

RESOLUTION NO. 989

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT CDP-384-17 AND VARIANCE PV-521-18, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AND ATTACHED GARAGE, REMOVAL OF ONE HERITAGE TREE, AND DEMOLITION OF A CARPORT AND PORTION OF EXISTING GARAGE AT 400 BELFAST AVENUE (APN 023-026-040), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Adrian Maharaj and Vy Hoang (“Applicant”).

WHEREAS, an application has been submitted to construct an addition at 400 Belfast Avenue (APN 023-026-040) and to demolish an existing carport and a portion of garage located within the right of way;

WHEREAS, the project record is contained in File No. 2017-013 within the official records of the Planning Department;

WHEREAS, the new garage would be located 15 feet and 6 inches from the front lot line;

WHEREAS, the property is located in the Coastal Zoning Combining District, which requires any development to obtain a Coastal Development Permit unless specifically excluded (PMC Sec. 9-4.4303(a), (h));

WHEREAS, the project requires approval of a Variance because the addition would not meet the required front setback for a garage per PMC Section 9-4.402(d);

WHEREAS, the project requires removal of one heritage tree due to its declining health; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on February 20, 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 finding that the project qualifies for Class 1 and Class 3 categorical exemptions under California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15303, as described below:

The project qualifies for Class 1 and 3 exemptions under CEQA Guidelines Section 15301(e)(2), 15301(l)(4) and 15303(a), as described below:

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:
 - (02) 10,000 square feet if:
 - The project is an area where all public services and facilities are available to all for maximum development permissible in the General Plan.
 - The area in which the project is located is not environmentally sensitive.
- l) Demolition and removal of individual small structures lined in this subdivision:
 - (04) Accessory structures including garages, carports, patios, swimming pools, and fences.

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 subject proposal to construct a 1,345 sf addition, including a second story and an attached garage, to an existing 1,080 sf single-story, single-family residence on a 7,500 sf parcel and demolition of a carport and portion of a garage fits within the scope of a Class 1 and Class 3 categorical exemptions. The addition to the single family residence would be less than 10,000 square feet and would 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, would occur in a substantially developed neighborhood on a site that is

already developed and would not impact an environmentally sensitive area. The demolition of a garage and carport are specifically listed as covered structures under Section 15301(I)(4).

- 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 3 exemptions 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.

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-384-17:

- 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 LCLUP. Of note, the project would be located within an existing developed area and would be consistent with surrounding land uses and densities.

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. Because the project entails an addition to an existing single-family family home, the project site is located within an existing developed area. The surrounding neighborhood is substantially developed with single family homes. Therefore, development would not occur outside of existing developed areas.

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

Discussion. The proposed project would add 1,348 sf of floor area, including a second floor, to an existing dwelling in a developed area. The project would not impact scenic coastal areas along the ocean and scenic coastal areas as it would blend in with the existing surrounding development. Additionally, property to the south and east of the project are private properties, therefore the project would not impact any public views to the ocean and scenic areas.

(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 Variance PV-521-18:

- 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 project is located at the southeast corner of Belfast and Grand Avenue. While the project's address is on Belfast, the lot line along Grand is considered the project site front lot line per PMC Section 9-4.254.

Grand Avenue is nearly a one-third mile street that parallels the north side slope of the Pedro Point Headlands. Similar to the project site, all but a few properties located along Grand Avenue have the front lot line along Grand Avenue. Therefore properties along Grand experience the slope change from side lot line to side lot line, rather than front lot line to rear lot line.

The steepness of the slope varies along Grand Avenue. The average slope along the northern end of Grand Avenue between San Pedro Avenue and Athenian Way is 15 percent. The average slope along Grand Avenue between Athenian Way and Belfast Avenue is 19 percent. The average slope along the southern end of Grand Avenue from Belfast Avenue and the cul-de-sac at the terminus of Grand Avenue is 28 percent. The proposed project is

located within this southern end of Grand Avenue which has an average 28 percent slope area.

Due to the increased average steepness of the southern end of Grand Avenue, the proposed site was compared to the other properties in this area. Properties were compared by lot size and garage setback. Table 1 provides the property comparison.

