

RESOLUTION NO. 2021-014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT PSD-853-21, COASTAL DEVELOPMENT PERMIT CDP-433-21, AND SIGN PERMIT S-134-21 FOR A MASTER SIGN PROGRAM AT 500 OLD COUNTY ROAD/ 250 ROCKAWAY BEACH AVENUE (APN 022-024-290), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). (FILE NO. 2021-017)

Initiated by: David Ford, All Signs Services (“Applicant”).

WHEREAS, an application has been submitted for a master sign program at 500 Old County Road/ 250 Rockaway Beach Avenue (APN 022-024-290), formerly known as the Holiday Inn Express hotel at 519 Nick Gust Way; and

WHEREAS, as the project site is located within an area covered by the Rockaway Beach Specific Plan and per section 3.3.3 of the Rockaway Beach Specific Plan, new and modified signs require Planning Commission approval of a Site Development Permit; and

WHEREAS, the project requires approval of a Coastal Development Permit per PMC sec. 9-4.4303(a) as development would occur within the Coastal Zone Combining District; and

WHEREAS, the project requires approval of a Sign Permit for the Master Sign Program, because the property meets the definition of a multi-unit development per Pacifica Municipal Code Section 9-4.2902(ag); and

WHEREAS, the project requires Planning Commission approval of a Sign Permit for freestanding sign per PMC sec. 9-4.2906(b); and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on November 1, 2021, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pacifica as follows:

1. The above recitals are true and correct and material to this Resolution.
2. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Site Development Permit PSD-853-21:

- i. *That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.*

The project includes the establishment and implementation of an MSP for an existing building. All signage, except for the proposed freestanding monument directional sign,

would be located on the building and would have no impact on vehicular or pedestrian traffic pattern. The installation of the proposed freestanding monument directional signage would replace an existing monument directional sign, and therefore would not impact vehicular or pedestrian traffic pattern. The style and design of the signage would be consistent with the general character and intensity of the neighborhood. Additionally, the signs would help appropriately identify the property which may improve vehicular and pedestrian traffic patterns. For these reasons, the project would not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

- ii. *That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses.*

The project includes the installation of a freestanding monument directional signage, replacing an existing monument directional sign, to inform motorists of the entrance to the existing off-street parking spaces. The monument signage would be located adjacent to the exterior building wall and would not create a visual obstruction to motorists entering or exiting the parking facilities. For these reasons, the project would not create a hazardous or inconvenient condition to adjacent or surrounding uses.

- iii. *That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas.*

All signage, except for the proposed freestanding monument directional sign, would be located on the building and would have no impact on the existing landscaping areas. The installation of the proposed freestanding monument directional signage would replace an existing monument directional sign, and therefore would not impact the existing landscaping. For these reasons, the project would have no impact on the landscaping area as described in this finding.

- iv. *That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.*

The proposed signage would be located against the exterior building walls and would be consistent with the general character of the neighborhood. The project would not restrict or cut out light and air on the property and on other property in the neighborhood, nor would it hinder or discourage the appropriate development and use of land and buildings in the neighborhood. The installation of signage as detailed in the MSP that would be consistent with the Rockaway Beach Specific Plan and applicable provisions of the City's adopted Design Guidelines would actually enhance and improve development and use of land and buildings in the Rockaway Beach neighborhood.

- v. *That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area.*

The Rockaway Beach neighborhood west of Coast Highway (SR-1) is zoned entirely C-1 (Neighborhood Commercial / Coastal Zone Combining District). Therefore, the project site is not adjacent to any residential zoning district and this finding does not apply.

- vi. *That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code.*

All signage, except for the proposed freestanding monument directional sign, would be located on the building and would have no impact on natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site. The installation of the proposed freestanding monument directional signage would replace an existing monument directional sign, therefore would not change the existing features of the site. For these reasons, the project would have no impact on natural features as described in this finding.

- vii. *That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.*

The proposed signage would be located against the exterior building walls and would be a complementary detail to the existing building. The project would add visual variety to the structure. For this reason, the project would avoid monotony in the external appearance.

