



CITY of BRISBANE

Planning Commission Meeting Agenda

Thursday, August 14, 2025 at 7:30 PM • Hybrid Meeting
• Brisbane City Hall 50 Park Place, Brisbane CA

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

TO ADDRESS THE COMMISSION

In Person:

Location: 50 Park Place, Brisbane, CA 94005, Community Meeting 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.

To address the Planning Commission on any item on or not on the posted agenda, fill out a Request of Speak Form located in the Community Meeting Room Lobby and submit it to the City staff.

Remote Participation:

Members of the public may observe/participate in the meeting by logging into the Zoom webinar listed below. Planning Commission Meetings may also be viewed live and/or on-demand via the City's YouTube channel at youtube.com/brisbaneca, or on Comcast Channel 27. Archived videos may be replayed on the City's website, brisbaneca.org/meetings. Please be advised that if there are technological difficulties, the meeting will nevertheless continue.

The agenda materials may be viewed online at brisbaneca.org/meetings at least 24 hours prior to Special Meetings, and at least 72 hours prior to a Regular Meeting.

Remote Public Comments:

Meeting participants are encouraged to submit public comments in writing in advance of the meeting to jswiecki@brisbaneca.org. Remote meeting participants may address the Planning Commission via Zoom Webinar using the link or the call in number listed below. Note, the above email will not be monitored during the meeting and emails received during the meeting will not be responded to or brought to the attention of the Planning Commission during the meeting.

Zoom Webinar: (please use the latest version: zoom.us/download)
brisbaneca.org/pc-zoom

Webinar ID: 970 0458 3387

Call In Number: +1 (669) 900-9128

SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact the Community Development Department at (415) 508-2120 in advance of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

WRITINGS THAT ARE RECEIVED AFTER THE AGENDA HAS BEEN POSTED

All written communications are provided to the Planning Commission. Any written communication that is received after the agenda has been posted but before 4 p.m. of the day of the meeting will be available for public inspection at the front lobby in City Hall and online at brisbaneca.org/meetings. Any writings that are received after 4 p.m. of the day of the meeting will be distributed to the Planning Commission and made available for public inspection at the front lobby and on the internet the day after the meeting (brisbaneca.org/meetings).

Commissioners: Funke, Gooding, Lau, Patel, and Sayasane

CALL TO ORDER

ROLL CALL

ADOPTION OF AGENDA

CONSENT CALENDAR

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chairperson will ask if anyone wishes to remove an item from the Consent Calendar.

- A. [Approval of draft meeting minutes of July 10, 2025](#)

ORAL COMMUNICATIONS (Limited to a total of 15 minutes)

WRITTEN COMMUNICATIONS

OLD BUSINESS

None

NEW BUSINESS

- B. [PUBLIC HEARING: 335 Mariposa Street; Grading Review 2025-EX-01; R-2 Residential Zoning District; Grading review for construction of a new 3,595 SF duplex and two 733 SF detached ADUs involving approximately 477 CY of soil cut & export from the property; and finding that this project is categorically exempt from environment review under CEQA Guidelines Sections 15303 \(b\) and 15304; GBU Construction Development, applicant; LAM CARL WAI D & CATHERINE SHEE TRS, owner.](#)

ITEMS INITIATED BY STAFF

August 14, 2025

- 2 -

7:30 PM

Printed on 50% recycled paper

Providing for Today, Preparing for Tomorrow

ITEMS INITIATED BY THE COMMISSION

ADJOURNMENT

C. Adjournment to the regular meeting of August 28, 2025.

APPEALS PROCESS

Anyone may appeal the action of the Planning Commission to the City Council. Except where specified otherwise, appeals shall be filed with the City Clerk not later than 15 calendar days following the Planning Commission's decision. Exceptions to the 15-day filing period include the following: appeals shall be filed with the City Clerk within 6 calendar days of the Planning Commission's action for use permits and variances and 10 calendar days for tentative maps and advertising sign applications. An application form and fee are required to make a formal appeal. For additional information, please contact the City Clerk at 415-508-2110.

File Attachments for Item:

A. Approval of draft meeting minutes of July 10, 2025

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of July 10, 2025
Hybrid Meeting

CALL TO ORDER

Chairperson Sayasane called the meeting to order at 7:30 p.m.

ROLL CALL

Present: Commissioners Funke, Gooding, Lau, and Sayasane
Absent: Commissioner Patel
Staff Present: Principal Planner Ayres and Senior Planner Johnson

ADOPTION OF AGENDA

A motion was made by Commissioner Lau and seconded by Commissioner Funke to adopt the agenda. Motion approved 4-0.

CONSENT CALENDAR

There were none.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

One item received from Michele Salmon regarding Item C.

OLD BUSINESS

There were none.

NEW BUSINESS

- A. **PUBLIC HEARING: 2000 Sierra Point Parkway; Sign Review 2025-SR-02 and Variance 2025-V-01;** SP-CRO District; Sign Review and Variance to allow a new building-mounted, internally-illuminated sign that exceeds the maximum dimensions and sign area standards of the Sierra Point Building-Mounted Signage Standards; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15311; David Ford, applicant; HCP Life Science REIT Inc., owner.

DRAFT
 Brisbane Planning Commission Minutes
 July 10, 2025
 Page 2

Principal Planner Ayres presented the agenda report to the Commission and answered questions from the Commission on how the size of the design was determined which was initially submitted as a building permit.

Chair Sayasane opened the public hearing.

Applicant, David Ford, offered to answer questions from the Commission via phone. There were none.

With no one else wishing to address the Commission, a motion by Commissioner Funke, seconded by Commissioner Gooding, to close the public hearing was approved 4-0.