Table 1. Comparison of Developed Properties Along within the Southern End of Grand Avenue (South of Belfast Ave)

Address	Garage Setback	Lot Size (square feet)
400 Belfast Avenue	15 feet	7,500 sf
1547 Grand Avenue	4 feet	4,500 sf
1561 Grand Avenue	35 feet	18,750 sf
1570 Grand Avenue ^a	20 feet	18,750 sf
1575 Grand Avenue	47 feet	18,750 sf
1580 Grand Avenue	30 feet	15,000 sf
1560 Grand Avenue	17 feet	15,000 sf
1542 Grand Avenue	15 feet ^b	7,500 sf
1538 Grand Avenue	15 feet	7,500 sf
Notes:		
sf – square feet		
a. Approved by Planning Commission in 2016, but not yet constructed.		
b. Received variance to reduce stairway setback due to slope (PV-454-02) in 2002.		

The project site is significantly smaller in size compared to other properties within the area that are able to accommodate the appropriate garage setback. The properties of similar size in the area have garage setbacks equal to or less than the distance that the applicant is proposing. Therefore, all sites in the area under the same zoning district as the project site have the privilege of having a property size that is able to accommodate an appropriate setback or sites of a similar size or smaller have the existing privilege of a reduced front setback to the garage. Therefore, it is justified to provide the same privilege to the proposed project site.

- 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: While the reduced setback to the garage would be 15 feet, the garage would be approximately 42 feet from the developed portion of Grand Avenue. The proposed setback would not crowd or adversely affect the public right-of-way along Grand Avenue or Belfast Avenue (because the site is located on a corner). 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 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 project, specifically the reduced setback for the garage, would minimize the grading and disruption of natural features compared to other alternative locations for the garage further back on the property. Complying with the front setback to the garage would require additional grading to be constructed into the existing hillside. Therefore, the project design considers the steep site feature and would minimize impacts to it.

Additionally, based on recommendations from an arborist, one heritage tree in declining health would need to be removed. However, an arborist-prepared tree protection plan recommends that the construction of the project within the dripline of three other heritage trees on the property would not require removal of the heritage trees.

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: The proposed project would add new windows and doors and exterior siding throughout the existing structure and addition. Most of the existing roofline would be replaced with the second story addition roofline, which would be consistent with the first story addition roofline. Therefore, the architectural features of the addition would be consistent with the existing structure.

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: The applicant has prepared a preliminary geotechnical report for the property, which identifies that the property is suitable for development, with the incorporation of recommended engineering measures. Condition of Approval No. 4 would require the applicant to incorporate the recommendations from the preliminary geotechnical report, including final design review prior to construction. The applicant has provided a drainage plan that would direct roof runoff to a detention basin. Condition of Approval No. 13 would require the overflow from the detention basin to be piped to the

City's stormwater catch basin. Additionally, the proposed retaining walls would include perforated piping to prevent water build up behind the wall. Lastly, based on recommendations from an arborist, one heritage tree in declining health would need to be removed. However, an arborist-prepared tree protection plan recommends that the construction of the project within the dripline of three other heritage trees on the property would not require removal of the heritage trees. The trees and their root systems would remain to aid in stabilizing the soil and absorbing water runoff.

Coastal Development, Views. *New development within the coastal view shed should not impair views to the sea from public roads, trails, and vista points.*

Discussion: The proposed project would add 1,348 sf of floor area, including a second floor, to an existing dwelling in a developed area. The project would not impact scenic coastal areas along the ocean and scenic coastal areas as it would blend in with the existing surrounding development. Additionally, property to the south and east of the project is private, therefore the project would not impact any public views to the ocean and scenic areas.

Coastal Development, Geotechnical Hazards. *The shoreline is subject to erosion, landslides, and other geotechnical problems of varying intensity. (a) A geotechnical report shall be prepared for all new coastal development on bluff-tops or steep parcels. (b) [...]. (c) Proper drainage controls shall be incorporated into site design to minimize the potential for runoff and erosion. (d) Excessive grading should be avoided. Structures should be designed to work with the natural slope of the site. (e) Choice of plant materials should give consideration to the need for erosion control and bluff stability*

Discussion: The applicant has prepared a preliminary geotechnical report for the property, which identifies that the property is suitable for development, with the incorporation of recommended engineering measures. Condition of Approval No. 4 would require the applicant to incorporate the recommendations from the preliminary geotechnical report, including final design review prior to construction. The applicant has provided a drainage plan that would direct roof runoff to a detention basin. Condition of Approval No.13 would require the overflow from the detention basin to be piped to the City's stormwater catch basin. Additionally, the proposed retaining walls would include perforated piping to prevent water build up behind the wall. Lastly, based on recommendations from an arborist-prepared tree protection plan, the construction of the project within the dripline of three heritage trees on the property would not need to be removed. The trees and their root systems would remain to aid in stabilizing the soil and absorbing water runoff.

