efficient Landscape Ordinance promulgated by the California Department of Water Resources.

Section 3: This Ordinance is categorically exempt from the California Environmental Quality Act per Section 15307 of the State CEQA Guidelines.

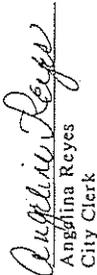
Section 4: This Ordinance shall take effect thirty days after the date of its adoption. Prior to the expiration of fifteen days from the date of adoption, this Ordinance shall be posted in at least three public places in the City of Brisbane.

Section 5: The foregoing Ordinance was introduced at a meeting of the City Council of the City of Brisbane held on November 23, 1992, and adopted at the meeting held on December 14, 1992, by the following roll call vote:

AYES: COUNCILMEMBERS JOHNSON, WALDO, MILLER, KERWIN, MAYOR PANZA
NOES: COUNCILMEMBERS NONE
ABSENT: COUNCILMEMBERS NONE


Lee J Panza, Mayor

ATTEST:


Angelina Reyes
City Clerk

WATER-CONSERVING

Plants & Landscapes

FOR THE BAY AREA

PUBLISHED BY THE EAST BAY MUNICIPAL UTILITY DISTRICT

Abelia, Glossy	Ceanothus, 'Snowball'	Flax, New Zealand
Acacia, Blackwood	Ceanothus, 'Snow Flurry'	Flaxleaf, Paperbark
Acacia redolens (NCN)*	Cherry, Carolina Laurel	Fleabane
Alder, Italian	Cherry, Catalina	Forget-Me-Not
Aloe	Cherry, Holly-Leaf	Four O'Clock
Alyssum, Perennial	Clusterberry, Red	Fuchsia, Australian
Alyssum, Sweet	Coffeeberry, California	Fuchsia, California
Artemisia, Silver Mound	Coprosma, Creeping	Gazania species and hybrids
Ash, Evergreen	Coprosma 'Verde Vista' (NCN)*	Genista Lydia (NCN)*
Ash, Moraine	Coreopsis species (NCN)*	Germander
Ash, Raywood	Cornflower	Germander, Bush
Bachelor's Button	Cosmos, Yellow	Geranium, Common
Bamboo, Golden	Cotoneaster, 'Likiang'	Goldenrain Tree
Barberry, Darwin's	Cotoneaster, 'Lowfast'	Gooseberry, Fuchsia-Flowered
Barberry, Japanese	Cotoneaster, Rock	Grape Vine
Barberry, Mentor	Cottonwood, Nevada Male	Grass, Fountain
Beard Tongue	Coyote Brush, Dwarf	Grevillea Canberra (NCN)*
Bear's Breech	Crane's Bill	Guinea, Gold Vine
Beefwood	Crape Myrtle	Gum, Cider
Blanket Flower	Cup Flower, Dwarf	Gum, Manna
Bluebell, Australian	Currant, Evergreen	Gum, Red
Bottlebrush, Lemon	Currant, Flowering	Gum, Red Flowered
Bougainvillea species (NCN)*	Cypress, Smooth Arizona	Gum, Silver Dollar
Box, African	Daffodil	Hackberry, Chinese
Boxwood, Japanese	Daisy, African	Hackberry, European
Brisbane Box	Daisy, Gloriosa	Hakea, Sweet
Broom, Moonlight	Daisy, Golden Shrub	Hawthorn, India
Broom, Kew	Dusty Miller	Hawthorn, Washington
Buckeye, California	Dusty Miller	Hawthorn, Yeddo
Buckwheat, Saffron	Daylily	Heavenly Bamboo
Buckwheat, Santa Cruz Island	Elaeagnus, Thorny	Heavenly Bamboo (Cultivars)
Buckwheat, Sulfur	Escallonia, Dwarf Forms (NCN)*	Hibiscus, Blue
Bush Cherry, Australian	Escallonia, fradesi (NCN)*	Holly Grape, California
Cajuput Tree	Evening Primrose, Mexican	Holly Grape, Oregon
Calendula	Fan Flower	Hollyhock
Carob Tree	Fern, Autumn	Honeysuckle, Burmese
Cast Iron Plant	Fern, Holly	Honeysuckle, Cape
Cedar, Atlas	Fern, Southern Sword	Honeysuckle, Hall's
Cedar, Deodar	Fern, Squirrel's Foot	Ice Plant
Ceanothus, 'Concha'	Fern, Western Sword	Ice Plant
Ceanothus, 'Frosty Blue'	Fern Pine, African	Iris, Douglas
Ceanothus, 'Hearst Ceanothus'	Fescue, Blue	Iron Bark, Pink Flowered White
Ceanothus, 'Joyce Coulter'	Flame Tree, Chinese	Ivy, Boston
Ceanothus, 'Mount Vision'	Flannel Bush	Jasmine, Pink

*No Common Name

WATER - CONSERVING

Plants & Landscapes

FOR THE BAY AREA

PUBLISHED BY THE EAST BAY MUNICIPAL UTILITY DISTRICT

Jessamine, Carolina	Olive, Sweet	Rose, Lady Banks
Juniper, Hollywood	Palm, California Fan	Rosemary
Juniper, Mint Julep	Palm, Canary Island Date	Sage, Cleveland
Juniper, Prostrata	Palm, Mediterranean Fan	Sage, Mexican
Juniper, 'Silver Spreader'	Palm, Mexican Fan	Sarcococca, Fragrant
Lamb's Ears	Palm, Windmill	Scilla, Peruvian
Lantana, Trailing	Passion Vine	Sea Lavender
Laurel, Portugal	Pear, Flowering	Sea Thrift
Laurestinus	Pepper, Brazilian	Sedum spathulifolium (NCN)*
Lavender, English	Pepper Tree, California	She-Oak, River
Lavender, French	Photinia, Chinese	Silktassel, Coast
Lavender Cotton, Gray	Photinia, fraseri (NCN)	Silver Dollar Gum
Lavendar Cotton, Green	Pine, Aleppo	Silver Lace Vine
Lemonade Berry	Pine, Digger	Smokebush
Lily, Calla	Pine, Canary Island	Spanish Dagger
Lily, Fortnight	Pine, Eldarica	Sprenger Asparagus
Lily, Naked Lady	Pine, Italian Stone	St. Catherine's Lace
Lily, Peruvian	Pine, Japanese Black	St. John's Wort
Lily-of-the-Nile	Pineapple Guava	Strawberry Tree
Lion's Tail	Pistache, Chinese	Strawflower, Perennial
Locust, Idaho	Pittosporum eugenioides (NCN)*	Sumac, African
Loquat, Bronze	Pittosporum tenuifolium (NCN)*	Swamp Myrtle
Loquat, Japanese	Plane Tree, London	Tea Tree, Australian
Maidenhair Tree	Plumbago, Cape	Tea Tree, New Zealand
Manzanita, Emerald Carpet	Plumbago, Dwarf	Toyon
Manzanita, Louis Edmund's	Pomegranate	Trumpet Creeper
Manzanita, McMinn	Poppy, California	Trumpet Vine, Blood Red
Manzanita, Monterey Carpet	Poppy, Matilija	Trumpet Vine, Lavender
Manzanita, Point Reyes	Pouch Flower, Perennial	Trumpet Vine, Yellow
Marguerite	Potato Vine	Tulip Tree
Mayten Tree	Pride of Madeira	Verbena
Melaleuca, Prickly	Privet, California	Verbena tenuisecta (NCN)*
Monkey Flower, Perennial	Privet, Japanese	Viburnum, Sandankwa
Montbretia	Purple Plum	Viburnum, Japanese
Myoporum laetum (NCN)*	Quince, Flowering	Wallflower
Myrtle	Redbud, Eastern	Wallflower, Siberian
Myrtle, Pacific Wax	Redbud, Western	Walnut, Eastern Black
Nasturtium, Garden	Red Hot Poker	Westringia, Rosemary Bush
New Zealand Christmas Tree	Redwood, Coast	Willow, Australian
Oak, Coast Live	Rockrose, Crimson Spot	Wisteria
Oak, Cork	Rockrose, Hybrid	Xylosma, Shiny
Oak, Holly	Rockrose, Orchid Spot	Yarrow, Fernleaf
Oak, Valley	Rockrose, Sageleaf	Yarrow, Milfoil
Oleander	Rockrose, White	Yarrow, Woolly
Olive, European	Rose, Cecile Brunner	Yew Pine

*No Common Name

Drought tolerant plants

PERENNIALS, BULBS, ANNUALS

NAME OF PLANT	CLIMATE ZONES
Achillea	All
Agave	Varies
Aloe arborescens	8-9, 12-24
Amaryllis belladonna	4-24
Anacyclus depressus	All
Arctostaphylos calandula	8-9, 18-24
Baccharis pumila	5-11, 14-24
Baptisia australis	All
Cardamine	12-24
Centranthus ruber	7-8, 14-24
Cleome spinosa	All
Coreopsis	Varies
Coronilla californica	4-24
Dianthus vegeta	8-9, 18-24
Dryas brittonii	16, 17, 21-24
Echeyria (most)	Varies
Eriogonum	Varies
Euphorbia (most)	Varies
Euryops	14-17, 18-24
Gaillardia	All
Hippocrepis comosa	8-24
Inc. bearded	All
Inc. Pacific Coast natives	Varies

NAME OF PLANT	CLIMATE ZONES
Kaliphofia uvana	1-9, 14-24
Laonotis bonumis	8-24
Lathyrus xiphioides	16, 16, 19, 21-24
Liatris	11-13, 17-19, 12-24
Limnium perezii	13, 16, 17, 20-24
Linum	All
Mariposa vulgaris	All
Mimulus	7-9, 14-24
Narcissus	All
Santhalia grandiflora	All
Ranunculus californicus	All
Rhodiola	All
Rhodiola	7-24
Rovanius cuspidatum compactum	All
Rosa grandiflora	All
Rubus californicus	9, 16-17, 18-24
Rumex crispus	5-10, 12-24
Sedum (many)	Varies
Sisyrinchium albidum	4-24
Trifolium monticola	All
Verbena	Varies
Yucca (most)	Varies
Zauschneria	4-10, 18-24

VINES

NAME OF PLANT	CLIMATE ZONES
Bougainvillea	12, 13, 15-17, 19, 21-24
Cissus trifoliata	12, 13

NAME OF PLANT	CLIMATE ZONES
Tecomaria capensis	12, 13, 16, 18-24
Wisteria	All

The New Western Garden Book.

Editor, Sunset Books: David E. Clark

Eighth printing August 1984

Drought tolerant plants

The New Western Garden Book

TREES

NAME OF PLANT	CLIMATE ZONES
Acacia (many)	Varies
Aesculus californica	4-7, 14-19
Allanthus altissima	All
Aibizia juliflora	2-24
Brahea armata	10-17, 19-24
Casuarina	8-9, 12-24
Cedrus deodara	2-12, 14-24
Celtis	Varies
Ceratonia siliqua	9, 13-16, 18-24
Cercidium	10-14, 16-20
Eriobotrya japonica	4-24
Eucalyptus (most)	Varies
Fig, Edible	4-9, 12-24
Gelera parviflora	8, 9, 16-24
Grevillea	Varies
Koeleria paniculata	2-24
Lyonothamnus floribundus	15-17, 19-24
Maclura pomifera	All

NAME OF PLANT	CLIMATE ZONES
Malva azedarach	8, 9-24
Olea europaea	8, 9, 11-24
Parsonsia aculeata	11-24
Pinus (many)	Varies
Pistacia	Varies
Populus fremontii	7-24
Quercus (many)	Varies
Rhus typhosa	6, 9, 12-24
Robinia	All
Schinus molle	8, 9, 12-24
Schinus molle	8, 11, 15-17, 19-24
Sequoiadendron giganteum	6-24
Tilia tomentosa	1-24
Tristania conferta	19-24
Ulmus pumila	1-9, 19, 21
Walnut	Varies
Zyzyphus juliflora	7-16, 18-24

SHRUBS

NAME OF PLANT	CLIMATE ZONES
Acacia (many)	Varies
Arbutus unedo	4-24
Arctostaphylos	Varies
Artemisia	All
Atriplex	Varies
Baccharis pilularis	5-11, 14-24
Caesalpinia gilliesii	8-16, 18-23
Callistemon citrinus	8, 9, 12-24
Caragana arborescens	4-24
Cassia artemisioides	8, 9, 12-16, 18-23
Ceanothus	10, 16-24
Ceanothus	Varies
Cercis occidentalis	2-24
Cercocarpus	Varies
Chamaecyparis humilis	5-24
Chamaelaudium uncinatum	8, 9, 12-24
Cistus	7-9, 12-24
Convolvulus cheiranthium	7-9, 12-24
Coprosma kneri	8, 9, 14-17, 21-24
Cotinus cogycifera	All
Cotoneaster	Varies
Crassula argentea	8, 9, 12-15, 17-24
Crassula alata	8, 9, 12-15, 17-24
Crataegus glabra	8, 9-24
Cytisus	Varies
Dalea serotina	11-16
Dendromecon	5-8, 11-24
Dodonaea viscosa	7-9, 12-24
Echinum	Varies
Elaeagnus	Varies
Escallonia	4-9, 14-17, 20-24

NAME OF PLANT	CLIMATE ZONES
Fallugia paradoxa	2-23
Fremontodendron	7-24
Garrya	Varies
Genista	Varies
Grevillea	Varies
Hakea	9, 12-17, 19-24
Heteromeles arbutifolia	5-24
Hypoceanum calycinum	4-24
Lagerstroemia indica	4-9, 12-14, 18-21
Lantana	3-10, 12-17, 23, 24
Lavandula	Varies
Lavatera assurgentiflora	14-24
Leucophyllum frutescens	7-24
Lysionotus thomberi	10, 12-24
Mahonia	Varies
Malva (most species)	Varies
Mycoporum debile	15-17, 19-24
Nanum oleander	4-16, 18-23
Phacelia grandiflora	4-16, 18-22
Pinus edulis	See Encyclopedia section
Pinus monophylla	See Encyclopedia section
Pitiosporum	Varies
Plumbago auriculata	8, 9, 12-24
Potulicaria nana	13, 16, 17, 22-24
Prosopis glandulosa	8-14
Protevera	7-24
Prunus caroliniana	7-24
Prunus ilicifolia	7-9, 12-24
Prunus lyonii	7-9, 12-24
Prunus glandulosa	7-24

*Can become small tree.