With no further discussion, a motion made by Commissioner Gooding and seconded by Commissioner Funke to approve the application via adoption of Resolution 2025-SR-02/2025-V-01 was approved 4-0.

Chair Sayasane read the appeal procedure.

- B. General Plan Conformity 2025-GPC-1;** Brisbane Acres Residential Subarea; General Plan conformity review of the City of Brisbane's proposed acquisition of five certain real properties within the Brisbane Acres totaling approximately 4.76 acres; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15313.

Senior Planner Johnson presented the agenda report to the Commission and answered questions on how the parcels would be acquired by the City. He noted that the matter of these land acquisitions is scheduled to be heard by City Council on July 24th and the intent is that four of the parcels would be purchased and one would be donated. Also, consistent with the General Plan, the City has been actively pursuing acquisition of parcels in the Brisbane Acres for open space since the 1990s.

Chair Sayasane allowed time for public comment, but there was no one wishing to address the Commission.

With no further questions or discussion, a motion made by Commissioner Gooding and seconded by Commissioner Lau to approve the application via adoption of Resolution 2025-GPC-1 was approved 4-0.

ITEMS INITIATED BY STAFF

There were none.

ITEMS INITIATED BY THE COMMISSION

C. Minor modifications of single-family Homes at the Northeast Ridge

Senior Planner Johnson presented the agenda report and answered the Commission's questions. He outlined the minor modification applicability provisions and condition of approval allowing for minor modifications at the Northeast Ridge. He also indicated that the four approved minor modifications had previous approval from the HOA and that the municipal code allows for 20% reduction of yard area as a threshold for minor modifications and the applications were for only approximately 2% reduction.

The Commissioner discussed the item and Chair Sayasane allowed time for public comment. There were none. She also noted written correspondence that was received from resident Michele Salmon on the item.

D. Brisbane Municipal Code Violations and Code Enforcement

Director Swiecki presented the agenda report to the Commission via Zoom and answered questions about the code enforcement process and related penalties and how they are implemented.

Chair Sayasane allowed time for public comment. There were none.

ADJOURNMENT

- E. Chairperson Sayasane declared from suggestion from staff that the meeting of July 24, 2025, as canceled and adjourned to the next regular meeting of August 14, 2025 at approximately 8:40 p.m.

Attest:

Julia Ayres, Principal Planner

NOTE: A full video record of this meeting can be found on the City's YouTube channel at www.youtube.com/BrisbaneCA, on the City's website at <http://www.brisbaneca.org/meetings>, or on DVD (by request only) at City Hall.

File Attachments for Item:

B. PUBLIC HEARING: 335 Mariposa Street; Grading Review 2025-EX-01; R-2 Residential Zoning District; Grading review for construction of a new 3,595 SF duplex and two 733 SF detached ADUs involving approximately 477 CY of soil cut & export from the property; and finding that this project is categorically exempt from environment review under CEQA Guidelines Sections 15303 (b) and 15304; GBU Construction Development, applicant; LAM CARL WAI D & CATHERINE SHEE TRS, owner.



PLANNING COMMISSION AGENDA REPORT

Meeting Date: August 14, 2025

From: Jeremiah Robbins, Associate Planner

Subject: 335 Mariposa Street; 2025-EX-01; R-2 Zoning District; Grading review for construction of a new 3,595 SF duplex and two 733 SF detached ADUs involving approximately 477 CY of soil cut & export from the property; and finding that this project is categorically exempt from environment review under CEQA Guidelines Sections 15303 (b) and 15304; GBU Construction Development, applicant; LAM CARL WAI D & CATHERINE SHEE TRS, owner.

REQUEST: The applicant requests approval of the above-referenced permit for grading associated with new construction on the subject property, involving approximately 477 cubic yards (CY) of soil cut and export from the property. Site improvements include construction of a new three-story duplex, two detached accessory dwelling units (ADUs), and a retaining wall along three sides of the rear half of the property.

RECOMMENDATION: Approve 2025-EX-01 via adoption of Resolution 2025-EX-01 containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Sections 15303 (b) and 15304 - this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code (BMC) §17.32.220 and §15.01.110 establish requirements for the Planning Commission's review of grading permits for projects involving more than 50 CY of grading in the R-2 district.

ANALYSIS AND FINDINGS:

Existing Conditions and Background

The approximately 4,997 square foot lot is located in central Brisbane near the southwest corner of Mariposa Street and Visitation Avenue. It comprises approximately half of the former Brisbane Inn Parking lot and is surrounded by residential uses to the west and south, and mixed uses along Visitation Avenue to the east. The subject property slopes upwards from Mariposa Street at approximately 6%, but drops steeply 10 – 12 inches to the public right of way along the property's frontage. There are no trees or structures located on the site and roughly the front half of the site is paved; the rear of the site is unimproved.

2025-EX-01
8/14/2025 Meeting

In November 2023, a building permit application was submitted the Community Development Department to construct a new duplex and two detached ADUs on the subject property as permitted in the R-2 zone. During plan check review, the plans indicated the grading to be less than 50 CY of soil export, below the threshold for Planning Commission review in the R-2 Residential Zoning District. The building permit was issued on January 30, 2025, following approval by City departments.

In April 2025, Code Enforcement investigated a complaint at the subject property and determined the scope of grading shown on the approved building permit had been exceeded, specifically the amount of grading on the site surpassed the indicated amount on the plans. Subsequently, a Planning application for grading review was submitted by the applicant to cure the violation, including an updated grading plan and revised estimated quantity of earthwork. The approved building permit will have to be revised to reflect the proposed increase to the volume of earthwork and new retaining wall related to the increased earthwork.

