



Scenic Pacifica

Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: Monday, March 7, 2016

LOCATION: Council Chambers, 2212 Beach Boulevard

CLOSED SESSION: 6:30 PM

Conference with Legal Counsel – Anticipated Litigation – Significant exposure to litigation pursuant to Government Code § 54956.9(d)(2): (One Case)

REGULAR SESSION: 7:00 PM

ROLL CALL

SALUTE TO FLAG

CLOSED SESSION REPORT

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: February 16, 2016

Designation of Liaison to City Council Meeting – Not required

Oral Communications:

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

CONSENT ITEMS: None

STUDY SESSION:

1. Discussion of policy options related to development on parcels designated Very Low Density Residential (VLDR). The majority of the study area is located in the Rockaway Neighborhood; along the northern and southern boundaries of Rockaway Valley in Pacifica. This item was continued from February 16, 2016.

Proposed Action: The Planning Commission takes no formal action at Study Sessions. Staff is requesting that the Planning Commission provide direction.

PUBLIC HEARING:

2. **CDP-348-15
UP-70-16** **COASTAL DEVELOPMENT PERMIT CDP-348-15 and USE PERMIT UP-70-16**, filed by Eric Jacobsen, agent for property owners Samuel Casillas and Andrea Masters, to construct a 993 square feet (sq. ft.) addition to an existing 1,962 sq. ft. lawful nonconforming single-family residence at 135 Stanley Avenue (APN 023-035-040) in Pacifica. The project site is located within the Coastal Zone. Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption.

Proposed Action: Approve as conditioned.

COMMUNICATIONS:

Commission Communications:

Staff Communications:

ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for persons with disabilities upon 24 hours advance notice to the City Manager's office at (650) 738-7301, including requests for sign language assistance, written material printed in a larger font, or audio recordings of written material. All meeting rooms are accessible to persons with disabilities.

NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Study Session Staff Report

- DATE:** March 7, 2016
- ITEM:** 1 (Continued from Planning Commission Meeting on February 16, 2016)
- DESCRIPTION:** Continued discussion of policies related to development of property designated as Very Low Density Residential (VLDR) in the General Plan.
- PROPERTIES IMPACTED** Properties less than half an acre in size with the VLDR General Plan designation. Staff has identified approximately 93 lots fitting this description within the City of Pacifica. 79 of these lots are located in Rockaway Valley.
- CEQA STATUS:** This is a study session only, and CEQA review is premature at this time. If changes to the General Plan are proposed, the City will conduct CEQA review prior to adopting them.
- PUBLIC NOTICE:** Notice mailed was provided to property owners and occupants within a 300 foot radius of the impacted properties. 908 notices were mailed out on February 4, 2016. Revised mailing notice sent out to 441 property owners on February 9, 2016 with corrected property owner information on the labels. The Planning Commission study session was continued to a date certain on March 7, 2016; therefore, no new notices were sent out to owners and occupants. Staff contacted interested members of the community to inform them that the start time for the continued meeting would be 7:00 pm.
- RECOMMENDED ACTION** Provide feedback regarding policies that staff will evaluate regarding development of VLDR designated properties less than half an acre in size, which may ultimately be included in the General Plan Update.
- PREPARED BY:** Tina Wehrmeister, Planning Director
Kathryn Farbstein, Assistant Planner

PRIOR STUDY SESSION

On February 16, 2016, the Planning Commission held a study session on this issue and received input from the community. The staff report prepared for the study session is attached (Attachment A) and the draft minutes are included in the packet materials.

The Planning Commission continued the Study Session to March 7, 2016 and provided the following comments and direction to staff:

- Agreed that there is value to addressing this issue comprehensively as to all affected properties in Rockaway Valley rather than on a project-by-project basis.
- Suggested that standards could be developed for lots that do not meet the minimum size requirements of the VLDR designation that would meet the intent of the VLDR designation while also allowing some type of development on these lots.
- Requested more specificity around other possible General Plan policies that could address development of VLDR lots that do not meet the minimum size requirements.
- Requested information regarding application of the City's Transfer of Residential Development Rights Ordinance.
- Expressed concerns regarding infrastructure capacity.
- Requested information on widths of street rights-of-way vs. improved widths.

INFRASTRUCTURE CAPACITY AND CUMULATIVE GROWTH

The Rockaway Valley is the area of town that contains the majority of impacted properties (79). The total number of undeveloped lots in Rockaway Valley is 83, including lots that do not have a General Plan density issue.

The Rockaway Valley was originally subdivided in the early 1900's, at a time when modern planning practices were not in place. In fact, many things have changed since the area was subdivided including provision of domestic water and sewer service (vs. well and septic systems) and automobile reliance. To staff's knowledge, there has been no study of how required services will be provided to the existing undeveloped lots or how those improvements will be funded. There has been no study to determine when the improvements discussed below would be triggered. Separate and apart from development design issues, the infrastructure issues discussed below present potential health and safety issues for the community.

Roadway System: Rockaway Beach Avenue has a public right-of-way of 40 feet; however, the paved width of the street ranges in size from 20 to 25 feet. The majority of the other streets in Rockaway Valley, improved or not, have a public right-of-way of 40 feet in width. Engineering staff also confirmed that many of the streets in this area do not contain sidewalks and are in poor shape.

The Institute of Transportation Engineers (ITE) Manual estimates the average number of vehicle trips for single family detached housing to be 10 trip ends per day with one of those trips in the peak evening commute hours. At build-out, this would result in an estimated increase of 830 trips per day, based on approximately 83 undeveloped lots within Rockaway Valley. Rockaway Valley is served by a single intersection that also receives traffic from Fassler Avenue. This intersection will likely not function properly at full build-out and requires further study.

Sewer Service: Each of the additional single family homes anticipated in Rockaway Valley would connect to sewer lines that would convey wastewater to the Calera Creek Water Recycling Plant. Although each applicant is responsible for the connection from the dwelling to the City's sewer lateral in the public right-of-way, adding up to 83 sewer connections will strain the capacity of the current conveyance system. However, the recycling plant itself has the capacity to treat the generated wastewater. The Wastewater Department recommends a flow study to assess capacity of the collection system and the Rockaway Pump Station.

Water Service: The North Coast County Water District (NCCWD) provides water for domestic use and fire suppression for the City of Pacifica. Although water pressure is currently adequate in Rockaway Valley (according to staff at the NCCWD), the need for additional storage to meet the potential daily demand as well as fire suppression of an additional 83 dwellings is unknown at this time. Up until today, the incremental development has been accommodated with the current storage facilities, but significant increase in demand may require additional studies to determine if water storage needs to be increased.

Storm Drainage: Stormwater drainage improvements and required treatment are identified on a project by project basis. Each applicant provides technical information regarding the storm drainage impacts for the site based on the increased impervious surface which also includes right-of-way improvements. During project processing, staff ensures that projects satisfy the requirements of the Municipal Regional Stormwater Permit. The goal is to retain the same amount of stormwater on the site after the project is completed as the pre-existing condition of the site. Methods to meet this requirement could include but are not limited to: landscaped areas used as self-retaining areas and bioretention areas, use of impervious surfaces, rain barrels, and cisterns.

As with other infrastructure needs discussed above, a comprehensive approach to planning for future stormwater drainage, particularly for right-of-way improvements such as construction of new roads, would result in a more efficient and safe system.

