

RESOLUTION NO. 981

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT PSD-820-17; VARIANCE PV-518-17; AND PARKING EXCEPTION PE-172-17, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A 973 SQUARE FEET ADDITION TO AN EXISTING 796 SQUARE FEET LAWFUL NONCONFORMING SINGLE-FAMILY RESIDENCE AT 111 VALLECITO LANE (APN 018-134-040), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Brian Brinkman (“Applicant”).

WHEREAS, an application has been submitted to construct a 973 square feet (sq. ft.) addition to an existing 796 sq. ft. lawful nonconforming single-family residence at 111 Vallecito Lane (APN 018-134-040); and

WHEREAS, the project requires approval of a Site Development Permit because the project site is a nonconforming lot and structure, and alterations are not in accordance with the special development regulations applicable to nonconforming sites and structures which could otherwise exempt the project from the requirement for a site development permit; and

WHEREAS, the project requires approval of a Variance because the project involves an addition within the required front setback on a lawful nonconforming structure with a nonconforming front setback; and

WHEREAS, the project requires approval of a Parking Exception because the project provides only one of the required two garage parking spaces and the project is required to provide a second covered parking space on account of adding a bedroom; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on October 2, 2017, 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.
3. The Project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines 15301 (14 Cal. Code Regs. §15301) and therefore directs staff to file a Notice of Exemption for the Project.

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-820-17; for development on this nonconforming lot:

Site Development Permit. Section 9-4.3204 of the PMC states that a site development permit shall not be granted if the Commission makes any of the following findings:

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.*

Discussion

The location, size, and intensity of the proposed single family addition would not differ significantly from adjacent residential properties in the neighborhood including Vallecito Lane. The project would not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because it would be behind the existing sidewalk, improving pedestrian safety; and, include a driveway entrance of 14'-6" in width, which will provide additional space to safely exit a vehicle parked in the driveway. Based on these factors, the Planning Commission does not believe there is evidence to make this finding.

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.*

Discussion

The project would not create a hazardous or inconvenient condition to adjacent or surrounding uses. The driveway entrance of 14'-6" in width is accepted on the basis of safety and convenience and is included in the parking exception to allow more room for residents using the driveway and is therefore not required to be reduced to 12' as would otherwise be required in section 9-4.2813(c)(4) of the PMC. In addition, the City's Engineering and Field Services Division staff has reviewed the development proposal to ensure the new development would be constructed in a manner which provides appropriate street design. Based on these factors, Planning Commission does not believe there is evidence to make this finding.

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.*

Discussion

The applicant has proposed to retain a large portion of existing landscaping to the side and rear, with the introduction of drought tolerant, native species largely within the front yard. An existing

lemon tree will be relocated to the front setback in addition to the other planting around the site. Based on these factors, Planning Commission does not believe there is evidence to make 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.

Discussion

The proposed building's height would not exceed 19'-11". Due to the minor increase in the overall height of the building, its low height relative to the surrounding properties, and its separation from the surrounding buildings. The proposed property is situated such that it would not impact adjacent structures or properties by restricting or cutting out light or air, or by casting shadows. Based on these factors, Planning Commission does not believe there is evidence to make this finding.

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.

Discussion

The project is not a commercial or industrial structure.

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 the Municipal Code.

Discussion

The project would involve minimal grading, outside of the excavation area for the proposed garage, because the site is already predominantly graded to accommodate the existing home and proposed addition. The applicant seeks to preserve and maintain as many of the existing healthy trees at the site as possible. Based on these factors, Planning Commission does not believe there is evidence to make this finding.

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

Discussion

The proposed addition to the building would include a number of architectural details and design elements that would avoid monotony in the external appearance. The proposal to match the materials with the existing home in addition to matching color and texture is appropriate.

The layout of the addition also involves variety and would avoid monotony. Forty-five percent

of the site would consist of landscaping including a variety of trees, shrubs, and ground cover. The applicant has also proposed several raised planters to create interest in the site layout. Based on these factors, Planning Commission does not believe there is evidence to make this finding.

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

Discussion

The City has adopted Design Guidelines which are intended to accomplish the following purposes:

- Ensure at least a minimum standard of design through the application of consistent policies.
- Encourage new construction which exceeds minimum standards and discourage construction which falls short of those standards.
- Provide a framework for review and evaluation of design proposals.
- Implement applicable General Plan and Local Coastal Plan goals and policies.
- Expedite and facilitate the planning permit process.
- Provide direction for design and redesign of projects.