Project Description

The proposed project, as approved under the building permit issued in January 2025, would develop the unimproved subject property with a 3,595 square foot, three story duplex and two detached 733 square foot ADUs. The project complied with all applicable development standards, including floor area, lot coverage, setbacks, building height, landscaping, and parking, as well as the allowable number, size, and location of ADUs under State law.

The updated grading plan, included with this request, proposes 477 CY and a new retaining wall along both side lot lines and the rear lot line. The wall would be setback or offset approximately 12 inches from the adjacent property lines and be no more than six feet in height at its highest point along the rear of the property. The height of the retaining wall steps down as it extends along each side lot line until it terminates at least 15 feet from the front lot line. As indicated on the applicant's attached plans, the retaining wall would be constructed of smooth concrete and painted to match the color of the approved residential structures. Furthermore, landscaping is proposed along the retaining wall to further screen and soften its appearance. See Attachments C and D for the applicant's plans and a photo simulation of the project (see also Condition of Approval 1.a).

There are no existing trees located on the site and no street trees are required to be removed for construction to commence, including construction of the new retaining wall. No changes are proposed nor required to the structures approved under the building permit issued in January.

Analysis

To recommend that the City Engineer issue the grading permit, the Commission must make the findings within BMC Section 15.01.110 and summarized below. Detailed findings are included in Exhibit A to the draft Resolution (Attachment A).

2025-EX-01
8/14/2025 Meeting

1. Will the proposed grading be designed to reflect or fit comfortably with the site context and natural topography?

The project complies with this finding. As shown in the applicant's grading plans and details, the proposed grading is designed to fit comfortably with the site context and natural topography to the extent feasible. The lot is an undeveloped, vacant lot with an approximate 6% upward slope from the front property line. Additionally, Mariposa Street is approximately 10-12 inches below the front lot line of the subject property. As indicated by the applicant's conceptual grading plan and site plan, 477 cubic yards of soil cut and export from the site is the minimum necessary to accommodate the new duplex and ADUs in compliance with the development regulations of the R-2 Residential District, parking requirements contained within BMC Chapter 17.34, and state requirements for the construction of ADUs while allowing construction to occur near road level.

2. Will the proposed grading be designed to ensure that retaining walls visible to the public are designed to be as visually unobtrusive as possible?

The project complies. As shown in the grading plans, the proposed retaining wall is located towards the rear of the property and is designed to step down as it extends towards the front of the property. At its highest point (along the rear lot line) the retaining wall would not extend more than six feet in height above grade, in compliance with the maximum height for retaining walls allowed within setback areas under the BMC. As viewed from Mariposa Street, view of the retaining wall is primarily obstructed or obscured by structures. Additionally, landscaping will be incorporated into the design (Condition of Approval 1.a) to further soften both the horizontal expanse of the proposed retaining wall and vertical grade change, and the proposed retaining wall will be constructed of smooth concrete and painted to match the color of the duplex and ADUs.

3. Will the proposed grading be designed to minimize removal of existing street trees, any California Bay Laurel, Coast live Oak or California Buckeye trees, or three or more mature trees of any species? Where removal of existing trees is necessary, will the landscape plans for the project include the planting of appropriate replacement trees?

Not applicable. No trees are required to be removed per the conceptual grading plan; there are no existing trees on the subject property and the location of the one street tree located along the property's frontage on Mariposa Street does not impact the location of the driveway for the new duplex.

ATTACHMENTS

- A. Draft Resolution **2025-EX-01**
- B. Aerial vicinity map
- C. Applicant's plans (annotated)

2025-EX-01
8/14/2025 Meeting

D. Photo Simulation

Jeremiah Robbins

Jeremiah Robbins, Associate Planner

John Swiecki

John Swiecki, Community Development Director

Draft
RESOLUTION 2025-EX-01
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING GRADING REVIEW 2025-EX-01 FOR A NEW DUPLEX WITH TWO
DETACHED ACCESSORY DWELLING UNITS
AT 335 MARIPOSA STREET

WHEREAS, Yosi Asraf of GBU Construction Development, the applicant, applied to the City of Brisbane for approval of Planning Commission grading permit review at 335 Mariposa Street, which would require 477 cubic yards of soil export from the site, such application being identified as Grading Permit 2025-EX-01; and

WHEREAS, on August 14, 2025, the Planning Commission conducted a public hearing on the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said applications, the applicant's plans and supporting materials, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Sections 15303 (b) and 15304 of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the application.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of August 14, 2025, did resolve as follows:

Grading Review 2025-EX-01 is approved per the findings and conditions of approval attached herein as Exhibit A.

ADOPTED this fourteenth day of August, 2025, by the following vote:

AYES:

NOES:

ABSENT:

Pamala Sayasane
Chairperson

ATTEST:

JOHN A SWIECKI, Community Development Director

**Draft
EXHIBIT A**

Action Taken: Conditionally approve 2025-EX-01 per the staff memorandum with attachments, via adoption of Resolution 2025-EX-01.