Pyracantha	Varies
Rhamnus alaternus	2-24
Rhamnus californica	2-24
Rhamnus crocea	7-15, 16-21
Rhizophora	
Rhus ovata	7-24
Rosa rigosa	All
Rosmarinus	2-24
Salvialevelandii	10-24
Salvia leucantha	10-24

Santolina chamaecyparissus	All
Simmondsia chinensis	10-16, 18-24
Soliva heterophylla	8, 9, 11-24
Spartium junceum	5-9, 11-24
Tamara	Varies
Taxus	8-9, 14-24
Tetradium	Varies
Trichostema lanatum	14-24
Xylocopa congestum	8-24

*Can become small tree.



THE CALIFORNIA NATIVE PLANT SOCIETY

for San Francisco and Northern San Mateo Counties

May 1993

Exotic species which displace native communities

Ammophila arenaria
 Arctotheca calendula
 Arendodomax
 Carpobrotus edulis
 Centaurea rubra
 Cortaderia jubata
 Cotoneaster spp
 Cupressus macrocarpa
 Cytisus scoparius
 striatulus
 Eucalyptus globulus
 Foeniculum vulgare
 Genista monspessulana
 Hedera helix
 Lathyrus latifolia
 Leucanthemum vulgare
 Oxalis pes-caprae
 Pennisetum clandestinum
 Pinus radiata
 Raphanus sativus
 Rubus procerus
 Salisoda (salt marshes)
 Scabiosa atropurpureum
 Senecio mikanioides
 Ulex europaeus
 Vinca major

European beach grass
 capeweed
 giant reed
 ice plant
 valerian
 Andean pampas grass
 Monterey cypress
 Scotch broom
 Mediterranean broom
 Tasmanian blue gum
 fennel
 French broom
 English ivy
 wild sweet pea
 ox-eye daisy
 Bermuda buttercup
 kikuyu grass
 Monterey pine
 wild radish
 Himalayan blackberry
 glasswort
 scabiosa (pincushion flower)
 German ivy
 gorse
 periwinkle

Exotic species which penetrate and partially displace communities

Acacia baileyana
 decurrens
 metanoxylon
 retinodes
 Albizia lophantha
 Allium triquetrum
 Atriplex semibaccata
 Brassica spp
 Carduus pycnocephalus
 Chamaemelum aethiopicum

mimosa
 green wattle
 blackwood acacia
 everblooming acacia
 stink bean
 wild onion
 Australian Saltbush
 wild mustard
 Italian thistle

Exotic species which penetrate and partially displace communities (cont.)

Chrysanthemum coronarium
 segetum
 Cirsium vulgare
 Conicosia pugioniformis
 Conium maculatum
 Coprosma repens
 Crocosmia x crocosmiiflora
 Cynodon dactylon
 Echium fastuosum
 pininana
 Ehirharta erecta
 Erechthites glomerata
 minima
 Ilex aquifolium
 Lactuca spp
 Lobularia maritima
 Myoporum laetum
 Pyracantha spp
 Rumex acetosella
 Sisymbrium spp
 Sonchus asper/oleraceus spp
 Senecio elegans (coastal strand)
 Silybum marianum
 Tetragonia tetragonioides
 Tropaeolum majus
 Zantedeschia aethiopicum

garland chrysanthemum
 bull thistle
 round-leaf ice plant
 poison hemlock
 mirror plant
 montbretia
 Bermuda grass
 Pride of Madeira
 Pride of Teneriffe
 New Zealand fireweed
 Australian fireweed
 English holly
 wild lettuce
 sweet alyssum
 pyracantha
 sheep sorrel
 wild mustard
 sow thistle
 purple ragwort
 milk thistle
 New Zealand spinach
 nasturtium
 calla lily

Compiled by Jake Sigg

Escaped Exotics

A partial listing of commonly used exotic species that have become pests in natural landscapes is provided below.

- Acacia cyclops, Southern coastal regions
 Acacia dealbata, Northern coastal to southern inland regions
 Acacia decurrens, Northern coastal
 Acacia melanoxylon, Northern coastal & inland to southern coastal
 Acacia retinodes, Southern coastal foothills & canyons
 Achillea millefolium, Coastal & inland areas in moist places
 Ailanthus altissima, Urban & natural areas around the world
 Aptenia cordifolia, Coastal zones
 Arctotheca calendula, Northern & southern coastal bluffs, foothills
 Arundo donax, All regions in moist areas, seasonal water courses
 Atriplex glauca, Southern coastal foothills
 Atriplex semibaccata, Coastal to inland areas of California
 Carpobrotus edulis, Coastal & inland regions throughout California
 Centranthus ruber, Inland & foothill regions throughout California
 Cortaderia atacamensis, Coastal & inland regions of California
 Cortaderia sellowana, Southern coastal regions
 Cynodon dactylon, All warm regions
 Cytisus canariensis, Foothill regions, northern California & Central Valley
 Cytisus racemosus, Foothill regions, northern California & Central Valley
 Eucalyptus camaldulensis, Southern coastal canyons & foothills
 Eucalyptus globulus, Coastal canyons & foothills of California
 Hedera canariensis, Coastal & inland regions in moist & shady places
 Hedera helix, Coastal & inland regions in moist & shady places
 Limonium perezii, Southern coastal beaches & bluffs
 Lobularia maritima, All regions in moist places
 Lonicera japonica 'Halliana', Coastal & inland regions; moist, shady places
 Myoporum laetum, Northern & southern coastal foothills of California
 Olea europaea, Southern coastal & inland foothills
 Oxalis pes-caprae, Urban areas all regions
 Pennisetum setaceum, All dry climate regions
 Ricinus communis, Disturbed areas, coastal & inland areas of California
 Robinia pseudoacacia, Northern California valleys & foothills to southern California mountains & foothills
 Schinus molle, Coastal canyons & foothills statewide
 Schinus terebinthifolius, Coastal lowlands, wet places
 Senecio mikanioides, Coastal canyons & moist areas statewide
 Spartium junceum, Southern coastal & inland foothills
 Tamarix aphylla, Coastal through desert regions in wet places
 Tamarix chinensis, Coastal through desert regions in wet places
 Tropaeolum majus, Moist coastal areas
 Ulex europaeus, Northern coastal & inland foothills
 Vinca major, Foothills, canyons, riparian areas all regions

LANDSCAPE PLANTS FOR WESTERN REGIONS

1992, Robert C. Perry

The California Native Plant Society notes that the species listed here are particularly invasive and undesirable. Thomas Reid Associates and Clyde Robin Seed Co. support this effort and offer appropriate Horticulture as a forward-looking alternative.

California Native Plant Society List of Particularly Undesireable Species

- | | | |
|--|--|--|
| Tree of heaven
<i>Ailanthus altissima</i> | English ivy
<i>Hedera helix</i> | Fountain grass
<i>Pennisetum setaceum</i> |
| Giant reed
<i>Arundo donax</i> | German ivy
<i>Senecio mikanioides</i> | Mat grass
<i>Phyla nodiflora</i> |
| Scotch broom
<i>Cytisus scoparius</i> | Black locust
<i>Robinia pseudoacacia</i> | Bermuda buttercup
<i>Oxalis pes-caprae</i> |
| French broom
<i>Cytisus monspessulanus</i> | Periwinkle, Myrtle
<i>Vinca major</i> | Gorse, Furze
<i>Ulex europaeus</i> |
| Easter broom
<i>Cytisus spachianus</i> | Pampas grass
<i>Cortaderia jubata</i> | Tamarisk, Salt cedar
<i>Tamarix ramosissima</i> |
| Spanish broom
<i>Spartium junceum</i> | Hottentot fig, Ice plant
<i>Carpobrotus edulis</i> | Artichoke thistle
<i>Cynara cardunculus</i> |
| Eucalyptus, Blue gum
<i>Eucalyptus globulus</i> | Garland chrysanthemum
<i>Chrysanthemum coronarium</i> | Water hyacinth
<i>Eichhornia crassipes</i> |
| Eucalyptus, Red gum
<i>Eucalyptus camaldulensis</i> | Bermuda grass
<i>Cynodon dactylon</i> | Everlasting pea
<i>Lathyrus laetiflorus</i> |
| Acacia
<i>Acacia decurrens</i> | Beach grass
<i>Ammophila arenaria</i> | Castor bean
<i>Ricinus communis</i> |
| Sydney wattle
<i>Acacia longifolia</i> | Kikuyu grass
<i>Pennisetum clandestinum</i> | Himalaya berry
<i>Rubus procerus</i> (Munz) |
| Black acacia
<i>Acacia melanoxylon</i> | | |

Chapter 12.12 TREE REGULATIONS (Ord. 413, 1997)

12.12.010 Purpose of chapter.

This chapter is adopted for the following purposes:

- A. To protect certain trees that contribute greatly to the scenic beauty of the City, or are found to be of special value or significance as a heritage tree, or are required to be planted and maintained as a condition of development approval;
- B. To require the proper care and maintenance of trees located within the public right of way in order to avoid hazardous conditions that could result injury to persons or property;
- C. To prevent the indiscriminate removal of trees located in the public right of way where such trees provide protection against erosion, land instability, flooding, or other hazard, or where the tree removal is otherwise found to be detrimental to the public health, safety and welfare;
- D. To assure that any removal of a protected tree, when authorized by the terms of this chapter, is performed in a proper and safe manner with appropriate measures to mitigate the impacts caused by the removal.

12.12.020 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them in this section, unless the context or the provision clearly requires otherwise:

"City manager" means the city manager of the city or such other person as the city manager may designate from time to time to perform the responsibilities assigned to the city manager under the provisions of this chapter.

"Protected tree" means each of the following:

1. Any California Bay (*Umbellularia californica*), Laurel (*Lauraceae*), Coast Live Oak (*Quercus agrifolia*), or California Buckeye (*Aesculus californica*) having a main stem or trunk which measures twenty-four (24) inches or greater in circumference at a height of twenty-four (24) inches above natural grade.
 2. Any species of native or nonnative tree, in addition to those identified in subsection 1 of this definition designated as a protected tree on recommendation of the parks, beaches and recreation commission as adopted by resolution of the city council, based upon its finding and determination that such species uniquely contributes to the scenic beauty of the city or provides special benefits to the natural environment or wildlife.
 3. Any tree designated as a protected tree by resolution of the city council.
 4. Any tree, regardless of size, originally required by the city to be planted as a condition for the granting of a permit, license, or other approval, or any tree that existed at the time of the granting of such permit, license, or other approval and required by the city to be preserved as part of such approval.
 5. Any tree, regardless of size, required by the city to be planted as a replacement for an unlawfully removed tree.
 6. Any tree, regardless of size, planted or maintained by the city.
 7. Any street tree which is not otherwise described in subsection 1 through 6 of this definition, having a main stem or trunk which measures thirty (30) inches or greater in circumference at a height of twenty-four (24) inches above natural grade.
 8. Where three (3) or more trees of any one (1) or more species, each having a main stem or trunk which measures thirty (30) inches or greater in circumference at a height of twenty-four (24) inches above natural grade, are proposed to be removed at the same time from the same property or from contiguous properties under common ownership, such trees shall collectively be regarded as a protected tree.
- "Public right-of-way" means a strip or area of land owned by the city or other public entity which is used, or reserved or intended for use, as a street, road, alley, driveway, or pedestrian walkway, or to provide public utility service, or any combination thereof, and includes all and any part of the entire width or other area of a designated right-of-way, whether or not such entire width or area is actually used for any of such purposes.
- "Shrub" means a bushy, woody plant, usually with several permanent stems, and usually not over fifteen (15) feet in height at maturity. The city manager shall have the authority to determine whether any specific woody plant shall be considered a tree or a shrub.
- "Street tree" means any tree located within a public right-of-way.
- "Tree" means a woody perennial plant characterized by having a main stem or trunk, or a multistemmed trunk system with a more or less definitely formed crown, and is usually over ten feet high at maturity.