The Design Guidelines are advisory in nature and, unlike zoning, do not contain explicit standards for determining strict compliance. Rather, they address significant elements of project design that, when balanced overall, result in the best possible site layout and building architecture for a project. An applicant may propose a project which complies with some but not all guidelines and the Planning Commission may still find the project consistent with the Design Guidelines. It is up to the Commission's discretion to determine the appropriate balance and relative priority of the guidelines for a particular project when considering whether a project has achieved Design Guidelines consistency.

Planning Commission's assessment of the project is that, 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 include the following:

SITE PLANNING

a. Site Improvements. *Locate site improvements such as buildings, parking areas, and walkways to take advantage of desirable site features. For example, existing healthy trees and distinctive berms or rock outcroppings should be incorporated into site design. Buildings should be oriented to capitalize on views of hills and ocean.*

Site improvements should be designed to work with site features, not against them. Lot grading should be minimized and disruption of natural features such as trees, ground forms, rocks, and water courses should be avoided.

Discussion

The orientation of the proposed addition and alterations are proposed in the most appropriate locations and maintain the building's existing front elevation towards the street. The north-south orientation is consistent and compatible with the existing lot and surrounding properties and makes best use of the available space while incorporating the specific circumstance of the site. The project would adapt to the distinctive natural features and thus, minimal grading would be required with development focused within the most appropriate portions of the lot.

b. Building Location. *Buildings should be sited to consider shadows, changing climatic conditions, the potential for passive or active solar energy, safety, and privacy of adjacent outdoor spaces.*

Building placement should take into account potential impacts on adjacent property. Existing views, privacy, and solar access of surrounding properties should be preserved whenever possible.

In multi-unit developments, buildings should be located so as to avoid crowding and to allow for a functional use of the space between buildings.

Discussion

The proposed project is situated such that it would not impact adjacent structures or properties with shadows. The proposed building's existing and proposed separation from the nearest building would ensure the site is not crowded. The driveway would remain the functional access point to the garage.

c. 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.*

Discussion

The applicant has proposed minimal external lighting around the front and rear of the building using small, downward-facing light fixtures. Lighting would be common to what would be expected in a residential neighborhood. These lights would be largely screened by landscaping or building walls. The applicant has not proposed any tall light fixtures which would cause glare or light pollution onto adjacent properties.

d. Screening. *Exterior trash and storage areas, service yards, landing docks and ramps, electrical utility boxes, etc., should be screened from view of all nearby streets and adjacent structures in a manner that is compatible with building and site design. Such facilities should be conveniently located, but must not interfere with the circulation and parking on the site.*

Discussion

Sufficient storage space is available within the property for homeowners to store trash within an enclosed trash room. The existing dedicated sidewalk would provide direct access to transport trash containers for pick-up along Vallecito Lane.

e. *Parking. The visual impact of parking areas should be minimized where appropriate to the site by locating parking areas to the rear or side of the property, rather than along street frontages. Ample landscaping should be used to help screen parking areas from both exterior and interior views.*

Discussion

The applicant is rearranging the existing parking garage and driveway such that its position would be lower along the site's frontage with Vallecito Lane. The site is relatively small which constrains design of the parking area; however, wherever possible, the applicant has included landscaping along the perimeter of the parking area and within the front yard to minimize the visual impact of these alterations.

BUILDING DESIGN

f. *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.*

Discussion

The proposed addition would include a number of architectural details that would provide a pleasant aesthetic and contribute to an appropriate human scale. The mix of elevational treatments, scale and window pattern create predictable repetition in the horizontal and vertical orientation, complementing the contrast of color and texture. The change in roof design and elevation is consistent with the existing building.

g. *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.*

Discussion

The siding and roofing materials are compatible with one another and convey the desired architectural theme stated in the General Plan. The residential character of the materials compliments the surrounding residential neighborhood. The site is not located near historic or architecturally significant structures.

h. *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.*

Discussion

The proposed building is architecturally consistent between existing and proposed elevations. The applicant has carried the same materials, architectural detailing, and lighting theme throughout all sides of the building.

