

# APPEALED

## RESOLUTION NO. 988

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT PSD-819-17, USE PERMIT UP-085-17, AND VARIANCE PV-519-17, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE; PATIO AREA; DECK; AND UNCOVERED PARKING AREA AND AUTHORIZING REMOVAL OF ONE HERITAGE TREE AT 674 CORONA DRIVE (APN 022-210-090), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

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Initiated by: Javier Chavarria ("Applicant").

**WHEREAS**, an application has been submitted to construct an addition at 674 Corona Drive (APN 022-210-090) as well as a patio, deck and uncovered parking area and, to authorize the removal and replacement of heritage tree;

**WHEREAS**, the project requires approval of a Use Permit and Site Development Permit because a single-family dwelling a conditional use in the A/B-5 (Agricultural District/B-Lot Size Overlay District) zoning district (Pacifica Municipal Code (PMC) Sec. 9-4.1901(d)(1));

**WHEREAS**, the project requires approval of a Site Development Permit because the lot is considered a nonconforming lot, as it does not meet the minimum size dimension for a B-5 overlay lot as detailed in PMC Section 9-4.2002(a);

**WHEREAS**, the project requires approval of a Variance because the addition would not meet the required front setback per PMC Section 9-4.2002(d)(1);

**WHEREAS**, the Project would require Planning Commission authorization to remove one heritage tree pursuant to PMC Section 4-12.07and

**WHEREAS**, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on February 5, 2018, 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-819-17:

- (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 project would generally improve the vehicular and pedestrian patterns along the frontage of the property. Parking along the frontage of the property is currently limited due to red curbs for the fire truck turnaround and the narrow width of Corona Drive, north of the fire truck turnaround. The project includes the creation of an uncovered off-street parking area, which would accommodate at least two vehicles. Accordingly, the project would increase the amount of off-street parking it provides while maintaining the same off-street parking requirement established in Article 28 of the Zoning Regulations, thus improving vehicular circulation. Additionally, Condition of Approval No. 21 would require the applicant to extend the sidewalk to the south edge of the new proposed driveway, which would improve pedestrian circulation in the area. Currently, sidewalks are installed only to the existing fire truck turnaround. Thus, the proposed project would not create a hazardous or inconvenient vehicular or pedestrian pattern in the neighborhood.

- (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 driveway from the new uncovered off street parking area would be at a 45 degree angle from Corona Drive and would have approximately an 8 percent downslope. Motorists egressing the property from the proposed uncovered off-street parking area would most likely encounter only traffic limited to residents and visitors to the proposed project site and 650 Corona Drive. The driveway to the proposed parking area would be located near the end of the public right-of-way for Corona Drive with only the property at 650 Corona Drive located beyond. Due to the limited traffic and low residential speed at the end of the public right-of-way, the Engineering Division of the Public Works Department found no hazardous traffic conditions associated with backing up from the proposed driveway. For all of these reasons, the proposed project would not create a hazardous or inconvenient condition to adjacent or surrounding uses from the accessibility of off-street parking areas with respect to traffic on adjacent streets.

- (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 proposed project does not have service or storage areas or large expanses of paved areas. The proposed parking area at the north of the site will be small and visually unobtrusive. Most of the parking area will be screened behind a 3' high fence or gate and landscaping will flank the parking area to the south.

The driveway as proposed by the applicant exceeds the 20-foot width for driveways in PMC Section 9-4.2813(c)(4). However, Condition of Approval No. 3 will require a reduction of the width to comply with the zoning limitation. The reduction in width will further reduce its visibility. Lastly, the 8 percent downslope of the proposed driveway will cause it not to be visible from the adjacent public right-of-way. For these reasons, there are sufficient landscaped areas to separate and screen the parking area from the street.

- (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 project would not unreasonably restrict or cut out light and air on the property or on other properties in the neighborhood. The project would include an addition off of the north elevation of the existing structure, and the addition would be approximately 72 feet from the northern property line. This means that the proposed patio and parking area would be located closer to the northern property line. However, these features would have no impact on the light or air circulation for the neighboring properties. The proposed project would not project beyond the existing structure in the west, east or southern elevations, therefore no new impact would occur. The proposed project would expand an existing use, which is consistent with neighboring properties; therefore the proposed project would not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.

