

RESOLUTION NO. 992

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SPECIFIC PLAN SP-167-17 FOR CONSTRUCTION OF A 1,131 SQUARE FEET REAR ADDITION TO AN EXISTING 1,207 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON AN EXISTING 4,510 SQUARE FOOT LOT AT 211 BEACHVIEW AVENUE (APN 009-493-090), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Javier Chavarria (“Applicant”).

WHEREAS, an application has been submitted to construct a 1,131 square feet (sf), to an existing 1,207-sf two-story single-family residence on an existing 4,510-sf lot at 211 Beachview Avenue (APN 009-493-090); and

WHEREAS, the project requires approval of a Specific Plan because the project will construct an addition to an existing single-family residence located within a Planned Development (P-D) zoning district in excess of 50 percent of the existing floor area for a site where the original specific plan approval is unavailable; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on April 2, 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.
3. The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 and 15303 (14 Cal. Code Regs. §15301 and §15303) and therefore directs staff to file a Notice of Exemption for the Project.

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

1. That the project is exempt from CEQA as a Class 1 and Class 3 exemption provided in Section 15301 and 15303 of the CEQA Guidelines.

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:

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.

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 1,131 square foot, to an existing 1,207 square foot two-story single-family residence on an existing 4,510 square foot lot fits within the scope of a Class 3 categorical exemption. 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(l)(4).

2. Furthermore, none of the exceptions to application of a categorical exemption found in Section 15300.2 of the CEQA Guidelines apply:

- 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.

3. 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 Specific Plan SP-167-17 for development within a P-D zoning district:

A. That the specific plan is consistent with the approved development plan

The PMC requires an approved development plan to contain a list of approved uses for an area with P-D zoning. The approved uses in a development plan are then implemented with approval of one or more specific plans which specify the site layout, architectural design, and other detailed parameters of individual projects proposed for construction.

San Mateo County Assessor records indicate the existing house was constructed in 1964, following the City's incorporation in 1957. Due to the age of the Fairmont subdivision (originating in the 1960's) where the structure is built, Planning Department staff was unable to locate the original development plan for the neighborhood. Based on staff's analysis the Planning Commission has inferred from the type and pattern of development observed throughout the neighborhood, which consists entirely of detached single-family residences, that a detached single-family residence of the proposed type is consistent with the approved development plan for the area. Therefore, the Planning Commission finds that the proposed specific plan is consistent with the approved development plan.

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

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

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

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

Based on Planning Department staff's assessment of the project in the staff report, the Planning Commission finds the project is consistent with the City's adopted Design Guidelines for the reasons set forth below:

SITE PLANNING

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

Discussion

The applicant proposes 'dark sky' lighting adjacent to neighbors and a condition of approval requires a final lighting design in accordance with this finding.

BUILDING DESIGN

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

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

Discussion

Approximately 30 percent of the existing properties on this side of the street have extended the original footprint of the residences. The conventional residential design pattern is not disturbed by these previous alterations, and a uniform architectural style including, materials, roof designs, is consistent between the neighborhood and proposed project.

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

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

Discussion

The proposed building is comparable with other homes which have created rear extensions at both first and second floors for additional living area on Beachview. The proposed project would be constructed at 22'-5" tall, well below the 35-foot height limit. It similarly would be well below the 40 percent maximum lot coverage, proposing to cover only 29 percent of the project site. Therefore, the proposed project, when compared to those residences situated in the vicinity of the subject site, is in scale with the neighborhood, and does not approach zoning maximum standards for height or lot coverage.

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

Discussion

The proposed development includes sufficient architectural detail for cohesiveness, visual relief, and variety. The style of the project is modern with clean lines and surfaces, simple geometry, pitched roofs, railings and proportional windows. Architectural features are incorporated as recommended in the Design Guidelines. Exterior treatment of stucco, stone, and shingles combined with varied setbacks and heights help create visual interest.

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

Discussion

Primarily natural-colored stucco, with existing wood siding retained, and a new horizontal natural stone coarse at first floor maintains and enhances character. Second floor decks have railings composed of wood. The color and materials proposed integrate well and, combined with articulation of the existing elevations of the residence, create interest. The materials are consistent and appropriate.

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

Discussion

The proposed building integrates a mix of materials and colors. Changes in color correspond to changes in material. The colors and materials proposed complement existing design themes in several of the nearby residences.

