



CITY *of* BRISBANE

Sierra Point Parkway Design Guidelines Subcommittee Agenda

Thursday, November 14th, 2024 at 10:30AM • Hybrid Meeting
Brisbane City Hall Annex 25 Park Place, Brisbane, CA

The public may observe/participate in the Subcommittee meetings by using remote public comment options or attending in person. Subcommittee members shall attend in person unless remote participation is permitted by law. The Subcommittee may take action on any item listed in the agenda.

JOIN IN PERSON

Location: 25 Park Place, Brisbane, CA 94005 - [Annex Conference Room](#)

Masks are no longer required but are highly recommended in accordance with California Department of Health Guidelines. To maintain public health and safety, please do not attend in person if you are experiencing symptoms associated with COVID-19 or respiratory illness.

JOIN VIRTUALLY

Join Zoom Webinar (please use the latest version: [zoom.us/download](https://us06web.zoom.us/j/82109203916)):
<https://us06web.zoom.us/j/82109203916>

Meeting ID: 821 0920 3916

Call In Number: 1 (669) 900-9128

Note: Callers dial *9 to “raise hand” and dial *6 to mute/unmute.

The agenda materials may be viewed online at www.brisbaneca.org at least 72 hours prior to a Meeting. Please be advised that if there are technological difficulties, the meeting will nevertheless continue.

TO ADDRESS THE SUBCOMMITTEE

IN PERSON PARTICIPATION

To address the Subcommittee on any item on or not on the posted agenda, please wait until Public Comments are being accepted.

REMOTE PARTICIPATION

Members of the public may observe/participate during the Subcommittee meeting by logging into the Zoom Webinar. Public comments received one hour prior to the meeting via email will be noted for the record. Written comments after that time will not be responded to or brought to the attention of the Subcommittee during the meeting.

Email: aibarra@brisbaneca.org

SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact Angel Ibarra at (415) 508-2109. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

SUBCOMMITTEE MEMBERS:

Mayor O'Connell, Councilmember Lentz

ROLL CALL

- A. Consider any request of a City Councilmember to attend the meeting remotely under the "Emergency Circumstances" of AB 2449

PRESENTATIONS AND DISCUSSION ITEMS

- B. Receive an Update on the Sierra Point Towers

PUBLIC COMMENT**ADJOURNMENT**

File Attachments for Item:

B. Receive an Update on the Sierra Point Towers



CITY COUNCIL SUBCOMMITTEE AGENDA REPORT

Meeting Date: 11/14/2024

From: John Swiecki, Community Development Director

Subject: Sierra Point Towers Update

Background

The applicant, Healthpeak Properties, Inc., proposes demolition of the existing parking garage and surface parking lots on the project site at 2000 Sierra Point Parkway and 8000 Marina Boulevard to construct additional life science office buildings and new structured and surface parking. The two existing office buildings on the project site would be retained and incorporated into the site design.

The applicant submitted applications for a Zoning Amendment, Design Permit, Use Permit for Parking Modification, Planning Commission Grading Review, and Tentative Map on August 31, 2021 (Original Application). The Original Application included two new office/life sciences buildings (Buildings 1 and 2), an amenity building, and a parking structure. Building 1 was proposed to be located near the northern boundary of the project site with 14 stories in height and approximately 494,340 square feet of floor area. Building 2 was proposed to be located near the eastern boundary of the project site with 9 stories in height and approximately 317,000 square feet of floor area. The amenity building was proposed to be located near the southwest corner of the project site with 2 stories in height and approximately 40,000 square feet of floor area. The proposed 12-story parking structure would contain approximately 3,771 parking spaces, with vehicular access from both Sierra Point Parkway and Marina Boulevard.

City staff provided comments to the applicant regarding the intensity of development proposed, especially as it related to the size and mass of the 12-story parking structure which would occupy significant frontage on the eastern side of the site.

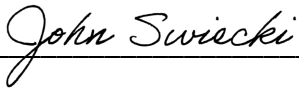
The applicant has responded to staff comments with a conceptual revised design (Revised Design), as shown in Attachment 1. The Revised Design breaks the parking structure configuration into two 12-13-story structures with smaller footprints than the Original Application, and an additional 2-story podium structure. Instead of the Original Application's two new buildings, the Revised Design proposes three separate buildings that range from 8 to 10 stories in height. Building 1 would be located near the southwestern intersection of Marina Boulevard and Sierra Point Parkway. Buildings 2 and 3 would be located at the northern portion of the site topping the parking podium. Total square footage, including the two existing buildings, would remain the same at 1,290,503 square feet. One parking structure would be located at the southeast corner of the project site with another located adjacent to the parking podium at the northwestern portion of the site. The Original Application's separate amenity building would be eliminated but the floor area would instead be incorporated into the interior frontage of the parking podium.

