

RESOLUTION NO. 997

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING AN AMENDMENT TO USE PERMIT UP-804-97, AND PARKING EXCEPTION PE-182-18 (FILE NO. 2018-013), SUBJECT TO CONDITIONS, TO INCREASE THE NUMBER OF RESIDENTS FROM 12 TO 16 PERSONS AND TO DEVIATE FROM REQUIRED OFF-STREET PARKING STANDARDS AT A SPECIAL CARE FACILITY KNOWN AS "SUNVALLEY CHATEAU PACIFICA" AT 689 LADERA WAY (APN 022-241-160) AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Rodica Ranga ("Applicant")

WHEREAS, Applicant has submitted an application as the property owner to increase the number of residents from 12 to 16 persons and to deviate from off-street parking standards at a special care facility known as "Sunvalley Chateau Pacifica" ("Project"); and

WHEREAS, City Council, on appeal, approved Use Permit UP-804-97 in October 1997 for an increase in the number of residents from 6 to 12 persons, not including staff, at the subject facility because special care facilities of more than 6 residents require a use permit in all commercial and residential districts in the City of Pacifica; and

WHEREAS, the approval granted with Use Permit UP-804-97 contemplated that all residents would be ambulatory, which subjected the facility to different health and safety standards than if non-ambulatory residents had been proposed to reside in the facility; and

WHEREAS, the Project requires Planning Commission approval of an amendment to Use Permit UP-804-97 because of an increase in the number of residents at the subject facility from 12 to 16 persons, and the inclusion of up to 12 non-ambulatory residents within the facility; and

WHEREAS, the Project requires a parking exception because the Applicant would provide fewer off-street parking spaces than the five spaces required for the facility by Section 9-4.2818(f)(6) of the Pacifica Municipal Code (PMC), and because the facility must incorporate tandem parking in its off-street parking area, due to a practical difficulty and unusual hardship; and,

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on July 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:

- A. The above recitals are true and correct and material to this Resolution.
- B. 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 categorical exemption under California Environmental Quality Act (CEQA) Guidelines Sections 15301, as described below:

Class 1 exemption provided in Section 15301 of the CEQA Guidelines states in part:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination... The key consideration is whether the project involves negligible or no expansion of an existing use.

The proposed project fits into the scope of the Class 1 exemption because a) it proposes an increase in the number of residents at the subject facility from 12 to 16 persons, which represents an increase of 4 residents and a negligible expansion of the use of the facility; and, b) the one-space parking exception does not result in any physical development of the site and does not result in an expansion of the site's use.

Additionally, none of the exceptions to application of an exemption contained in Section 15300.2 of the CEQA Guidelines apply to the project, as described below:

- Sec. 15300.2(a): There is no evidence in the record that the project will 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. The project site is located within a substantially developed area with both predominantly residential but also non-residential uses in the vicinity.

- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area would have a significant environmental impact. The project involves increase in the number of residents from 12 to 16 persons at an existing special care facility. There are no such facilities in close proximity to the project site and no new, recent development of other projects of the same class has occurred within the vicinity of the project site.

- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site has functioned as a special care facility for 12 residents with the benefit of a use permit in the past. The current application for increase in the number of residents from 12 to 16 residents represents a negligible expansion in the same use. As such, there are no identifiable unusual circumstances that would have significant effect on the environment.

- Sec. 15300.2(d) through (f): The project is not proposed near a 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 of Class 1 exemption and none of the exceptions to applying an exemption 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 make the following findings pertaining to an amendment to Use Permit UP-804-97:

- 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 proposes an increase in the number of residents at the subject care facility from 12 to 16 persons. The residents would be 60 years of age and older, based on the license issued to the facility by DSS. Vehicular trips generated by such a facility would be minimal as the residents do not drive automobiles and the traffic generated by the employees and visitors is not projected to change the vehicular circulation pattern in the area. The number of additional staff required for the additional residents is not expected to exceed one person.

Pedestrian circulation patterns in the area are defined by the sidewalks along neighborhood streets. The project proposes encroachment into the right-of-way of Ladera Way in front of the garage for the provision of two standard parking spaces. However, this encroachment would not obstruct the sidewalk and, thus, does not significantly modify the neighborhood pedestrian circulation. Pedestrians would still be able to safely cross the site.