GENERAL PLAN POLICY LANGUAGE

The potential policy solutions to the complex planning and public health and safety dilemma in Rockaway Valley vary and require detailed study. General Plans, by definition, provide broad policy guidance for the future development of specific requirements that are included in specific plans and zoning ordinances. Staff has provided a list of potential policies and requests Planning Commission feedback as to the appropriateness for inclusion in the draft comprehensive General Plan update.

1. A specific plan shall be prepared for the Rockaway Valley area. The plan shall address adequacy of infrastructure, a funding plan for infrastructure improvements, and shall address the unique design character of the Valley including development on substandard lots.
2. The zoning ordinance shall be updated to implement the specific plan including revising the minimum lot size to reflect the VLDR density requirement.
3. Study or initiate a Mandatory Lot Merger program after minimum lot size in the zoning ordinance is modified (or in conjunction with the zoning update). The program would include a period for voluntary lot merger in which owners of contiguous substandard lots would have the option of merging, and could get a small floor area or other benefit in return. This is similar to the lot merger program completed years ago but did not address substandard lots in the Rockaway Valley due to the zoning inconsistency.
4. Consider inclusion of substandard lots in the Rockaway Valley as “sending sites” under the existing Transfer of Residential Development Rights Ordinance.
5. The specific plan shall address development standards including but not limited to:
 - a. Establish specific development criteria for lots that contain or are adjacent to Rockaway Creek.
 - b. Establish design guidelines for VLDR lots, particularly for substandard lots, which result in the intended development pattern for VLDR areas (lower coverage percentage, increased setbacks, view corridors, areas that remain undisturbed)
 - c. Establish a vegetation management program
 - d. Establish street design standards
 - e. Fair share payment of fees for required infrastructure improvements
6. The specific plan shall be consistent with applicable policies found in the conservation, circulation, safety, and community design elements of the General Plan.
7. In a separate area of the General Plan text, require development criteria for substandard lots, not only those in the Rockaway area.

ATTACHMENTS

- A. February 16, 2016 Study Session staff report



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Study Session Staff Report

DATE: February 16, 2016

ITEM: 1

DESCRIPTION: Discussion of policies related to development of property designated as Very Low Density Residential (VLDR) in the General Plan.

PROPERTIES

IMPACTED: Properties less than half an acre in size with the VLDR General Plan designation. Staff has identified approximately 93 lots fitting this description within the City of Pacifica, which are located along the northern and southern boundaries of Rockaway Valley, south of Copeland Street, and at the southern end of Adobe Drive.

CEQA STATUS: This is a study session only, and CEQA review is premature at this time. If changes to the General Plan are proposed, the City will conduct CEQA review prior to adopting them.

PUBLIC NOTICE: Notice mailed to property owners and occupants within a 300 foot radius of the 93 lots less than half an acre in size with a General Plan designation of VLDR that staff has identified to date (see Properties Impacted, above). 908 notices were mailed out on February 4, 2016. Revised mailing notice sent out to 441 property owners on February 9, 2016 with corrected property owner information on the labels.

RECOMMENDED

ACTION: Provide feedback regarding policies that staff will evaluate regarding development of VLDR designated properties less than half an acre in size, which may ultimately be included in the General Plan Update.

PREPARED BY: Kathryn Farbstein, Assistant Planner

DISCUSSION

The City's General Plan defines VLDR as "residential development which averages one-half to 5 acres per dwelling unit."

It recently came to staff's attention that some lots in the Rockaway Valley designated VLDR are less than half an acre in size, and thus require a General Plan amendment to permit development. To date, staff has identified approximately 93 lots designated VLDR which are less than half an acre in size, but expects that there may be more lots in this situation within the City limits. Lots identified to date are located primarily in Rockaway Valley along the northern and southern boundaries of Rockaway Valley, south of Copeland Street and at the southern end of Adobe Drive (See Attachment A).

Both the existing General Plan and the proposed General Plan Update do not contain policies to address development on VLDR lots that do not meet density standards. This issue should be addressed comprehensively rather on a lot-by-lot basis as applications are submitted.

BACKGROUND

In 1989, the City recognized that standards were needed to guide development of existing subdivided parcels adjacent to unimproved streets located on the undeveloped hillsides of Rockaway Valley, Vallemar, East Sharp Park and Pedro Point. At the time, no discretionary review was required for development in those areas. Many of the sites adjacent to unimproved streets have General Plan designations of VLDR or LDR (Low Density Residential).

In response to this need, the City adopted an interim ordinance as an urgency measure on November 27, 1989 (Ordinance No. 540-C.S.) requiring that single family development projects, adjacent to unimproved streets, receive approval of a site development permit prior to obtaining a building permit. The urgency ordinance was a temporary measure to allow the City time to study the issues, and to develop permanent standards and regulations. A neighborhood meeting, a field trip attended by the Planning Commissioners, and several meetings before the Planning Commission were conducted in 1991 to review the issues. However, this process was not completed and did not lead to an update of development standards for these parcels.

In 1992, the City enacted Ordinance No. 582-C.S., which established the R-1-H Single Family Residential Hillside District, and rezoned properties in Rockaway Valley and Vallemar from R-1 to R-1-H. The R-1-H zoning designation requires approval of site development permits prior to obtaining a building permit. Thus, single family development projects zoned R-1-H would be reviewed on a case by case basis.

While the adoption of Ordinance No. 582-C.S. provided a discretionary review process for development on lots zoned R-1-H, some of these lots remained too small to be developed under General Plan density requirements. For example, while properties in Vallemar that were rezoned to R-1-H have a General Plan designation of LDR (average of 3-9 dwelling units per acre), properties in Rockaway Valley that were rezoned to R-1-H have the General Plan designation of VLDR (one half to five acres per dwelling unit).

In 2015, this issue came to staff's attention when an application was submitted for a project in Rockaway Valley that did not meet the VLDR density requirements. Upon review, staff recognized that approximately 79 undeveloped properties within Rockaway Valley were in the same situation. Staff is currently reviewing other areas of the City to identify properties that may be similarly situated.

As mentioned previously, staff's intention is to address development policy comprehensively, rather than on a lot-by-lot basis. To that end, staff is seeking input from the Commission regarding policies that staff will evaluate regarding development of VLDR designated properties less than half an acre in size. These policies could be included in the General Plan Update or adopted sooner as development interest for these properties may outpace the Update process.

CURRENT GENERAL PLAN POLICIES

Below is the complete General Plan land use definition for VLDR (page 32):

Indicates residential development which averages one-half to 5 acres per dwelling unit. The number of units per site will be determined by the physical conditions of the site, including slope, geology, soils, access, availability of utilities, availability of adequate sewage and highway capacity, public safety, visibility, and environmental sensitivity.

Staff analyzed properties with a General Plan designation of VLDR within the City and determined that the properties with less than half an acre in size are primarily located in the Rockaway Valley neighborhood along the southern and northern undeveloped hillsides. Some smaller lots with a VLDR designation also exist south of Copeland Street and at the south end of Adobe Drive. Property owners and occupants within a 300 foot radius of these areas were sent notices to inform people of the study session because new any policies and guidelines that might ultimately be adopted may impact their properties. Staff's intention is to include any interested members of the public as soon as possible in the development of policies and guidelines for the General Plan.