12.12.030 Notice of intent to remove tree.

Any person who intends to remove any tree having a main stem or trunk which measures thirty (30) inches or greater in circumference at a height of twenty-four (24) inches above natural grade shall first give written notice of such intention to the city manager. The notice shall identify the location, size and species of the tree to be removed. Within three (3) business days after receipt of such notice, the city manager shall advise the person giving the notice as to whether a tree removal permit is required under Section 12.12.040. If no response from the city manager is received within such three (3) day period, the person giving the notice may thereafter contact the city clerk by telephone to inquire regarding the status of the notice. If the city clerk is Unable to provide the caller with a response from the city manager by the end of the next business day after receipt of the telephone inquiry, it shall conclusively be presumed that no tree removal permit is required and person giving the notice of intent may immediately proceed with removal of the tree.

12.12.040 Requirement for tree removal permit--Exceptions.

- A. Permit Requirement. Except as otherwise provided in subsection B of this section, it is unlawful for any person to destroy, remove, or cause to be destroyed or removed, any protected tree in the city without first having obtained a permit to do so pursuant to this chapter. This requirement shall apply to every owner or occupant of real property within the city, and to every person responsible for removing or destroying a protected tree, regardless of whether such person is engaged in a tree removal business.
- B. Exceptions. The permit requirement set forth in subsection A of this section shall not apply to any of the following:
 1. Emergencies. If the condition of a protected tree presents an immediate hazard to life or property, it may be removed without a permit on order of the city manager, the city engineer, the planning director, the chief of police, or the fire chief.
 2. City Employees. This chapter shall not apply to the removal of any trees on city-owned property by city employees or any person retained by the city for the purpose of removing such trees.
 3. Public Utilities. Public utilities subject to the jurisdiction of the State Public Utilities Commission may without a permit take such action as may be necessary to comply with the safety regulations of the commission and as may be necessary to maintain a safe operation of their facilities within the public utility lands or easement areas in which the same may be located.
 4. Project Approval. Where removal of a protected tree has been authorized as part of a development approval granted by the city, no permit shall be required under this chapter for removal of such tree.

12.12.050 Application for tree removal permit--Findings for issuance.

A. Content of Application. Application for a tree removal permit shall be made to the city manager on such form as he or she may prescribe. The application shall contain the number and location of each protected tree to be removed, the type and approximate size of each tree, the reason for removal, and such additional information as the city manager may require. The application shall be accompanied by a processing fee in such amount as established from time to time by resolution of the city council.

B. Additional Recommendations. The city manager may refer the application to any other city official or commission for review and recommendation. The city manager may also require the applicant to furnish a written report from an independent tree expert, acceptable to the city manager, such report to be obtained at the expense of the applicant.

C. Criteria. Each application for removal of a protected tree shall be evaluated and determined on the basis of the following criteria:

1. The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services.

2. The necessity to remove the tree for economic or other enjoyment of the property.

3. The topography of the land and the effect of the tree removal upon erosion, soil retention, and the diversion or increased flow of surface waters.

4. The number, species, size, and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, and scenic beauty of the area.

5. The number of healthy trees the property is able to support according to good forestry practices.

D. Decision on Application. The city manager may grant or deny the application or grant the same subject to conditions, including but not limited to, the condition that one or more replacement trees be planted of a species and size and at locations as designated by the city manager. Such replacement trees shall be obtained and planted at the expense of the applicant. The permit shall require the applicant to either remove the tree stump or lower it to ground level.

12.12.060 Maintenance of street trees--Hazardous condition.

A. Any person who plants a tree or other landscaping within the public right-of-way abutting or adjacent to that person's property, and the successors in interest of that person, shall be responsible for the care and maintenance of such tree and landscaping. The city shall have no obligation or responsibility for maintenance of any street tree or other landscaping which was not planted by the city within the public right-of-way, nor shall the city have any obligation or responsibility for maintenance of a street tree or other landscaping which is required to be maintained by any private party under the terms of a landscape maintenance agreement with the city or as a condition of any permit or approval granted by the city. Any acts of maintenance which may be performed by the city on any of the trees referred to in this subsection, regardless of the frequency of such actions, shall not constitute an assumption by the city of responsibility for regular maintenance of such trees nor an assumption of any liability for the condition thereof.

B. No person shall plant or maintain any tree, shrub, or other landscaping within the public right-of-way or on such person's private property which creates a dangerous obstruction or hazard to the visibility on, or free use of, any public street, sidewalk, or other public right-of-way, or causes damage or threat of damage to any public facilities constructed or installed within the public right-of-way, and the existence of any such condition is hereby declared to constitute a public nuisance. Upon a determination by the city engineer that any such condition exists, the city engineer may serve upon the property owner a notice to perform corrective work in the manner and within the time as may be specified in the notice, and upon any failure or refusal by the property owner to perform the corrective work, the city engineer may initiate proceedings to abate the nuisance in the manner provided by law and to charge all abatement costs to the property owner.

12.12.070 Appeals.

A. Any person objecting to a decision by the city manager made pursuant to any of the provisions of this chapter may appeal such decision to the city council by filing a notice of appeal with the city clerk not later than ten (10) days after the date on which a written decision is issued; provided, however, that no right of appeal shall exist from a decision of the city manager pursuant to Section 12.12.040 of this chapter that a tree removal permit is not required and such decision shall be final.

B. The notice of appeal shall be accompanied by a filing fee in such amount as established from time to time by resolution of the city council. The city council shall conduct a de novo review of the appeal and may affirm, reverse or modify the decision of the city manager, or refer the matter back to the city manager for such further action as may be directed by the city council.

C. Notwithstanding the provisions of subsection A of this section, where an application for a tree removal permit has been granted and the city manager determines that the tree in question presents a clear and immediate threat of causing injury to persons or property, the city manager may issue the tree removal permit prior to expiration of the appeal period specified in subsection A of this section.

12.12.080 Violations of chapter--Penalties.

The violation of any provision of this chapter is declared to be unlawful and shall constitute an infraction and a public nuisance. In addition to any other penalties prescribed by law for an infraction offense, any person unlawfully removing or destroying a protected tree may be penalized as follows:

A. Replacing the unlawfully removed tree with a new tree as similar thereto as reasonably feasible, or if such replacement is not feasible because of the size or age of the removed tree, with such number of similar trees as will, to the extent reasonably possible, mitigate the loss of aesthetic quality caused by the unlawful removal, as determined by the city manager. All such replacement trees shall be maintained by the property owner under a five year maintenance agreement with the city.

B. The violation of any provision of this chapter during the conduct by any person of a tree removal, landscaping, construction or other business in the city shall constitute grounds for revocation of any business license issued to such person.



HEALTH SERVICES AGENCY

RECEIVED

October 15, 1998

OCT 19 1998

Bldg./Planning Dept. Brisbane

Tim Tune
Senior Planner
50 Park Lane
Brisbane, CA 94005

RE: Landscape requirement for landfill development projects

Dear Mr. Tune:

This letter is sent to clarify landscape requirements for post closure landfill development projects. The landscape design should have a minimum of for and one half feet (4-1/2) of vegetative soil over the clay cap layer (CCL). This the minimum depth of soil necessary to promote healthy vegetative growth, protect the CCL and maintain it in a good condition and help prevent windthrow events. A windthrow event is the act of a tree or shrub being thrown over or knocked down by wind. These requirements are based on the report titled "The Potential for Woodland Establishment on Landfill Sites" by M.C. Dobson and A.J. Moffat. A copy of the report is enclosed for your review.

The information in this report is very useful and informative regarding root behavior and growth of woody vegetation on impacted and very dense soils (CCL).

Should you have any questions or comments regarding this issue, please call me at (650) 363-4797.

Sincerely,

Greg Schirle
Solid Waste Specialist

Encl:

Table 4.8 Examples of relatively small trees (usually <15 m at maturity) which may be appropriate for planting on sites with a high windthrow hazard class (see also Table 6.2). Scientific names of tree species may be found in Appendix 2.

Almond leaved willow	Hazel
Aspen	Holly
Balsam poplar	Midland thorn
Bay willow	Purple osier
Bird cherry	Rowan
Caucasian lime	Scots laburnum
Cockspur thorn	Spindle tree
Common osier	Swedish whitebeam
Crab apple	Sweet bay
Field maple	Violet willow
Gean	Whitebeam
Goat willow	White poplar
Grey willow	Yew
Hawthorn	

4.29 The most effective way to improve tree stability is to prevent shallow rooting through the provision of at least 1 m of well drained, non-compact covering soils (see Chapter 6). Some species appear to be more wind-stable than others; ash, Norway maple, horse chestnut, oak and sycamore seem to be the most stable whilst lime, beech, Turkey oak and poplars are least stable. Soil type apparently plays a significant role in determining between-site variability. Evidence suggests that coarse textured or shallow soils afford the least support to trees.

PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION DIVISION

Board of Supervisors: Ruben Barrales • Richard S. Gordon • Mary Griffin • Tom Huening • Michael D. Nevin • Health Services Director: Margaret Taylor
455 County Center • Redwood City, California 94063 • PHONE 650.363.4305 • TDD 650.573.3206 • FAX 650.363.7882

Table 4.9 Data collected after the 1987 storm on the incidence of uprooting and trunk or branch failures in parkland trees. Ranking is in order from most stable to least stable. Scientific names of tree species may be found in Appendix 2. (Data adapted from Gibbs and Greig, 1990.)

Species	No. of trees	Number of failures affecting:		% of trees uprooted
		Root	Trunk or branch(es)	
Ash	68	0	19	0
Norway maple	132	2	18	1.5
Horse chestnut	411	11	133	2.6
Red horse chestnut	45	2	19	4.4
London plane	230	12	10	5.2
English oak	539	33	208	6.1
Sycamore	185	13	13	7.0
Cedar	125	9	16	7.2
Oak (other spp.)	164	14	43	8.5
Sweet chestnut	104	9	9	8.6
Pine	116	11	8	9.5
Small-leaved lime	104	10	28	9.6
Common lime	532	65	25	12.2
Poplar	76	10	26	13.1
Beech	442	64	60	14.5
Turkey oak	78	16	3	20.5
Large-leaved lime	155	43	16	27.7
Total	3506	324	654	Mean = 9.2%

35

Table 6.2 Trees most likely to tolerate conditions on landfill sites. Species are classified as tolerant (**), moderately tolerant (*), or intolerant (x) to heavy soils (likely to be seasonally waterlogged), calcareous soils, acidic soils, exposure, and air pollution. Scientific names of tree species may be found in Appendix 2.