The facility was evaluated for compliance with the applicable provisions of the Health and Safety Code, Building and Fire Codes, which set forth the requirements for facilities/buildings housing non-ambulatory persons and buildings housing non-ambulatory persons on the second floor of a two story building. Overall, these requirements apply to the entire building and as applicable to the subject facility would include:

- 1) A State Fire Marshal approved fully automatic fire extinguishing system, designed and installed in accordance with Section 2-3801(d) of Chapter 2-38 of Part 2 of Title 24 of the California Code of Regulations;
- 2) Installation of a State Fire Marshal approved and listed automatic fire alarm system;
- 3) At least Type V one-hour fire resistive construction, as described in Chapter 2-22 of Part 2 of Title 24 of the California Code of Regulations;
- 4) At least two sets of enclosed stairways.

City staff's inspection of the facility, which included the Building Official and Fire Inspector, found it to be in compliance with the above stated standards except for the upgrades related to the fire alarm system.

In staff's inspection of the facility, it found that additional upgrades are necessary for safety reasons because the site does not currently meet all standards for a Group R-2.1 occupancy (e.g., more than six non-ambulatory persons). Accordingly, the Planning Commission has included Conditions of Approval #22 and #23 to ensure that the facility is safe for persons residing or working in the facility and the neighborhood.

During City staff's evaluation of the site during project review, it noted storage of a recreational vehicle (RV) to the right (east) of the main structure in violation of PMC Section 9-4.2808(c) which requires, in part, that an RV stored in a side yard shall be located behind a sight-obscuring six-foot high fence. However, the RV is stored in the side yard in plain sight from the public right-of-way without a six-foot high sight-obscuring fence installed. Because the RV is stored inconsistent with PMC provisions, and because storage of the RV is not required in relation to the operation of the facility, the Commission has required its removal from the site.

Also, in light of the parking exception which was requested, the Commission has required two daytime staff to park in the side yard area to the right (east) of the house. This requirement will ensure that daytime staff does not park on Ladera Way.

Overall, the project would generate very limited change in the general character and intensity of the neighborhood as compared to the facility as permitted for 12 residents. It would comply with General Plan policies as further described below, and serve as a community resource to provide care to more residents of advanced age. Removal of the RV would also abate a violation of the PMC and requiring two daytime staff to park in the additional parking area to the right/east on the site will minimize additional on-street parking. Therefore, the project would not be detrimental to the health, safety, or welfare of 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.*

Discussion

The General Plan designation for the project site is “Low Density Residential”. The project would require a use permit for consistency with this General Plan designation. The project is consistent with the following General Plan policies:

- Pacifica's General Plan overall goal: *Strive to provide a decent home and satisfying environment for each resident.*

The subject facility would allow an additional four senior residents to be housed and to receive care within Pacifica. Without a special care facility, these individuals would be more likely to receive care in a non-residential, institutionalized type of senior care facility.

- Community Facilities Element Policy No. 4: *Meet basic social needs of City residents, such as transportation, housing, health, information and referral services, and safety, consistent with financial constraints.*

The subject special care facility provides board and care for the elderly community in Pacifica. The residents of the facility are assisted with personal care, dietary needs, dispensing medications, laundry and housekeeping and engage in activities tailored to elderly persons such as low impact movement, and bingo. The project would amend an existing use permit to allow for an increase to the number of residents in the subject facility from 12 to 16 persons, age 60 and over. The facility has operated with a state license from DSS for the same since February 15, 2007.

Therefore, the subject facility is a resource providing for the needs of the elderly in the community and is consistent with the applicable policies of the General Plan and other applicable laws of Pacifica as described in Section 4.B, below.

The local coastal plan is not applicable to the project as the site is not located in the coastal zone.

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

Discussion

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

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

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

The project predominantly relied on interior renovations to allow for an increase in the number of bedrooms and bathrooms in the facility to accommodate an increase in the number of residents from 12 to 16 persons. However, there have been two minor exterior changes to the facility since the grant of the initial use permit in 1997. The Applicant constructed a new bathroom at the second story above existing first story building area at the rear-right of the structure in 2000. The Applicant also enclosed a deck at the rear-left of the structure at the second story to create a new bedroom in 2005. Because the bathroom addition and deck enclosure utilized identical siding and roofing materials as the existing

structure, and installed windows of the same type as existing windows, they are indistinguishable from the existing structure. Therefore, the exterior construction was consistent with the principles contained in the Design Guidelines.

B. Special Care Facility Criteria.

- i. There are no other special care facilities serving more than six (6) persons not including staff within 500 radial feet of the perimeter of the subject property. If proposed facilities are located within the 500-foot minimum horizontal distance, the Planning Commission may determine facility overconcentration if impacts in the area are considered significant.*

Discussion

City staff reviewed Planning Department records and the DSS online search tool to conclude there are no special care facilities, and none are proposed at this time, within the 500-foot minimum horizontal distance of the subject facility. Therefore, the subject facility would satisfy this criterion.