- (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 proposed project does not involve the improvement of a commercial or industrial structure; therefore, 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.

**Discussion:** The proposed project would require removal of one heritage tree (41" Monterey cypress). The trunk of the tree is located in public right-of-way, east of the proposed project. The dripline of the tree extends over the proposed disturbance area for the addition and is located between the street and the proposed addition. The applicant provided an arborist report, which recommends removal of the tree due to the construction that would occur within the dripline. The Project would require Planning Commission authorization to remove one heritage tree pursuant to PMC Section 4-12.07.

The parking area would require approximately 4.5 cubic yards of fill and 13 cubic yards of cut, for a net cut of approximately 9 cubic yards. The western elevation of the parking area would have an exposed retaining wall of approximately 2 feet high.

Because the project would remove only one heritage tree and would require a limited amount of grading, it would not excessively damage or destroy natural features.

- (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 would provide sufficient variety in the design of the structure and ground to avoid monotony. The addition would have consistent architectural stylings with the existing home. Features, such as dome top and square shaped windows, various window sizes, various depths along the front and rear elevations, and multiple roof line peaks add variety to the design of the addition to avoid a monotonous appearance. Additionally, Condition of Approval No. 10 requires approval of a final landscaping plan, which will ensure adequate sized plants are placed to visually break up the horizontal mass of the building from the street view as well as downslope viewpoints.

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

**Discussion:** The proposed project is consistent with the City's adopted Design Guidelines as further discussed below.

*Site Planning, Site Improvement. Locate site improvements such as building, parking areas, and walkways to take advantage of desirable site features. [...] 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 proposed horizontal addition to the existing structure would expand the western elevation of the structure thereby expanding the resident's ocean views. Similar to the existing structure, the addition is seeking a variance to



reduce the front setback for the structure to minimize lot grading on the downslope lot. The reduced setback provided by the variance would result in construction occurring within the dripline of a 41" Monterey cypress. An arborist has recommended removal of the Monterey cypress due to the damage construction would have on the tree's root system and overall health and stability. Condition of Approval No. 10 would require the applicant to replace the removed tree. The applicant's proposed replacement tree species, size, location and quantity shall be approved by the Planning Director and the City Arborist in the final landscaping plan.

***Building Design, Design.*** [...] *Additions to an existing structure should also retain and/or be consistent with the positive architectural features of the original structure.*

Discussion.

*Discussion.* The addition would be consistent with the positive architectural features of the original structure. Window styles, colors and shapes along all elevations would be consistent. The exterior stucco and roofing material on the addition would be consistent with the existing. The glass guardrails along the western elevations would be consistent.

***Building Design, 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.*

*Discussion.* The proposed 5,200 sf residence would be substantially larger than the standard 1,000 to 2,000 sf residences located immediate to the south of the property. However, the downslope of the lot allows the street view (eastern elevation) of the residence to appear as a one story structure, which is consistent with the one- and two-story residences which are predominant on the block. The wide horizontal, ranch-style orientation of the proposed residence is also consistent with the many residences on the block which have similar orientations. Additionally the short inset of the addition, where the fire truck turnaround is located, reduces the horizontal mass of the structure along the eastern elevation. The horizontal mass of the structure from the street view would be further reduced with landscaping.

The western elevation of the structure would be visible from various locations downslope – such as the Pacifica State Beach parking lot, northbound Highway 1, community center, and Cabrillo Elementary School. Views from these locations would generally include the two stories of the structure. The concealment wall below the addition would generally be blocked by existing mature trees located below the residence. The existing landscaping would reduce the approximately

33'-5" high structure to a vertical scale that is more consistent with the neighborhood. Additionally, the rectangular shape of the addition compared to the trapezoidal shape of the existing residence, which projects further along the western elevation, helps reduce the overall horizontal scale of the western elevation from the downslope viewpoints.

***Landscaping, Amount and Variety.*** Applicants are encouraged to exceed the minimum amount of landscaping required by the zoning ordinance and landscaping plans should incorporate a variety of plant species. The amount, scale, and nature of landscape materials should be appropriate to the site and/or structure. Large-scale buildings should be complemented by large-scale landscaping. Development along major streets should also include large scale trees.