Findings:

1. The proposed grading is designed to fit comfortably with the site context and natural topography to the extent feasible given the proposed grading allows for the structures to comply with the minimum setback areas, required number of off-street parking spaces, and state requirements for the construction of ADUs while limiting the overall height of the structure above street level, in compliance with the district maximum, while safely transitioning to the existing contours of surrounding properties. The subject property is an undeveloped, vacant lot with an approximate 6% upward slope from the front property line with an additional 10-12 inches drop to the right of way. As shown in the applicant's grading plans and details, 477 cubic yards of soil cut and export from the site is the minimum necessary to accommodate a near-street-level building pad for the new duplex and accessory dwelling units, making vehicular and pedestrian access to the site, including required off-street parking, more accessible. The proposed grading also smoothly transitions to existing contours of neighboring properties by incorporating a stepped retaining wall, offset from the adjacent property lines; this helps maintain existing drainage patterns while allowing the building pad to be near street level.
2. The proposed grading is designed to ensure that retaining walls visible to the public are designed to be as visually unobtrusive as possible. As shown in the grading plans, the proposed retaining wall is located towards the rear of the property and is designed to step down as it extends towards the front of the property. At its highest point (along the rear lot line) the retaining wall would not extend more than six feet in height above grade, in compliance with the maximum height for retaining walls allowed within setback areas unless otherwise exempted under the Brisbane Municipal Code. As viewed from Mariposa Street, most of the wall is blocked by the new structures so visibility of the retaining wall is primarily obstructed or obscured. Furthermore, landscaping will be incorporated into the design (Condition of Approval 1.a) to further soften both the horizontal expanse of the proposed retaining wall and vertical grade change, and the proposed retaining wall will be constructed of smooth concrete and painted to match the color of the duplex and ADUs.
3. The proposed grading is designed to minimize removal of mature trees from the site as no trees are required to be removed per the applicant's grading plan. There are no existing trees on the subject property but one street tree is located along the property's frontage on Mariposa Street. Its location does not impact the location of the driveway for the new duplex.
4. This finding is not applicable as no tree removal is proposed.

Conditions of Approval:**Prior to Construction/Grading Activities:**

1. The applicant shall obtain a revision to building permit B2024-01350. Plans submitted for the building revision shall substantially conform to plans on file in the City of Brisbane Planning Department approved under Grading Review 2025-EX-01 that depict 477 cubic yards of soils export and a new retaining wall, with the following modifications:
 - a. Revised building permit plans shall include a landscape plan depicting plantings at the base or along the top of the proposed retaining wall, to the satisfaction of the Planning Director, to adequately screen the retaining wall.
2. The applicant shall obtain a grading permit from the City Engineer in compliance with BMC Chapter 15.01, which application shall include all plans and documents required by the City Engineer. Conditions for issuance of the Grading Permit shall include the following, at a minimum:
 - a. The geotechnical engineer of records reviews the final plans and finds them to be in conformance with his/her recommendations.
 - b. The geotechnical engineer of records shall be engaged to review the excavation prior to fill placement to ensure that the encountered conditions are consistent with their report's observations and investigations.
3. The applicant shall obtain an encroachment permit for any work within the public right-of-way or temporary closure of portions of the public right-of-way.

