

RESOLUTION NO. 987

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING USE PERMIT UP-090-17 AND COASTAL DEVELOPMENT PERMIT CDP-383-17, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A NEW DWELLING UNIT WITH ATTACHED GARAGE AT 106 BELLA VISTA AVENUE (APN 016-021-300) TO CREATE A TWO-FAMILY DWELLING GROUP, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Dan Mackowski ("Applicant").

WHEREAS, an application has been submitted to construct a second dwelling at 106 Bella Vista Avenue (APN 016-021-300) to create a two-family dwelling group;

WHEREAS, the project requires approval of a Use Permit because a two-family dwelling group is a conditional use in the R-2 (Two-Family Residential District) zoning district (Pacifica Municipal Code (PMC) Sec. 9-4.501);

WHEREAS, the project requires approval of a Coastal Development Permit because the project involves development within the Coastal Zone (PMC Sec. 9-4.4303(a)); and, the project does not qualify as a category of exempted or excluded development (PMC Sec. 9-4.4303(h) and (i)); and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on January 16, 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 Use Permit UP-090-17:

- (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 project site is designated in both the General Plan and Local Coastal Plan to accommodate two dwelling units. The site is also zoned to allow two-family dwelling groups upon approval of a use permit. (PMC Section 9-4.501(b)(1).) A two-family dwelling group is a type of development similar to a two-family dwelling (i.e., duplex), which is a permitted use in the R-2 zone. A duplex development is where two attached dwelling units are constructed on a single parcel, whereas a two-family dwelling group consists of two detached dwellings on a single parcel. (PMC Section 9-4.234.)

The size of the property is nearly 50 percent larger than the minimum requirement for the R-2 zoning district. The site also would result in one dwelling unit per 3,850 sf of lot area, in excess of the R-2 zoning district requirement of 2,900 sf of lot area per dwelling unit. The property is currently surrounded by single- and multi-family dwellings, such that the in-fill project would not introduce a use that is more intensive or otherwise is inconsistent with the neighboring parcels. Moreover, the site is large enough to accommodate the additional dwelling without exceeding any of the development standards for the site including setbacks, lot coverage, and height.

The type of development proposed has been contemplated in the City's relevant planning documents, would be consistent with surrounding uses and densities, and therefore, would not 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.

- (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 project site, in its existing condition, does not conform to R-2 zoning district standards. This is because the site consists of a single-family dwelling on a 7,700 sf site, while PMC Section 9-4.501(b)(4) requires a use permit for single-family residences on lots greater than 5,800 sf in area, and the City has not approved a use permit as required by the PMC. The proposed project, however, would bring the property into compliance with R-2 zoning standards upon approval of a use permit for a two-family dwelling group. A two-family dwelling group would also be consistent with the General Plan and Local Coastal Plan as detailed below:

General Plan

Medium Density Residential - Indicates an average of 10 to 15 dwelling units per acre. Site conditions will determine specific density and building type. Site conditions include slope, geology, soils, access, availability of utilities, public safety, visibility, and environmental sensitivity. (Pages 32 and 72)

Discussion. The 0.17 acre site should have two to three dwellings on site based on the General Plan land use designation. The addition of one dwelling unit to the site with one existing dwelling unit as proposed in the project would bring the property into compliance with the General Plan. Staff has not identified any unique slope, geology, soils, access, utilities, public safety, visibility, or environmental sensibility considerations which would alter the specific density or building type appropriate for the site.

Criteria for in-fill development within existing residential areas should include:

- 1. Design and scale compatible with surrounding development.*
- 2. Protection of the economic mix of housing opportunities.*
- 3. Assurance of geologic stability, and*
- 4. Minimal tree removal and replacement plantings as needed.*

Special attention should be given to the design character of the old bungalow style of housing; small one-story structures, wood siding, incorporation of small porches, and the intimate detailing of window trim, planter boxes, fencing and landscaping. Structures in these areas should be limited to two stories to preserve intimacy and the appropriate scale of development. (Page 69/ C-37 LCLUP)

Discussion. The project would meet the criteria for an in-fill project as explained below:

(1) The two-story, 1,580 sf home would be of appropriate scale with the surrounding residences, which are comprised of one and two story homes, ranging in approximate size from 950 sf to 2,000 sf. The proposed dwelling would have a modern design, including a flat shed type roof, a mix of exterior materials (siding, stucco), stainless steel railings for the balcony, and dark colored finishes. The existing dwelling on the property has a bungalow style design, with a hip roof, siding exterior, small front porch, and a light color. However, other surrounding properties in the area include typical 1990's style suburban homes and mixed use buildings. The proposed dwelling does incorporate elements from each of the surrounding buildings, which make the development compatible with the surrounding developments; for example, stucco from the suburban homes, siding from the existing dwelling on the property, and height from the mixed use buildings. Consistent landscaping around the proposed dwelling and the existing dwelling would improve the compatibility of the two structures; therefore Condition of Approval 11 would require the applicant to landscape their entire property.