Additional information for Rockaway Valley is contained in the following narrative excerpt from the General Plan (page 43):

On both the north and south sides of the Rockaway Valley are undeveloped areas under 35 percent slope. In some cases, they were previously subdivided, based on standards no longer acceptable. Because of soils and geologic problems, visual impacts, as well as

public safety hazards, such as limited emergency access and high potential for grass fires, very low density residential development is recommended for these remaining hillside areas. Again, the sizes of lots or number of units should be determined on a site-by-site basis.

The information quoted above from the current General Plan contains the policies that guide development for VLDR lots in the Rockaway Valley area. The current General Plan does not specifically identify the VLDR properties south of Copeland Street. Properties at the south end of Adobe Drive have been designated as VLDR to encourage reduced density along the southern boundary of the City which is adjacent to unincorporated and undeveloped land. The majority of the properties, many of them undeveloped, are located within Rockaway Valley.

Staff believes that new policies and Guidelines for the General Plan should apply to all VLDR properties less than half an acre in size wherever those lots are located in order to maintain consistency within the City.

NEW GENERAL PLAN POLICIES

The remaining undeveloped lots in Rockaway Valley, approximately 79, were subdivided in 1908. The Rockaway neighborhood has been developed incrementally and, thus far, there has been no analysis of the ability of existing infrastructure to accommodate full build-out of the area. There is also no financing mechanism in place to fund improvements that may be deemed necessary.

Staff is requesting that the Planning Commission provide direction on policy development to guide future development of these VLDR lots of less than one half acre in size, which are primarily located in the Rockaway neighborhood.

Although the General Plan does not contain a discussion of substandard lots specifically, consideration of the following goals as described in the General Plan policies and actions (page 13 through 22), and narrative for Rockaway (page 41 through 45) may facilitate the Commission's discussion:

1. Design streets and structures to protect the visual and natural resource qualities of the hillside;
2. Density and intensity of development should minimize adverse impacts on existing neighborhoods, drainage, traffic, land stability, and natural resources;
3. Preserve views of upper slopes; and
4. Encourage open space protection and low-impact development.

There is a variety of policy options that may meet the goals listed above, including but not limited to:

Reduce Area of Impact:

- Identification of a maximum development footprint based on percentage of lot size; may or may not include landscaping;
- Floor Area Ratio standards;
- Increased side and rear setbacks; and/or
- Maximum front setbacks (reduces the depth of development into a very long lot).

Reduce Building Mass:

- Identify maximum overall square footage based on size of lot; and/or
- Maximum height standards.

Development Intensity and Impact:

- Reestablishment of native trees post construction;
- Policies for development of lots adjacent to the creek;
- Policies that support and enhance Regional Water Quality Control Board on-site storm water collection requirements; and/or
- Vegetation management to reduce fire hazard.

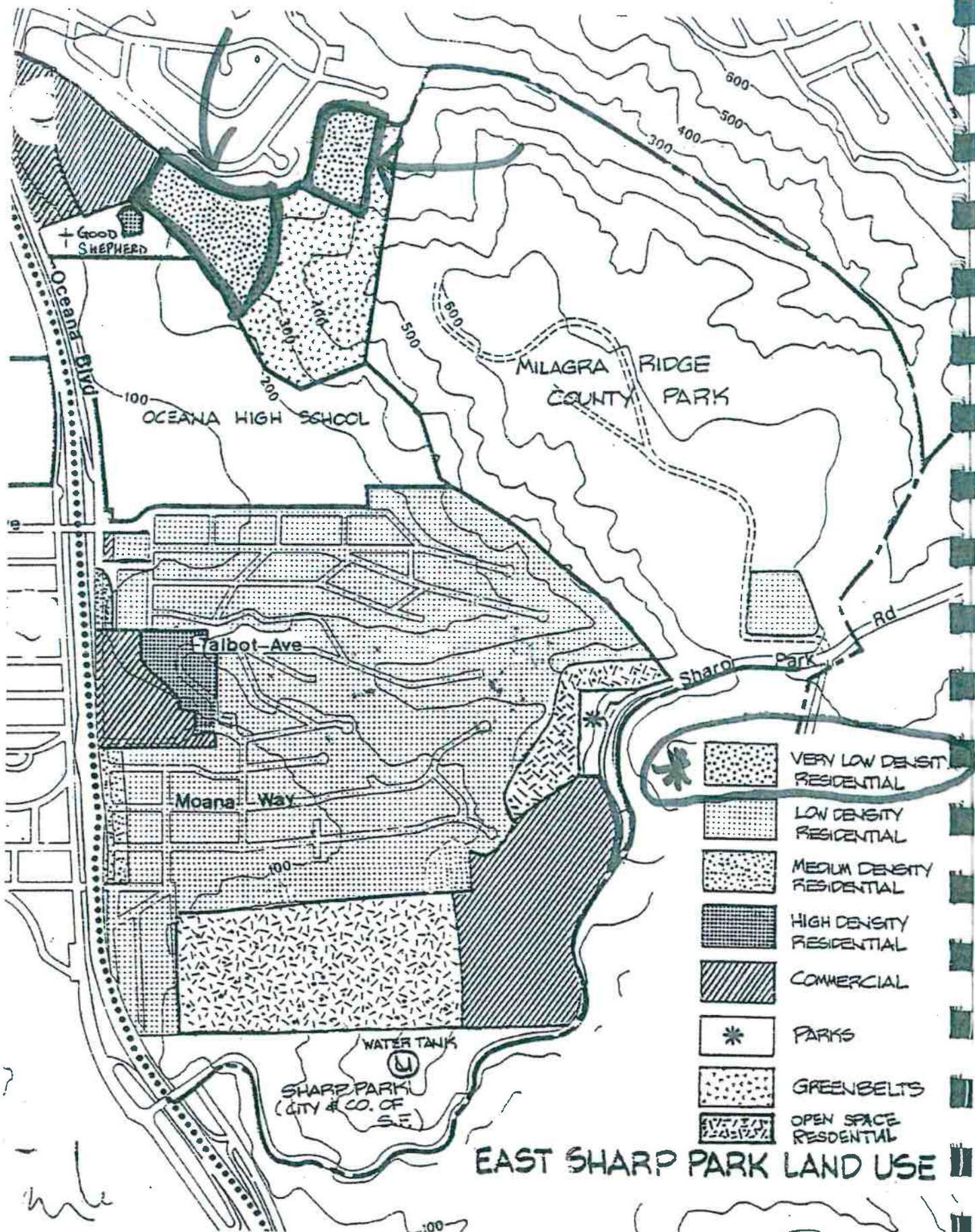
An alternative policy consideration is to recommend a map revision that would change the General Plan Designation of the subject lots to Low Density Residential. This would result in a development pattern that looks very similar to Rockaway Beach Avenue and would not meet other development goals for the area as discussed in this report.









SUMMARY

Staff has provided information regarding the need to create policies to guide development of substandard parcels designated VLDR and requests feedback from the Commission. Based on this feedback, staff intends to draft policies for consideration and incorporation into the General Plan.