- ii. The proposed use shall be conducted in a manner and with facilities that comply with Federal, State and local law and such compliance will be a condition of all use permits issued pursuant to this section. The operator of the facility shall give written notice of any suspension or revocation of its State license to the City Manager within seven (7) days of said suspension or revocation.*

Discussion

The subject facility possesses a valid license from the for 16 persons, age 60 and over, 12 of whom may be non-ambulatory, in accordance with applicable provisions of the Health and Safety Code and its rules and regulations. A condition of approval for the project has been included to inform and require that the operator of the facility shall give written notice of any suspension or revocation of its State license to the City Manager within seven (7) days of said suspension or revocation.

North County Fire Authority has imposed additional requirements on the project, compliance with which is an imperative for housing non-ambulatory residents on the second floor of the building. These requirements are included in the conditions of approval for the project. Therefore, as conditioned, the subject facility would satisfy this criterion.

- iii. Special care facilities shall include a common dining area as well as common living areas and amenities to facilitate program activities.*

Discussion

The subject facility includes a common dining and living area on the first floor as shown on Sheet 1 of the plans in Attachment C of the Planning Commission staff report. Additionally a “family room,” which contains a television and serves as a gathering space, is located on the second floor. Therefore, the subject facility would satisfy this criterion.

- iv. *There shall be a minimum of 100 square feet of usable open space area per resident, not including staff. Indoor common living areas and amenities to facilitate program activities may be counted towards this requirement up to a maximum of seventy-five (75%) percent of the total open space area required.*

Discussion

Per PMC Section 9-4.260.2, usable open space means “common or private outdoor living, recreation, domestic use, or landscaping. Such area may be on the ground or on a roof, porch, deck, court, or balcony. Off-street parking areas or driveway and/or exit corridors shall not be included as usable open space. Any separate area to qualify under this definition shall be a minimum of four (4') feet by ten (10') feet. Usable open space shall not have a slope of more than ten (10%) percent.”

Based on the number of residents in the subject facility, a total of 1,600 sf of usable open space is required, up to 75 percent of which (1,200 sf) may be provided in indoor common living areas and amenities.

As shown in Table 2 below, the subject facility includes 1662 sf in outdoor open space, which is more than the total open space requirement. In addition, the facility includes common areas includes a living and dining room on the first floor and family room on the second floor totaling 712 sq. ft. Therefore, the subject facility would satisfy this criterion.

Table: Open Space and Common Areas

Space	Area (in sf.)
Usable Open Space	
First Floor	
Rear Yard	1231
Rear Deck	308
Second Floor	
Deck above entry porch	55
Deck above garage entrance	68
Common Area	
First Floor	
Living Room	270
Dining Room	171
Second Floor	
Family Room	271

- v. *Outdoor areas shall be designed to provide amenities and recreational areas compatible with the needs of the residents, such as pathways and sitting areas, gardens, putting greens and similar recreation areas.*

Discussion

The subject facility includes one 308-sf rear deck on the first floor, and two decks on the second floor, 55 sf and 68 sf, each. Additionally, it includes a 1,231 sf back yard with a patio. The residents of the facility are able to engage in low impact movement activities in this area and some furniture for sitting and eating is provided in the backyard for their use. Therefore, the subject facility would satisfy this criterion.

- vi. *Where additional stories prohibit easy access to open space areas on the ground floor, open roof decks, balconies or lanais shall be provided in an amount, dimension, area and location as determined to be adequate by the Planning Commission.*

Discussion

The subject facility includes two decks on the second floor of the building. The 68 sf deck located above the garage entrance is accessible from two bedrooms with beds # 12 and #13, and the 55 sf deck above the porch is accessed from the “family room,” which is the common area on the second floor. Access to the open space areas on the first floor is through an internal staircase that provides access to the rear deck through the first floor common area. The internal staircase is equipped with a stair elevator for those with limited mobility. Therefore, the subject facility would satisfy this criterion.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does make the following findings pertaining to Parking Exception PE-182-18, which consists of an exception of one off-street parking space and an allowance for tandem parking in the side yard off-street parking area:

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

Discussion

PMC Section 9-4.2818(f)(6) provides parking standards applicable to “nursing and convalescent hospitals, sanitariums, asylums, and children’s homes.” This definition comports with the proposed use of the subject facility. While the standard in Section 9-4.2818(a)(5) pertaining to “dwelling units especially designed for, and to be occupied by, persons sixty-two (62) years of age or more” appears compatible, this standard is not applicable because of the discrepancy between the age restrictions in the DSS license granted to the facility and the parking standard (60 years and 62 years, respectively). Furthermore, the standard in Section 9-4.2818(a)(5) does not appear to contemplate that the residents of the dwelling units would not use automobiles. Thus, PMC Section 9-4.2818(f)(6) provides the most applicable parking standard.