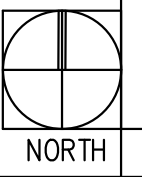
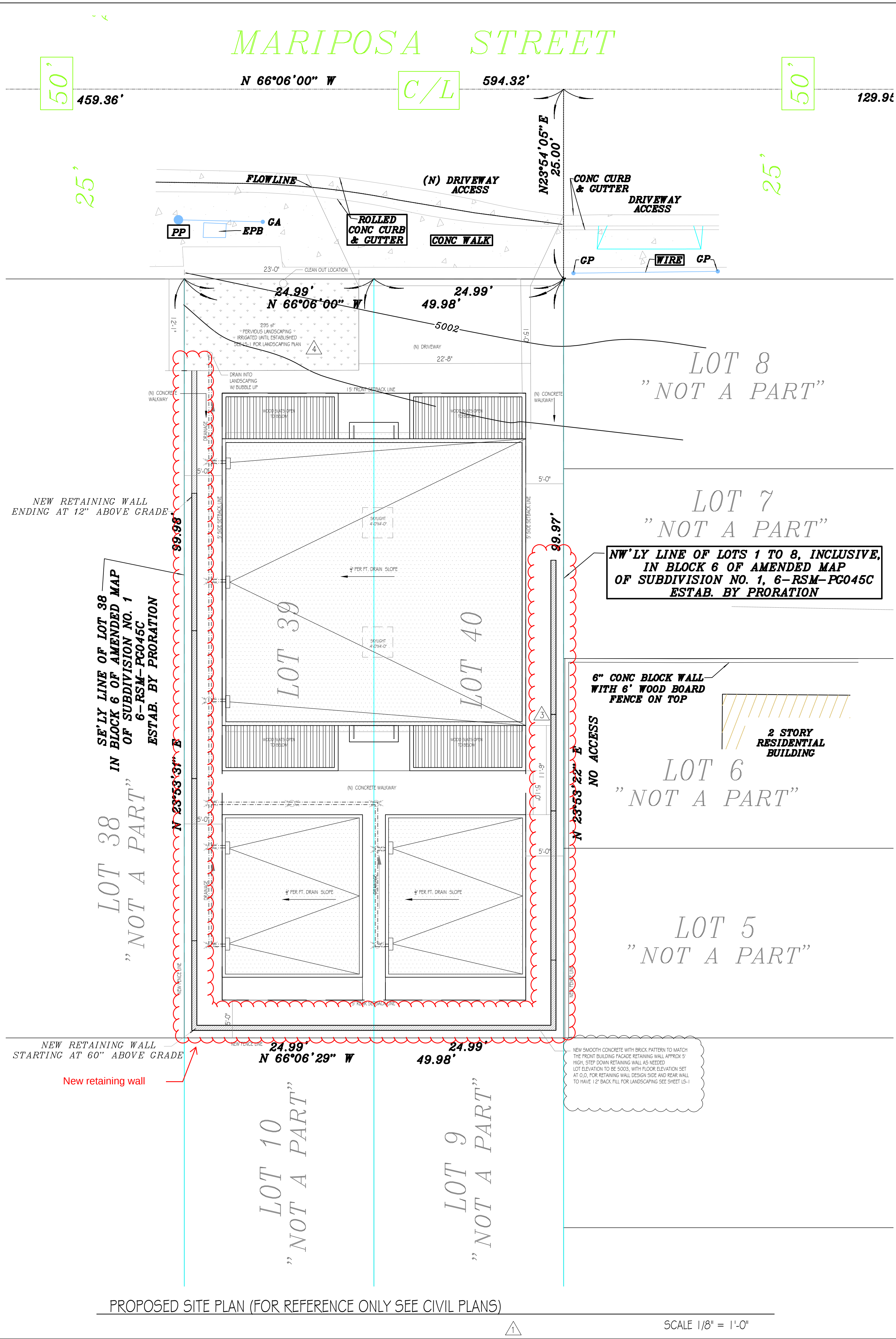
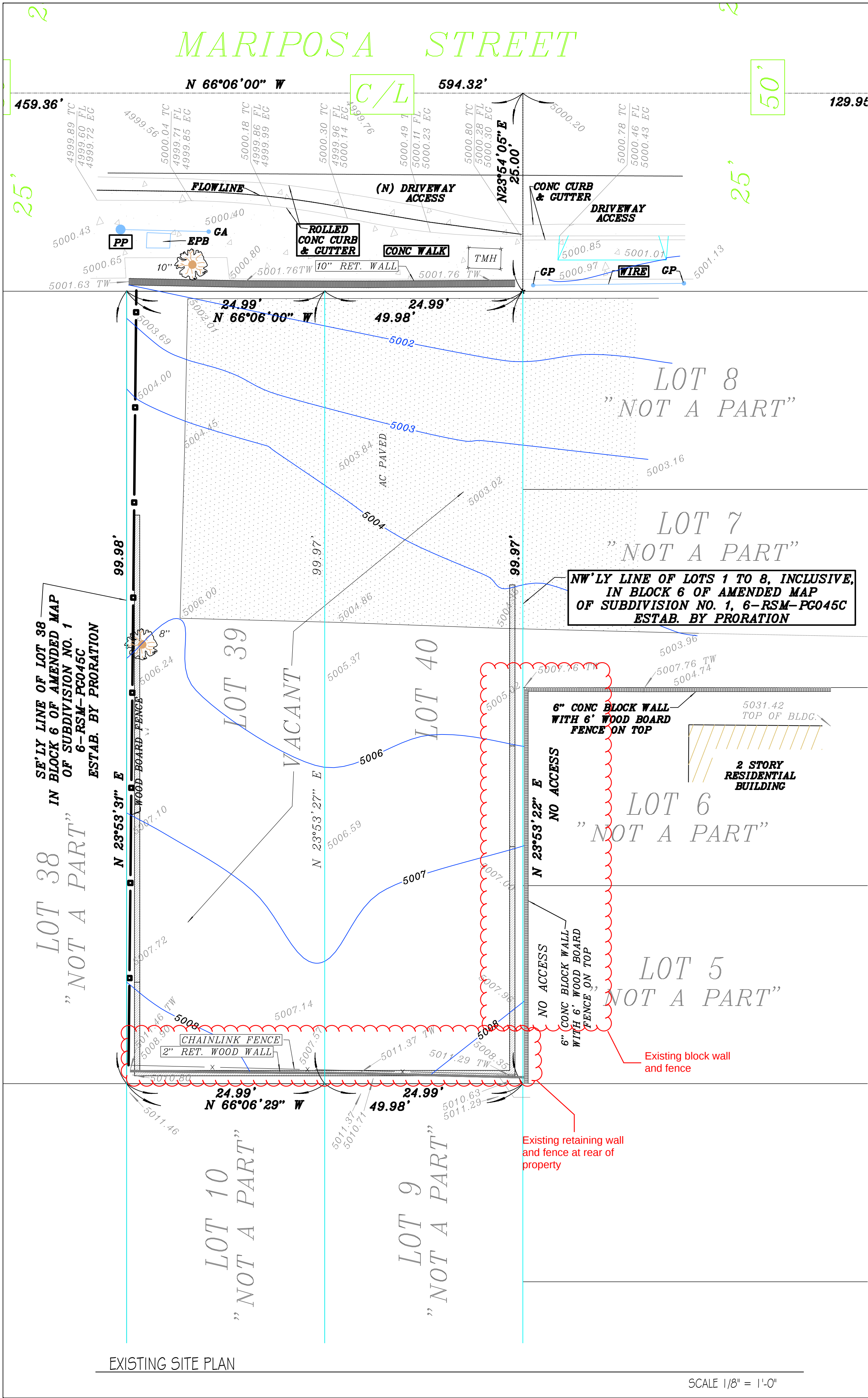
During Construction:

4. Project construction activities shall comply with all Best Management Practices related to erosion control and stormwater management as outlined in the "Flows to Bay" Best Management Practices guidelines which shall be attached to the building permit plans.
5. Water or fire extinguishers shall be available on site for immediate use during hot or windy weather conditions, as determined by North County Fire Authority.
6. Project shall comply with California Fire Code, Chapter 33, Fire Safety During Construction and Demolition.

Other Conditions:

7. Approval of this application is to allow for the project as detailed in the Project Description contained in the Planning Commission staff report dated August 14, 2025, except where project parameters are modified expressly by this Resolution.
8. Material violation of any of the conditions, including material deviation from the approved project description, may be cause for revocation of this permit 2025-EX-01 and termination of all rights granted there under.

9. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
10. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.



TR DESIGNS
P: 925-250-8239
TRACIE@TR-INTERIORDESIGNS.COM

REVISIONS		
REV#	DATE	COMMENTS
△	01/04/24	PCC
△	04/24/24	PCC
△	06/24/24	PCC
△	10/21/24	PCC

MULTI - RESIDENTIAL

335 MARIPOSA

BRISBANE, CA 94005

EXISTING/PROPOSED SITE PLAN	
PROJECT NUMBER	ID1215-15
DRAWN: TRC	CHECKED: TRC
DATE: 11/16/21	APPROVED: TS
SCALE: N.T.S.	