- viii. *That the proposed development is inconsistent with the City's adopted Design Guidelines.*

As conditioned, the proposed improvements at the site are consistent with the City's adopted Design Guidelines. Major areas of project consistency with the Design Guidelines are discussed below:

Signs

- (a) *All signs should relate to their surroundings in terms of size, height, shape, color, materials, and lighting so that they are complementary to the overall design of the building and site.*

The existing building is painted with neutral colors, including light blue, yellow, white and gray. The signage proposed would be a medium blue theme which would be visually complementary to the existing design and color of the building, but would also be contrasting enough to be notable for visitors to the area.

- (c) *Where internal illumination is used, signs should be designed to illuminate the letters rather than the background.*

The signs would include interior illumination, with the exception of Sign 3, which includes no illumination. No background illumination is proposed.

(d) Sign illumination should not be unnecessarily bright, and should not cause glare or light intrusion onto other signs.

The signs would include interior illumination, with the exception of Sign 3, which includes no illumination. The acrylic faces of the channel letters and cabinets will prevent unnecessarily bright sign illumination.

(g) Monument signs are generally preferred over pole signs. The support or base of a freestanding sign should match or complement the materials and colors of the building.

The project includes one freestanding monument sign and no pole sign. The colors and material of the freestanding sign would complement the materials of the other signage as well as the building.

For the reasons above, the proposed signs are not inconsistent with the City's adopted Design Guidelines.

ix. *That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.*

The proposed signage would be an accessory development for the existing visitor-serving commercial development and, as conditioned, would be consistent with the General Plan, Local Coastal Plan, Rockaway Beach Specific Plan, Pacifica Municipal Code, and all applicable City laws. The project would be consistent with the following policies:

General Plan

Community Design Element, Action Programs, Short Term 5. Encourage commercial vitalization in older, but potentially viable commercial districts.

The new signage will complement the recent hotel expansion which includes new retail spaces. The MSP will unify the development and provide an upgrade to the expansion.

Local Coastal Land Use Plan

1980 LCLUP (pg. C-47) "A unifying design, theme, and improved appearance are needed to successfully promote and develop Rockaway Beach. Existing businesses should be encouraged to rehabilitate and upgrade their buildings.

The new signage will complement the recent hotel expansion which includes new retail spaces. The MSP will unify the development and provide an upgrade to the expansion.

Coastal Act Policy No. 2: Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rock coastal beaches to the first line of terrestrial vegetation.

The proposed project will not interfere with the public's right of access to the sea. All signage, except for the proposed freestanding monument directional sign, would be located

on the building and would have no impact on the public's right of access to the sea. The installation of the proposed freestanding monument directional signage would replace an existing monument directional sign, and therefore would have no impact on the public's right of access to the sea. The signs would help appropriately identify the property which may improve accessibility by creating an accurate landmark near public access ways. Therefore, the project will not impact or otherwise interfere with the public's right of access to the sea.

Coastal Act Policy No. 24: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan, prepared by the Department of Parks and Recreation and by local government, shall be subordinate to the character of its setting.

The signs will be located on a site with an existing visitor-serving commercial development (hotel and retail uses) on the property. The signs will complement the existing building and provide uniformity with new retail units. Therefore, the proposed project would not disrupt existing views to and along the ocean and scenic coastal areas, and will continue to be visually compatible with the character of surrounding areas.

Rockaway Beach Specific Plan

Section 2.3 Physical Appearance 1. Encourage high quality design in both public and private developments including buildings, landscaping, signing, and street lighting.

The proposed cabinet signs (Sign 2 and Signs 5a and 5b) do not create the high-quality design supported by this policy. A condition of approval would require Sign 2, the projecting cabinet sign, to be revised to include a routed aluminum cabinet face with an acrylic backer behind the routed copy similar to Sign 4. This revision improves the consistency and uniformity between the hotel related signs and improves the quality of design of Sign 2, which was proposed by the applicant to have a metal frame with 3M Panagraphics III Flexible faces.