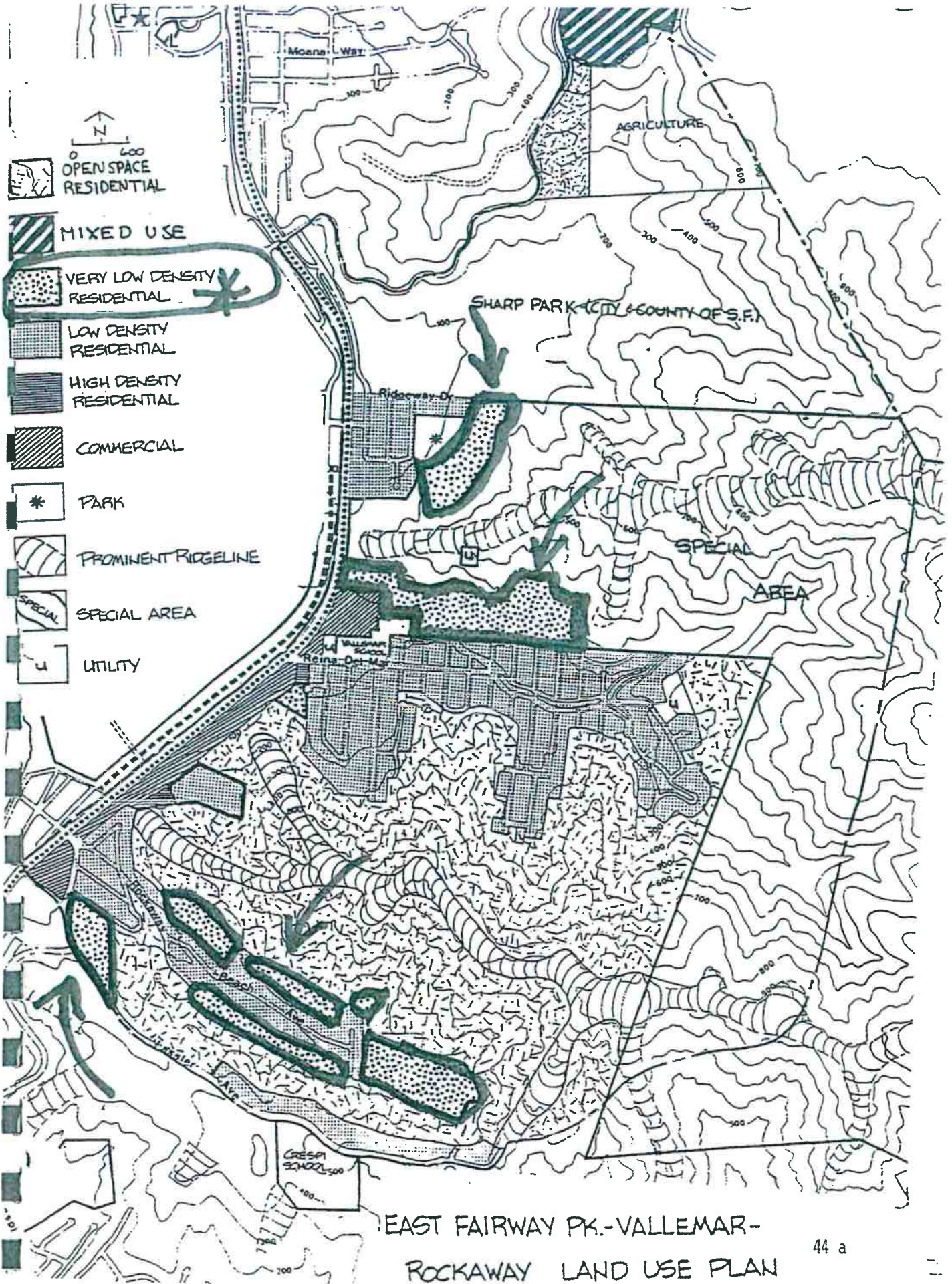
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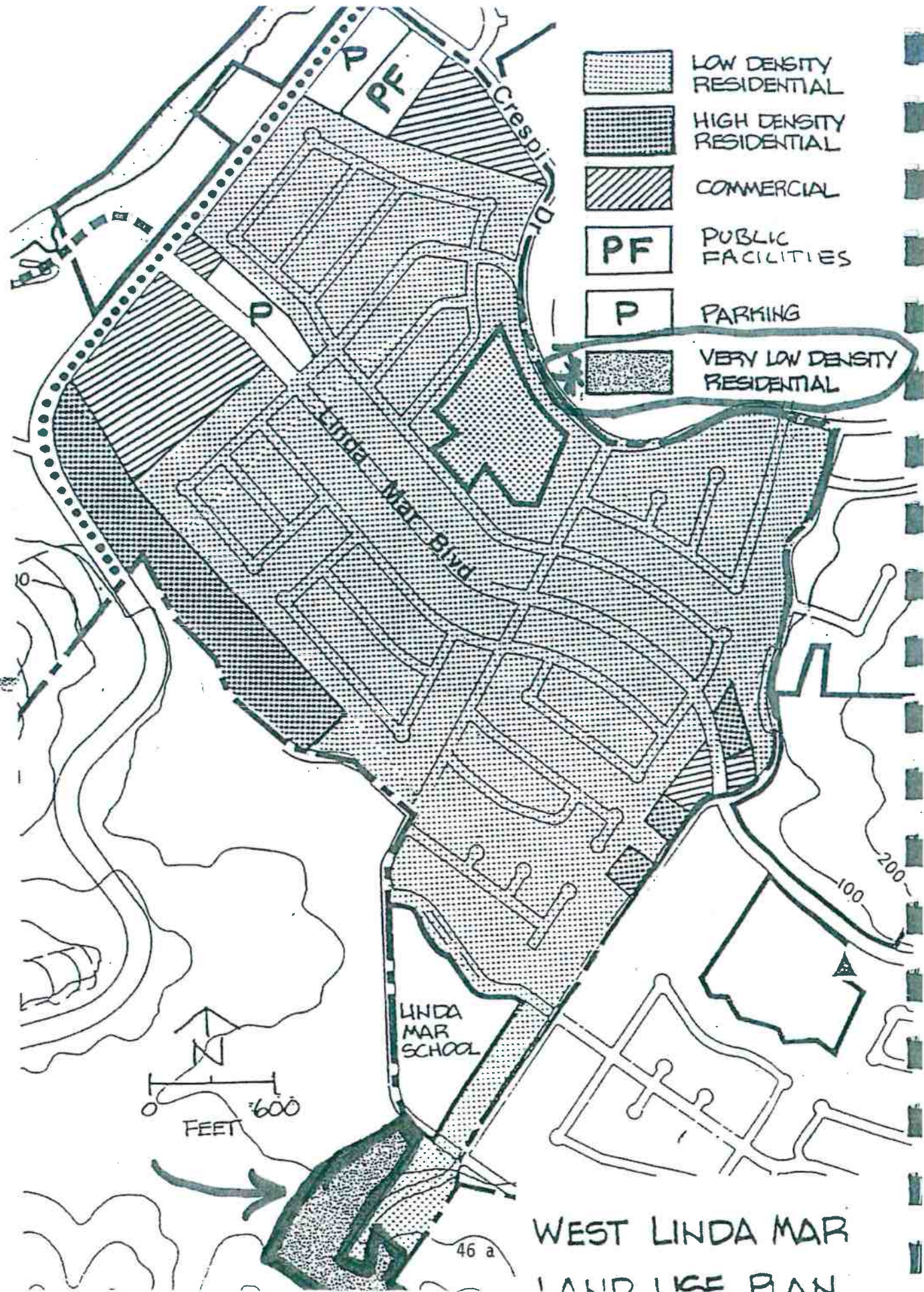
- A. General Plan Maps of VLDR Designated Areas
- B. APN Maps of Areas Designated as VLDR with Lots Less than Half an Acre in Size