ID1.0

SHEET NUMBER

MEASURED LOT COVERAGE

EXISTING LOT SF = 4997 SF
1ST LEVEL LOT COVERAGE = 1575 SF
ADU's LOT COVERAGE = 902 SF
TOTAL LOT COVERAGE = 2477 SF
MAX LOT COVERAGE 50% = 2499 SF

Q = CIA (C = 0.9, I = 2.942 IN/HR, A = IMPERVIOUS AREA IN ACRES)
A = 5000 SF = 0.11 AC
Q=0.9X 2.94X 0.11=0.29 CFS
Q=0.29 X 449 =131 GPM
VOLUME REQUIRED = 131 GPM X 5M = 654 GAL
VOLUME PROPOSED = 1.5 X 1.5 X 3.14 X 14= 98.91 CF=739 GAL > 654 GAL

LEGEND:

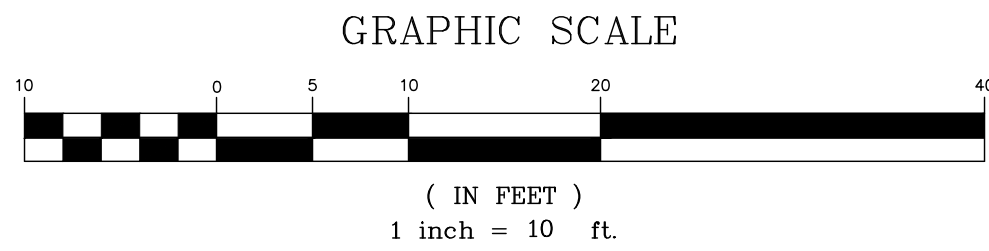
AC ASPHALTIC CONCRETE
CONC CONCRETE
EG EDGE OF GUTTER
ELEV ELEVATION
EPB ELECTRIC PULL-BOX
FL FLOW LINE
NF/NS NOTHING FOUND / NOTHING SET
PP POWER POLE
SMH SEWER MANHOLE
TC TOP OF CURB
TMH TELEPHONE/CUMMUNICATION MANHOLE
TW TOP OF WALL

12" TYPICAL TREE & TRUNK DIAMETER (DRIP LINE NOT INDICATED)

AC PAVED

CONCRETE PAVED

FOOTPRINT OF EXISTING BUILDING



LEGEND

CB DENOTES CATCH BASIN
DT DENOTES DECIDUOUS TREE
CT DENOTES CONIFEROUS TREE
D.S DENOTES DOOR SILL
IB DENOTES IRON BAR
S.V DENOTES SERVICE VALVE
S.L.B DENOTES SUBJECT LANDS BOUNDARY
D.L DENOTES DEED LINE
L.L DENOTES LOT LINE
L.O.S DENOTES LIMIT OF STREET
F.L DENOTES FENCE LINE
T.T.B.R DENOTES TREE TO BE REMOVED
N-E-S-W DENOTES NORTH-EAST-SOUTH-WEST
100.00 DENOTES EXISTING ELEVATION
100.00 DENOTES PROPOSED ELEVATION
100.00 DENOTES PROPOSED SWALE ELEVATION
100.00 DENOTES PROPOSED TREE PROTECTION
HP DENOTES PROPOSED SILT FENCE
INV. DENOTES DOWNSPOUT WITH SPLASH PAD
T/C DENOTES HIGH POINT
B/C DENOTES INVERT
T/W DENOTES TOP OF CURB
B/W DENOTES BOTTOM OF CURB
WW DENOTES TOP OF RETAINING WALL
DENOTES BOTTOM OF RETAINING WALL
DENOTES PROPOSED WINDOW WELL
DENOTES PROPOSED FLOOR DRAIN
DENOTES PROPOSED BOX AND VALVE
DENOTES BUILDING ENTRANCE
DENOTES SWALE
DENOTES PROPOSED SUMP PUMP
DENOTES PROPOSED EJECTOR
DENOTES TREE TO BE PLANTED



DATE: 18 JUNE 2025

ABDOLREZA ABDI P.E.