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

Discussion

The proposed addition, as conditioned, would be consistent with the General Plan, Local Coastal Plan, and other applicable laws of the City. The proposed residential development, as conditioned, is consistent with the General Plan, Pacifica Municipal Code, and all applicable City laws. Specifically, the location, size and design of the project is consistent with the character of the surrounding low density residential neighborhood. The proposed development meets or exceeds all applicable zoning standards excluding the front building setback, and off-street parking requirement. For these a Variance and Parking Exception is included for consideration by the Planning Commission. The project site is located outside the Coastal Zone, and the Local Coastal Plan is not applicable to the project. Because of its General Plan and Pacifica Municipal Code (i.e. zoning) compliance, the project is consistent with all 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 Variance PV-518-17 for construction within the front setbacks of this nonconforming lot with a nonconforming front setback:

Variance. Section 9-4.3404(a) of the PMC states that the Planning Commission must make four findings to grant a variance. The following discussion supports the Commission's findings in this regard.

i. Required Finding: That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification.

Discussion

The proposed project is located in an existing cul-de-sac formed of five residential buildings. Three buildings have approval and have constructed additions and alterations, which increased the size of these properties to the rear with one approval allowing rearrangement of the garage at first floor.

The average lot size for the five properties in the street is 6,086 sq. ft.; therefore 111 Vallecito is 11% smaller than surrounding properties. The influence of lot size between properties is difficult to evaluate in isolation. All lots are constrained by steep gradients towards the rear. It appears the homes were originally positioned to allow relief between the buildings and the surrounding

slopes with a roughly 20' feet to 30' feet setback from the toe of the slope at the rear of the properties. All the properties appear to be nonconforming structures on the basis of the front setbacks with provision of only one parking space per dwelling. Enforcing a greater parking requirement of the application site would be an added deprivation to this applicant. It would appear that the topography of the site may have more influence over the ability to add to the properties than the size of the lot.

Only two of the five properties on Vallecito Lane have nonconforming lot widths - 107 and 111 Vallecito Lane. The property at 107 Vallecito Lane which is also a nonconforming lot on the basis of the lot width, has 10% more lot area which provides for the opportunity to develop in a larger area. In combination the topography of 107 Vallecito is more conducive to development as it is a more level lot particularly between the original rear building line and the toe of the slope. The more level nature of the lot results in a greater potential for development generally as well as upward development without being restricted by the applicable zoning height standard. This property was extended in 1983, with a rear addition, at which time did not appear to have required an application for planning entitlements (e.g., site development permit).

The location of the buildings on the lots varies between properties , however there is a degree of consistency in the distance of the front of the buildings to the street. Few properties appear to meet the required zoning code standard of 20' feet setback from the front boundary to the face of the garage. Lots other than 111 Vallecito Lane do not appear to have the same elevated position above the street to the garage. The gradient of the driveway (greater than 25%) leading to the garage creates a unique situation on the lot. Additionally the elevated position of the home, means that maintaining the level access to the garage and extending it backwards would result in the need to create excessive excavation, a subterranean garage and a negative impact to both the visual appearance of the building and the usability of the space within the building. The limited lot width at 111 Vallecito Lane significantly limits the location of the driveway, its gradient and the resulting position of the garage.

To the rear of all the lots the gradient of slope rapidly increases up the surrounding hills. This situation is not unique to an individual property, however it does limit the overall development potential of the lots. In combination with other factors at 111 Vallecito Lane has a more restrictive development context when the slope at the rear of the slope is considered in addition to other elements.

The following properties have been subject to building permit approval for additions, but do not appear to have been subject to the requirement for planning entitlements. In this identical zoning classification, Table 2 shows how at least three properties have been able to add floorspace.

Property: Vallecito Lane	Lot size	Home Size	Lot coverage	# bedrooms	# stories
# 107	6,000	1,280	21%	2	1
# 108	6,378	770	12%	2	1
# 111	5,419	770	15%	2	1

# 112	4,860	1,220	25%	3	2
# 115	7,775	1,260	16%	2	1

Table 2: Existing properties including size and coverage.

Previous Building Permit Approvals:

107 Vallecito Lane - 03/1983; rear addition.

112 Vallecito Lane - 11/1969; rear addition.

115 Vallecito Lane - 08/1987; remodel garage and side addition.

The applicant's stated justification for the variance is due to the limited lot width, impractical excavation into the site to meet zoning code requirements and the inconsistent visual impact this would create.