(2) The proposed project would not negatively impact the economic mix of housing opportunities in the neighborhood because the project adds an additional dwelling unit to a lot with only one existing dwelling unit. Therefore, this project would enhance the economic mix of housing opportunities in the neighborhood.

(3) The applicant submitted a geotechnical investigation for the development of the property. The report concluded that the site was suitable for development with the incorporation of their recommendations. Condition of Approval No. 5 will require the applicant to incorporate the recommendations from the applicant's geotechnical report.

(4) Approximately two small, non-heritage trees would have to be removed during construction; however the applicant would landscape the property, as required by Condition of Approval No. 11.

As discussed above, the existing dwelling on the site is an old bungalow style structure. The proposed dwelling is limited to two stories and will preserve intimacy of the property and the appropriate scale of development.

Local Coastal Land Use Plan

Coastal Act Policy No. 23: New development, except as otherwise provided in this policy, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources... [the remainder of this policy pertains to major land divisions other than condominiums and to visitor-serving facilities, neither of which are part of the subject project.]

Discussion. The proposed dwelling is located within an existing developed area. The surrounding neighborhood is substantially developed with residential and neighborhood commercial uses. Therefore, development will not occur outside of existing developed areas.

Coastal Act Policy 26. New development shall:

- a) *Minimize risks to life and property in areas of high geologic, flood and fire hazard.*
- b) *Assure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- c) *Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.*
- d) *Minimize energy consumption and vehicle miles traveled (VMTs).*
- e) *Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

Discussion. The project would meet the criteria for Coastal Act Policy No. 26 as explained below:

(a) The project site is not located in a high geologic, flood or fire hazard area identified in the City's General Plan and, therefore, the project would minimize risks to life and property.

(b) Implementation of the recommendations of the geotechnical report prepared by Earth Investigations Consultants, dated May 4, 2017, as required by Condition of Approval No. 5, and obtainment of a building permit would assure stability and structural integrity of the development.

(c) No specific requirements imposed by the Bay Area Air Quality Management District (BAAQMD) were identified for this project. The project size (one dwelling unit) is below applicable BAAQMD thresholds for potentially significant air quality impacts.

(d) Development of a dwelling that is walkable to the existing Palmetto Avenue commercial district and located near SAMTRANS transit options would minimize energy consumption and VMTs. Additionally, the construction of the dwelling would have to meet current California Residential Code requirements, which include insulation and other energy efficiency requirements.

(e) The proposed project is not anticipated to have any negative impact on the character of the community as the dwelling would be consistent with the design and scale of the surrounding developments.

Housing: *Encourage higher valued residential development in well-established neighborhoods where the new development will reinforce the existing residential character and not threaten the affordability or result in clearance of existing low and moderate income units. (Page C-109)*

Discussion. The new, modern dwelling would be located in a well-established residential neighborhood, which will reinforce the existing residential character and not threaten the affordability or remove an existing low or moderate income unit.

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

Discussion: The proposed dwelling would be 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 dwelling would take advantage of the available vacant space of the site. Minimal grading will be necessary for the development as the site is generally flat. The site access would utilize a shared driveway in the center of the site, thus minimizing additional disturbance and impervious surface on the site.

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 two-story, 1,580 sf home would be of appropriate scale with the surrounding residences, which are comprised of one and two story homes, ranging in approximate size from 950 sf to 2,000 sf.

Coastal Development, Weather. The coastal climate can be severe and must be considered in the site planning and design of coastal development. Windblown sand can compound weather related problems. (a) Corrosive resistant material should be used with good quality roofing. [...] Non protected metals exposed to elements should be avoided. [...] (b) Entryways should be located away from direct exposure to wind, or should be protected with screening and overhangs. [...]

Discussion: (a) The proposed dwelling does include use of stainless steel railings for the balcony. Stainless steel is a climate appropriate metal due to its corrosion resistant properties. (b) The entry for the dwelling is located on the eastern elevation of the structure, which would be protected from the direct onshore winds from the west.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-383-17:

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

Discussion: The City's certified Local Coastal Program includes a Local Coastal Land Use Plan (LCLUP) that contains policies to further the City's coastal planning activities. The proposed project is consistent with the applicable policies and the Local Coastal Land Use Plan as discussed above in the findings for Use Permit UP-090-17. Of note, the project would create additional housing opportunities without the loss of existing housing units; would be energy efficient and located near existing commercial services and transit access; would be located within an existing developed area; and, would be consistent with surrounding land uses and densities.