Discussion

The applicant has requested to meet with the Sierra Point Council Subcommittee to review their conceptual Revised Design. Goals for today's discussion include:

2021-DP-2; 2021-EX-5; 2021-TM-1; 2021-UP-4; 2021-RZ-1
11/14/2024 Meeting

- Receive a presentation from the Applicant regarding the Revised Design
- Provide feedback to the Applicant on the Revised Design as the subcommittee deems appropriate



John Swiecki, Community Development Director

Revised Conceptual Design

B. Towers at Sierra Point

Proposed Master Plan Alternative

11/14/2024



02/2024 Planning Submittal

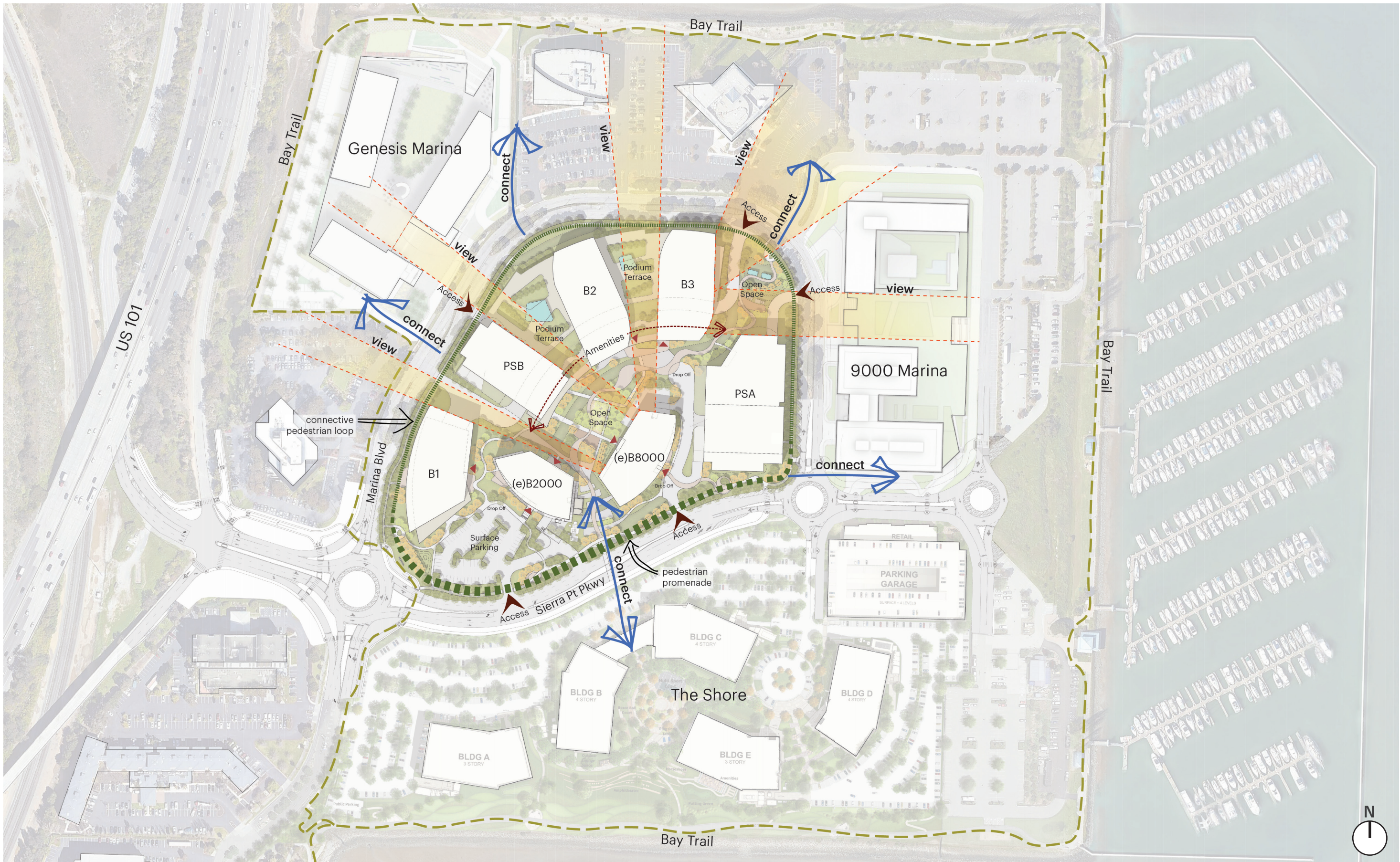
Goals of the Alternative Master Plan

- * Reduce overall heights of the buildings
- * Reduce the visual impact of the single parking structure
- * Improve compatibility with neighborhood context
- ➞ Provide improved views to the bay and the hills
- ➞ Align site access with the driveway entries of the adjacent sites
- ➞ Provide fluid circulation around, inside, and through the site



Proposed Alternative Master Plan





Towers at Sierra Point
Proposed Alternative Master Plan
11/14/2024

Site Analysis



02/2024 Planning Submittal



Proposed Alternative Master Plan



02/2024 Planning Submittal



Proposed Alternative Master Plan

	02/2024 Planning Submittal	Proposed Alternative Master Plan
FAR	1.86	1.86
Total Development Gross Floor Area	1,290,503 sf	1,290,503 sf
Building Typical Floor Plate Area	37,340 sf	35,000 sf
Parking Ratios	Existing = 3.27/1,000 New = 2.40/1,000 Blended = 2.70/1,000	Existing = 3.27/1,000 New = 2.40/1,000 Blended = 2.70/1,000
Parking Provided	Parking Structure = 3,290 cars Surface Parking = 83 cars Total Parking = 3,373 cars	Parking Structures = 3,000 cars Parking Podium = 300 cars Surface Parking = 73 cars Total Parking = 3,373 cars
Parking Structure Heights	S+10 Levels	PSA = S+11.5 Levels PSB = S+12 Levels
Open Space	49%	51% (Ground + Roof Terraces)