The lot width of 111 Vallecito creates a unique circumstance for development which deprives this property in ways that other properties are not affected. Due to the limited size of the lot; the narrow lot width at the front boundary; the average cross slope; the rapid elevation change in the front portion of the property; the steep gradient to the rear of the lot; the limited area of level lot for building; the position of the building on the lot; the ability to create additions to the property while maintaining an appropriate degree of grading circumstance exist which justify the issuance of a variance. In combination there are special circumstance that deprive this property of privileges enjoyed by other properties.

ii. Required Finding: *That the granting of such variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area.*

Discussion

The proposed project requests the approval of a Variance (PV-172-17) to allow the reduction in the front setback to the garage at first floor from 20 feet to 10 feet. However, while the degree of variance may seem large (a 10-foot reduction from the 20-foot standard), in actuality, the proposed garage is in a substantially similar configuration as the existing garage. The existing garage face stands at 9'-7" from the front property line while the proposed garage would stand 10'-0" from the front property line. Moreover, the applicant is increasing the front setback by five inches. Because of the similarity in the location of the existing and proposed garages, there would be no new unsafe condition created by the proposed garage. Additionally, the reduction in the driveway gradient would improve pedestrian and traffic safety to the overall benefit of the surroundings. Therefore, the variance requested would not create any condition which could materially affect the health or safety of persons residing or working in the neighborhood of the subject property, and the project will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

iii. Required Finding: *Where applicable, that the application is consistent with the City's adopted Design Guidelines.*

Discussion: See discussion under the Site Development Permit findings in this Resolution for a detailed discussion of Design Guidelines consistency. In sum, the project is consistent with Site Planning and Building Design elements of the Design Guidelines.

iv. Required Finding: *If located in the Coastal Zone, that the application is consistent with the applicable provisions of the Local Coastal Plan.*

Discussion

The project site is located outside of the Coastal Zone, and the Local Coastal Plan is not applicable to the project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Parking Exception PE-172-17 for the lack of one garage space on this nonconforming lot:

Parking Exception. Section 9-4.2824(a) of the PMC states that a parking exception shall be granted in cases of practical difficulties and unusual hardship when the Commission makes the following finding:

i. *That the establishment, maintenance, and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this article as are reasonably possible.*

Discussion

The following discussion addresses Planning Commission's analysis of the parking exception sought by the applicant. As described below, the applicant faces practical difficulties and unusual hardship to complying with Article 28 (Off-Street Parking and Loading) standards.

A number of practical difficulties and unusual hardships exist on the site to limit the applicant's ability to comply with parking standards. The small size of the project site, the gradient across the lot, the lot width, and the rapid elevational change over the site, limits the applicant's options with respect to design of the off-street parking area. In consideration of the limited frontage of the site and the overall limited site area, the applicant has proposed a single-car driveway accessing a single-car garage.

The off-street parking standards for the residential property require two covered parking spaces in a garage. Due to the site's constraints, additional garage construction does not appear feasible.

Lot width is the major limitation to creation of a second side-by-side garage space at the project site. The existing right edge of the garage is 4'-10" from the right property line, and is proposed to increase to 5'-1". In either case, there is insufficient lot width to the right of the existing structure to construct the additional garage width needed to create a two-car garage. Additional

difficulties are present which would prevent feasible construction of an expanded garage to the left of the existing garage. The area is currently hillside and would require extensive excavation and structural support for the second floor of the house above. Such a proposal would be very costly, and would also require removal of the proposed on-grade stairway providing access to the front door of the house. Widening the driveway to the left of its existing position would leave little room for adequate access to the front entry door of the home. Therefore, the only other alternative identified by Planning Commission would be tandem parking.

A tandem space is less desirable than a side-by-side garage but is still infeasible. Such a space would require extensive excavation rearward into the hillside behind the extent of the existing and proposed garages. The required earth movement and excavation would result in an inconsistent appearance at the site relative to the neighborhood. The inconsistency would be evident within the street since it would create a large amount of retaining walls, impact the position and scale of development at second floor and create challenging engineering for slope stability.

The restrictive site circumstances, detrimental access to the front entry of the home, and construction challenges present practical difficulties and unusual hardships for the applicant's provision of a second off-street parking space for the proposed project. Imposing the requirement for two garage spaces would undermine the necessary findings related to other entitlements for project approval. The applicant is creating a situation which is as nearly in compliance with the requirements as is reasonable possible. Planning Commission therefore recommends approval of the parking exception.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to the project:

Planning Commission analysis of the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 exemption provided in Section 15301 of the CEQA Guidelines (Existing Facilities). Section 15301 states in part:

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 use beyond that existing at the time of the lead agency's determination. 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 an existing use.