***Discussion.*** A majority of the property would remain undisturbed, naturally landscaped land. New landscaping would be installed on the west and east side of the addition. Condition of Approval No. 10 requires approval of a final landscaping plan, which would ensure adequate size and number of plants are placed to visually break up the horizontal mass of the building from the street view as well as downslope viewpoints.

***Hillside Development, Slope Stability and Erosion.*** Many of the hillsides areas show signs of instability through creep and slippage. Drainage and erosion potential are also problems associated with hillside development. (a) obtain input from a geologist or soils engineer early in the design process. A geotechnical report may be required. (b) avoid construction near geologically fragile or unstable areas. (c) use engineering techniques, such as drainage swales and channels, catch basins, and French drains to direct runoff. (d) use landscaping techniques such as netting, hydroseeding and selection of plants which have root systems which aid in stabilizing the soil.

***Discussion.*** As discussed above, the property has a recorded area of instability associated with an erosional gully located in the center of the lot. A Certified Engineering Geologist and a Certified Geotechnical Engineer have reviewed and analyzed the site for geologic and geotechnical constraints of the site and prepared a report with design recommendations. Condition of Approval No. 4 would require the applicant to incorporate the design recommendations from the Certified Geotechnical Engineer based on evaluations from a Certified Engineering Geologist.

***Hillside Development, Visual Impact.*** Development on hillsides and ridges is often visible to neighbors and other residents in the vicinity, as well as those at a distance, such as motorists traveling on Highway 1. Hillside development also has the potential to block or impair established views from existing development. (a) locate development below ridges and hilltops so the ridgelines are left open.

*(b) building forms, particularly roof forms, should complement the contours and slopes of the hillside to increase structure and site integration. (c) Buildings should be designed with low profiles. In some cases low pitched roofs and hip end may be desirable. (d) massive roof overhangs and building cantilevers on downhill faces should be avoided where site conditions allow. Terracing into the hillside will help reduce the impact of bulk of the structure. Long pole supports on downhill faces are to be avoided. (e) multi-level designs which conform to the hillside are encouraged, but with careful planning is required to avoid excessive height. Although generally discouraged, very low pitched or flat roofs may be considered if no other solution is feasible. The horizontal potential of a site should be fully exploited before increasing building height.*

*Discussion:* Plan Sheet 12 includes visual simulations of the addition from two downslope viewpoints, including Pacifica State Beach parking lot and Cabrillo Elementary School parking lot. (a) The proposed addition would not be located above ridges and hilltops. (b) The building form is proposed to adjust to the contours and slopes of the hillside. The addition would not be as wide in the west to east direction as the existing residence due to the increased slope around the gully. (c) The proposed addition, similar to the existing residence, would appear to have a low, single-story profile from the street view. (d) The addition would not include the use of massive roof overhangs or cantilevers on the downhill face of the hill. Those structural supports which are on the downhill side of the site will be screened by a 12' concealment wall to obscure them from view with an improved aesthetic screen. (e) The addition, similar to the existing residence is multi-level and conforms to the hillside. Additionally, the addition would extend horizontally across the property in the north to south direction, which avoids increased height to the overall structure.

Therefore, based on the design features of the project, it would create an appealing aesthetic when viewed from downslope areas.

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

**Discussion:** The proposed project is consistent with the City's General Plan. As discussed above, the use of single family residence is consistent with the Open Space Residential land use designation.

The development is consistent with the following language from the Seismic Safety and Safety Element of the General Plan:

***Circulation Element Policy 4. Provide access which is safe and consistent with the level of development***

Discussion: The proposed project would not create a hazardous or inconvenient condition to adjacent or surrounding uses from the accessibility of off-street parking areas with respect to traffic on adjacent streets. The driveway from the new uncovered off street parking area would be at a 45 degree angle and would have approximately an 8 percent downslope. Motorists egressing the property from the proposed uncovered off-street parking area would most likely encounter only traffic limited to residents and visitors to the proposed project site and 650 Corona Drive. The driveway to the proposed parking area would be located near the end of the public right-of-way for Corona Drive with only the property at 650 Corona Drive located beyond. Due to the limited traffic and low residential speed at the end of the public right-of-way, the Engineering Division of the Public Works Department found no hazardous traffic conditions associated with backing up from the proposed driveway.

