



APRIL 4, 2022

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AIA
Principal

Architecture
Planning
Interior Design

GLENVIEW TERRACE PROJECT DESCRIPTION

DEVELOPER

NEW SHIDAI DEVELOPMENT LLC
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SITE LOCATION

The 3.28 acre site is located at the Northeast corner of San Bruno Avenue and Glenview Drive. Three parcels consisting of the previous service station sites facing San Bruno Avenue and the vacant Peace Lutheran Church, Parsonage and parking lot facing Glenview Drive will be merged into one parcel. The Church, single family residence (personage) and parking lot will be removed. The service stations were previously removed approximately 30 years ago and clean up completed and signed off by the County Health Department approximately and various agencies 15 years ago.

The site is adjacent to the Glenview neighborhood consisting of one and two story homes to the North, San Bruno Creek Canyon to the East (owned by City of San Bruno), Lunardi's Market across San Bruno Avenue to the South, and Earland Glenview Park (undeveloped) to the West. It is located approximately 2 miles west of the El Camino Real transit corridor.

SITE PLAN

The 29 Single Family detached homes are laid out in such a way that only one home, adjacent to the existing Southernmost residence on Glenview Drive, is actually accessed from Glenview Drive. All other 28 homes are accessed from an internal loop private street system. The first street, nearest San Bruno Avenue, is one-way to prevent automobiles from turning onto Glenview from the development. The internal 22 ft. wide streets contain 5 ft. wide sidewalks on one side for pedestrians and designated parking areas for visitors in several locations.

Front, side, and rear yard setbacks are a minimum of 15 feet from adjacent streets with a substantially increased setback at the intersection of Glenview Drive and San Bruno Avenue to allow for a vehicle and pedestrian visibility.

The North-East and South-East corners of the parcel contain stormwater treatment areas that will be planted with natural vegetation. These stormwater basins are designed to store 56,000 gallons of water coming off the roofs and roadways in the project and to prevent any additional erosion problems in Crestmoor Canyon.

Approximately 12% of the property that borders Crestmoor Canyon on the Eastside will not be developed. This portion of the property is covered with dense tree and brush growth which a portion will be removed for a 30 ft. wildfire defensible area.

A small outdoor recreation area is provided for small family gatherings and picnics adjacent to unit #14 and parking area. Space is also provided between units #21 and #22 for access to a trail system within Crestmoor Canyon at such future time that it may be created.

Three neighborhood reviews were held for concerns, information, and input regarding the project. As a result numerous modifications were made including reduction of units to allow for increased open space, improved auto/pedestrian visibility at the Glenview Drive/San Bruno Avenue intersection corner and increased guest parking. The individual residence height was also reduced as a result of neighborhood input.

All internal streets are designed for emergency vehicle access including fire trucks. All driveways are less than 2% grade and all private streets are less than 9% grade.

Private streets occupy 17.6% of the site, subdivided lots occupy 62.1% and open space will occupy the remainder 20.3% of the Site Area.

PARKING

Each individual home has a two-car garage and driveway parking for two additional cars. 19 dedicated guest parking spaces, including one handicapped space, are provided on site. Glenview Drive has provisions for an additional 14 parking spaces on each side fronting the development which increases guest parking to 47.

CC & R's will regulate and restrict the parking of all oversized vehicles. As in all San Bruno Residential Neighborhoods, oversized vehicles, such as Motorhomes and Trucks are not allowed to be parked more than a few hours in their Community. They must be moved to the appropriate Parking Areas outside of this Community.

ARCHITECTURAL DESIGN

The 29 homes, each with 2-car garages, will be two-story. Six homes will have day lighted basements overlooking Crestmoor Canyon. In general, the homes are designed to replicate and augment the Architectural style of Glenview Terrace homes in the existing residential neighborhood.

- 10 homes will be 3 bedrooms with 2½ to 4 baths and 1727 sf. to 1786 sf. Living area
- 18 homes will be 4 bedrooms (or 3 BR. and Den) with 2½ to 4 baths and 1727 sf. To 2514 sf. Living area
- 1 home will be 5 bedrooms (or 4 BRs and Den) with 2613 sf. Living area.

The residential exteriors are designed in three distinct architectural styles. 5 homes are Mediterranean Style, 7 homes are Colonial Style, and the remainder 17 homes are designed in Craftsman Style. Architectural materials, colors and detailing were selected to best represent each Architectural style. Abundant bay windows, porches, wood trim detail, planter boxes, window shutters and touches of brick or stone accents are provided to give the development and neighborhood significant architectural character.