The applicable standard in Section 9-4.2818(f)(6) requires one parking space for each three beds. As calculated for the subject 16-bed facility, it would require five off-street parking spaces.

The subject facility utilizes the driveway in front of the garage for parking. A maximum of two standard parking spaces may be accommodated in this area, where such accommodation encroaches slightly into the right-of-way of Ladera Way. Condition of Approval #21 will formalize the status of these spaces as compliant off-street parking spaces. The plans identify a third parking space on the site, to the eastern side of the subject facility building. However, this area is currently occupied by a recreational vehicle (RV). Utilization of this space for car parking would require the removal of the RV from its current location, and a condition of approval has been included to ensure the removal.

Although the parking standard in Section 9-4.2818(f)(6) is most appropriate for the subject facility, the Commission has concluded that the true parking demand for the subject facility is only four parking spaces, and thus, a one space parking exception is warranted. The parking exception is warranted for the following reasons:

- 1) The facility has a maximum of three attendants every day who provide care to elderly residents who do not drive;
- 2) Per information provided by the Applicant, families are unlikely to make daily visits to the facility; and,
- 3) There is parking on both sides of Ladera Way for family members who may visit the facility on a weekly basis.

Thus, in the Commission's assessment, a one space parking exception pursuant to PMC Section 9-4.2824 can be made in this instance because the Applicant claims a practical difficulty and unusual hardship in providing the number of off-street parking spaces required under PMC Section 9-4.2818(f)(6). Parking for four cars would be sufficient for the subject facility and as nearly in compliance with the requirements set forth in this article as are reasonably possible, subject to Condition of Approval #21. Condition of Approval #21 requires the Applicant to obtain an encroachment permit from the Public Works Department to allow for an encroachment of two parking spaces in the Ladera Way right-of-way.

BE IT FURTHER RESOLVED that the conditions of approval contained in Exhibit A to this Resolution shall supersede and replace all conditions of approval applicable to the original Use Permit UP-804-97.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves an amendment to Use Permit UP-804-97, and Parking Exception PE-182-18, for operation of a special care facility with up to 16 residents, not more than 12 of which may be non-ambulatory, and with three off-street parking spaces, subject to conditions of approval attached as Exhibit A.

* * * * *

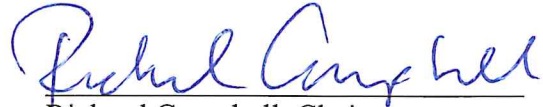
PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 16th day of July, 2018.

AYES, Commissioners: CAMPBELL, GORDON, KRASKE,
RUBINSTEIN, STEGINK

NOES, Commissioners: CLIFFORD

ABSENT, Commissioners: NIBBELIN

ABSTAIN, Commissioners: N/A


Richard Campbell, Chair

ATTEST:

APPROVED AS TO FORM:


Tina Wehrmeister, Planning Director



For Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: File No. 2018-013 – Amendment to Use Permit UP-804-97, and Parking Exception PE-182-18, to increase the number of residents from 12 to 16 persons and to deviate from off-street parking standards for a special care facility known as “Sunvalley Chateau Pacifica” at 689 Ladera Way (APN 022-241-160)

Planning Commission Meeting of July 16, 2018

Planning Division

1. Development shall be substantially in accord with the plans entitled “24-Hour Care Facility 689 Ladera Way Pacifica, CA 94044”, stamped as received July 11, 2018, except as modified by the following conditions.
2. That the approval or approvals is/are valid for a period of two years from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, if 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. Within 90 days of the approval of Parking Exception PE-182-18, Applicant shall remove the recreational vehicle (RV) parked in the side yard to the southeastern side of the building to abate a violation of Pacifica Municipal Code Section 9-4.2808(c) and to create an additional off-street parking space for facility staff.
4. The driveway and side yard parking areas shall be reserved for the sole purpose of off-street parking for the special care facility. No other uses, including but not limited to storage or parking of recreational vehicles shall be permitted in the driveway or side yard parking areas.

Applicant shall require and take reasonable measures to ensure that two employees (caregivers) shall park in the side yard parking area during daytime hours (between 7:30 a.m. and 8:00 p.m.) in a tandem configuration. Applicant shall also ensure additional staff park in the provided off-street parking facilities and not on Ladera Way.

