

RESOLUTION NO. 2020-003

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA
APPROVING SPECIFIC PLAN SP-172-19, SUBJECT TO CONDITIONS, FOR A SINGLE-
FAMILY RESIDENCE ON AN UNDEVELOPED LOT WITHIN THE P-D (PLANNED
DEVELOPMENT) ZONING DISTRICT AT 323 BEAUMONT BOULEVARD (APN 009-037-450),
AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA).**

Initiated by: Preston Fung, Property Owner ("Applicant").

WHEREAS, an application has been submitted to construct a new 3,111-square foot (sf), three-story single-family residence on a 6,105-sf undeveloped lot at 323 Beaumont Boulevard (APN 009-037-450) (File No. 2019-037); and

WHEREAS, construction of the proposed structure requires approval of a Specific Plan prior to the issuance of a building permit because the project site is within the P-D (Planned Development) zoning district pursuant to Pacifica Municipal Code (PMC) section 9-4.2208; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on February 18, 2020, 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:

- A. The above recitals are true and correct and material to this Resolution.
- B. 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 finding that the Project qualifies for a Class 3 exemption under the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15303(a), as described below, applies to the Project:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The subject proposal to construct a single-family residence fits within the scope of a Class 3 categorical exemption. Specifically, the project (1) includes one single-family residence; (2) is located within the P-D (Planned Development) zoning district in an area where the approved development plan authorizes single-family residential uses; and, (3) will be undertaken within an urbanized area. All areas within the City Limits of the City of Pacifica qualify as an urbanized area for the purposes of CEQA

pursuant Public Resources Code Section 21071 because (1) Pacifica is an incorporated city; (2) Pacifica had a population of 37,234 persons as of the 2010 U.S. Census; and, (3) the population of Pacifica combined with the contiguous incorporated city of Daly City (population 101,123 persons as of the 2010 U.S. Census) equals at least 100,000 persons.

Additionally, none of the exceptions to application of an exemption contained in Section 15300.2 of the CEQA Guidelines apply to the project, as described below:

Sec. 15300.2(a): There is no evidence in the record that the project will 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. The project site is located within a substantially developed residential neighborhood and is not located in a sensitive environmental area. Therefore, it would not have a significant impact on the environment.

Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area would have a significant environmental impact.

Sec. 15300.2(c): There is no evidence in the record of any possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is zoned for residential use and the hillside development pattern is consistent with the development pattern of many other homes along the north side of Beaumont Boulevard.

Sec. 15300.2(d) through (f): The project is not proposed near a 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 a Class 3 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does make the following findings pertaining to Specific Plan SP-172-19 as required by PMC section 9-4.2209:

1. That the specific plan is consistent with the approved development plan.
 - A. As more fully detailed in the staff report, the project to construct a 3,111-sf, three-story detached single-family residence on a 6,105-sf undeveloped lot is consistent with the type and pattern of development in the approved development plan for the project area. The project area includes only detached, single-family residential uses. Additionally, between 1990 and 2003 the Planning Commission approved specific plan permits for seven similar projects along Beaumont Boulevard, and from 2015 through 2019 approved two more similar projects on Beaumont Boulevard and one similar project on Coral Ridge Drive. All of the projects were single-family residences of the type proposed in the subject application. Therefore, the proposed project is consistent with the approved development for the site.

2. That the specific plan is consistent with the City's adopted Design Guidelines.

SITE PLANNING

- i. Lighting. *Exterior lighting should be subdued, and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.*

Applicant has proposed no centralized, tall light fixtures. Exterior lighting at the project site will consist of small wall-mounted light fixtures integrated into building architecture and featuring downward orientations and shielding to ensure light does not project onto adjacent properties.

BUILDING DESIGN

- ii. Design. *The style and design of new buildings should be in character with that of the surrounding neighborhood. This does not mean that new buildings should be identical to existing buildings on neighboring lots, but that new buildings should complement, enhance, and reinforce the positive characteristics of surrounding development. This can be accomplished by incorporating the dominant architectural features of an area into the design of new development. Such features may include bay windows, chimneys, balconies, porches, roof shapes, and other architectural details and materials.*

Additions to an existing structure should also retain and/or be consistent with the positive architectural features of the original structure.