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

Discussion: The project is not located between the shoreline and the nearest public road. Therefore, this finding does not apply 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:

That the project is exempt from the CEQA as a Class 3 exemption provided in Section 15303(a) of the CEQA Guidelines.

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.

Discussion: The project includes construction of a 1,580 sf, two-story dwelling with an attached garage on a 7,700 sf property zoned for two-family dwellings that has an existing 967 sf dwelling and 604 sf detached garage present on site. The project is

within the scope of a Class 3 categorical exemption as the one dwelling to be constructed would accommodate a single family. 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 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 Use Permit (UP-090-17) and Coastal Development Permit (CDP-383-17) for construction of a 1,580 square foot, two story dwelling at 106 Bella Vista Avenue (APN 016-021-300) to create a two family dwelling group, subject to conditions of approval included as Exhibit A to this resolution.

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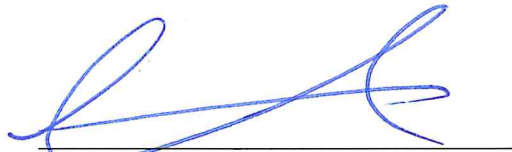
Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 16th day of January 2018.

AYES, Commissioners: Nibbelin, Kraske, Stegink, Cooper, Gordon, Clifford

NOES, Commissioners: None


ABSENT, Commissioners: Campbell

ABSTAIN, Commissioners: None



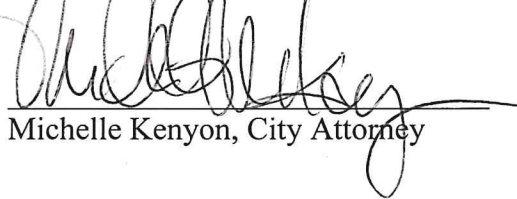
John Nibbelin, Chair

ATTEST:



Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:



Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Use Permit (UP-090-17) and Coastal Development Permit (CDP-383-17) for construction of a 1,580 square foot, two story dwelling at 106 Bella Vista Avenue (APN 016-021-300) to create a two family dwelling group

Planning Commission Meeting of January 16, 2018

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled ““(N) Single Family Home: Mackowski Residence 104 Bella Vista Avenue, Pacifica, CA” noted last revised on 10/27/17 Planning Re-Submittal and received by the City of Pacifica on October 27, 2017, except as modified by the following conditions.
2. The front setback to the new dwelling shall be 20 feet as scaled on the plans and not 10 feet as captioned on the plans (specifically on Sheet A1.1 Site Plan).
3. New driveway pavers, as depicted on Sheet A1.1 Site Plan, shall be pervious pavers.
4. The 12 inch drainage pipe shown on Sheet C-1 shall be extended to 66.3 linear feet consistent with the Drainage Report 106 Bella Vista Pacifica California prepared by Sigma Prime GeoSciences, Inc. and dated October 2017, unless the Building Official determines the proposed 50 feet is adequate based on the building permit review.
5. All recommendations detailed in the geotechnical investigation report entitled, “Proposed Residential Development, 106 Bella Vista Avenue, Pacifica California”, prepared by Earth Investigations Consultants, dated May 4, 2017 shall be incorporated into the project.
6. That the approval or approvals is/are valid for a period of one year from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director 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.
7. 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.
8. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.

9. 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.
10. 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.
11. 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. The final landscaping plan shall show landscaping for the entire property, and not just the front, west side, and rear yards of the proposed dwelling.

Building Division of the Planning Department

12. 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

13. Applicant shall provide location and size of sewer laterals appurtenances and City standard and specifications prior to issuance of building permit.