The proposed project would not require excessive grading. Approximately 20 cy of cut would be made for the foundation of the addition. The new driveway would require the construction of retaining walls in the front setback and public right-of-way. The retaining wall would require approximately 50 cy of fill.

New landscaping would be installed generally on the south side of the addition. Condition of Approval No. 10 would require the applicant to prepare a final landscaping plan detailing that all areas disturbed during construction activities on the site would be

landscaped and that the specific species are drought tolerant, coastal compatible and mostly native, as well as, plantings would be considered for their ability to reduce erosion potential.

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

Discussion: The project would be consistent with the Local Coastal Plan as further discussed under the CDP findings.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica finds the project is exempt from the California Environmental Quality Act; approves Coastal Development Permit CDP-384-17 and Variance PV-521-17 for construction of a 1,345 square foot (sf) addition, including a second story and an attached garage which does not comply with the minimum front setback to a garage, to an existing 1,080 sf single-story, single-family residence on a 7,500 sf parcel; removal of one heritage tree; and demolition of an existing carport and a portion of a garage located within the public right-of-way at 400 Belfast Avenue (APN 023-026-040), subject to conditions of approval included as Exhibit A to this resolution.

* * * * *

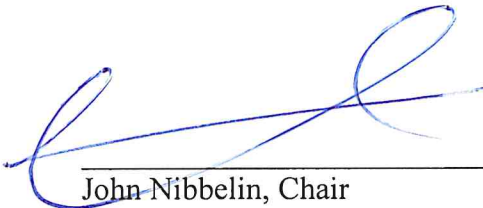
Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 20th day of February 2018.

AYES, Commissioners: Nibbelin, Cooper, Clifford, Campbell, Kraske

NOES, Commissioners: None

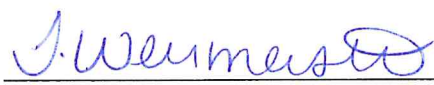
ABSENT, Commissioners: Stegink, Gordon

ABSTAIN, Commissioners: None




John Nibbelin, Chair

ATTEST:



Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:



Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Coastal Development Permit CDP-384-17 and Variance PV-519-18, for construction of an addition, including a second story and an attached garage, to an existing single-story, single-family residence, removal of one heritage tree, and demolition of an existing carport and a portion of a garage located within the public right-of-way at 400 Belfast Avenue (APN 023-026-040)

Planning Commission Meeting of February 20, 2018

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "Maharaj/Hoang Residence" noted last revised on 11/29/17 and received by the City of Pacifica on November 30, 2017, except as modified by the following conditions.
2. Retaining walls within the front setback or within 25 feet from a street corner shall not be higher than 3 feet when measured from the street side (lower side), in accordance with Pacifica Municipal Code 9-4.2502(b). In order to meet this requirement another retaining wall may be required.
3. The driveway 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.
4. All recommendations detailed in the geotechnical investigation reports entitled, "Geotechnical Investigation Bogdanov Residence Improvements 400 Belfast Avenue Pacifica, California" dated April 21, 2014 and prepared by Murray Engineers, Inc. shall be incorporated into the project.
5. 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.
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 be replaced for all areas disturbed during construction and preferred species shall be those which will most effectively prevent future erosion. The landscaping plan shall include the planting of one replacement heritage tree.
11. Prior to issuance of a building permit, applicant shall submit a tree protection plan that meets the satisfaction of the City arborist, and the plan must be implemented during the construction phase in accordance with PMC 4-12.07.

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.