There are six existing homes within 300 feet of the project site on Beaumont Boulevard which staff referenced as a basis for comparison of building design. These homes are located on the north side of Beaumont Boulevard and all have up-sloping lots. There are several other homes within 300 feet of the project site, but these homes are located on the south side of Beaumont Boulevard on down-sloping lots. The architectural design of residential structures on down-sloping lots tends to be different than that on up-sloping lots, resulting in structures with limited profiles from the street view. These types of homes do not serve as an adequate comparison for the project site.

The westernmost residence assessed is located at 316 Beaumont Boulevard. This residence is constructed on a lot with a more gradual slope at the front of the lot which has resulted in a more conventional residential design. This residence is two stories with living area cantilevered over a two car garage. Roof style is shingled with a combination gambrel and gable roof.

The next residence to the east, 312 Beaumont Boulevard, is constructed on a lot which transitions from the moderate slope of 316 Beaumont Boulevard to the extreme slope of the project site at 323 Beaumont Boulevard. This residence is three stories with a first story garage and setback living area above at the second and third stories. The building has the same color and materials throughout with horizontal articulation on the front elevation, but limited or no horizontal articulation on the side elevations. The roof has shingles with a very low pitch gable.

The remaining four residences in the area of comparison between 321 and 335 Beaumont Boulevard have a variety of site layouts and architectural designs. Three of the four have excavated substantial portions of the lots and incorporated extensive retaining walls to create level, buildable sites. Only one residence - 331 Beaumont Boulevard - has not excavated the slope in the front portion of the lot at street level. This residence is set back from the front property line nearly 60 feet with no garage and no vehicle access to off-street parking. Access to the residence is provided by an on-grade stairway.

There is no unifying theme of architectural style, materials, or colors among the four nearest residences. One is modern in style with smooth, light beige stucco siding. The dominant materials on the front elevation are the extensive windows across the entire third story and open railings across the width of the second and third story patios. There is limited horizontal relief on the front elevation and no horizontal relief on the side elevations.

Two of the residences have rustic mountain architecture with dark brown colors and extensive wood shake siding. These residences have almost no horizontal relief on their front or side elevations, resulting in boxy architecture. The only relief provided on one of the residences is an exterior stairway and decks. The easternmost residence in the comparison group has a mixed architectural styling with no dominant theme. The siding is smooth stucco with extensive blue accents around window trim and fascia boards. This residence has significant horizontal relief along the front elevation, creating interesting depth in its appearance, although there is no relief along the side elevations.

Among the residences assessed, three have flat roofs or a combination flat roof with a minor section of gable roof. One of these has incorporated a mansard style flat roof with wood shingles. The fourth home, furthest to the east from the project site, has a series of moderate-pitch gables. Staff was unable to discern the roof materials for the residences with flat roofs but the most easterly residence has asphalt shingles for its roof material.

Given the mix of architectural styles, materials, and roof designs, it is difficult to assess whether the proposed project is consistent with any particular theme present in the neighborhood. The common identifiable traits among most of the residences analyzed was a site layout with an orientation near the minimum front setback, a predominantly flat roof design, and second and third story patios on the front elevations. Retaining walls were also common along the side property lines of these residences.

The project proposes to have a building orientation at the minimum allowable front setback; a flat roof design; several patios along the front elevation; and retaining walls along nearly the entire length of each side property line. The architectural style is contemporary with a mix of smooth stucco and horizontal wood siding. The front and right side façades will feature a variety of projections which will create horizontal relief. Overall, based on the limited number of common features among the existing residences in the neighborhood, staff's opinion is that the proposed project, on balance, is consistent with the building design of the surrounding neighborhood and complements, enhances, and reinforces the positive characteristics of surrounding development.

- iii. *Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an entire city. A development can be "out of scale" with its surroundings due to its relative height, bulk, mass, or density.*

A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects, particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City's height limitation is a maximum only, and the maximum height may often be inappropriate when considered in the context of surrounding development and topography. The "carrying capacity" of a given site is also an important factor in determining appropriate scale and lot coverage. As with the height limitation, the City's lot coverage limitation is a maximum only.