Another condition of approval would replace the cabinet signs above the retail entries with a different sign type. As proposed, the cabinet signs above the retail entries are not well integrated with the building design, are of a small size and scale, and the sign areas and dimensions are inconsistent with one another. These two signs must be replaced by interior window signs suspended parallel to the storefront windows of each commercial space. The dimensions of these signs would comply with the area limitations in PMC sec. 9-4.2906(a)(3) (0.5 square feet of permanent window sign area per one foot of lineal street frontage) and PMC sec. 9-4.2906(c) (in no case shall window signs cover more than 25 percent of the total area of all glazed vertical surfaces of a business). The materials of these window signs would achieve consistency with other signs in the MSP by requiring the signs to have an aluminum cabinet and color that is consistent with Signs 2 and 4.

The interior window signs would provide more sign area than the signs proposed by the applicant in order to increase visibility of the commercial spaces, and would also provide

an opportunity for a high-quality sign design to be created. The available window sign areas would also result in a more consistent and proportional relationship of the sign area between the two commercial spaces and could be placed in a manner that is at a more appropriate scale for and with increased visibility to passing pedestrians and motorists. The maximum size of the window signs would be 3'-3" wide by 4'-0" high, which would fit well within the approximately 3'-6" wide and 5'-6" tall window panels. The professionally designed MSP, as conditioned, would provide uniformity within the development, ensure that materials are coastal compatible, and consistent with sign regulations.

Additionally, the signage would be consistent with Pacifica Municipal Code regulations. For these reasons, the project would be consistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-433-21:

- i. *The proposed development is in conformity with the City's certified Local Coastal Program.*

As discussed in the findings for Site Development Permit PSD 853-21, the project is consistent with the City's certified Local Coastal Program, including but not limited to Coastal Policy 2 and 24.

- ii. *Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.*

The project site is not located between the nearest public road and the shoreline; therefore, this finding does not apply.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Sign Permit S-134-21:

Freestanding Sign (PMC sec. 9-4.2906(b))

1. *A freestanding sign is necessary for the business or businesses located on the premises to achieve a reasonable degree of identification.*

The freestanding sign is necessary to provide directional identification to the parking entrance for the business. Window or wall mounted sign alternatives would not provide the same reasonable degree of identification due to the minimal signage for the business on Nick Gust Way and the angle of the building relative to Nick Gust Way.

2. *The sign is consistent with the intent and provisions of this article.*

The MSP is consistent with the provision of Article 29 of Chapter 4 of Title 9 of the PMC. The design of the proposed signs is consistent with PMC Section 9-4.2910(b), which states "a sign permit shall not be issued by the Planning Administrator unless the subject sign is found to be consistent with the applicable design criteria contained in the City's adopted Design Guidelines." The proposed MSP is consistent with applicable sections of the

Commercial Sign section of the City's adopted Design Guidelines as discussed in the findings for Site Development Permit PSD 853-21.

- 3. The sign does not exceed the square footage set forth in subsection (3) of subsection (a) of this section.*

The proposed signs do not exceed the square footage set forth in PMC Section 9-4.2906(a)(3).

- 4. The sign does not exceed a height of twenty (20') feet above the sidewalk or paved area over which it is erected.*

The proposed monument sign is 5'-8" high and would not exceed 20 feet.

Window Sign (PMC sec. 9-4.2906(c))

- 5. Window signs shall be subject to the size limitation of subsection (3) of subsection (a) of this section; however, in no case shall window signs cover more than twenty-five (25%) percent of the total area of all glazed vertical surfaces of a business.*

The Rockaway Beach Avenue street frontage contains approximately 380 sf of retail glazed vertical surface. Therefore 95 sf of window signage would be permitted per PMC sec. 9-4.2906(c). As shown in Table 1 and Table 3 of the staff report, the signs as conditioned, do not exceed the square footage set forth in PMC Section 9-4.2906(a)(3) or PMC Section 9-4.2906(c) or PMC Section 9-4.2907(f).

Wall Sign (PMC sec. 9-4.2906(d))

- 6. Wall signs shall be subject to the size limitation of subsection (3) of subsection (a) of this section; however, in no case shall wall signs exceed ten (10%) percent of the building face to which the signs are attached.*

As shown in Table 1 of the staff report, the signs do not exceed the square footage set forth in PMC Section 9-4.2906(a)(3). Additionally, the two wall signs along Old County Road would extend approximately 6 percent (16 feet) of the building face.