5. The capacity of the special care facility shall be limited to 16 residents, all of which shall be aged 60 years or older. The capacity limitation shall exclude staff of the facility.
6. The facility shall not alter its operation in such a way that more than three staff shall be required. If state regulations change and require more than three staff at the facility, the Applicant shall notify the Planning Director within 30 days of the effective date of the

regulation. The Applicant shall then either reduce the capacity of its facility, or obtain written authorization from the City of Pacifica to continue operation with more than three staff, within one year of the effective date of the state regulation.

7. Applicant shall maintain the installation and operability of a wheelchair lift between the first and upper floor(s) of the facility at all times.
8. No further increase in the capacity of the special care facility shall be made under any circumstances without first obtaining written authorization from the City of Pacifica.
9. The approved Amended Use Permit UP-804-97 shall be posted in a conspicuous place on both floors of the facility. The Applicant shall also record the conditions of approval applicable to Use Permit UP-804-97 on the property with the San Mateo County Recorder's Office within 30 days of approval.
10. 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.
11. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the final inspection.
12. The proposed use shall be conducted in a manner and with facilities that comply with Federal, State and local law.
13. Applicant shall maintain a valid license to operate issued by the California Department of Social Services (DSS) at all times during the facility's operation and shall comply with all permit conditions therein. In the event a license issued by the DSS contains provisions which may conflict with Use Permit UP-804-97, the Applicant shall notify the Planning Director in writing within 30 days of DSS's issuance of the license.
14. The operator of the facility shall give written notice of any suspension or revocation of its State license to the City Manager within seven (7) days of said suspension or revocation.
15. 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.

Building Division

16. Applicant shall ensure that at no time will objects including but not limited to furniture and appliances obstruct the full opening and closing movement of bedroom doors.
17. The occupant load on any floor of the facility shall not exceed 10 occupants at any time, pursuant to Section 1119A.3 of the California Building Code (CBC).
18. Within 30 days of the approval of the amendment to Use Permit UP-804-97, Applicant shall arrange for a final inspection of Building Permit No. 21664-01, issued on March 5, 2001. The permit involved conversion of a closet into a bedroom, and never received a final inspection.
19. Within 90 days of the approval of the amendment to Use Permit UP-804-97, Applicant shall arrange for a final inspection to ensure compliance with all applicable conditions of approval and California Building Code and California Fire Code requirements, including but not limited to those improvements required by conditions of approval contained herein.

Engineering Division

20. 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.
21. An Encroachment Permit must be obtained for all work including encroachment of private, off-street parking, within public right-of-way. All proposed improvements within the public right-of-way shall be constructed per City Standards, to the satisfaction of the City Engineer and shall be completed and approved by the City Engineer within 90 days of the approval of the amendment to Use Permit UP-804-97.

North County Fire Authority

22. Although up to 12 non-ambulatory residents may be permitted within the facility, no non-ambulatory residents shall be permitted on the second floor unless and until Applicant installs a complete manual and automatic fire alarm system in accordance with CBC Section 907.2.9.3. This requirement is in addition to the smoke alarms required by CBC Section 425.7.3. The Applicant shall also install the following items in addition to any other requirement, to the satisfaction of the Fire Chief:
- a. Smoke detectors connected to the fire alarm panel extended to hallways and common areas.
 - b. At least one manual pull station on each floor near exits.
 - c. Horn-strobes installed in all public areas, common use areas, sleeping rooms, and protective care facilities housing hearing impaired clients.
 - d. The smoke detectors, manual pull stations, and existing sprinkler system shall activate the horn-strobes and shall send a signal to the monitoring station.

However, if the Applicant limits non-ambulatory residents to the first floor only, the facility shall still be required to include/maintain all of the following:

- a. An approved supervised automatic fire sprinkler system installed in accordance with NFPA #13. Activation of sprinkler system shall sound the building fire alarm system.
 - b. A manual fire alarm system.
 - c. Smoke alarms as required by CBC Sec. 907.2.11.
 - d. Strobes shall be provided in public areas, common use areas, sleeping rooms and protective care facilities housing hearing impaired clients. CBC Section 907.5.2.3, 907.5.2.3.1 & 907.5.2.3.3.
23. The Applicant shall install CFC 915 carbon monoxide detectors to the satisfaction of the Fire Chief.

Conditions of Approval added by the Planning Commission on July 16, 2018

24. That the applicant shall provide the stair chair lift model and specifications. If the chair lift does not meet Fire Code requirements, the lift shall be replaced with a compliant model. This condition shall be implemented within 30 days of project approval and inspected by both the Fire Department and Building Division.

END