Engineering Division of Public Works Department

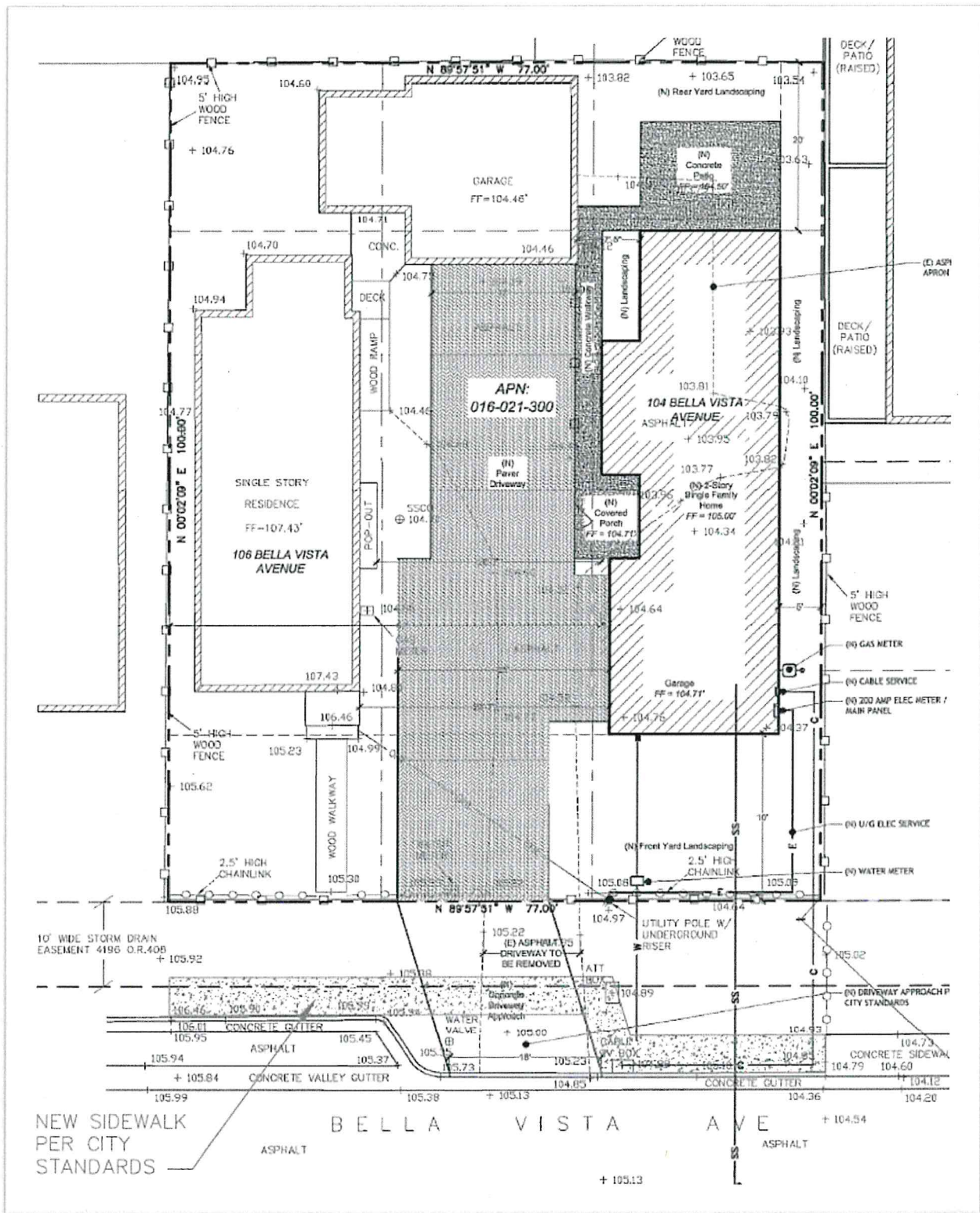
14. Construction shall be in conformance with the City of Pacifica Storm Water Management and Discharge Control Ordinance and San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented and the construction BMPs plans sheet from the Countywide program shall be included in the project plans.
15. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Bella Vista Avenue and Palmetto Avenue. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
16. 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.
17. 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.
18. 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 Bella Vista Avenue, 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 Bella Vista 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.
19. 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.
 20. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.
 21. All utilities shall be installed underground from the nearest main or joint pole.
 22. Applicant shall install new driveway approach and must be ADA compliant with no more than 2% cross slope for a width of at least 48 inches.
 23. Per the adopted City of Pacifica Complete Street Policy, development shall include but not 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 across the entire frontage.
 24. The existing street pavement shall be cold-planed (ground) to a depth of 2" across the entire frontage of the property and out to the centerline of Bella Vista Avenue, or to the extent of the longest utility trench if beyond the centerline, and an overlay of Caltrans specification ½" Type 'A' hot mix asphalt concrete shall be placed. If, in the opinion of the City Engineer, damage to the pavement during construction is more extensive, a larger area may have to be ground & overlaid.
 25. 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.

North County Fire Authority

26. 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.
27. 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.
28. The Applicant shall provide clearly visible illuminated premises Identification (address) per Pacifica Municipal Code 4-3.107.
29. The Applicant shall install smoke detectors and CO monitors per 2016 CFC and 2016 CBC.
30. The Applicant shall conform to 2013 CFC chapter 33 for fire safety during all construction and demolition.
31. The Applicant shall not begin construction or demolition without approved plans and a permit on site at all times.

Figure 1. New Sidewalk Location for 106 Bella Vista Avenue



END