Projecting Signs (PMC sec. 9-4.2906(e))

- 7. Projecting signs shall be placed a minimum of eight (8') feet above the ground level and shall not be located above the roof line of the building of which they are attached.*

The proposed projecting sign would be placed at least 17'-6" from ground level and would not extend above the roof line of the building.

- 8. Projecting signs shall not project into or over a public right-of-way.*

The proposed projecting sign would be setback at least 5'-8" from the property line along Old County Road.

9. *Projecting signs shall be subject to the size limitation of subsection (3) of subsection (a) of this section.*

As shown in Table 1 of the staff report, the signs do not exceed the square footage set forth in PMC Section 9-4.2906(a)(3).

Master Sign Programs (PMC sec. 9-4.2907)

10. *In addition to the other provisions of this article, signs requiring a sign permit shall be subject to the design criteria for signs contained in the City's adopted Design Guidelines.*

The findings for Site Development Permit PSD 853-21 describes Design Guidelines consistency with the Commercial Sign section.

11. *Each sign in the master sign program shall be compatible in character and in quality of design with other signs in the program.*

The sign types detailed in the MSP, as conditioned, are all compatible in character and quality of design. The sign materials would be aluminum, and as conditioned Signs 1 through 4 would be required to have unified and complementary colors, themes, and fonts. Signs 5a and 5b would also be compatible in character and constructed with aluminum material. As conditioned, each of the signs would have complementary design features and require the use of similar coastal compatible materials.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the finding that the project qualifies for Class 1 and 11 exemptions under CEQA Guidelines Section 15301 and 15311, as described below, applies to the project:

15301. "Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use. Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;"

15311. "Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

- (a) On-premise signs;"

The project includes the establishment and implementation of a master sign program to an existing commercial development. The project would include minor exterior alteration of an existing private structure, involving no expansion of existing use. The on-premise signs are minor structures accessory to the existing commercial facilities. Additionally, none of the exceptions applicable to a Class 1 and 11 exemptions in Section 15300.2 of the CEQA Guidelines apply, as described below.

- Sec. 15300.2(a): This exception does not apply to the Class 1 exemption. Furthermore, there is no evidence in the record that the project would impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies.
- Sec. 15300.2(b): There is no evidence in the record that cumulative projects of the same type would occur within the same place to create a significant cumulative impact.
- Sec. 15300.2(c): There is no evidence that the activity would have a significant effect on the environment due to unusual circumstances.
- Sec. 15300.2(d) through (f): The project is not proposed near an officially designated scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for Class 1 and Class 11 exemptions and none of the exceptions to applying Class 1 and 11 exemptions in Section 15300.2 of the CEQA Guidelines apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

Additionally, development of the hotel expansion triggered the preparation and adoption of an Initial Study/Mitigated Negative Declaration under CEQA. The proposed signage would not conflict with the mitigation measures of the Holiday Inn Express Expansion Initial Study/Mitigation Negative Declaration (April 2013, State Clearinghouse No. 2013042002), including mitigation measure Biological Resources 4 which prohibits lighting along the creek edge (south side of building).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Site Development Permit PSD-853-21, Coastal Development Permit CDP-433-21, and Sign Permit S-134-21 for a Master Sign Program at 500 Old County Road/ 250 Rockaway Beach Avenue (APN 022-024-290), subject to conditions of approval included as Exhibit A to this resolution.

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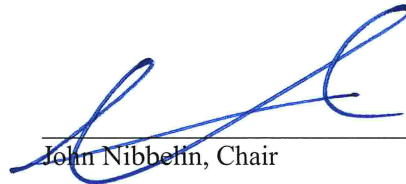
Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 1st day of November 2021.