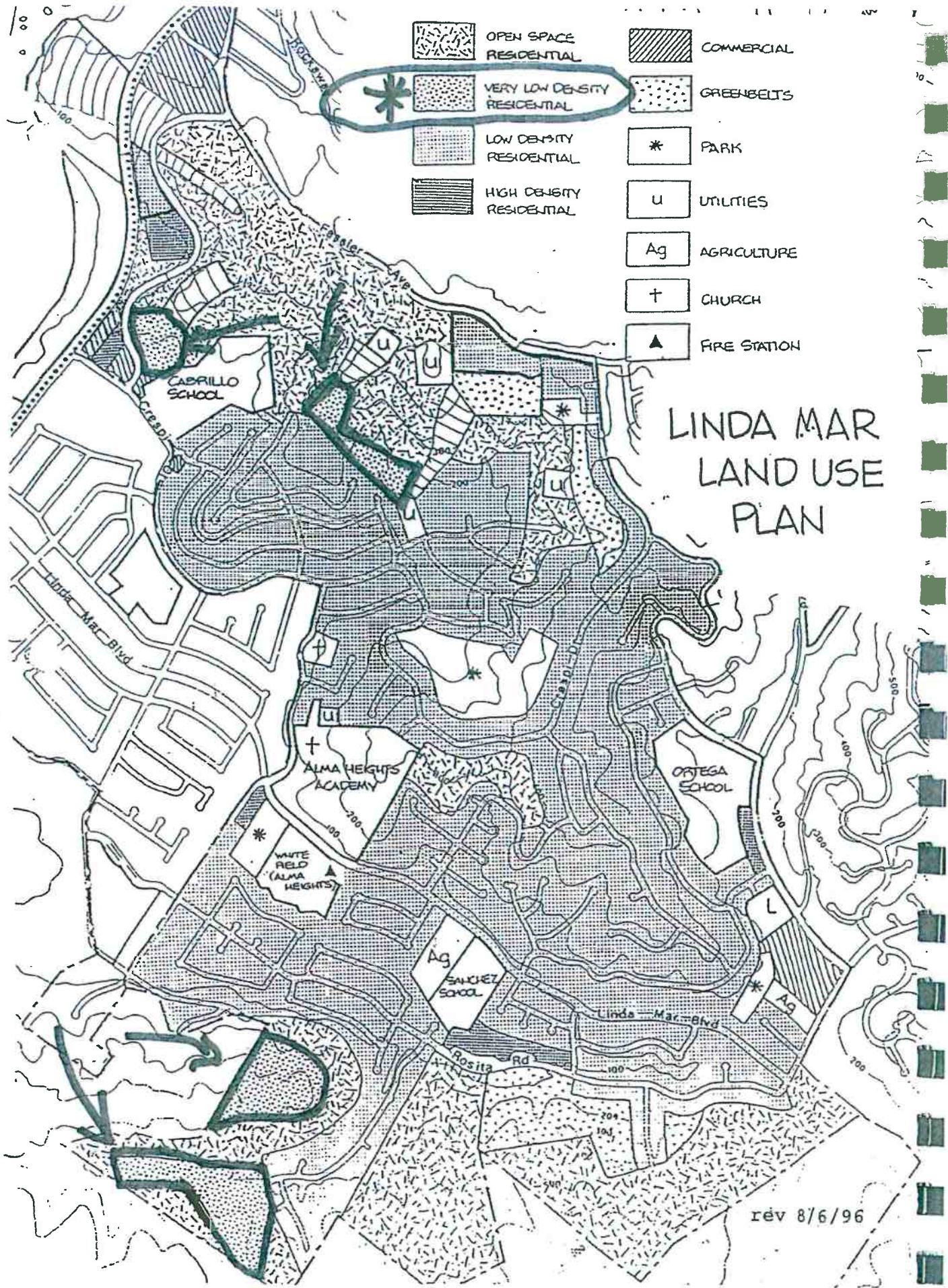
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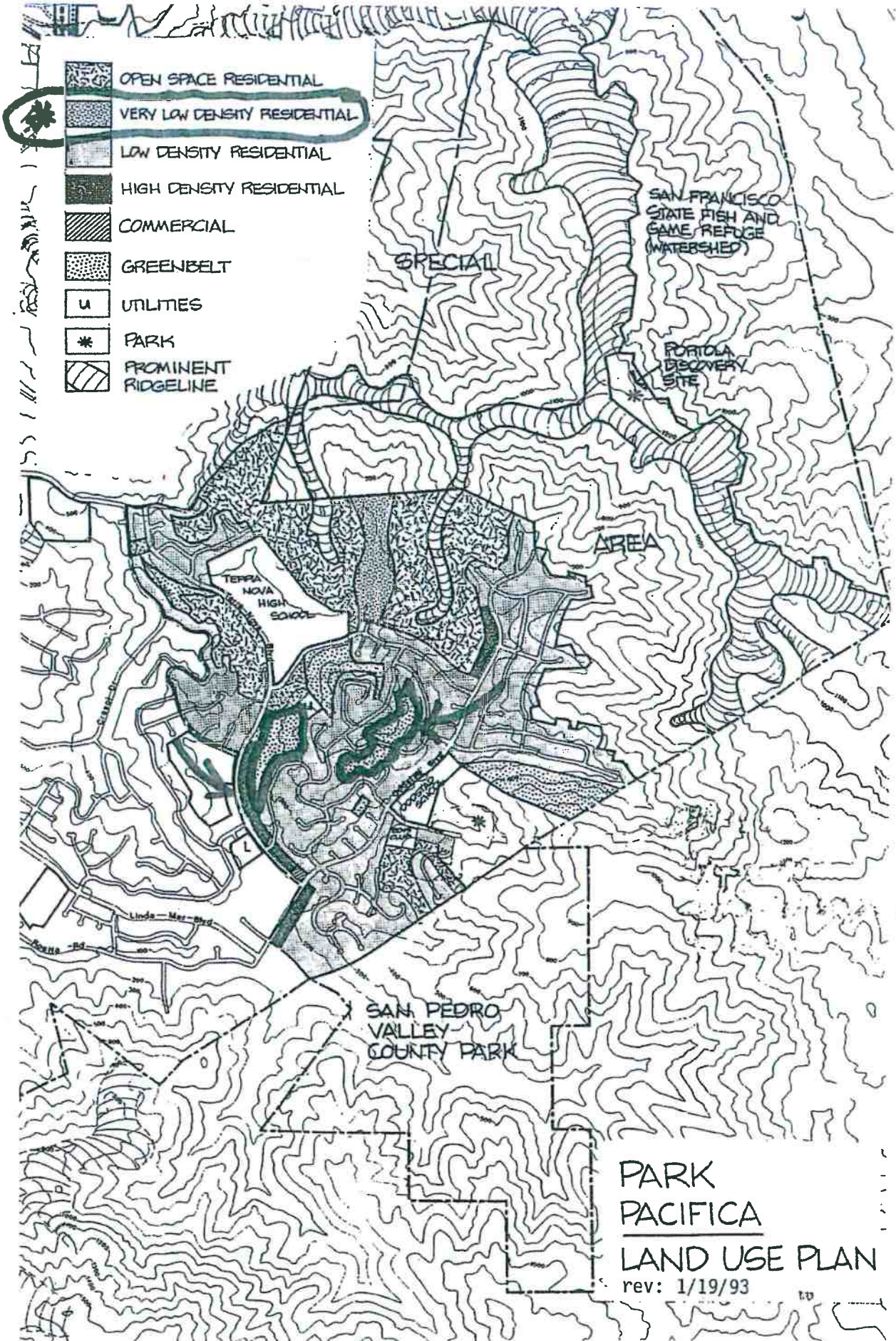
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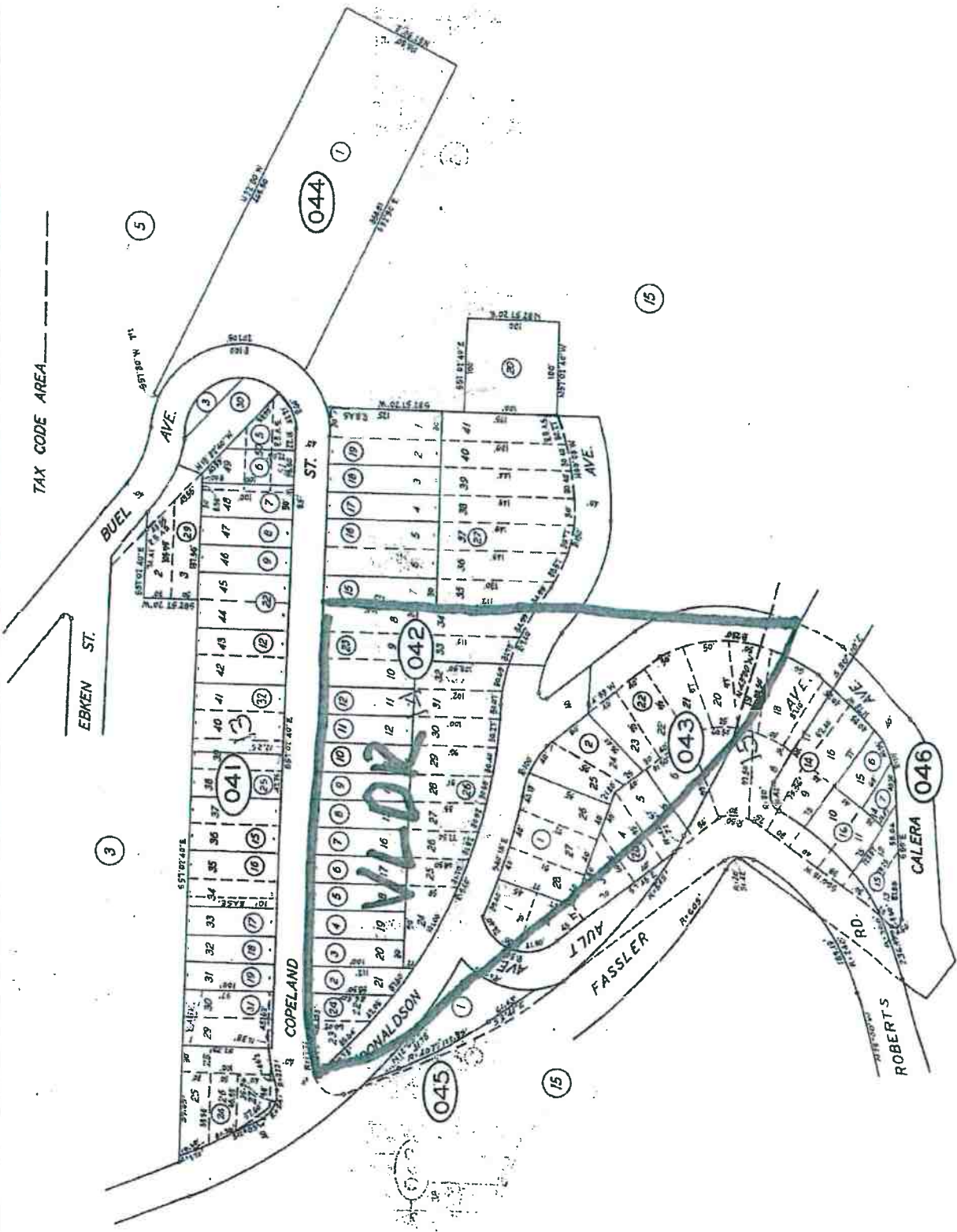
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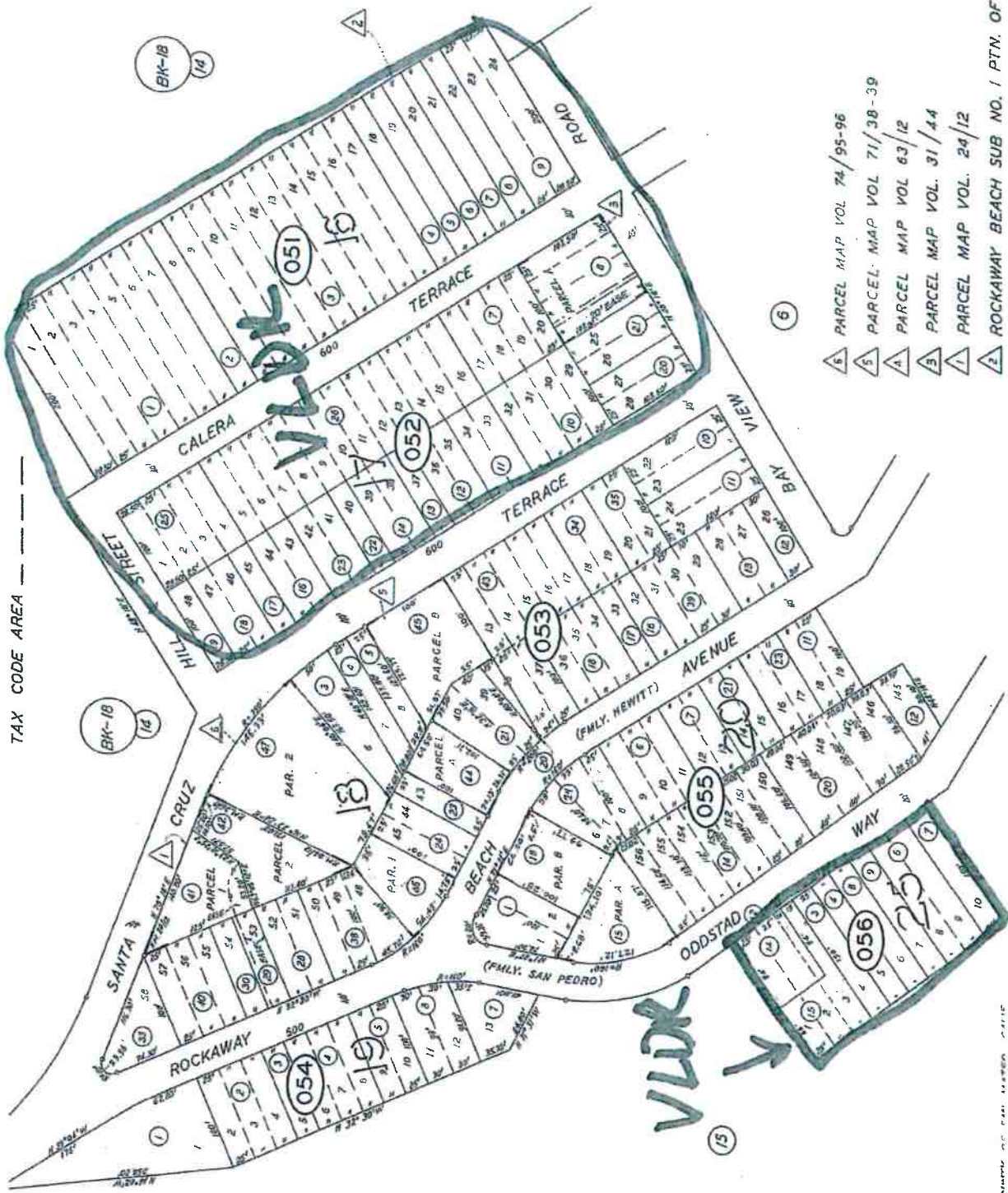