Among the six existing homes within 300 feet of the project site on the north side of Beaumont Boulevard which staff has referenced as a basis for comparison of building design, four are constructed at the same scale as the proposed project. These four homes have excavated to create garages at the ground floor and have second and third story living areas. The residences approach the maximum 35 feet building height for the zoning district as a result of their orientation on lots with steep slopes.

The proposed project will have a ground floor garage with living area above at the second- and third-story levels. Building height will be 35 feet due to the severe slope of the lot. The proposed project, when compared to those residences situated on lots most similar to the subject site, is in scale with the neighborhood.

- iv. *Details. Use architectural features and details to help create a sense of human scale. Wall insets, balconies, window projections, etc., are examples of building elements which may help reduce the scale of larger buildings.*

The proposed project will incorporate a variety of architectural details along the front elevation visible from Beaumont Boulevard. The garage and entry way will be recessed beneath a second story deck. The railings for the second story deck will project slightly into the front setback with 1 X 6 open hardwood rails creating fine horizontal lines.

Siding at the ground floor and second floor will be primarily light colored smooth stucco. At the third floor, the materials transition into dark colored horizontal wood siding. The color and material change creates interest, and is combined with articulation of the front plane of the residence. The center of the third story elevation overhangs the second story deck below. This projection then deepens along the right side of the front elevation beyond the plane of the first and second stories into a succession of two cutouts for patio areas. The design creates an interesting transition from front to right elevation.

The varying horizontal relief across three stories of the residence, along with intimate private patio areas on decks throughout the project, result in sufficient detail in the building to create a sense of human scale that breaks up its large size.

- v. *Materials. Compatibility of materials is an essential ingredient in design quality. In areas with either historic or architecturally significant structures, the use of similar exterior construction materials should be used in new construction in order to maintain neighborhood character. Consistency and congruity of materials and design elements on individual structures is also important.*

Siding at the ground floor and second floor will be primarily light colored smooth stucco. At the third floor, the materials transition into dark colored horizontal wood siding. The color and material change integrates well and, combined with articulation of the front plane of the residence, creates interest. The dominant wood siding of the third story is unified and balanced with the smooth stucco of the first and second stories by the railing of the second story deck. The railing will have steel posts and horizontal wood members with a dark color similar to the third story siding. There are no historical or architecturally significant structures in the neighborhood.

The high-quality materials proposed for the project will result in a mix with favorable design characteristics. The materials are consistent and appropriate for the contemporary architectural design proposed for the project.

- vi. *Color. Building color should be compatible with the neighborhood and should reinforce and complement the visual character of the building's environment. Multiple colors applied to a single building should relate to changes of material or form.*

The proposed building integrates an interesting mix of materials and colors. Changes in color correspond to changes in material between light-colored smooth stucco siding and dark wood siding. The colors and materials proposed complement existing design themes in several of the nearby residences. In particular, dark colored wood siding and smooth, light colored stucco are prevalent through the comparison properties in the neighborhood identified by staff.

- vii. *Privacy. Consideration should be given to the impact of development on the privacy of surrounding properties. Use judicious windows placement and appropriate landscaping to help minimize the potential for loss of privacy.*

The topography, lot shape, and building architecture of the proposed project will result in a development which preserves the privacy of nearby residents. The project site does not face a neighboring property across Beaumont Boulevard. The nearest property in this direction is oriented on Gordon Way, offset nearly 50 feet from the plane of the subject site. There will be no impact to the privacy of the residence at 300 Gordon Way.

To the left of the project site is an existing single-family residence at 321 Beaumont Boulevard. The design of this residence is such that nearly all of the living area is concealed behind a retaining wall along its right property line. A small section of the third story is exposed to view from the project site, but there is only one small window in this area. Therefore, any impact to privacy will be minimal. The two lots to the right of the proposed project are vacant and there will be no privacy impacts since there are no existing residences.