The Architectural interiors are all designed in the contemporary interior style that is in high demand with today's home buyer. Ceilings are 9 feet in height for each floor level. Doors and windows are all 8 ft. high.

AFFORDABLE HOUSING PLAN

The affordable housing plan is based upon the 2021 City of San Bruno Affordable Housing Requirements for a project of this type. The plan includes four residences (plus impact fee) at different levels of affordability and income limits based upon the 2020 (or later) San Mateo County income limits per Family size.

Three (3) units will be set aside for Moderate income households and one (1) unit set aside for low income households with a 0.45 developer impact fee. There are no rental units proposed in the project. The affordable units are located throughout the project and not concentrated in any one area. The sizes are 1727 sq. ft. to 1786 sq. ft. Deed Restrictions will be required for assurance that the units remain affordable at resale or rental.

ENERGY EFFICIENCY

All homes will be highly energy efficient. Solar Roof panels and all electric systems will be provided including automobile charging systems for each home. Exterior walls are 2 x 6 studs with full insulation. Gas utility service will not be provided.

GEOTECHNICAL AND GEOLOGIC CONDITIONS

The site is located several hundred feet East of the San Andreas Fault. Due to the close proximity to the Fault, very extensive soil and Geotechnical investigations have been performed over the previous 16 years. Four reports are included in this application plus a peer review and a Geotechnical update Study with reply to peer review in year 2020. The Geotechnical reports, and Peer Review, conclude that there are no active faults across the property.

Soils and Geotechnical Reports

- 1) October 16, 2006 -for 16 residential units
- 2) October 17, 2008 -for Peace Lutheran Church
- 3) August 4, 2013 -for Guo Chen, Glenview Terrace
- 4) February 15, 2016 -Supplemental investigation for Glenview Terrace
- 5) February 7, 2020 -Geotechnical update Study and Reply to Peer Review

WILDFIRE PROTECTION

Crestmoor Canyon and adjacent land areas are within the "Wildfire Zone". A 30 ft. wide defensible space is provided at the rear of all homes backing on to the Crestmoor Canyon which is owned by the City of San Bruno.

Upgraded water pressure will be provided by the developer for Fire Protection. All exterior materials and construction methods will be as required for all California Wildfire Zones per the California Building Codes. Roofs will be class 'A' Fire retardant and exterior sidings and trim will all be incombustible. All windows will be metal with tempered glass and insulation will be closed-cell type approved for non-vented attics.

LANDSCAPING

The site will be fully landscaped including drought resistant plant materials at each individual lot.

The Landscape along San Bruno Avenue and Glenview Drive consists of low-growing groundcovers under a canopy of fruitless olive trees. The trees are the same species found planted in the adjacent San Bruno Avenue median. Matching the tree types aids in integrating this Project in the Site and presents a coherent overall appearance. A planting of vines softens the appearance of the privacy fences that separate the private patios from the street.

Coast Live Oak Trees will be planted on the Hillside behind the Homes in the uphill side of the defensible fire zone and in a few years, these trees will reach a substantial height to block the view from the Development below. Generally, Oak Trees grow at a rate of about 1.5 to 4 feet per year. The mature size of a Coast Live Oak ranges between 20 and 70 feet high. The generally cooler temperatures and prevailing winds at this location are anticipated to limit the growth of the Oaks to the lower end of the size spectrum.

The Trees are proposed to be planted from Specimen (larger) container size of a 24" box. At planting, the trees will range from 8 to 12 feet in height. Over time, the spread (diameter) of the trees, will tend to exceed their height. Coast Live Oaks typically reach a height of 25 feet in 10 years and 50 feet in 25 years with a greater spread.



Glenview Terrace Construction Staging Narrative

Construction of the proposed Glenview Terrace development will occur over several phases as outlined below and shown in the Preliminary Construction Staging Exhibit by BKF Engineers dated 06/06/2022. The project will occur in one continuous operation spanning approximately 26 to 32 months.