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**PARK
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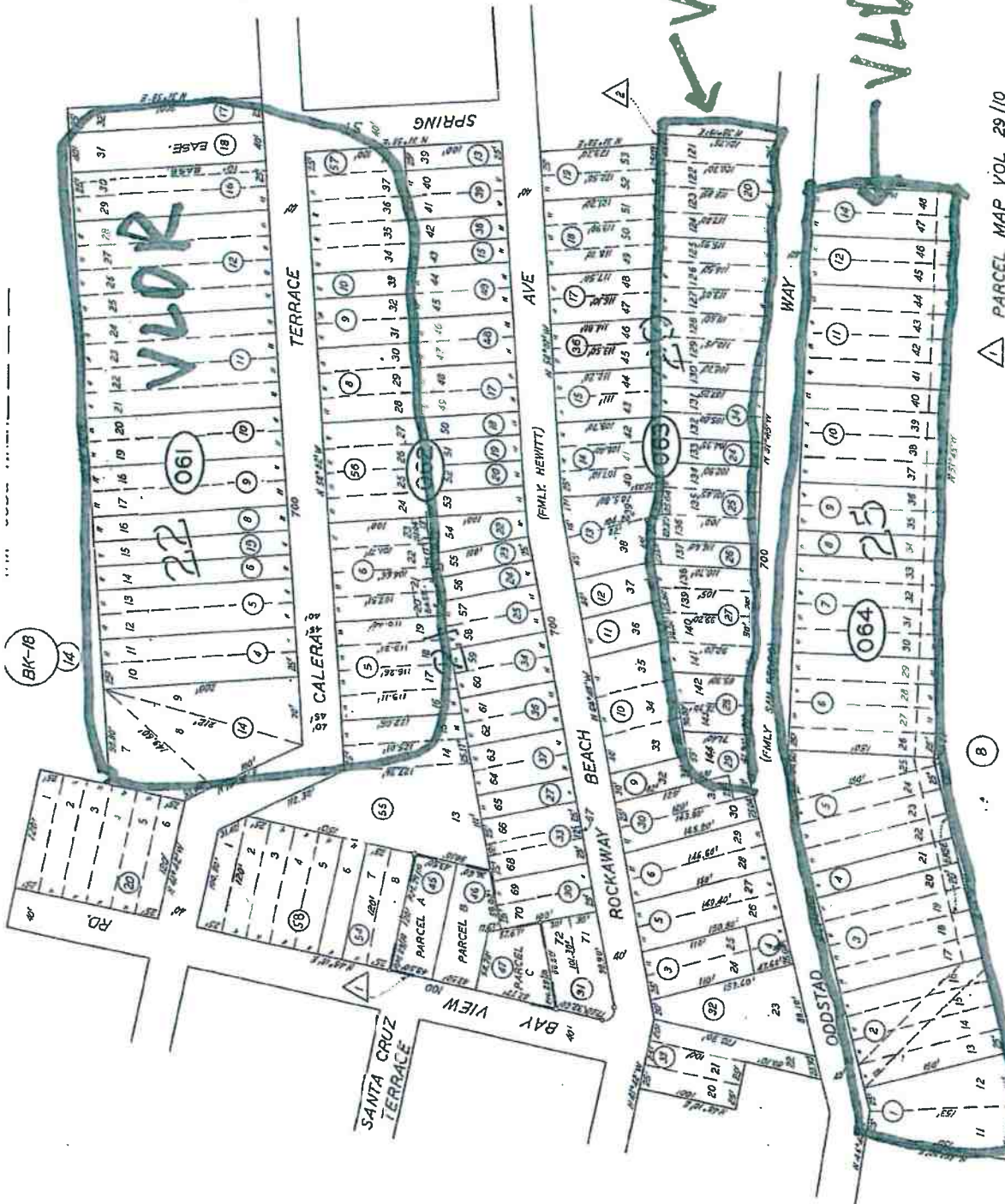
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- 4 PARCEL MAP VOL 63/12
- 3 PARCEL MAP VOL 31/44
- 1 PARCEL MAP VOL 24/12
- 2 ROCKAWAY BEACH SUB NO. 1 PTN. OF — RSM 6/53