The properties to the rear of the project site are located along Coral Ridge Drive. The building pads of these residences are at least 10 feet above the highest point of the proposed residence at the subject site. Therefore, steep topography will prevent any loss of privacy due to views from the project site.

- viii. Consistency. *There should be architectural consistency among all building elevations. All elevations need not be identical, but a sense of overall design continuity must occur. Window treatment and trim, for example, should be carried out around the entire building, not just on the most visible sides.*

All sides of the proposed residence will be consistent in terms of color, material, and detailed treatments. The dominant siding materials of light color smooth stucco and dark horizontal wood siding will continue around all sides of the building. The variety of window sizes will have a common window shape, style, and dark frame color to create consistency of this design treatment. Additionally, the same roof style will be used over the entire residence.

HILLSIDE DEVELOPMENT

- ix. Excavation. *Large amounts of cut and/or fill are unattractive on hillsides, and can have a detrimental impact on the immediate and surrounding environment.*

(a) Structures should relate to and follow site topography to work with the slope, not against it.

(b) Whenever feasible, buildings and roads should be sited to align with existing contours of the land.

(c) Retaining walls should be avoided or, if necessary, their height should be reduced to the minimum feasible.

(d) Avoid one-level solutions which would result in excessive lot coverage and more disruption of the site. Multi-level structures which step down the slope can help to minimize cut and fill.

The severe topography of the project site presents significant challenges to minimizing excavation. The living area steps up the slope to the maximum extent practicable with excavation occurring only where necessary. Where required, retaining walls have a modest profile of 5 to 10 feet from the lower adjacent ground level. In addition, the driveway at the front of the residence is proposed at the maximum feasible grade for the full length of the front setback in order to raise the building pad as high as possible at the site, which in turn reduced required grading.

The applicant has proposed a project which minimizes the need for grading and retaining walls to the maximum extent practicable while still complying with zoning requirements related to height, lot coverage, and landscaping. On balance, the project is consistent with this design guideline.

INFILL DEVELOPMENT

- x. Neighborhood Compatibility. *Established neighborhoods often have strong design characteristics.*

(a) Consideration should be given to the context of building design. Relate the height, bulk, style, material, and color of a structure to its surroundings. New development should complement the positive aspects of an existing neighborhood.

(b) Landscaping should also be chosen with consideration given to existing vegetation in the area. The use of plants which are similar to those of neighboring properties is encouraged.

(c) A design which has the potential to negatively impact a neighbor's view, sunlight, and/or privacy, should be avoided.

There are few strong design characteristics present among the residences nearby the project site. The proposed residence has incorporated the limited number of elements common to the existing structures within the neighborhood. Based on what common factors do exist, in particular the siting of the residence, architectural style, materials, and colors, the project is compatible with the surrounding neighborhood.

Additionally, the applicant has proposed landscaping several times in excess of zoning standards, including a substantial portion of native vegetation from the existing hillside. The topography of the site, building design of adjacent residences, and vacant lots on one side of the project site will result in a project that will not negatively impact any neighbor's view, sunlight, or privacy.

CONCLUSION

The project will, on balance, be consistent with the adopted Design Guidelines because its building design and site will complement, enhance, and reinforce the positive characteristics of surrounding development.

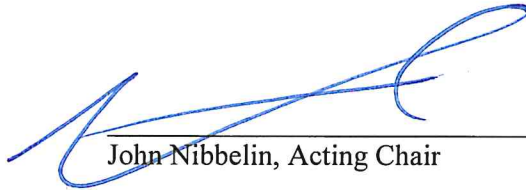
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby approve Specific Plan SP-172-19 for construction of a new 3,111-sf, three-story single-family residence on a 6,105-sf undeveloped lot at 323 Beaumont Boulevard (APN 009-037-450), subject to conditions of approval included as Exhibit A to this resolution.

* * * * *

Resolution: Specific Plan SP-172-19 (File No. 2019-037)
323 Beaumont Boulevard (APN 009-037-450)
February 18, 2020
Page 9

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 18th day of February, 2020.