Examples include but are not limited to:

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

The subject proposal to construct an addition to an existing single-family residence fits within the scope of a Class 1 categorical exemption. As identified in the staff report and the attachments thereto, the project (1) includes an addition of 973-square foot to an existing 796 sq. ft. structure, which is an addition of less than 10,000 sq. ft.; (2) will occur in an area where water, sewer, electrical, telecommunications, police, and fire infrastructure and services are available to allow for maximum development in the General Plan; and, (3) will occur in a substantially developed existing neighborhood which is not located in an environmentally sensitive area. Therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Site Development Permit PSD-820-17; Variance PV-518-17; Parking Exception PE-172-17 for construction of a 973 sq. ft. addition to an existing 796 sq. ft. lawful nonconforming single-family residence at 111 Vallecito Lane (APN 018-134-040), subject to conditions of approval included as Exhibit A to this resolution.

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Conditions of Approval: Addition to Nonconforming Single-family Residence

111 Vallecito Lane (APN 018-134-040)

October 2, 2017

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Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 2nd day of October 2017.

AYES, Commissioners: CLIFFORD, COOPER, NIBBELIN, STEGINK.

NOES, Commissioners: N/A

ABSENT, Commissioners: CAMPBELL, GORDON

ABSTAIN, Commissioners: N/A



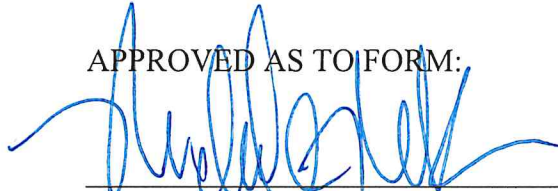
John Nibbelin, Chair

ATTEST:



Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:



Michelle Kenyon, City Attorney

Exhibit A

**Conditions of Approval: Site Development Permit PSD-820-17; Variance PV-518-17; Parking Exception PE-172-17 for construction of a 973 sq. ft. addition to an existing 796 sq. ft. lawful nonconforming single-family residence at 111 Vallecito Lane (APN 018-134-040)
Planning Commission Meeting of October 2, 2017**

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "Remodeling and Addition: Low/Harries Residence," dated June 29, 2017, and stamped received by the City of Pacifica on July 6, 2017, 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, 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.
3. Prior to the issuance of a building permit, Applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
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, attorneys 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.

8. Condition removed by Planning Commission on October 2, 2017.
9. Due to the existing nonconforming front yard setback of 10', Applicant shall not install any new structure or other materials at the first floor level within the front yard of the site including without limitation bay windows, covered porches, exposed beams, or other architectural features.
10. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director. 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, and shall include an appropriate mix of trees, shrubs, and other plantings to soften the expanded structure. All landscaping shall be completed consistent with the final landscape plans prior to 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.

Building Division of the Planning Department

11. 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 activity.

Engineering Division of Public Works Department

12. 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.
13. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Vallecito Lane. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
14. 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.

15. 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 of the first unit.
16. 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:
 - an accurate survey plan, showing:
 - o survey marks and identifying the reference marks or monuments used to establish the property lines;
 - o property lines labeled with bearings and distances;
 - o edge of public right-of-way;
 - o any easements on the subject property
 - a site plan, showing:
 - o the whole width of right-of-way of Vallecito Lane, including existing and proposed improvements such as, but not limited to, pavement overlay, under-sidewalk drain, 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;
 - o the slope of Vallecito Lane at the centerline;
 - o adjacent driveways within 25' of the property lines
 - o any existing fences, and any structures on adjacent properties within 10' of the property lines.
 - All plans and reports must be signed and stamped by a California licensed professional.
 - 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.
17. 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.
18. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.
19. All utilities shall be installed underground from the nearest main or joint pole.
20. The driveway approach must be ADA compliant with no more than 2% cross slope for a

width of at least 48 inches.

21. Applicant shall repair all broken sidewalk per City Standards 101A.

Waste Water Department

22. Prior to issuance of building permit, Applicant shall submit materials demonstrating the location and size of sewer laterals, appurtenances, and method of compliance with Wastewater Department standards and specifications.

North County Fire Authority

23. Smoke detectors and carbon monoxide monitors required per CBC.
24. Sprinkler system required per NFPA 13D
25. Smoke Detectors required per CBC
26. Clearly identifiable address identification required. Identifiable address shall be illuminated per PMC 4-3.107

END