Phase 1: Mobilization

- Erect construct fencing
- Establish site BMP's to remain throughout the duration of construction. BMP's include but are not limited to a construction entrance, fiber rolls/silt fence, and concrete washout area
- Site access will be off of San Bruno Avenue, with additional access onto Glenview Drive for emergencies
- Temporary Power

Phase 2: Site Demolition

- Demolish hardscape/buildings to be removed
- Remove and properly dispose of all debris in accordance with the haul route

Phase 3: Rough Grading

- Slope remediation and repair as directed by the project geotechnical engineer
- Rough grading of roads/building pads
- Establishment of staging/materials storage area
- Perimeter site walls
- Biotreatment areas

Phase 4: Horizontal Construction

- Underground utilities
- Roads/Parking
- Sidewalks

Phase 5: Vertical Construction

- Building pads/foundation
- Building framing/construction

Phase 6: Fine Grading

- Hardscape/landscape for individual lots
- Lot grading

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GLENVIEW TERRACE
PRELIMINARY CONSTRUCTION STAGING EXHIBIT

CALIFORNIA

SAN MATEO COUNTY

SAN BRUNO

Revisions

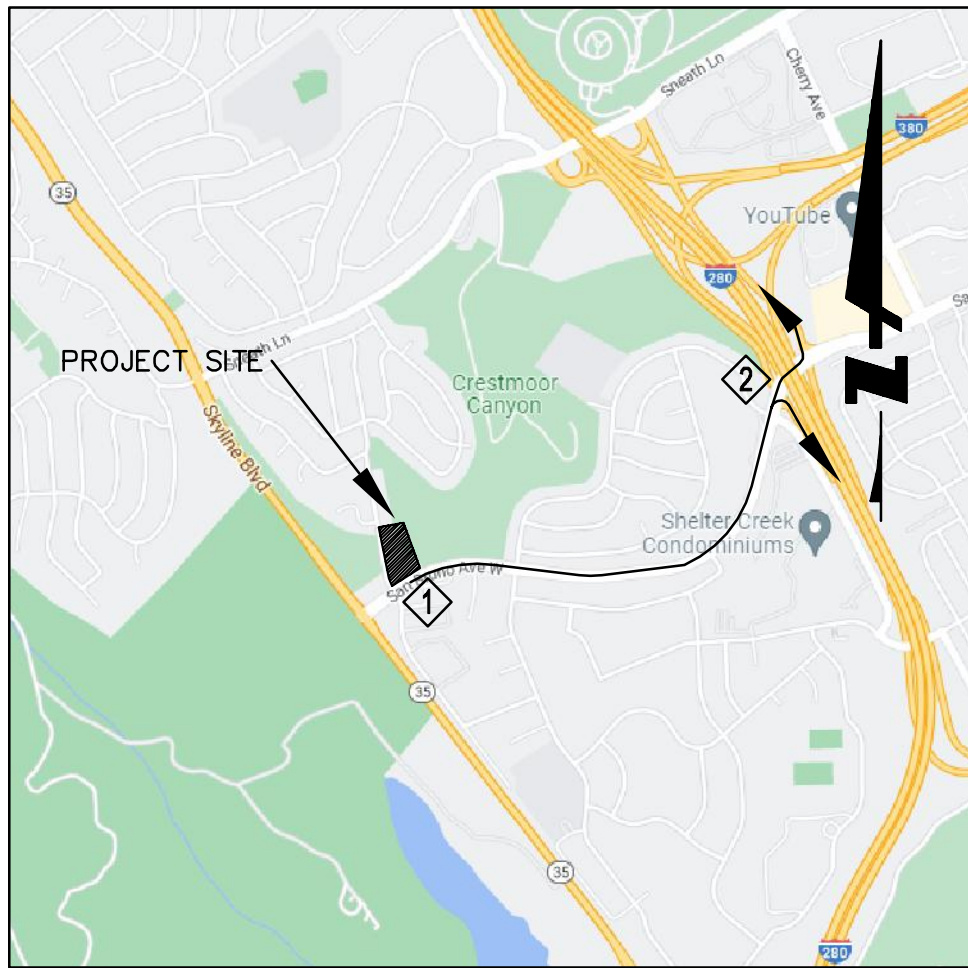
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Drawn: DLG
Approved: DJL
Job No: 20120185

Drawing Number:

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OF



HAUL ROUTE:

CONTRACTOR SHALL UTILIZE THE FOLLOWING HAUL ROUTE FOR IMPORTING/EXPORTING SPOILS AND OTHER CONSTRUCTION MATERIALS:

1. NORTHEAST ON SAN BRUNO AVENUE TOWARD HWY 280.
2. RIGHT OR LEFT ONTO HWY280 NORTH/SOUTH

HATCH LEGEND:

	MAIN CONSTRUCTION ACCESS	~ 7,000 SF
	EMERGENCY CONSTRUCTION ACCESS	~ 1,000 SF
	CONTRACTOR PARKING, MATERIAL STORAGE, STAGING AREA	~ 16,000 SF
	CONTRACTOR TRAILER, SITE OFFICE, PORTABLE TOILETS	~ 6,500 SF