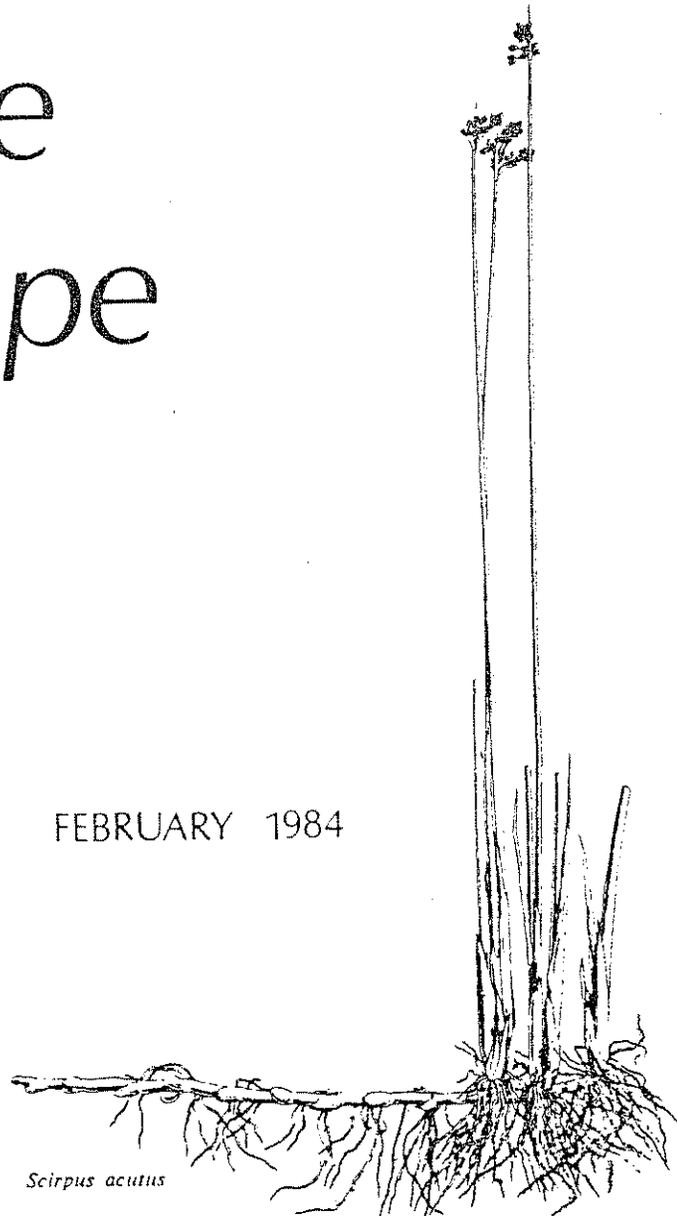
Species	Heavy soils	Calcareous soils	Acidic soils	Exposure	Air pollution	Comments
<i>Broadleaves</i>						
Ash	x	**	x	x	x	More fertile sites only
Common alder	**	.	.	.	**	Nitrogen-fixing
Crack willow	**	**	x	x	.	
Downy birch	.	.	.	**	**	Tolerates low fertility
English oak	.	.	.	.	.	More fertile sites only
False acacia	.	.	**	x	**	Nitrogen-fixing. South only
Field maple	.	**	.	.	.	
Goat willow	.	.	.	x	**	
Grey alder	**	.	.	.	.	Nitrogen-fixing
Grey poplar	**	**	.	**	**	
Hawthorn	.	.	.	**	.	Tolerates browsing
Italian alder	.	**	x	x	**	Nitrogen-fixing
Norway maple	**	**	x	**	.	
Red alder	**	x	.	**	.	Nitrogen-fixing
Red oak	.	.	**	.	.	
Rowan	.	.	.	**	.	
Silver birch	x	x	**	**	**	Tolerates low fertility
Swedish whitebeam	**	.	.	.	.
Sycamore	.	**	.	**	**	
Turkey oak	**	.	.	.	.
Whitebeam	.	**	**	.	.	
White poplar	**	x	.	.	**	
Wild cherry	x	.	x	x	.	More fertile sites only
<i>Conifers</i>						
Corsican pine	.	**	**	**	**	Below 250 m O.D.
European larch	.	x	.	.	x	
Japanese larch	.	x	.	.	.	
Leyland cypress	.	.	.	**	**	Mainly for shelter
Lodgepole pine	.	x	**	.	x	North only
Scots pine	x	x	**	**	x	

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Contact BCDC for updated information

A Bay Shoreline Landscape Guide

FEBRUARY 1984



Scirpus acutus

San Francisco Bay Conservation and Development Commission

A BAY SHORELINE LANDSCAPE GUIDE:
Planting Materials and Methods for San Francisco Bay
Shoreline Projects

This document was prepared with financial assistance from the Office of Ocean and Coastal Resources Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972, as amended.

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INTRODUCTION

This booklet recommends plants that should be used for projects located on the San Francisco Bay shore. The first part lists native marsh plants appropriate for enhancing small wetland areas, i.e., those areas near and below the line of highest tidal action. Planting methods are included. Second is a list of plants suitable for shoreline areas further removed from tidal action but where adverse conditions such as saline soils, strong winds, or limitations on irrigation exist.

This booklet was prepared using published information and a group of technical reviewers who contributed their knowledge and expertise. To them we offer our special thanks.

Comments or suggestions regarding the plant materials described in this booklet would be appreciated. New information will be incorporated into future editions of the Bay Shoreline Plant List.

PART I: PLANT MATERIALS APPROPRIATE FOR MARSH AREAS

In various permits, BCDC has approved small scale marsh enhancement projects. This portion of the booklet lists and describes the plants and planting techniques suitable for such areas.

Several general criteria should be used to develop these small area marsh replacement projects. They include:

- Select native Bay Area marsh plants;
- Plant areas in elevational and spatial patterns found in natural tidal marshes;
- Design projects to replace and enhance the visual qualities of natural vegetation which has been destroyed or degraded; and
- Develop an appropriate maintenance program.

Use of native Bay Area species is of fundamental importance in shoreline landscaping. Exotic plants, especially those related to local species, have demonstrated a propensity to spread beyond their planted areas and outcompete established natives. This can lead to reduced resource value for wildlife and detract from the natural visual quality of the shoreline in areas beyond the development site. Propagation of nonnative species can also lead to unpredictable, expensive management problems, as exemplified in the current Delta water hyacinth invasion and with the spread of iceplant, which can displace some native vegetation.

It is strongly suggested that seeds or other planting materials be obtained from local stock, preferably from mature, healthy populations near the development site. Care should be taken, however, in removing material from existing marshes. No plants should be removed without the permission of the property owners. If a local source is not available, certain nurseries and other sources listed at the end of this section can provide native plants or seeds.

The most critical aspect of a successful marsh plan is planting at the proper elevation. In a natural marsh, plants succeed according to their species-specific affinities for existing exposures to tidal inundation and salinity. When planting a new area, the contractor should place seeds or propagules within the elevation and geographic ranges where they would normally occur. Figure 1 illustrates the marsh "zone," defined by tidal exposure, preferred by typical marsh plants.

In addition to tidal elevations, the landscape designer should be certain that correct soil conditions are provided. A soil acidity range of pH six to eight is required, and most marsh plants tolerate fluctuations from pH four to nine.

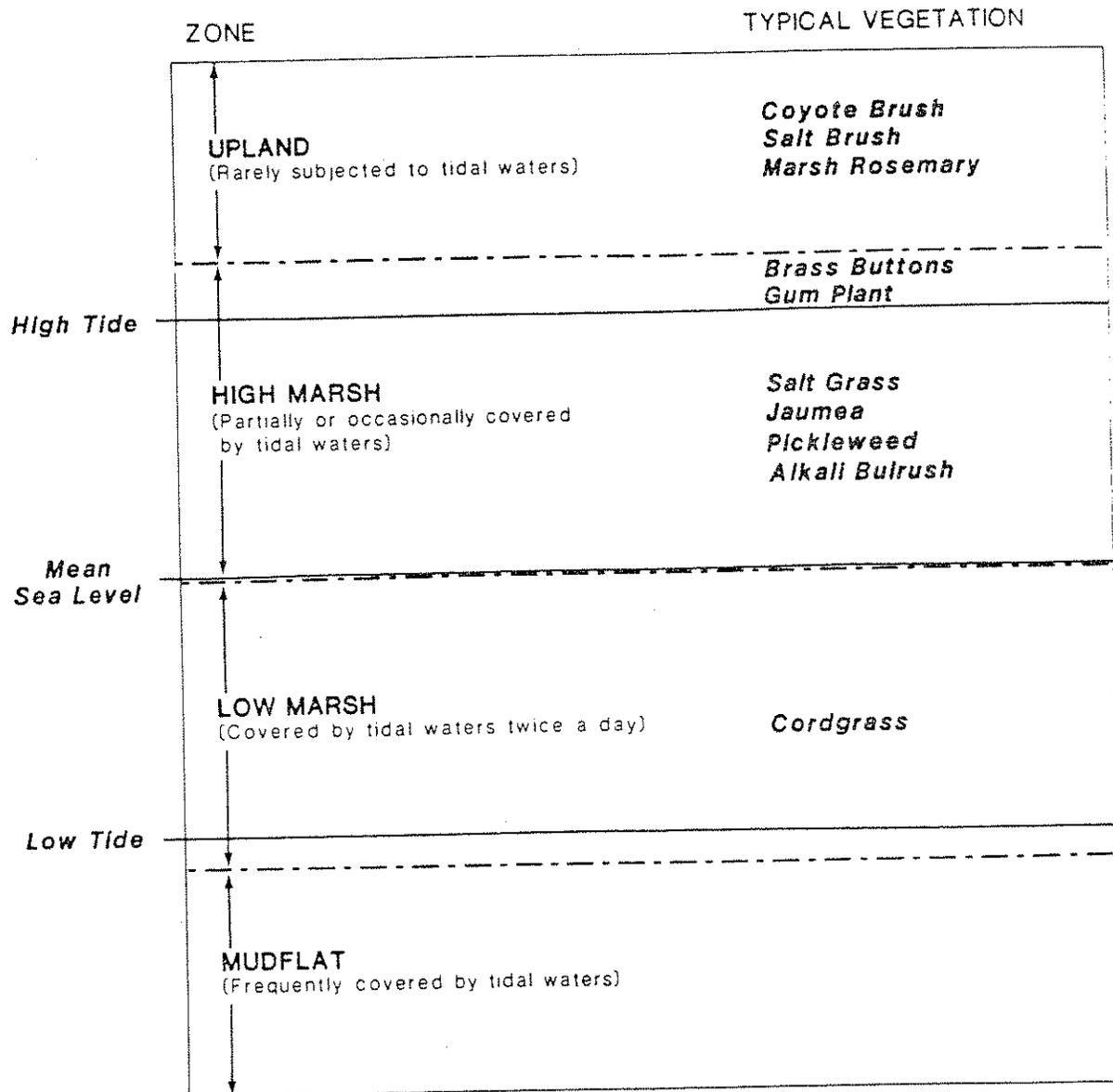


FIGURE 1

Marsh Zones Preferred by Typical Marsh Plants

Native marsh plant landscaping provides a visual compliment to the Bay along the shoreline. Aside from this aesthetic benefit, marsh vegetation planting has considerable practical value. Lower maintenance costs and added soil stablization are bonuses obtained by using plants adapted to shoreline conditions.

Last, without proper maintenance, many marsh restorations fail. Invading species should be discouraged so natural growth patterns of the natives can develop. During early growth phases, the planted area should be protected from trampling and damage from people and dogs. Plants likely to be eaten by wildfowl should be protected with wire netting until established.

The criteria discussed here could be used in a large scale marsh restoration project, but all the factors leading to the successful establishment of a wildlife community, with value comparable to the natural state, are not explored here. Guidelines and further information on marsh restoration are available in the technical report "Enhancement and Restoration of Diked Historic Baylands," by H. T. Harvey *et al.*, 1982, part of the BCDC study of diked historic baylands. Dr. Harvey's work on vegetation supplied much of the basic information for this portion of the guide.

GRINDELIA HUMILIS (Gum Plant)

REQUIREMENTS: Salinity: 20 parts per thousand (ppt). Lower salinity is more favorable for germination.

Tidal Elevation: Upper periphery of marsh.

Wind/Wave Action: Tolerant of moderate to heavy winds.

Moisture: Cannot tolerate much immersion.

DESCRIPTION: Evergreen shrub up to 5 feet high with a 3 to 4 foot spread; hardy. Sticky buds produce attractive yellow flowers in late summer.

PLANTING

INSTRUCTIONS: Harvest seeds from nearby plants (gum plant blooms year-round) or obtain from a specialty nursery. Scatter seeds by hand. The best time is late winter to early spring, after rains have diluted the area's salinity. Scatter several times throughout this 3 to 4 month period, to increase chances of successful establishment.

SALICORNIA PACIFICA (Pickleweed)

REQUIREMENTS: Salinity: 30-60 ppt. Tolerant of lower salinities.

Tidal elevation: One foot below MHW to 3 feet above MHW (middle-upper marsh zone).

Wind/Wave Action: Tolerant of calm to moderate forces.

Moisture: Cannot tolerate much immersion. Should not experience inundation more than 60 percent of the tide cycle.

DESCRIPTION: Green to blue-green; narrow, segmented, succulent stems. In autumn sheds rust-shaded, dry segments. Grows to low-lying, fairly dense stands, about 15 inches high. Dodder, a thin, orange, viney parasite will occasionally cover an individual pickleweed plant, but this in no way endangers a planted colony.

PLANTING

INSTRUCTIONS: Obtain fragments of mature, plants preferably some that include part of the root system.^{1/} Plant generously, about 3 feet apart. Planting season is not critical. After the end of the second growing season, fairly dense stands should result. Mature plants will produce seeds and also reproduce vegetatively.

SCIRPUS ACUTUS (Common Tule)

REQUIREMENTS: Salinity: Brackish water, 20 ppt.

Tidal Elevation: Two feet above MLLW to 1 foot above MHW (low to middle marsh zone).

Wind/Wave Action: Tolerant of fairly strong forces.

Moisture: Requires year-round moisture; tolerates prolonged inundation.

DESCRIPTION: Can grow as high as 16 feet. Reduced leaves form sheaths at base of a long, slender, sturdy stalk. Flower/seed cluster at top of stalk is pale brown to reddish brown. Perennial. En masse, the visual affect and function is similar to California bulrush (see below). Unfortunately, this plant sometimes fares too well in optimum conditions and can become a nuisance.

PLANTING

INSTRUCTIONS: Same planting method and timing as California bulrush (see below) but might be easier to obtain.