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1 PARCEL MAP VOL 29/10

2 ROCKAWAY BEACH SUB NO. 1 PTN OF - RSM 6/53

APPROVED AND MAINTAINED BY SAN MATEO, CALIF.

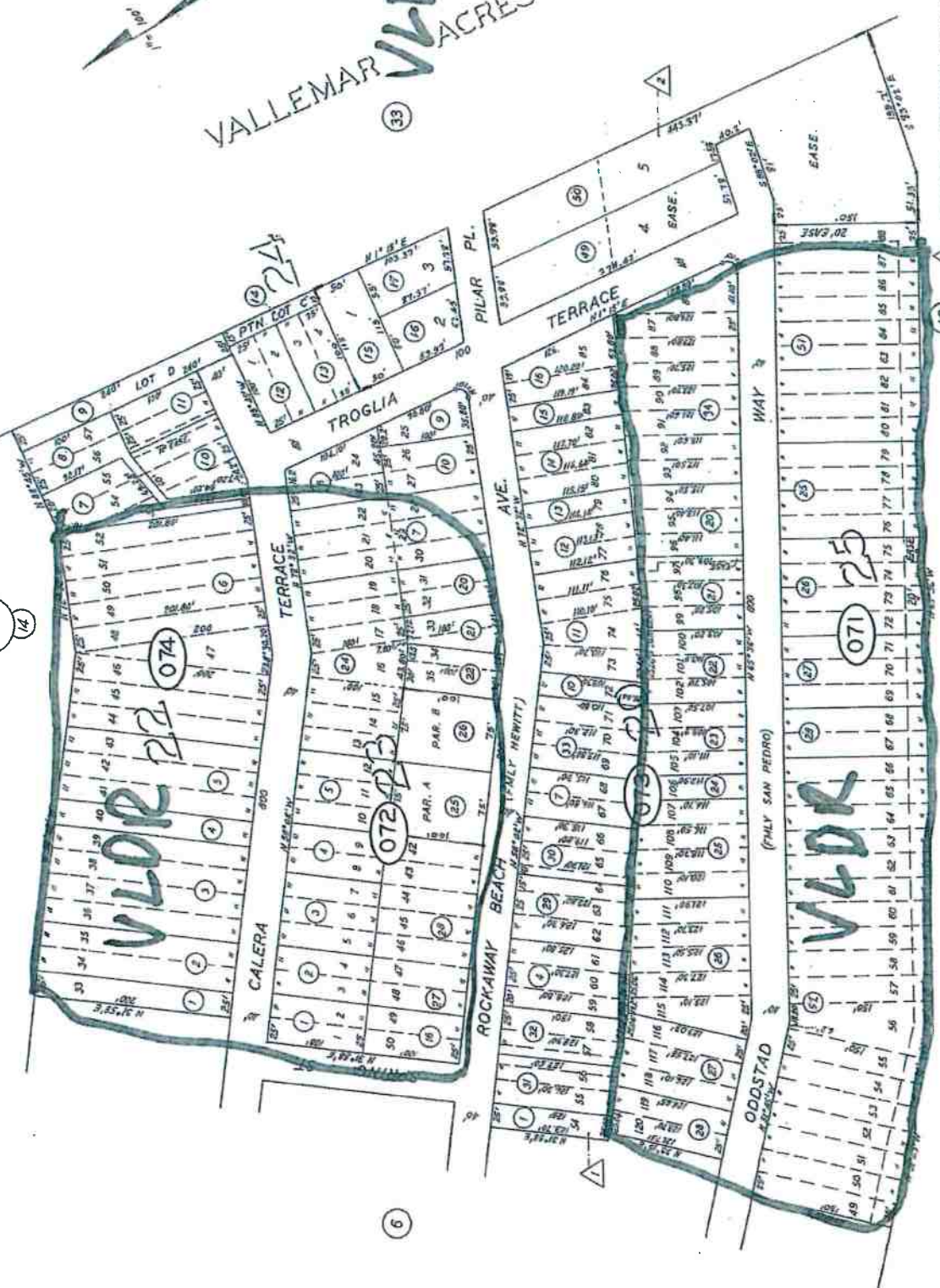
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VALLEMAR VLDZ ACRES