***Land Use Element Policy 8. Land use and development shall protect and enhance the individual character of each neighborhood.***

Discussion: The proposed project would include an addition to an existing single family residence. Although the house is located on a larger lot with a different zoning district than its adjacent neighbors, the use of the property is consistent with the surrounding single family residences. The development benefits from the downslope topography of the property, which results in the structure appearing similar in size and scale with neighborhood. The project would be consistent with the character of the neighborhood.

***Seismic Safety and Safety Element (starting on page 102)***

*Policy - Prohibit development in hazardous areas unless detailed site investigation ensures that risks can be reduced to acceptable levels.*

*Implementation - Environmental review procedures mandate detailed studies for any discretionary project which may constitute a risk or which is located in a hazardous area. Development is not permitted unless all risks are adequately mitigated. Building and planning permits are not issued unless the City is satisfied that the level of risk and mitigations are acceptable. The City recognizes both on- and off-site hazards and requires mitigation if necessary and appropriate.*

*Hillside areas are scrutinized carefully and geotechnical reports are required and independently checked to ensure appropriate standards of development. City geotechnical standards must be extremely conservative because of the importance of protecting citizens and the City.*



*[T]he following standards are applied to development review.*

- *U.S.G.S. and County geology and hazard maps are not considered an adequate data base upon which reports may be based. Geologists must furnish their own geological map of a site and pertinent off-site areas.*
- *Geotechnical reports must be prepared and reviewed by registered geologists, registered engineering geologists, or registered soils engineers.*
- *Off-site hazards - either upslope or downslope - that may be related to proposed development must be addressed. Geological cross sections are required. .*
- *Potential catastrophic geotechnical hazards must be analyzed on the basis of passing a minimum of a 100-year event.*

Discussion: The applicant provided geotechnical recommendations for the addition based on a geologic hazard evaluation of the site. The reports were peer reviewed by the City's consulting engineer from CSA and were found to be adequate. Condition of Approval No. 4 requires the applicant to incorporate all recommendations from the Certified Geotechnical Engineer, based on evaluations from the Certified Engineering Geologist into the design for the proposed project. Therefore, all identified geological hazards pertaining to the project have been identified and satisfactorily mitigated.

The project is not located in the coastal zone; therefore, 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 Use Permit UP-085-17:

- (i) That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City;

**Discussion:** The addition to the single-family residence would not affect the existing use of the property. Condition of Approval No. 4 requires the applicant to incorporate all recommendations from the Certified Geotechnical Engineer, based on evaluations from the Certified Engineering Geologist into the design for the project, as well as, meet the California Fire and Building Codes, which would ensure the safety and health from the addition.

- (ii) That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the local Coastal Plan; and

**Discussion:** The proposed use and building are consistent with the General Plan as further discussed for the Site Development Permit findings. The project is not located in the coastal zone; therefore, the Local Coastal Plan is not applicable to the project.

- (iii) Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.

Discussion: The proposed use and building are consistent with the City's adopted Design Guidelines as further discussed for the Site Development Permit findings.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Variance PV-519-17:

- (i) 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 property, which is zoned A/B-5, is located on an approximately 40 percent cross slope hillside. The property drops 14 feet in elevation from the front property line to the 25-foot front setback line of the B-5 lot size overlay. A similar topography continues across most of the rest of the site until the rear property line. The elevation at the site ranges from 1,016 feet above mean sea level (AMSL) at the front property line to 972 feet at the rear property line, dropping over a horizontal distance of only 110 feet. The drastic decrease in site elevation presents significant practical difficulties to development of the site in accordance with the front setback while attempting to maintain a reasonable relationship to the Corona Drive public right-of-way for pedestrian access and consistency with the existing structure. The challenging site topography is a special circumstance warranting consideration of a variance because it has the potential to deprive the property owner of privileges enjoyed by other property in the vicinity under the A/B-5 zoning designation.

The A/B-5 zoning designation is not widespread throughout developed portions of Pacifica. There are, however, examples of other properties with the designation in the Linda Mar neighborhood, the nearest of which are located immediately to the north and west at 650 Corona Drive and Cabrillo School, respectively. The addresses and approximate cross slopes of A/B-5 properties in the Linda Mar neighborhood are listed in Table 1.