AYES, Commissioners: Nibbelin, Berman, Godwin, Leal

NOES, Commissioners: None

ABSENT, Commissioners: Hauser, Domurat

ABSTAIN, Commissioners: Ferguson




John Nibbelin, Chair

ATTEST:



Tina Wehrmeister, Planning Director/
Assistant City Manager

APPROVED AS TO FORM:



Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Site Development Permit PSD-853-21, Coastal Development Permit CDP-433-21, and Sign Permit S-134-21 for a Master Sign Program at 500 Old County Road/ 250 Rockaway Beach Avenue (APN 022-024-290)

Planning Commission Meeting of November 1, 2021

Planning Division

1. Development shall be substantially in accord with the plans entitled “267892-R11-Pacifica, CA” dated August 30, 2021 received by the City of Pacifica on September 8, 2021 and project narrative titled “Project Narrative – Master Sign Program for 519 Nick Gust Way” received by the City of Pacifica on October 27, 2021, except as modified by the following conditions.
2. The approval or approvals is/are valid for a period of one year from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial Project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one-year extension. In the event of litigation filed to overturn the City’s determination on the approval or approvals, the Planning Director may toll the expiration of the approval or approvals during the pendency of such litigation.
3. The following revisions shall be incorporated into the Master Sign Program narrative, to the satisfaction of the Planning Director.
 - a. Sign text shall be governed by the tenant.
 - b. The description of Projecting Sign (Sign 2) shall be revised to include a routed aluminum cabinet face with an acrylic backer behind the routed copy similar Sign 4.
 - c. The description of Retail Sign 1 (Sign 5a) and Retail Sign 2 (Sign 5b) shall be revised to the following: Each retail tenant may have one interior window sign suspended parallel to the storefront window that meets the specifications below. A maximum of two retail window signs shall be permitted on the site.
 - i. The maximum size of the window signs would be 3’-3” wide by 4’-0” high.
 - ii. Window signs shall be centered within one window pane only.
 - iii. Font, logos and colors shall be selected at the discretion of the tenant.
 - iv. Window signs may have interior illumination.
 - v. Sign frame shall be minimum 1.5” deep aluminum cabinet sign, painted Matthews 41342SP Brushed Aluminum satin finish. The sign frame shape is subject to approval by the property owner and City.
 - vi. Signage shall include push through channel letters or surface-mounted metal cut-out letters. A maximum of three lines of text shall be allowed. Logos may be permitted but shall not comprise more than 25 percent of the cabinet area.
 - vii. Window signs shall not include digital displays, moving or flashing signs.
 - viii. Window signs shall be suspended parallel to a window with the primary intention of being viewed from outside of such window, but may not attach or be applied against the window.
 - d. Revise site plan to detail accurate street frontage lengths consistent with the staff report, which are based on a 2013 Record of Survey Vol. 32 Pg. 77 and the Amended and

Supplemental Map of Rockaway Beach Sheet 2 of 3 Sheets. Book 5 Page 44. Specifically, the street frontages shall be Nick Gust Way (Maitland Road) to be 174.04, Old County Road as 247.00 feet, and Rockaway Beach Ave. as 75.57.

- e. Tenants shall submit detailed drawings of any proposed sign to the Landlord, and obtain approval from the Landlord, prior to any approval of building applications for signage.
 - f. Signs 1 through 4 shall have unified and complementary colors, themes, and fonts to the satisfaction of the Planning Director.
 - g. All signage shall be removed and all walls patched to match the condition prior to sign installation, upon expiration of the Tenant's lease.
 - h. Signage inconsistent with this Master Sign Program shall require approval from the Landlord and Planning Commission prior to installation.
 - i. All lighting shall be avoided at the edge of the creek corridor in accordance with Mitigation Measure Bio-4 of the Holiday Inn Express Expansion Initial Study/Mitigation Negative Declaration (April 2013, State Clearinghouse No. 2013042002).
4. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
 5. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
 6. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.
 7. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and/or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

Building Division

8. The project requires review and approval of a building permit by the Building Official. Applicant shall apply for and receive approval of a building permit prior to commencing any construction or installation of signage.

Engineering Division

9. Construction shall be in conformance with the City of Pacifica Storm Water Management and Discharge Control Ordinance and San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented and the construction BMPs plans sheet from the Countywide program shall be included in the project plans.
10. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto roadways. Dust control and daily road cleanup will be strictly enforced. Install stabilized entrance/exits so no dirt is tracked to the roadway.
11. No private structures, including but not limited to walls, curbs, and fences shall encroach into the public right-of-way. The public right-of-way shall not be used as a loading area.

END