^{1/} For plant parts, contact East Bay Regional Park District, District Planning and Design Department, Senior Landscape Architects. Alternatively, seeds or fragments can be purchased from sources such as those listed at the end of this booklet.

SCIRPUS CALIFORNICUS (California Bulrush)

REQUIREMENTS: Salinity: Brackish water, about 20 ppt.

Tidal Elevation: One foot below MLLW to MHW (low to lower-middle marsh zones).

Wind/Wave Action: Tolerant of fairly strong forces.

Moisture: Requires moisture all year round; tolerant of prolonged inundation.

DESCRIPTION: A thick-stemmed sedge with reduced, pale leaves. Sturdy stalk grows up to 13 feet high, capped by a reddish-brown, red-bristled seed head. Perennial. Mature stands are fairly dense, and can effectively act as a natural "wall" blocking views and access. This blocking is desirable if an area needs to be isolated from intrusion, but should be avoided where it would interfere with access design. Bulrush helps to check erosion by stabilizing lower marsh soils.

PLANTING

INSTRUCTIONS: Plant bulrush plugs (each plug includes roots, shoots, and rhizomes) in late winter or early spring. Plant just deep enough to cover roots. Plants will multiply by means of root outgrowths. If parent source is not available nearby, propagules may be difficult to obtain commercially.

SCIRPUS ROBUSTUS (Alkali Bulrush)

REQUIREMENTS: Salinity: Brackish water, 20 ppt to 15 ppt or less for optimal seed production and germination.

Tidal Elevation: Four feet above MLLW to MHHW (middle marsh zone).

Wind/Wave Action: Calm to moderate forces.

Moisture: With low soil salinity, tolerates considerable tidal submergence.

DESCRIPTION: Green perennial sedges up to 5 feet tall, with long, narrow, pointed leaves and reddish brown to straw colored scales. In late spring to late summer, tiny red-brown flowers form a bushy clump atop the stem. Alkali bulrush is a favored food source for waterfowl. Like California bulrush and common tule, tends to be invasive when not controlled.

PLANTING

INSTRUCTIONS: Where low salinity conditions are present, plant seeds, available from specialized nurseries. Seed can also be obtained from commercial rice drying plants, were it is known as "red seed." Plant seeds not more than 1/2 inch deep, using

about 30 pounds of seeds per acre. The planting season is March through May. By mid-summer, seed heads should appear on the new plants.

A more reliable, but more costly method, which does not rely as heavily on optimal growing conditions, is to transplant clumps of mature plants, also available from nurseries. Place in soil just deep enough to cover roots, about 2 feet apart. These reproduce by sending off rhizomes--underground tuber-like growths from the roots.

SPARTINA FOLIOSA (Pacific Cordgrass)

REQUIREMENTS: Salinity: Tolerates up to 30 ppt. Growth and germination are promoted if lower salinity is available December through April.

Tidal Elevation: Three feet above MLLW to MHW (lower marsh zone).

Wind/Wave Action: Tolerant of calm to moderate conditions, can tolerate relatively strong forces once established.

Moisture: Tolerates considerable tidal submergence, but not more than 21 hours per day.

DESCRIPTION: A green, reedy, sturdy grass that can grow to over 4 feet high. Once established, can grow rapidly. One of the few plants adaptable to the lower salt marsh zone; can help precipitate turbidity from silty shallow waters; an important food contributor in the Bay wetland ecosystem.

PLANTING

INSTRUCTIONS: For calm water, obtain pre-germinated seedlings from a nursery specializing in native plants. Or, if parent seed source is available, harvest seeds as soon as ripe (late September through October, before seed heads burst) and store in salt water at approximately 40 degrees for 2 months. Just prior to germinating, discard any seeds that float--these are not viable. Seedlings should be planted from March to May. Planting is less costly but less reliable than planting sprigs.

If the area to be revegetated will be exposed to strong wave action, "biotic constructs" should be used instead of seedlings.^{2/} Biotic constructs are mussels embedded with

^{2/} This interesting association of plant and animal is an interdependence occurring in nature. It was first successfully cultured as part of a project aimed at breeding mussels for vitamin extraction (Newcombe, C. L., 1978. The Role of Marsh Plants in Shoreline Stabilization. San Francisco Bay Marine Research Center, Inc., Richmond, California.)

cordgrass plugs--several shoots, nodes, and roots in a clump 5 to 10 inches in diameter. Place these side by side and peg into place for anchoring. Where wave forces are moderate, use simple plugs of mature cord grass, in 4 to 6 inch clumps. Plant these 1/2 to 1 meter apart. Bioconstructs and plugs can be planted February to April, and should spread out to healthy, patchy stands within about 18 months.

NOTE: The following marsh plants are commonly found in Bay wetlands but are not as abundant as the previously described species, and have not been the subject of much revegetation study. It is recommended that these be planted as embellishment to the better known populations. Requirements and planting specifications can usually be obtained from specialized nurseries supplying the plants commercially.

Brass buttons and fat hen (described in Part II) are naturalized foreign species that have been introduced to Bay marshes by game managers as waterfowl food. As with the following species, they may be planted amid the basic native groundcover, pickleweed.

FRANKENIA GRANDIFOLIA (Alkali Heath)

Upper marsh-upland transition zone.

Many tiny, rounded, greyish leaves; stem can be woody. In very wet areas can grow to 3 feet high, but is basically a low-lying, shrubby ground cover. Often found in association with pickleweed. Perennial, evergreen. Small, pink flowers.

JAUMEA CARNOSA (Jaumea)

Middle marsh zone.

Less than 1 foot tall, simple stemmed herb with slender, round-tipped, fairly puffy green leaves. Leaves are similar to pickleweed, with which it is sometimes mistaken. In summer, small yellow flowers at tips of stems. Grows in small patches rather than dense stands. Perennial.

LIMONIUM CALIFORNICUM (California Marsh Rosemary)

High marsh zone.

Purple flowered (summer through winter) atop 1 to 2 feet high reddish stems. Sturdy leaves at stem base. Plant singular plants scattered amid other vegetation.

PART II: SHORELINE PLANTS

Landscaping the shoreline of San Francisco Bay can create a variety of problems due to a number of environmental constraints. These can include heavy clay soils, saline soils and water, limited water for irrigation, strong winds, and salt spray.

To assist those landscaping shoreside projects and public access areas, BCDC staff has prepared the following list of groundcovers, shrubs, and trees suitable for these special sites. Many of the plants are Bay Area natives or plants from Australia and New Zealand, which have similar environmental conditions. BCDC recommends the use of native plants; those included here are so labeled.

This list of plants has been compiled from variety of sources, mainly plant lists and handbooks (see References). The East Bay Regional Park District also contributed information on plants that have succeeded in their shoreline parks.

GRASSES

DISTICHLIS SPICATA (Salt Grass)

DESCRIPTION: Naturalized salt marsh plant; hardy grass about 6 inches high; looks like Bermuda Grass.

TOLERANCE: Hardy, plant where salt concentration in the soil drops to 2 percent. Usually grows inland of pickleweed.

PLANTING

INSTRUCTIONS: Transplant plugs from native clumps; also grows from rhizomes.

ELEOCHARIS MACROSTACHYA (Common Spikegrass, Wire Grass)

DESCRIPTION: Pale to dark green grass, up to 1-1/2 to 3 feet high; perennial; long rhizomes.

TOLERANCE: Tolerant of saline soils and both drought and moisture; hardy.

GROUND COVERS

ABRONIA (Sand Verbena) - Native

DESCRIPTION: *A. latifolia* and *A. umbellata* are creeping ground covers, especially suited to holding sand in gardens; may spread to 3

feet; roundish leaves are 1 to 2 inches long; whole plant is slightly gummy; flowers are yellow (latifolia) or pink (umbellata), bloom in summer, early fall.

TOLERANCE: Tolerant of coastal and beach situations.

PLANTING

INSTRUCTIONS: Seeds may be hard to find; but sow plants in flats, pots, or light, well-drained, sandy soil.

COTULA CORONOPIFOLIA (Brass Buttons)

DESCRIPTION: Grows to about 2 inches in height; small yellow flowers that look like daisy centers; very colorful and attractive.

TOLERANCE: Tolerant of saline soils and both drought and moisture.

PLANTING

INSTRUCTIONS: Plant plugs about 4 inches apart.

COTULA SQUALIDA (New Zealand Brass Buttons)

DESCRIPTION: Grows to a few inches high; 1 foot wide; leaves are soft, hairy, fernlike and are bronzy green; evergreen perennial. Flowers are about 1/4 inch in diameter, yellow "buttons."

TOLERANCE: Full sun to medium shade; average water.

PLANTING

INSTRUCTIONS: Plant divisions of plants.

ERIGERON GLAUCUS (Beach Aster, Seaside Daisy) - Native

DESCRIPTION: Low spreading perennial; grows to 10 inches in height; basal tuft of leaves. Flower is 1 to 1/2 inches wide, colored pale lavender to violet and yellow, occurring throughout summer. Basal leaves in clumps. Stout hairy stems 10 to 12 inches high. Blue green stems and leaves.

TOLERANCE: Tolerates salty wind; common on cliffs and sandy shores. Drought-resistant near coast. Tolerates sun or part shade.

PLANTING

INSTRUCTIONS: Plant from either seeds or cuttings; prefer light sandy loam but will grow in rather heavy loam. Seed spring through fall; plant cuttings or commercial plants in fall or early spring.

LIMONIUM CALIFORNICUM (Sea Lavender, California Marsh Rosemary)

(See Description in Part I.)

LIMONIUM PEREZII

DESCRIPTION: Perennial, leaves up to 12 inches long are rich green; summer bloom over a long season; flower clusters may be 3 feet tall and nearly as wide. Flower is purple and white.

TOLERANCE: Grows well on beach; salt and wind tolerant; fire resistant. Not tolerant of frost.

PLANTING

INSTRUCTIONS: Nursery-grown seedlings develop quickly.

MYOPERUM PARVIFOLIUM

DESCRIPTION: Evergreen ground cover; 3 to 6 inches high; spreads 4 to 9 feet wide; white summer flowers half inch wide followed by purple berries; bright green leaves densely cover plant; foliage similar to rosemary.

TOLERANCE: Tolerant of saline soil, drought, and wind. Better with some summer water.

PLANTING

INSTRUCTIONS: Plant 5 feet apart; will fill in within 6 months; will take root where branches touch the ground; no traffic; brittle. Better with some summer water, full sun.

SHRUBS

ARCTOSTAPHYLOS UVA-URSI (Bearberry, Kinnikinnick) - Native

DESCRIPTION: Evergreen shrub popular as a low ground cover; may eventually spread to 15 feet; bright green, glossy, leather leaves, about 1 inch long, turn red in winter; small bell-shaped flowers in clusters are white or pale pink and appear in early spring; berries are pink or red.

TOLERANCE: Good on hillsides and steep slopes; good near coast.

PLANTING

INSTRUCTIONS: For best growth, plant in loose, rapidly draining soil in sunny area; water weekly the first summer, then monthly thereafter in warm areas; when first planted mulch with peat moss or sawdust to keep down weeds.

ATRIPLEX (Saltbush) - Native

DESCRIPTION: Herbaceous plants and shrubs tolerant of seaside conditions, will tolerate flooding by high tides or rain; tolerant of wind, spray, sand, salt and drought; attractive gray or silvery foliage; little or no flowers or fruits. Best to plant in fall, but seeds or cuttings may be planted anytime.

- A. canescens (Four-wing Saltbush): Evergreen shrub; densely branched; to 3 to 6 feet high; 4 to 8 feet wide; narrow gray leaves 1/2 to 2 inches long; seeds available; space plants 4 feet apart. Native to arid areas.
- A. lentiformis (Quail Bush): Deciduous shrub, densely branched, 3 to 10 feet high; 6 to 12 feet wide; oval bluish-gray leaves, 1/2 to 2 inches long, sometimes spiny, salt-tolerant hedge or windbreak; seed available. Native to alkalai wastes.
- A. lentiformis var breweri (Brewer Saltbush): Almost evergreen; hardy; 5 to 7 feet high; 6 to 8 feet wide; plant 4 to 6 feet apart; will grow in reclaimed marine soil. Looks like Quail Bush, but not spiny. Gray foliage.
- A. hortensis (Sea Purselane, Garden Orache): Annual, 3 to 4 feet high; red leaves late in summer.
- A. rosea (Redscale, Red Saltbush, Red Orache): Annual; 3 to 4 feet high; very attractive, called "Salt Marsh Tiger Lilies".
- A. patula var patula (Spear Orache) Annual; 1-1/2 feet high; masses of low gray shrubbery.
- A. patula var hastata (Fat Hen, Halberd Leaved Orach) Annual, 1-1/2 feet high; masses of low gray shrubbery.
- A. semibaccata (Creeping Saltbush, Australian Saltbush): Evergreen, gray-green ground cover; dense mat of leaves; 1/2 to 1-1/2 inches long inconspicuous white flowers, red-orange fruits (host to the rare Pigmy Blue Butterfly larvae), 1 foot high, 1 to 6 foot spread; exceptionally adaptable to severe drought and adverse soil conditions, including excess salinity. Plant 3 feet apart. May be invasive.