AYES, Commissioner:	BERMAN, BIGSTYCK, CAMPBELL, KRASKE, NIBBELIN
NOES, Commissioner:	N/A
ABSENT, Commissioner:	RUBINSTEIN
ABSTAIN, Commissioner:	N/A




John Nibbelin, Acting Chair

ATTEST:



Christian Murdock, Senior Planner

APPROVED AS TO FORM:



For Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Specific Plan SP-172-19, to construct a single-family residence on an undeveloped lot at 323 Beaumont Boulevard (APN 009-037-450) (File No. 2019-037)

Planning Commission Meeting of February 18, 2020

Planning Division of Planning Department

1. Development shall be substantially in accord with the plans entitled "New Single-family Residence 323 Beaumont Boulevard, Pacifica, CA," dated December 20, 2019, except as modified by the following conditions.
2. That the approval or approvals is/are valid for a period of two years 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 or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, if 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 development permits, the Planning Director may toll expiration of the development permits during the pendency of such litigation.
3. The approval letter issued by the City and all conditions of approval attached thereto shall be included as plan sheets within all plan sets submitted to the City as part of any building permit application.
4. Applicant shall comply with all local and state laws and regulations pertaining to excavations and site development, including, but not limited to, California Building Code section 1804.
5. Applicant shall communicate and coordinate with the developers at 300 Coral Ridge Drive, as well as 325 and 327 Beaumont Boulevard, regarding project design and construction activities to the maximum extent practical to ensure stability of all hillsides and existing building foundations affected by grading activities. The specific schedule for the occurrence such communication between the developers of 300 Coral Ridge Drive and 325 and 327 Beaumont Boulevard regarding excavation, grading and construction activity shall be reviewed and approved by the Building Official, prior to the issuance of the grading and/or building permit for the subject project.
6. Applicant shall coordinate excavation and grading activities with the developer of the adjacent sites at 300 Coral Ridge Drive and 325 and 327 Beaumont Boulevard in order to ensure the stability of all hillsides and existing building foundations potentially affected by such activities. If such coordination does not materialize such that the excavation and grading activity must occur concurrently, Applicant shall submit a letter from his engineer of record detailing how the other project(s) can be safely constructed concurrently, to the satisfaction of the Building Official.
7. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director and City Engineer. The landscape plan shall show each type, size, and location of plant materials, as well as the irrigation system. Landscaping materials included on the

plan shall be coastal compatible, drought tolerant and shall be predominantly native. All landscaping shall be installed consistent with the final landscape plan prior to issuance of a certificate of occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director.

8. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. The plan shall show fixture locations, where applicable, on all building elevations.
9. All transformers, HVAC units, backflow preventers and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
10. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within an approved enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. Prior to the issuance of a building permit, Applicant shall provide construction details for any required enclosure for review and approval by the Planning Director.
11. Prior to the issuance of a building permit, Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights. All roof equipment shall be screened to the Planning Director's satisfaction.
12. All vents and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.
13. 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.
14. Applicant shall incorporate at least one low impact development site design measure from Items a through i of Worksheet C of the C.3 and C.6 Development Review Checklist, and shall clearly indicate in the plans for the building permit submittal where the measure(s) is/are incorporated on the site.
15. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.

16. All exposed retaining wall surfaces shall have a decorative finish which may include, but shall not be limited to, decorative block, stone veneer, or colored and stamped concrete, to the satisfaction of the Planning Director.
17. 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.
18. 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 ("Challenge"). City may, but is not obligated to, defend such Challenge as City, in its sole discretion, determines appropriate, all at Applicant's sole cost and expense. 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's 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. Per Government Code Section 66474.9, the City shall promptly notify Applicant of any Proceeding and shall cooperate fully in the defense.

Building Division of Planning Department

19. Applicant's proposal requires review and approval of a building permit by the Building Official.
20. Roof shall be constructed with a minimum slope of ¼" per foot.
21. Prior to issuance of a building permit, submit shoring plans for review and approval by the Building Official.
22. Prior to issuance of a building permit, applicant shall submit an updated soils report for review by the Building Official. All recommendations contained in the soils report shall be incorporated into the final construction drawings submitted for review during the building permit process.