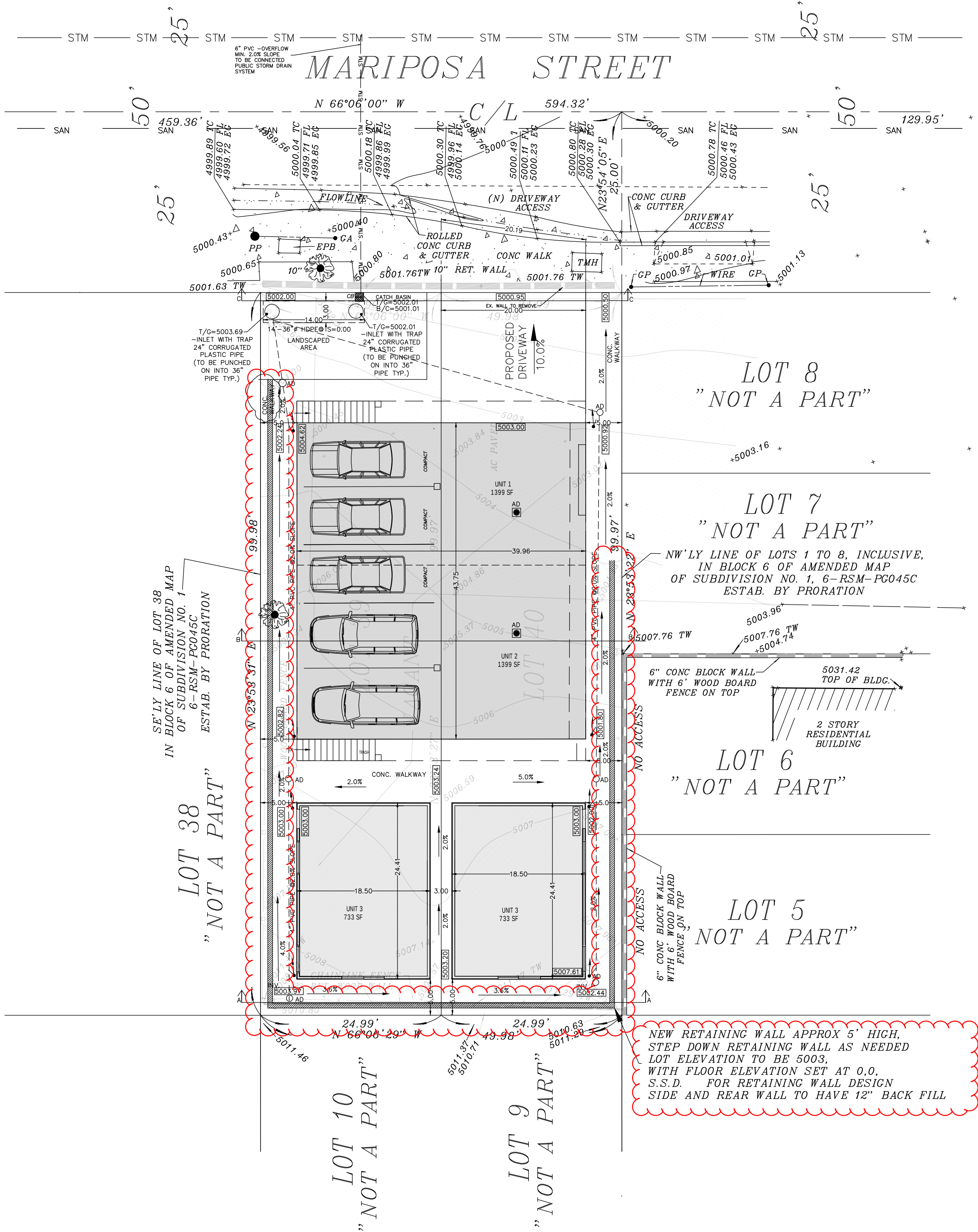
SECTION C-C
99.98'