**Table 1.** Comparable Slopes of identical Classifications

	<b>Location</b>	<b>Approximate Cross Slope</b>
A	30 Malavear Drive	Approximately 20 percent cross slope
B	35 Malavear Drive	Approximately 22 percent cross slope
C	1282 Shelia Lane	Less than 20 percent cross slope in areas around existing streets, up to approximately 40 percent on less accessible areas of the property
D	1165 Linda Mar Boulevard	Approximately 25 percent
E	Cabrillo Elementary School	Less than 20 percent cross slope
F	700 Oddstad Boulevard	Less than 20 percent cross slope
G	Sanchez Art Center	Less than 20 percent cross slope
H	APN 023-291-050	Varies, but approximately 50 percent cross slope
I	APN 023-212-220	Varies, but approximately 50 percent cross slope
J	APN 023-212-200	Varies, but approximately 50 percent cross slope

Sites H through J are undeveloped and they have not yet been afforded any rights under the zoning ordinance that would affect the variance analysis, therefore they are not considered further in this analysis.

Sites A through G are developed sites that all have slopes that are approximately 25 percent or less, which allows for an appropriate setback. Therefore all developed sites in the area under the same zoning district as the project site have the privilege of having a less sloped property that is able to accommodate an appropriate setback. The project site does not provide the same privilege due to its slope.

- (ii) 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 setback of the addition would vary, but would get as close as 12'-9" to the front lot line. The 12'-9" setback of the addition would not extend closer to the street than existing reduced front setback of the existing residence at 8'-6". Additionally, the 12'-9" setback is similar in distance to front yards of adjacent neighbors located in the R-1 (Single Family Residential District). These setbacks are summarized below:

- 676 Corona – 10'-7"
- 684 Corona – 9'-4"
- 690 Corona – 6'-2"
- 696 Corona – 6'-7"

The proposed setbacks, by virtue of being greater than the setback granted for the existing residence with a variance approved by the City, and because of its



consistency with existing pattern of setbacks on the block in which it is situated, would not crowd or adversely affect the public right-of-way along Corona Drive. Pedestrians', motorists', and neighbors' health or safety would not be materially affected by the granting of this variance as the reduced front setback would result in a similar setting to the existing residence and neighboring residences.

(iii) Where applicable, that the application is consistent with the City's adopted Design Guidelines; and

**Discussion:** The application of the variance is consistent with the City's adopted Design Guidelines as further discussed for the Site Development Permit findings.

(iv) If located in the Coastal Zone, that the application is consistent with the applicable provisions of the Local Coastal Plan.

**Discussion:** The project is not located in the coastal zone; therefore, 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 the project:

**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 exemptions under CEQA Guidelines Sections 15301 and 15303, as described below, applies to the project:

15301. Existing Facilities

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:

(01) 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less; or

15303. New Construction or Conversion of Small Structures

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 proposal to add a 1,698 sf addition to an existing 3,503 sf single family residence in a residential zone is within the scope of a Class 1 and Class 3 categorical exemption. The addition would add less than 50 percent of floor area to the structure and is less than 2,500 sf. Additionally, none of the exceptions to the exemptions in Section 15300.2 of the CEQA Guidelines apply, as described below.

- Sec. 15300.2(a): 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 a Class 1 and Class 3 exemption and none of the exceptions to the exemptions 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.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica approves Site Development Permit (PSD-819-17-383-17), Use Permit (UP-085-17), and Variance (PV-519-17) for construction of a 1,698 square-foot, two-story addition to an existing 3,502 square-foot, two-story, single-family residence; patio area; deck; and uncovered parking area and authorizes removal and replacement of one heritage tree at 674 Corona Drive (APN 022-210-090), subject to conditions of approval included as Exhibit A to this resolution.

\* \* \* \* \*

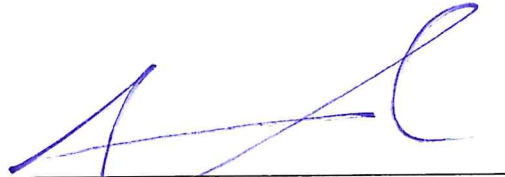
Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 5<sup>th</sup> day of February 2018.