Engineering Division of Public Works Department

23. Construction shall be in conformance with the City of Pacifica Storm Water Management and Discharge Control Ordinance and the 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.
24. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Beaumont Boulevard. Dust control and daily road cleanup will

be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.

25. Existing curb, sidewalk or other street improvements adjacent to the property frontage that are damaged or displaced shall be repaired or replaced as determined by the City Engineer even if damage or displacement occurred prior to any work performed for this project.
26. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to occupancy.
27. Applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but are not limited to:
 - a. an accurate survey plan, showing:
 - i. survey marks and identifying the reference marks or monuments used to establish the property lines;
 - ii. property lines labeled with bearings and distances;
 - iii. edge of public right-of-way;
 - iv. any easements on the subject property
 - b. a site plan, showing:
 - i. the whole width of right-of-way of Beaumont Boulevard, including existing and proposed improvements such as, but not limited to, new pavement, driveway approach, sidewalk, curb & gutter, existing underground utilities and trenches for proposed connections, boxes for underground utility connections and meters, existing power poles and any ground-mounted equipment, street monuments, any street markings and signage;
 - ii. the slope of Beaumont Boulevard at the centerline;
 - iii. adjacent driveways within 25' of the property lines
 - iv. any existing fences, and any structures on adjacent properties within 10' of the property lines.
 - c. All plans and reports must be signed and stamped by a California licensed professional.
 - d. Provide structural calculations, signed and stamped by a registered professional, for all retaining walls within the City right-of-way.
 - e. Provide a design level geotechnical report, signed and stamped by a registered professional, for all retaining walls within the City right-of-way
 - f. All site improvements including utilities and connections to existing mains must be designed according to the City Standards and to the satisfaction of the City Engineer.
28. An Encroachment Permit must be obtained for all work within public right-of-way. All proposed improvements within public right-of-way shall be constructed per City Standards, to the satisfaction of the City Engineer and prior to issuance of the certificate of occupancy.
29. No private structures, including but not limited to fences, mailboxes, or stairs shall encroach into the public right-of-way.

30. All utilities shall be installed underground from the nearest box or joint pole.
31. Applicant shall overlay existing asphalt with minimum 2 inch AC to the limits of all utility connection or to street centerline whichever is greater across entire property frontage along Beaumont Boulevard. All pavement markings and markers shall be replaced in kind.
32. All proposed sanitary sewer system and storm drain system elements, including detention facilities, shall be privately maintained up to their connections to the existing mains.
33. Prior to the issuance of a building permit, add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."
34. The driveway approach must be ADA compliant with no more than 2% cross slope for a width of at least 48 inches. The transition from 2% out-slope to the in-slope driveway shall be sufficiently gradual to avoid vehicles to contact the pavement at the grade breaks. Driveway within City right-of-way shall not exceed 18% and portion exceeding 15% grade shall be grooved concrete.
35. Per the adopted City of Pacifica Complete Street Policy, development shall include but not limited to, bicycle and pedestrian facilities along the north side of the new extension of Beaumont Blvd.
36. A registered professional shall provide hydrology calculations based on a 100-year storm for the project to determine the size of all proposed storm drain facilities and the impact on the existing system (storm drains, creeks, and waterways). If the calculations reveal that the city system would be negatively impacted, those impacts shall be mitigated to the satisfaction of the City Engineer.

North County Fire Authority

37. Fire sprinkler system required for building per City Ordinance. Install per NFPA 13D. Submit under separate fire permit, prior to issuance of a building permit. System shall be centrally monitored if it contains more than 20 sprinkler heads.
38. Project shall comply with fire flows per 2019 CFC Appendix B for buildings over 3600 sq. ft. with fire sprinklers and obtain a fire flow report from North Coast County Water District (NCCWD) showing a flow of 750 gallons per minute (g.p.m.) or more.
39. Smoke detectors and carbon monoxide monitors required per CBC.
40. Install clearly visible, illuminated address identification per CFC and CBC requirements, to the satisfaction of the Fire Chief.

END