TOLERANCE: Tolerant of drought; fire resistant; wet soil; wind; control erosion; tolerant of salty soils.

PLANTING

INSTRUCTIONS: Grows rapidly, regenerates easily from seed.

BACCHARUS PILULARIS (Coyote Brush, Dwarf Chaparral Broom)-Native

DESCRIPTION: Dense ground cover or shrub; dense mat of bright green, small (1/2 inches), closely set toothed leaves; 8 to 24 inches high and up to 6 feet wide; insignificant flowers; females produce cottony seeds; discourages weeds.

TOLERANCE: Very adaptable to climate and soil conditions. Can live in very wet to very dry situations. Part shade to full sun. Drought resistant; fire resistant; deer resistant; wind resistant.

PLANTING

INSTRUCTIONS: Plants available in most nurseries; cuttings can be taken especially from male plants. Plant fall or spring. Fast growing. Takes full sun.

CEANOTHUS GRISEUS HORIZONTALIS - Native

DESCRIPTION: Evergreen shrub, 2-3 feet high and to 36 inches wide; glossy, oval, 2 inch long leaves; pale blue flowers in spring in 1 inch clusters.

TOLERANCE: Tolerant of drought, slopes.

PLANTING

INSTRUCTIONS: Water first summer only, very fast grower.

DIPLACUS AURANTIACUS (AKA MIMULUS) (Sticky Monkey Flower) - Native

DESCRIPTION: Shrubby, evergreen perennial; grows to 1 to 4 feet tall; branches form at base of plant; leaves are narrow, glossy and dark green; leaves are sticky; flowers are about 1-1/2 inches long, funnel-shaped and soft orange in color; plants bloom through the summer, if watered may bloom most of the year.

TOLERANCE: Drought tolerant

PLANTING

INSTRUCTIONS: Plant seeds or cuttings (rooted in moist sand) in well-drained soil in partial shade.

ERIOGONUM ARBORESCENS (Santa Cruz Island Buckwheat) - Native

DESCRIPTION: Mound-shaped shrub, 3 to 4 feet high and 4 to 5 feet wide; small, narrow, gray-green leaves 1/2 to 1-1/2 inches long; clusters of pink to rose flowers bloom all summer.

TOLERANCE: Drought tolerant; needs no water near coast; wind tolerant; heat tolerant.

PLANTING

INSTRUCTIONS: Grows well in full sun and in well-drained, loose, gravelly soil.

FRANKENIA GRANDIFOLIA (Alkalai Heath, Yerba Reuma)

(See Description in Part I.)

GARRYA ELLIPTICA (Coast Silktassel) - Native

DESCRIPTION: Evergreen shrub; grows to 4 to 8 feet; leaves are about 2-1/2 inches long, dark green above and gray and wooly below; leaves have wavy edges; distinctive male and female catkins on separate plants - males are yellowish and 3 to 8 inches long; females are pale green and only 2 to 3-1/2 inches long; female plants have clusters of purple fruit from June to September.

TOLERANCE: Good coastal plant; moderately tolerant of drought, heat, and cold; tolerates summer water.

PLANTING

INSTRUCTIONS: Plant in sun or part shade.

GRISELINIA LITTORALIS

DESCRIPTION: Dense, compact, evergreen shrub, native of New Zealand; grows to 10 feet high and to 10 feet wide; leaves are thick, leathery, and lustrous, about 4 inches long; flowers and fruit are insignificant.

TOLERANCE: Tolerant of sun and wind; good beach plant.

PLANTING

INSTRUCTIONS: Plant in full sun; water for best growth.

ISOMERIS ABOREA (Bladder Pod)-Native

DESCRIPTION: Mounding evergreen shrub; 3 to 4 feet high; leaves are gray-green; ornamental yellow flowers in dense terminal clusters, appear all year. Fruit is conspicuously inflated leather capsule; Ill-scented if bruised.

TOLERANCE: Not particular as to soil; should not be heavily watered during the summer; very drought resistant.

PLANTING

INSTRUCTIONS: Seeds sown in flats or in the open ground during the fall often germinate in a week to 10 days; can be planted on dry slopes and road banks; will grow with no more water than natural rainfall.

LEPTOSPERMUM LAEVIGATUM (Australian Tea Tree)

DESCRIPTION: Evergreen shrub or small tree; small and casual looking; grows to 30 feet high and as wide; 1/2 inch wide white flowers, like tiny roses, along the stem; flowers in spring; oval 1 inch long, dull green to grey green leaves.

TOLERANCE: Tolerant of coastal sites; salt spray; and drought.

PLANTING

INSTRUCTIONS: Needs good soil drainage and full sun; needs watering when first planted; subject to chlorosis in alkaline soils; root troubles if poor drainage; prefers slightly acid soil. (Did not do well at George Miller Park.)

LONICERA INVOLUCRATA var LEDEBOURII (Twinberry Honeysuckle)

DESCRIPTION: Deciduous shrub; 5 to 10 feet tall and as broad; dense foliage; smooth dark green oval leaves 2 to 5 inches long; flowers are tubular, paired, 1/2 to 3/4 inch long; yellow and red colored flowers from March to July; fruit is shiny black twin berries.

TOLERANCE: Not particular as to soil type, may need summer water. Tolerant of wind, spray, sand, and salt.

PLANTING

INSTRUCTIONS: May be grown from seeds or cuttings; cuttings of mature wood root easily in sand; plant in moist spots; grows in sun or light shade.

LUPINUS ARBOREUS - (Bush Lupine) Native

DESCRIPTION: Native coastal shrub; grows to 5 to 8 feet; leaves are grouped in bright green, roundish leaflets; flowers are sweet pea shaped in large spikes 4 to 16 inches long; flowers, usually yellow but sometimes lilac, blue, or white, bloom March through June.

TOLERANCE: Drought tolerant; good beach plant.

PLANTING

INSTRUCTIONS: Plant from seed in well-drained soil; seeds germinate faster if first soaked in hot water.

RHAMNUS CALIFORNICA - Native

DESCRIPTION: R. Californica (Eve Case): 5 to 6 feet tall and 6 to 7 feet wide; high dense shrub; requires some summer water; propagate from cuttings. Very attractive berry crop. Berries are orange, rose, then black.

R. Californica (Coffeeberry): Evergreen shrub; 6 to 12 feet tall; 3 to 12 feet wide; dusty green foliage with red stems; Tolerant of dry conditions; tolerates full sun to light shade; near ocean tends to be broad and spreading. Berries are orange, rose, then black.

R. Californica (Seaview): Low shrub; to 18 inches in height; spreads 3 to 4 feet wide; neat rounded form. Berries are orange, rose, then black.

TOLERANCE: Tolerant of sun or partial shade; wind resistant.

PLANTING
INSTRUCTION: Plant in fall or late winter in reasonably well-drained soil.

RHUS INTEGRIFOLIA (Lemonade Berry)- Native

DESCRIPTION: Rounded evergreen shrub; open, arching form; grows 3 to 10 feet high and as wide; flat, oval to round waxy, dark green leaves 1 to 2-1/2 inches long; cream to rose pannicles in dense clusters; flowers in February and March; attractive sticky red berries; useful in erosion control.

TOLERANCE: Drought resistant; should be watered once a month in the summer. Tolerant of wind, drought, salt, spray, poor soils, and fire-resistant if well-watered. Can be ground cover on rocky slopes exposed to salt laden winds.

PLANTING
INSTRUCTIONS: Plant fall through spring; should be watered once a month in the summer; grows well on rocky slopes exposed to salt laden winds; prefers full sun, will tolerate part shade.

SAMBUCUS CALLICARPA (Coast Red Elderberry) - Native

DESCRIPTION: Large deciduous shrub; grows to 8 to 20 feet tall; leaves are 3 to 6 inches long, divided into toothed leaflets; flowers are white and are found in clusters 2 to 5 inches across; small berries are red; may be poisonous.

TOLERANCE: Tolerant of wet conditions if adequate drainage.

PLANTING
INSTRUCTIONS: Plant in sun or light shade; requires ample water; to keep dense and shrubby, prune every winter.

SOLANDRA HARTWEGII (Cup of Gold Vine)

DESCRIPTION: Evergreen vine; grows to 40 feet; large broad glossy leaves 4 to 6 inches long; flowers are golden yellow with brownish-purple stripes, 6 to 8 inches across. Blooms February to April.

TOLERANCE: Takes full sun near the coast; tolerant of salt spray directly above the tide line; tolerant of wind and fog; drought tolerant.

PLANTING

INSTRUCTIONS: Needs support, or prune to form hedge shape, or use as ground cover.

TREES

NOTE: These trees are commonly available at commercial nurseries. Specific planting instructions should be obtained from the source.

AESCLUS CALIFORNICA (Buckeye)- Native

DESCRIPTION: Deciduous tree; to 10 to 20 feet in grove; to 40 by 40 feet as single specimen; silvery trunk and branches; fragrant showy, pale flowers in long dense clusters at the ends of branches; new leaves are pale green; mature leaves in 3 to 6 inch long leaflets; drops leaves in July under drought conditions; fruit is leathery capsule; seeds are poisonous to humans and livestock. Will drop leaves all summer

TOLERANCE: Tolerant of salt-spray; tolerant of drought; tolerant of wind.

PLANTING

INSTRUCTIONS: Plant in winter or spring. Needs lots of room. Performs best in protected swales.

AGONIS FLEXUOSA (Peppermint Tree, Australian Willow Myrtle)

DESCRIPTION: Evergreen; to 25 to 40 feet high; willow-like 6 inch long leaves with copper edge; small white flowers abundant in June; medium fast growth; weeping branches. Leaves smell like peppermint when crushed.

TOLERANCE: Very tolerant of soil types and watering practices; saline and moisture tolerant.

PLANTING

INSTRUCTIONS: Plant in area protected from freezing temperatures.

AGONIS JUNIPERINA (Juniper Myrtle)

DESCRIPTION: Evergreen; to 25 to 35 feet; open, finer texture than *A. flexuosa*; narrow 1/4 to 1/2 inch long leaves; soft green color; fluffy white flower clusters; flowers from summer to November. May be difficult to find in commercial nurseries.

TOLERANCE: Tolerant of saline soil and moisture.

PLANTING

INSTRUCTIONS: Plant in area protected from freezing temperatures.

ALNUS OREGONA (Red Alder)

DESCRIPTION: Deciduous tree to 45 to 50 feet, sometimes to 90 feet; small woody cones in winter; light gray, smooth bark; dark green 2 to 4 inch long leaves; greenish yellow catkins (male flowers).

TOLERANCE: Tolerant of brackish, somewhat saline water.

PLANTING

INSTRUCTIONS: Grows rapidly; roots are invasive.

CASUARINAS (Beefwood, She-Oak)

DESCRIPTION: Evergreen trees, slight resemblance to pines; woody cone-like fruit; leaves look like long pine needles. May be difficult to find in nurseries.

C. cunninghamiana (River She-Oak, Australian Pine): Evergreen tree to 70 feet; finest texture; dark green branches. Most appropriate in informal situations.

C. equisetifolia (Horsetail Tree): Evergreen 40 to 60 feet; 20 feet wide; pendulous gray-green branches. Most appropriate in informal situations.

C. equisetifolia incan (Coast Oak): Evergreen tree, to 30 feet, silvery gray foliage; pendulous small branches and spreading or erect main branches; very good for swampy sites. Most appropriate in informal situations.

C. glauca (Swamp Oak): Evergreen tree; to 60 feet; similar to *C. equisetifolia*; grows in coastal swamps.

C. littoralis (Black She Oak): Evergreen to 30 feet; dusky-green foliage; neat form; good for restricted spots; tolerant of poor soil and coastal sites.

C. stricta (Mountain She-Oak, Drooping She-Oak, Coast Beefwood): Evergreen; to 20 to 35 feet; dark green foliage; cones to 1 inch long; fast growing; attractive silhouette, form similar to weeping willow; tolerant of coastal sites. (Did well at George Miller Park.)

TOLERANCE: Tolerates drought or moisture, salinity, salt-spray, heat, and wind.

PLANTING

INSTRUCTIONS: Fast grower.

CUPRESSUS MACROCARPA (Monterey Cypress)- Native

DESCRIPTION: Evergreen; conical shape when young; to 40-50 feet; bright green scale-like leaves; at maturity, grey trunk is revealed under the broad spreading crown; golfball sized globular cones; fast growing; needs wind and fog to prevent fungal canker. (Did well at George Miller Park and Martinez Shoreline.)

TOLERANCE: Tolerant of wind, salt, spray, and drought.

PLANTING

INSTRUCTIONS: Plant in fall.