AYES, Commissioners: Nibblin, Cooper, Gordon, Stegink, Kraske

NOES, Commissioners: None

ABSENT, Commissioners: Clifford, Campbell

ABSTAIN, Commissioners: None



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-819-17, Use Permit UP-085-17, AND Variance PV-519-17, subject to conditions, for construction of an addition to an existing single-family residence, patio area, deck, and uncovered parking area at 674 Corona Drive (APN 022-210-090)**

**Planning Commission Meeting of February 5, 2018**

#### **Planning Division of the Planning Department**

1. Development shall be substantially in accord with the plans entitled "Patel Residence 674 Corona Pacifica, CA APN: 022-210-090" noted last revised on 9/8/17 Planning Re-Submittal and received by the City of Pacifica on September 19, 2017, except as modified by the following conditions.
2. Off street parking spaces shall be surfaced in accordance with Pacifica Municipal Code Section 9-4.2814, in which it will provide a durable, dust-free, all-weather surface which shall meet the requirements of all applicable laws and the approval of the City Engineer. Additionally, wheel stops or other barriers acceptable to the City Engineer shall be provided for all uncovered off-street parking spaces in accordance with 9-4.2817(d).
3. The driveway shall be limited to 20 feet in width pursuant to Pacifica Municipal Code Section 9-4.2813(c)(4).
4. All recommendations detailed in the geotechnical investigation reports entitled, "Patel Property, 674 Corona Drive Pacifica Geotechnical investigation for proposed new residence addition, detached garage, swimming pool and gazebo" dated December 21, 2017 and prepared by GeoForensics Inc., except as revised by "Patel Property, 674 Corona Drive Pacifica, California Geotechnical Supplement" dated January 15, 2018, and prepared by GeoForensics Inc., and after addressing recommendations in the January 19, 2018 letter "Supplemental Geotechnical Review Patel Residence Additions, Retaining Walls, Supplemental Decks and Parking Area 674 Corona Dr." by Cotton Shire and Associates Inc., shall be incorporated into the project.
5. 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.



6. 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.
7. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
8. 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.
9. 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.
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. Landscaping shall include at least one replacement tree for removed heritage tree.

**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.



**Wastewater Division of Public Works Department**

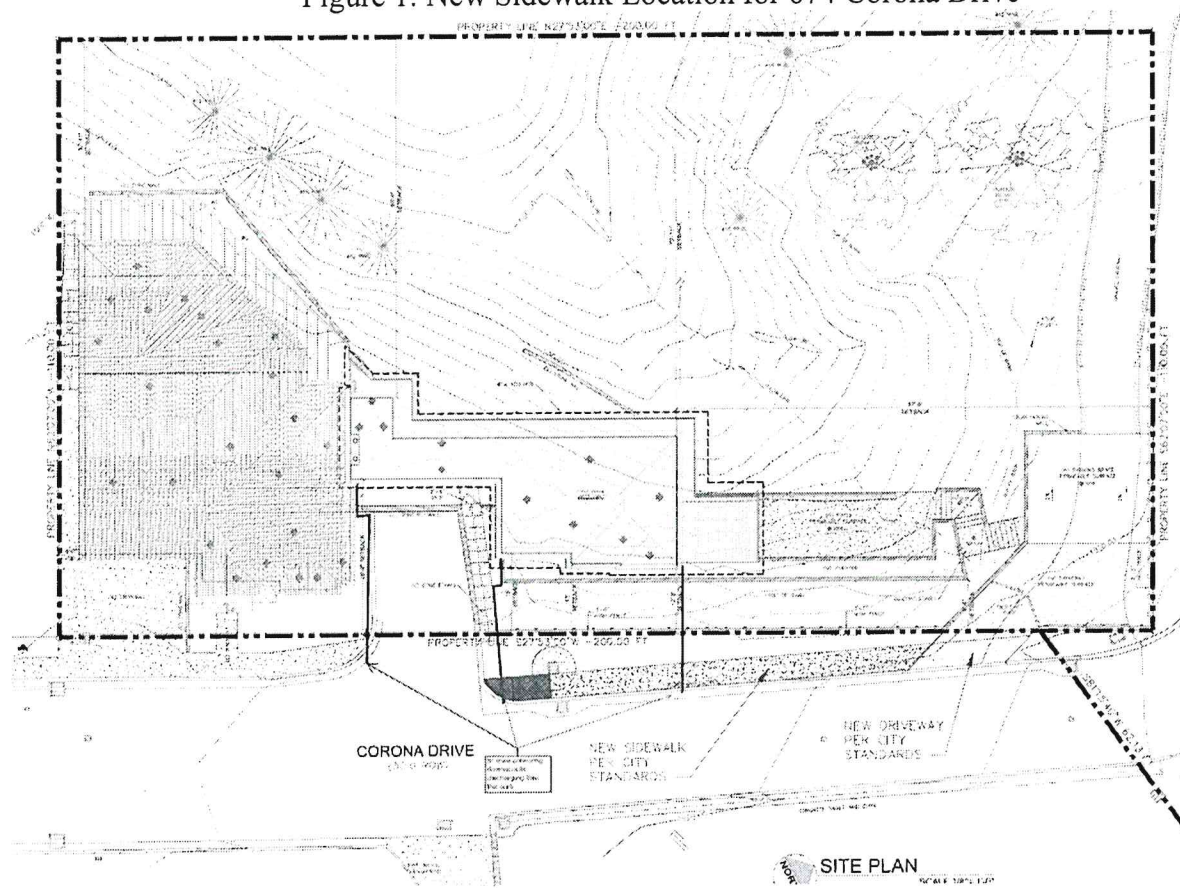
12. Applicant shall obtain a lateral compliance certificate prior to issuance of a building permit.