SECTION B-B
50'.00

SECTION A-A
0:00

CUT & FILL ANALYSIS

SECTION	TOTAL FILL(CY)	TOTAL CUT (CY)
A		
B		342.51
C		134.25
TOTAL		476.76



MAA CONSULTANT GROUP
TEL :925-768-8931
MAA.ORG@YAHOO.COM

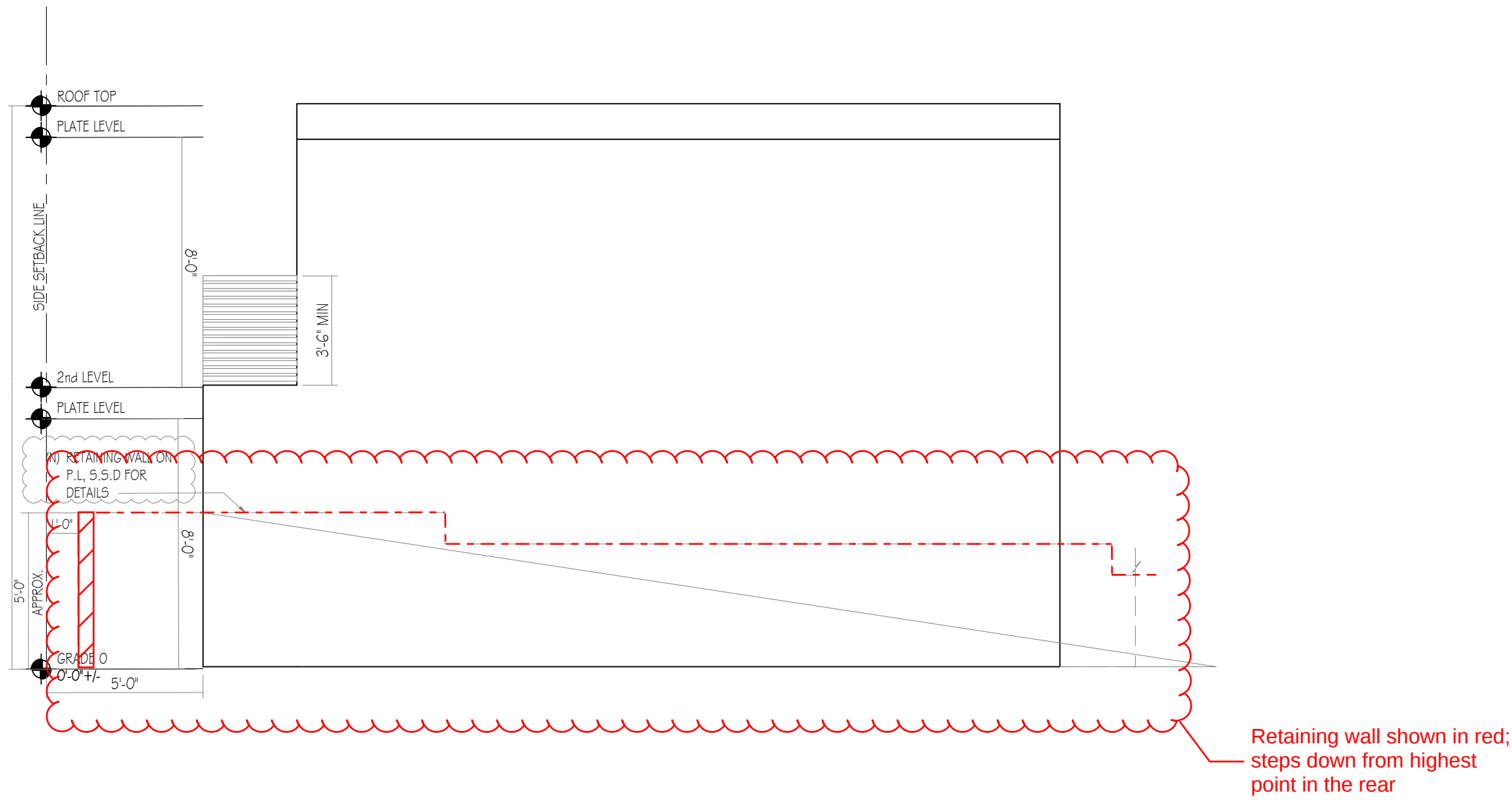
CALIFORNIA

GRADING PLAN OF

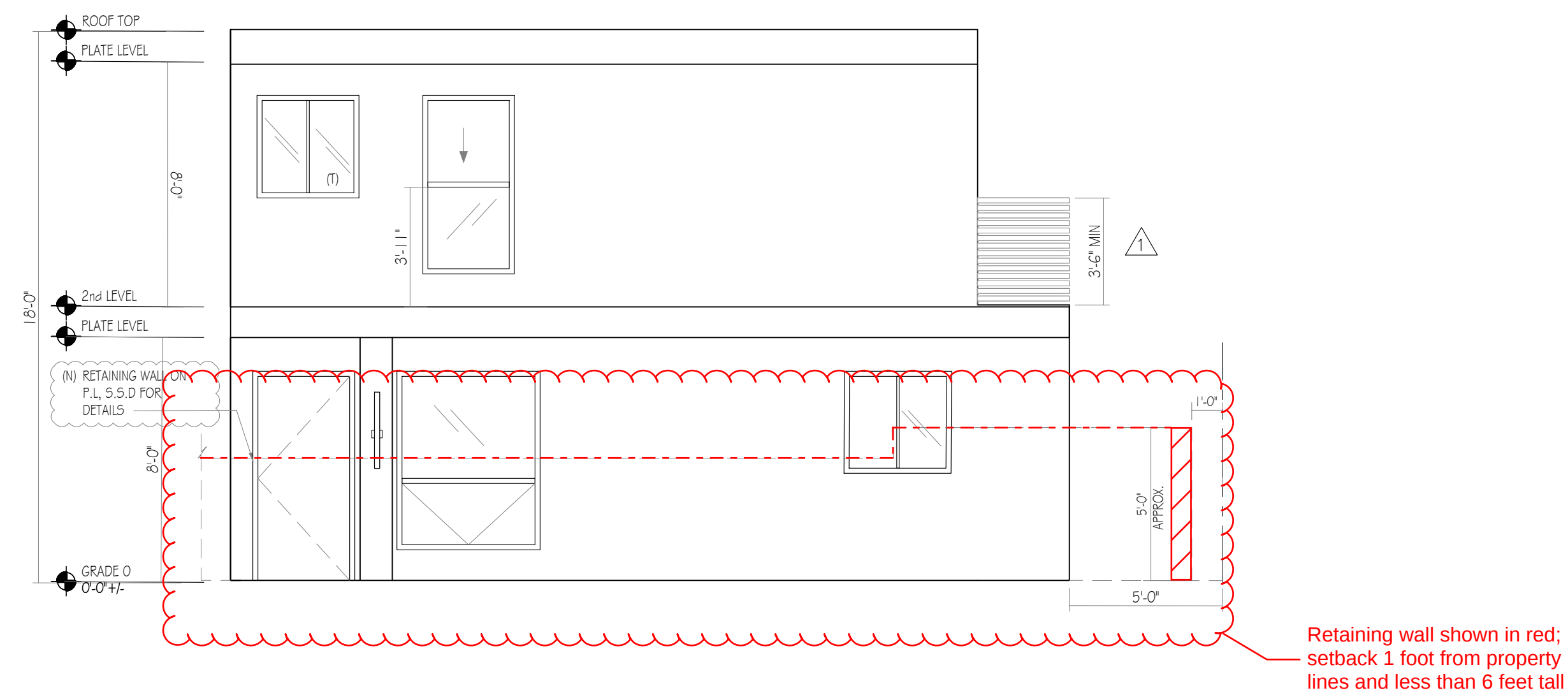
355 MARIPOSA 94005

BRISBANE

DATE: 03-6-24
SCALE: 1" = 10'
PROJ. 24-908
DRN.BY M.H
SHEET NO. 1
GR-2
OF 1 SHEETS



② PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"



⑤ PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"

TR DESIGNS

P: 925-250-8239

TRACIE@TR-INTERIORDESIGNS.COM



REVISIONS

REV#	DATE	COMMENTS
△	01/04/24	PCC
△	04/24/24	PCC
△	06/24/24	PCC
△	10/21/24	PCC

MULTI - RESIDENTIAL

335 MARIPOSA

BRISBANE, CA 94005

PROPOSED ELEVATIONS

PROJECT NUMBER ID1215-15

DRAWN: TRC CHECKED: TRC

DATE: 11/16/21 APPROVED: TS

SCALE: N.T.S.

ID3.1

SHEET NUMBER

Mariposa Street

ATTACHMENT D

Item B.

New retaining wall



Looking from the front
of the property towards
the rear

Looking west towards
Solano Street along
rear property line



Looking from Mariposa St
towards the Lucky House
Restaurant on Visitacion Ave