EUCALYPTUS

NOTE: There are many species of Eucalyptus which are tolerant of saline conditions, salt-spray and drought conditions. Refer to any common reference. Some nurseries specialize in Eucalyptus and these nurseries can serve as an excellent source of information. Some appropriate species include: E. robusta; E. saligna; E. spathulata; and E. platyphloea. (Did well at George Miller Park.)

METROSIDEROS EXCELSA (New Zealand Christmas Tree, Pohutukawa)

DESCRIPTION: Evergreen; grows to 30 feet; glossy to dark green leaves with wooly grey underside; branches heavily from ground up; red flowers in big clusters cover the branches from May to July.

TOLERANCE: Tolerant of wind and salt spray; drought tolerant.

PLANTING

INSTRUCTIONS: Needs water through the first two dry seasons; grows slowly in heavy soils; needs staking and pruning to achieve good form.

MYOPERUM INSULARE

DESCRIPTION: Evergreen shrub or tree; grows 20 to 30 feet; dense foliage of long narrow shiny green leaves; multiple trunks; pinkish-white flowers in clusters of 2 to 6 in summer; 2 inch wide fruit is bluish purple. May be difficult to find in commercial nurseries.

TOLERANCE: Drought tolerant. (Did well at George Miller Park and Martinez Shoreline.)

PLANTING

INSTRUCTIONS: Keep branches pegged to encourage ground cover form; staking and pruning encourages trunks. Fast growing. Invasive roots.

MYOPERUM LAETUM

DESCRIPTION: Evergreen; grows to 30 feet, to 20 feet wide; dense foliage of long narrow shiny green leaves 3 to 4 inches; multiple trunk. Flowers in clusters of 2 to 6 in summer, 1/2 inch wide, white with purple markings.

TOLERANCE: Not drought tolerant; superb for coastal sites. Tolerant of salt, wind, and spray. Small reddish purple fruit.

PLANTING

INSTRUCTIONS: Keep branches pegged to encourage ground cover form; staking and pruning encourages trunks. Fast growing. (Did well at George Miller Park and Martinez Shoreline.)

PINUS CONTORTA (Beach Pine, Shore Pine) - Native

DESCRIPTION: Evergreen tree; grows to 20 to 35 feet, may be dwarfed in windy areas; dense foliage, compact, pyramidal shape; dark green needles 1-1/4 to 2 inches long; cones are 1 to 2 inches long and light yellow.

TOLERANCE: Hardy, not tolerant of hot, dry weather; good in coastal climates and wind.

PLANTING

INSTRUCTIONS: Grows well in well-drained soil and in full sun; do not over water; do not fertilize with nitrogen.

PINUS MURICATA (Bishop Pine) - Native

DESCRIPTION: Evergreen tree; grows to 40 or 50 feet; dense foliage; open pyradimal shape when young, rounded in middle life; dark green needles 4 to 6 inches long; brown cones, 2 to 3 inches long, are in groups of 3, 4, or 5.

TOLERANCE: Tolerant of wind and salt air.

PLANTING

INSTRUCTIONS: Grows well in well-drained soil and in full sun; do not over water; do not fertilize with nitrogen.

TAMARIX

DESCRIPTION: Deciduous and evergreen appearing trees and shrubs. Can be very invasive.

T. parviflora or T. tetandra: Deciduous; hardy; grows 6 to 15 feet; spring flowering; pink flowers in clusters; reddish bark; prune to maintain graceful effect, limit height and to produce new flowering wood. Fast growing.

T. aphylla (Athel Tree): Appears evergreen; grows 30 to 50 feet; grayish look in late summer due to secretions of salt; white to pinkish very small flowers; tolerant of saline soil, moisture, and drought. Roots are competitive.

T. chinensis (Salt Cedar): Deciduous; grows 6 to 12 feet if pruned, or to 20 to 30 feet; flowers bloom spring through summer; looks best if pruned to the ground in early spring; tiny leaves are very small, pale blue-green; tolerant of saline soils, moisture, and drought. Roots are competitive. May be difficult to find in commercial nurseries.

TOLERANCE: Grows well in saline soils.

PLANTING

INSTRUCTIONS: Easy to grow from cuttings set in place and kept moist.

UMBELLULARIA CALIFORNICA (Bay Laurel) - Native

DESCRIPTION: Evergreen tree, although may stay shrublike if planted on windy coastal hillside; tree may grow to 75 feet; to 100 feet wide (in forests); form is rounded; leaves are 3 to 5 inches long, 1 inch wide, with strong aroma when crushed; flowers are tiny and yellow, in clusters; fruit is small, first green, then purple.

TOLERANCE: Tolerant of windy, coastal conditions, tolerant of shade, tolerant of drought.

PLANTING

INSTRUCTIONS: Plant in deep soil with ample water for fast growth.

SOURCES OF MARSH AND NATIVE PLANT MATERIALS

Marine Research Center
Western Ecological Services (WESCO)
14 Galli Drive, Suite #4
Novato, California 94947
(415) 883-6425

Saratoga Horticultural Foundation
"Selected California Native Plants
with Commercial Sources, Third Edition."
P. O. Box 308
Saratoga, California 95071
(Catalogs are \$4.65 each)

Peter Koos
East Bay Regional Park District,
Planning and Design Department
11500 Skyline Boulevard
Oakland, California 94619
(415) 531-9300

Yerba Buena Nursery
19500 Skyline Boulevard
Woodside, California 94062
(415) 851-1668

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GENERAL INFORMATION REGARDING KOLL CENTER SIERRA POINT

Area

approximately 76 acres in Brisbane and 26 acres in South San Francisco on an approximately 103 acre peninsula

General Plan

Commercial/Retail/Office

Zoning

O-A Office District

Redevelopment

12/6/76 Brisbane Community Redevelopment Project Area Number One

Environmental Review

11/29/76 Draft EIR & Addendum certified by the City Council

Development Agreement

3/26/84 Ordinance No. 299 adopted approving Development Agreement for Sierra Point property, consistent with Use Permit UP-11-78 and the Architectural Design Guidelines, Sierra Point Office Park, dated 4/82 and approved by the City 6/2/82

Master Use Permit

8/3/77 Use Permit UP-4-75 issued

8/3/78 Use Permit UP-4-75 expired

9/14/78 Planning Commission staff report for UP-11-78 referred to "a phased development which will include a convention center-hotel complex, maximum capacity of 3,000 persons, up to nine (9) restaurants, related commercial and office buildings, tennis court and health spa."

9/20/78 Planning Commission conditionally approved UP-11-78

10/19/79 UP-11-78 extended 1 year

9/3/80 UP-11-78 extended one year

5/22/81 First building permit application made, permanently activating the Use Permit

Subdivision Agreement

9/17/85 Tentative Subdivision Map RS-2-85

Design Guidelines/Architectural Design Guidelines

6/2/82 Architectural Design Guidelines approved by City

8/13/84 Design Guidelines and Revised Architectural Design Guidelines approved by the City

Design Review: All buildings are subject to Design Review through the City Planning Commission per Brisbane Municipal Code Chapter 17.42

4/22/81 Architectural Approval AA-1-81 granted for Building "D" (1000 Marina Boulevard)

10/17/84 Architectural Approval AA-3-84 granted for Dakin Building (7000 Marina Boulevard)

3/20/85 Design Permit DP-1-85 approved for Twelve-Story Office Building (2000 Sierra Point Parkway)

Sign Programs

11/17/86 Revised General Sign Standards Koll Center Sierra Point

7/7/88 Koll Center Sierra Point Building-Mounted Signage Standards (amending the preceding)

BCDC Permits Nos. 14-78, M81-74 & M81-74#2

Declaration of Covenants, Conditions and Restrictions: Privately recorded with the County of San Mateo Recorder's Office

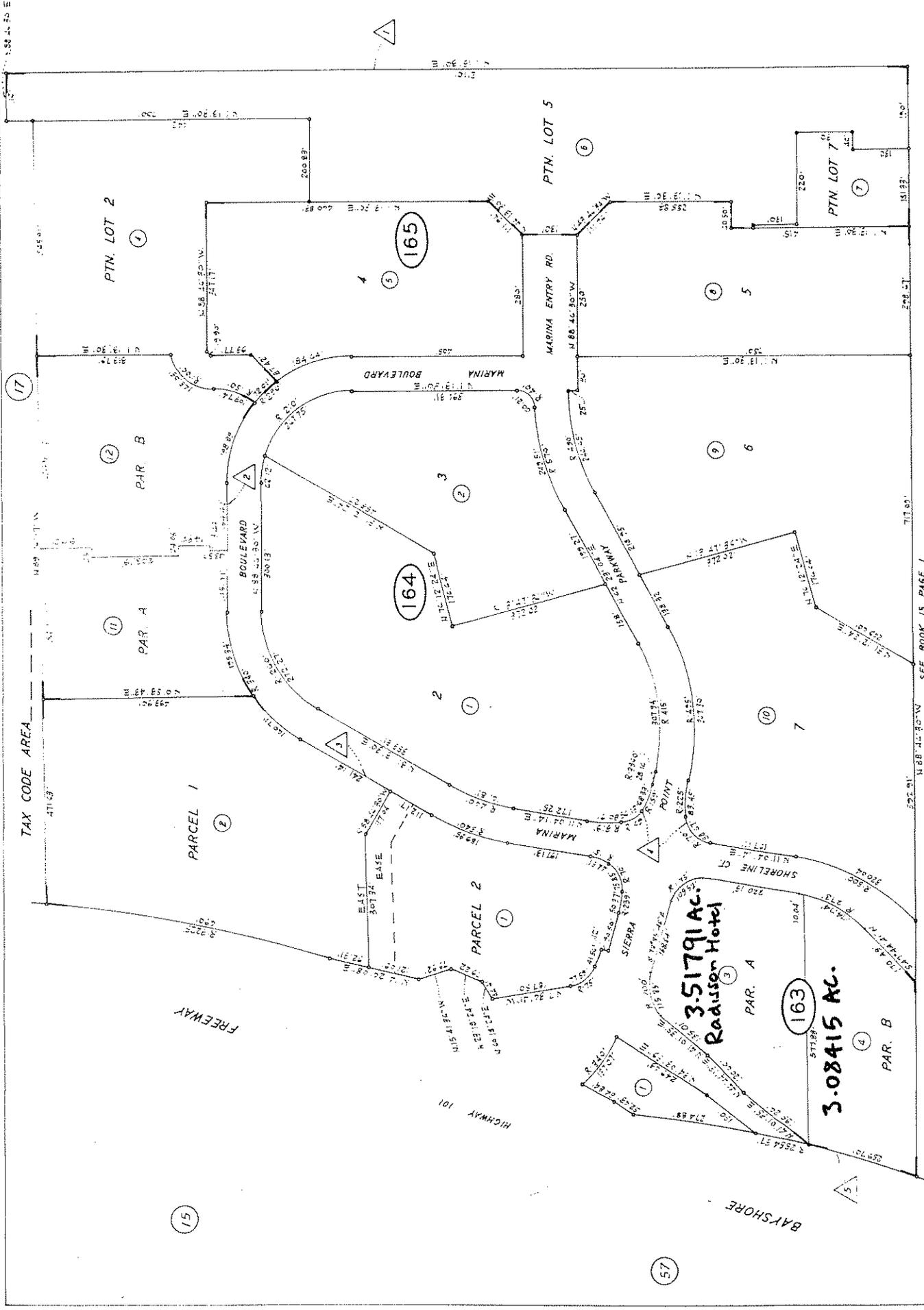
Developer: The Koll Company, 1000 Marina Boulevard, Brisbane, CA 94005; contact Doug Thomas at (415) 952-5335

SUPERSEDED



BK. 96
4

PARCEL MAP VOL 54/57-58
PARCEL MAP VOL 73/27-28



SEE BOOK 15 PAGE 1
ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

J.H.

J 60206

RECORDING REQUESTED BY:
SAFECO TITLE INS Co.
City of Brisbane

WHEN RECORDED RETURN TO:

City of Brisbane
44 Visitation Avenue
Brisbane, CA 94005
Attn: Richard B. Kerwin

AP. X
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DEVELOPMENT AGREEMENT

Between

CITY OF BRISBANE

and

SIERRA POINT ASSOCIATES ONE

SIERRA POINT ASSOCIATES TWO

84050693

84050693

RECORDED AT REQUEST OF

SAFECO TITLE INSURANCE CO.

MAY 11 9 45 AM 1984

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

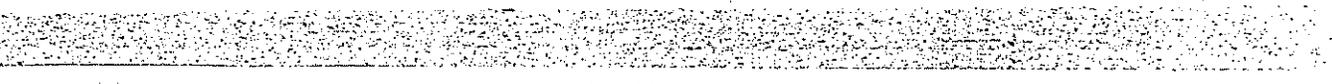
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attempt to violate this Agreement, then compensatory damages would be appropriate. Both parties waive any claim for punitive damages and any claim of personal liability against the officials of the other party.