**Engineering Division of Public Works Department**

13. 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.
14. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Corona Drive. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
15. 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.
16. 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.
17. 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 Corona Drive, 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;
    - (ii) the slope of Corona Drive Avenue 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. 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.
18. 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.
  19. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way. Applicant shall remove the existing swinging arm gate adjacent to the Fire Truck Turn-around.
  20. New Driveway Approach Ramp shall be per City Standard 102A. .
  21. Per the adopted City of Pacifica Complete Street Policy, development shall include but not be limited to pedestrian facilities. Prior to issuance of a certificate of occupancy, applicant shall install new sidewalk as shown in Figure 1 below or approved equal per City Standards 101A.

Figure 1. New Sidewalk Location for 674 Corona Drive



**North Coast County Water District**

22. Prior to the issuance of a building permit, Applicant shall determine the domestic water requirements in accordance with the Uniform Plumbing Code so that the NCCWD can provide the properly sized domestic meter or meters. Applicant must complete a *Single-Family Residence Water Service Application* and submit it to the District. Storage and Transmission Fees, Administrative Fee, and Installation Deposit must be paid in accordance with the District's Rate and Fee Schedule before the District installs any meters. The application is available on the District's website at [http://nccwd.com/images/PDFs/\\_WATER%20SERVICE%20APPLICATION.pdf](http://nccwd.com/images/PDFs/_WATER%20SERVICE%20APPLICATION.pdf).

**North County Fire Authority**

23. The Applicant shall submit plans for the required fire sprinklers per 2016 CFC Chapter 9 and Pacifica Municipal Code at the same time or before they submit for a building permit. Because the project requires fire sprinklers, the fire sprinkler designer and/or owner/applicant may be required to have a fire flow test performed to ensure the system is designed using accurate information. If a fire flow test is required, a fee and deposit is required payable to the North Coast County Water District.



24. Prior to the issuance of a certificate of occupancy, the fire sprinkler designer shall obtain the latest version of the NCCWD's Standard Specifications and Construction Details (available online at <http://nccwd.com/projects/standard-specifications-and-construction-details.html> or may be purchased at the District Office) and shall design the sprinkler system to meet NCCWD standards. The fire sprinkler designer must submit plans and Hydraulic Fire Sprinkler Calculations approved and stamped by a registered Fire Protection Engineer to the District for review along with the appropriate fees to cover District costs related to plan review. The fire sprinkler plans and hydraulic calculations must first obtain approval from the North County Fire Authority before submitting them to the NCCWD.
25. The Applicant shall install smoke detectors and CO monitors per 2016 CFC and 2016 CBC.
26. The Applicant shall conform to 2016 CFC chapter 33 for fire safety during all construction and demolition.
27. The Applicant shall not begin construction or demolition without approved plans and a permit on site at all times.

\*\*\* END \*\*\*