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

Discussion

The topography, lot shape, and building architecture of the proposed addition will result in a development which preserves the privacy of nearby residents. The project site does not face a neighboring property across Beachview Avenue.

Immediately to the left and right of the project site are existing single-family residences. There will be minimum impact to neighbors on either side of the project site. Rear properties along Crestmoor Circle are at least 20-30 feet above the highest point of the residence which will prevent any loss of privacy due to views from the project site.

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

Discussion

All sides of the proposed residence will be consistent in terms of color, material, and detailed treatments.

INFILL DEVELOPMENT

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

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

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

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

Discussion

Based on what common factors exist between the existing homes in the project area, in particular the siting of the residence, architectural style, materials, and colors, the project is compatible with the surrounding neighborhood. The topography of the site and building design of adjacent residences will result in a project that will not negatively impact any neighbor's view, sunlight, or privacy.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Specific Plan SP-167-17 to construct a 1,131 square feet (sf), addition to an existing 1,207-sf two-story single-family residence on an existing 4,510-sf lot at 211 Beachview Avenue (APN 009-493-090), subject to conditions of approval included as Exhibit A to this resolution.

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Single-Family Residence in P-D Zone
211 Beachview Avenue (APN 009-493-090)
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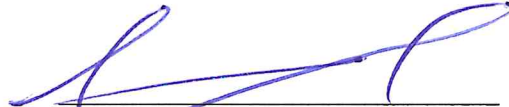
Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 2nd day of April 2018.

AYES, Commissioners: CLIFFORD, GORDON, KRASKE, NIBBELIN, STEGINK

NOES, Commissioners: N/A

ABSENT, Commissioners: CAMPBELL

ABSTAIN, Commissioners: N/A



John Nibbelin, Chair

ATTEST:



Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:



Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Specific Plan SP-167-17 for construction of a 1,131 square feet (sf) addition to an existing 1,207-sf two-story single-family residence on an existing 4,510-sf lot at 211 Beachview Avenue (APN 009-493-090)

Planning Commission Meeting of April 2, 2018

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "Vera Residence: 211 Beachview Ave." received by the City of Pacifica on February 23, 2018, except as modified by the following conditions.
2. The Specific Plan approval is valid for a period of two years from the date of final determination. If the use approved is not established within such period of time, the approval shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension.
3. The approval letter issued by the City and all conditions of approval attached thereto shall be included as plan sheets within all plan sets submitted to the City as part of any building permit application.
4. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and/or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.
5. Prior to the issuance of a building permit, Applicant shall submit information on the final exterior finishes to be installed, including colors and materials, subject to approval of the Planning Director.
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. All recommendations detailed in a geotechnical investigation, shall be incorporated into the project and approved by the Building Official.
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.
11. The Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.

Engineering Division of Public Works Department

12. 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.
13. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Beachview 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.
14. Existing curb, sidewalk or other street improvements adjacent to the property frontage that are damaged or displaced shall be repaired or replaced as determined by the City Engineer even if damage or displacement occurred prior to any work performed for this project.
15. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to occupancy of the first unit.

16. Applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but are not limited to:
 - 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 Beachview 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 Beachview 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.
17. An Encroachment Permit must be obtained for all work within public right-of-way. All proposed improvements within public right-of-way shall be constructed per City Standards.
18. All utilities shall be installed underground from the nearest main or joint pole. Ultimate storm drainage discharge point shall be shown on the site plan.
19. Applicant shall overlay existing asphalt with minimum 2 inch AC to the limits of all utility connection or to street centerline whichever is greater across entire property frontage of Beachview Avenue. All pavement markings and markers shall be replaced in kind.

North Coast County Water District

20. 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 confirm that the existing domestic meter or meters is/are properly sized to accommodate the addition and fire sprinkler system. 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

21. The project shall require installation of fire sprinklers throughout the existing and new portions of the residence pursuant to PMC Section 4-3.110. The Applicant shall submit plans for the required fire sprinklers per 2016 CFC Chapter 9 (per NFPA 13D) 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.
22. 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.
23. The Applicant shall provide clearly visible illuminated premises Identification (address) per Pacifica Municipal Code 4-3.107.
24. The Applicant shall install smoke detectors and carbon monoxide (CO) monitors per 2016 CFC and 2016 CBC.
25. The Applicant shall comply with CFC Chapter 33 requirements for fire safety during construction.

END