7. AMENDMENT OR TERMINATION.

7.1 Agreement. If City and Developer mutually agree to terminate or amend the terms of this Agreement, the amendment or termination shall be accomplished in the manner provided in state law for the adoption of development agreements, except as provided in Subsection 7.2.

7.2 Other Documents. City and Developer may by mutual agreement amend or modify the Use Permit or the Design Guidelines, without seeking an amendment of this Agreement, upon application by Developer for such amendment or modification pursuant to City Code provisions for amendments to zoning ordinances. This Agreement shall incorpor-



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K008-836
AG129m

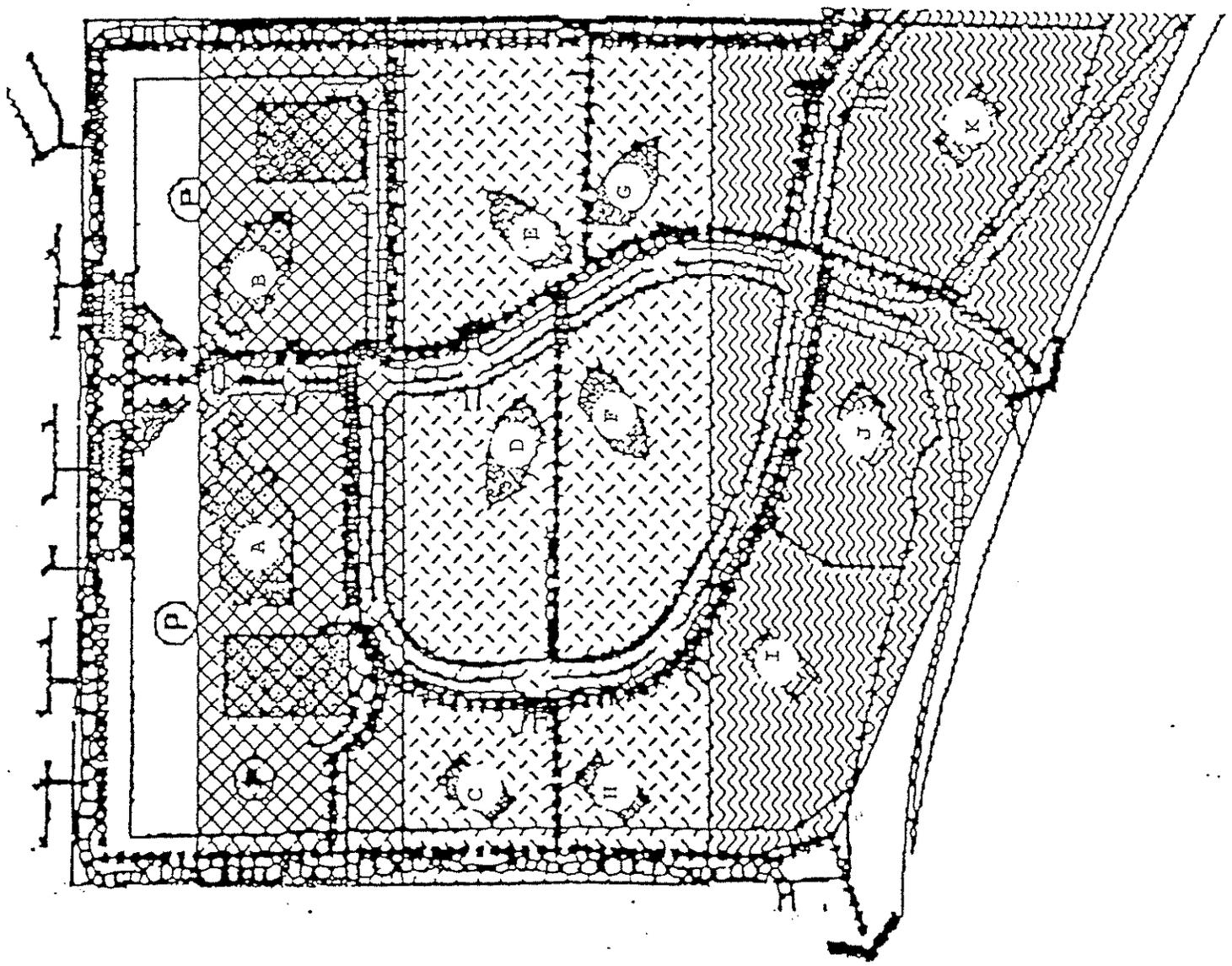
ate all the terms and conditions of the Use Permit and the Design Guidelines as so amended or modified.

8. ASSIGNABILITY.

The right to develop the Property or any parcel thereof pursuant to this Agreement and the obligation to comply with conditions of the Use Permit and the Design Guidelines shall run with the Property except as provided

- A 12 story hotel
- B 10 story hotel
- C 5 story office building
- D 8 story office building
- E 6 story office building
- F 12 story office building
- G 10 story office building
- H 5 story office building
- I 8 story office building
- J 6 story office building
- K 9 story office building

SUPERSEDED



If you are planning to do work in or along the shoreline of San Francisco Bay, in addition to getting local approval, you may need to get a state permit for your project from the San Francisco Bay Conservation and Development Commission (BCDC)

What Is BCDC?

BCDC is a California state agency that has jurisdiction over:

- The open water, marshes and mudflats of greater San Francisco Bay, including Suisun, San Pablo, Honker, Richardson, San Rafael, San Leandro and Grizzly Bays and the Carquinez Strait.
- The first 100 feet inland from the shoreline around San Francisco Bay.
- The portion of the Suisun Marsh-including levees, waterways, marshes and grasslands-below the ten-foot contour line.
- Portions of most creeks, rivers, sloughs and other tributaries that flow into San Francisco Bay.
- Salt ponds, duck hunting preserves, game-refuges and other managed wetlands that have been diked off from San Francisco Bay.

Do You Need a BCDC Permit?

BCDC approval must be obtained before you do any of the following things within BCDC's jurisdiction:

- Place solid material, build or repair docks, pile-supported or cantilevered structures, dispose of material or moor a vessel for a long period in San Francisco Bay or in certain tributaries that flow into the Bay.
- Dredge or extract material from the Bay bottom.
- Substantially change the use of any structure or area.
- Construct, remodel or repair a structure.
- Subdivide property or grade land.

Contacting BCDC

You can contact the Commission's staff by mail at:

San Francisco Bay Conservation and Development Commission
Thirty Van Ness Avenue, Suite 2011
San Francisco, CA 94102-6080

or by phone at (415) 557-3686
or by facsimile at (415) 557-3767
or by e-mail at info@bcddc.ca.gov

Application forms and instructions, information describing the Commission's permit review process and other documents that may be helpful to you will be sent to you upon request at no charge. This material can also be picked up at the Commission's office. During office hours, a staff member is always available to answer questions.

Applying for a BCDC Permit

To get a BCDC permit, you need to complete an application form (which requires detailed project information and plans) and pay a processing fee that ranges from \$50 for a pre-authorized project to \$10,000 for a project costing more than ten million dollars. The application must be submitted by the owner of the project site or the owner's representative (architect, attorney, contractor, etc.).

Once you submit a complete application, by law the Commission must grant or deny your permit within 90 days unless you agree to extend this period. Most applications are processed within five to eight weeks.

The easiest way to find out whether you need a BCDC permit is to call the Commission's staff and describe the location of your project and the work you want to do. The earlier you do this, the better.

**Local Approval
Is Needed First**

BCDC cannot file your application as complete until you have received all discretionary local permits (i.e., variances, zoning changes, excavation or fill permits, planned unit development and tentative subdivision map approvals and all other local approvals except ministerial permits, such as building permits). However, do not wait until you have your local permits to contact BCDC. By discussing your project with the Commission's staff before you have completed your plans, you can avoid having to go through the local review process a second time to gain approval for design changes that are needed to meet BCDC requirements. BCDC encourages applicants to file draft applications to make it easier for the staff to assist you. In addition, projects that require BCDC permits often must receive authorization from the California Regional Water Quality Control Board, San Francisco Bay Region, and the U.S. Army Corps of Engineers.

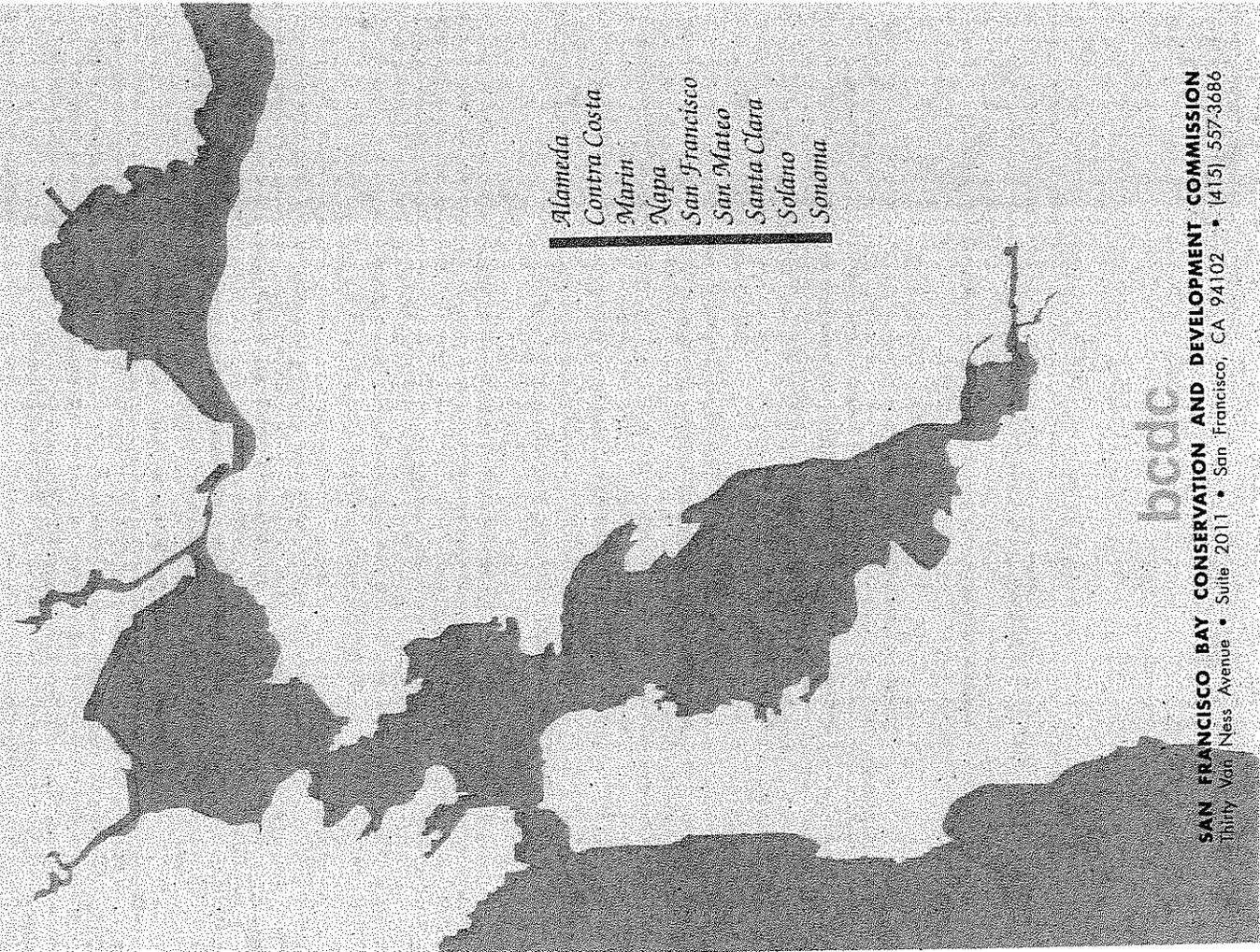
**WARNING!
There Are
Penalties for
Not Getting a
BCDC Permit**

BCDC operates an active enforcement program to detect and prosecute violators who do not get required BCDC permits or do not carry out permitted activities properly. The owner of the property on which a violation takes place is legally responsible for the violation. Unintentional, technical violations can be handled with after-the-fact permits (at double the normal processing fee) if the unpermitted work otherwise complies with state law. The Commission handles other violations by issuing cease and desist orders, which can require that work be stopped, unpermitted structures be removed, and other remedies. In addition, the Commission can impose civil penalties of \$10 to \$1,000 a day (to a maximum of \$20,000 for each violation). Serious violations are referred to the California Attorney General for prosecution. Under state law, these violations are subject of civil penalties of up to \$5,000 a day or more.



Dedicated to making San Francisco Bay better.

You probably need a state permit if you are planning a project along the shoreline of San Francisco Bay in the following Bay Area counties:



Alameda
Contra Costa
Marin
Napa
San Francisco
San Mateo
Santa Clara
Solano
Sonoma



SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION
Thirty Van Ness Avenue • Suite 2011 • San Francisco, CA 94102 • (415) 557-3686