13. Applicant shall redesign the overflow of the detention system be piped to the catch basin located in the southeast corner of the Belfast Avenue and Grand Avenue intersection

Wastewater Division of Public Works Department

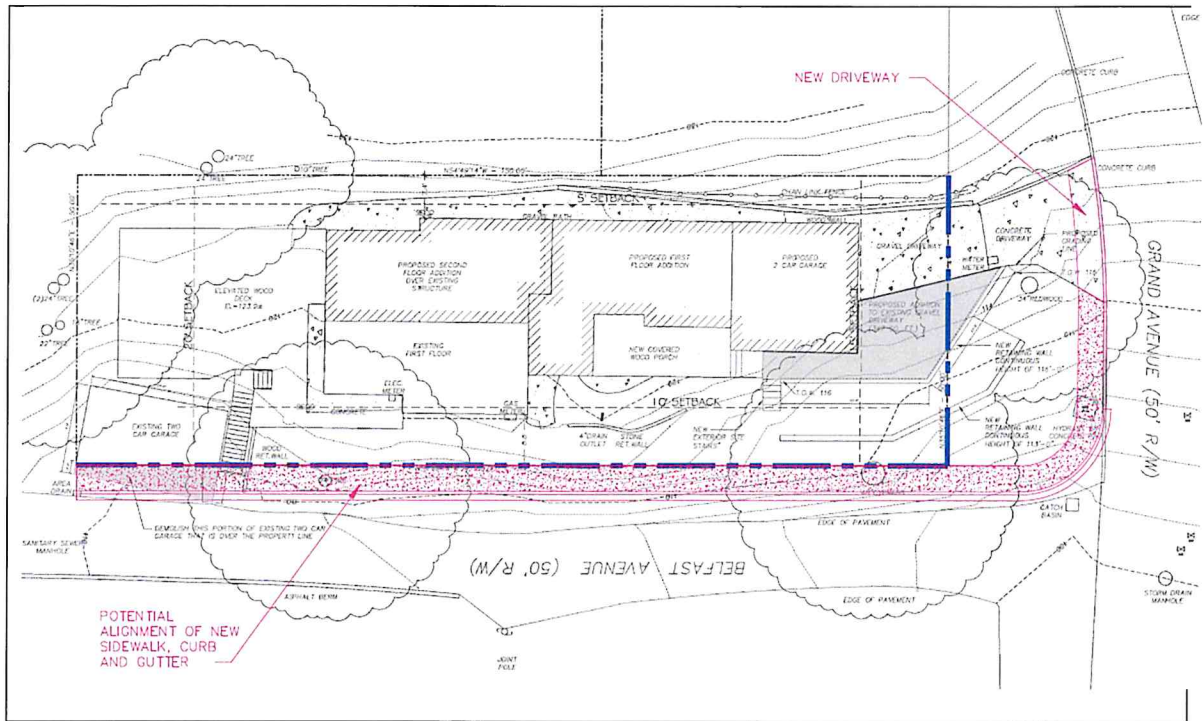
14. Applicant shall obtain a lateral compliance certificate prior to issuance of a building permit.

Engineering Division of Public Works Department

15. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented, and the construction BMPs plans sheet from the Countywide program shall be included in the project plans.
16. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Belfast Avenue and Grand 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.
17. 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.
18. 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.
19. 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 Belfast Avenue and Grand 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 Belfast Avenue and Grand 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.
20. An Encroachment Permit must be obtained for all work within the public right-of-way including placement of retaining walls, stairs, and underground facilities. All proposed improvements within public right-of-way shall be constructed per City Standards.
21. Applicant shall remove the portion of the existing garage structure that is encroaching onto the public right-of-way at Belfast Avenue.
22. All utilities shall be installed underground from the nearest main or joint pole.
23. Per the adopted City of Pacifica Complete Street Policy, Applicant shall install new sidewalk per City Standards 101A along the side and front lot line street frontage (as shown in Figure 1) prior to issuance of a certificate of occupancy. In lieu of installation of the pedestrian facilities, a Deferred Improvement Agreement must be signed for unimproved streets.
24. In order to address the degradation of the pavement due to utility and other right of way improvements associated with the project, applicant shall overlay existing asphalt with minimum 2 inch AC to the limits of all utility connections or to street centerline, whichever is greater, across entire property frontage. 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 and overlaid.

Figure 1. Potential Alignment of Sidewalks



North Coast County Water District

- 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 2016 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.

*** END ***