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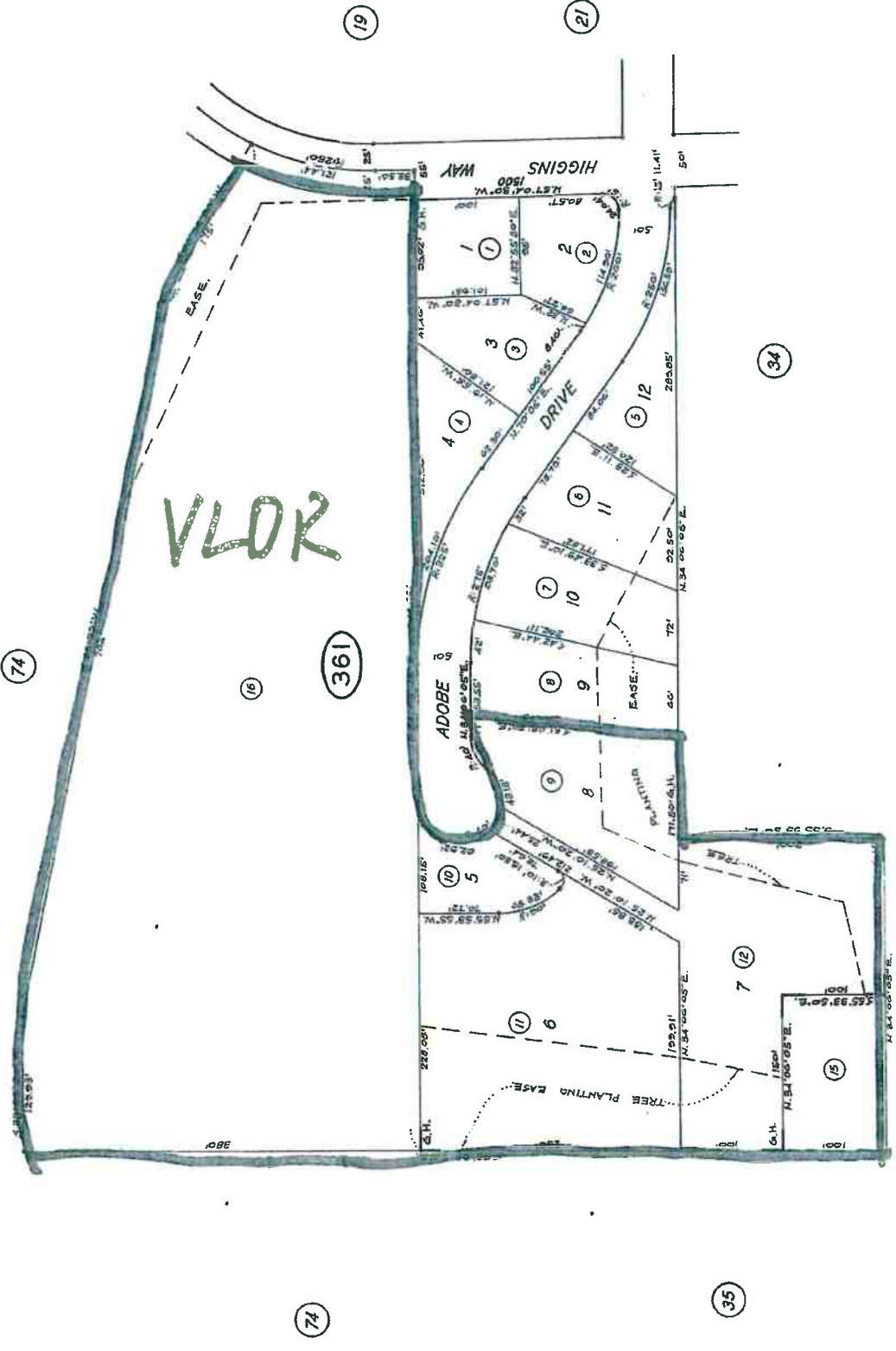
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TAX CODE AREA



△ GROVES HEIGHTS RSM 53/35
 CITY OF PACIFICA
 LAGUNA SALADA SCHOOL DISTRICT

ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: March 7, 2016

FILE: CDP-348-15
UP-70-16

ITEM: 2

PUBLIC NOTICE: Notice of Public Hearing was published in Pacifica Tribune on February 24, 2016, and mailed to 143 surrounding property owners and occupants.

AGENT: Eric Jacobsen
63 Monte Carlo Way
American Canyon, CA 94503
(650) 726-5131

OWNER: Samuel Casillas & Andrea Masters
1284 Danmann Ave.
Pacifica, CA 94044

PROJECT LOCATION: 135 Stanley Ave. (APN 023-035-040) – Pedro Point

PROJECT DESCRIPTION: Construct a 993 square feet (s.f.) addition, including a new third-story, to an existing 1,962 s.f. two-story single-family residence on an 11,234 s.f. lot.

SITE DESIGNATIONS: General Plan: Low Density Residential (LDR)
Zoning: R-1 (Single-Family Residential) / CZ (Coastal Zone Combining)

RECOMMENDED CEQA STATUS: Class 1 Categorical Exemption, Section 15301.

ADDITIONAL REQUIRED APPROVALS: None. Subject to appeal to the City Council and California Coastal Commission.

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Christian Murdock, Associate Planner

PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS

ZONING STANDARDS CONFORMANCE:

<u>Major Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size (sq. ft.)	5,000	11,234	No change
Coverage	40% max	29%*	22%
Height	35'-0" max	29'-7"	34'-11" (top of roof) 38'-0" (top of chimney)
Landscaping	20% min	65%	75%
Setbacks			
-Front	15'-0" min (house) 20'-0" min (garage)	2'-1" (house & garage)	0'-0" (main/2 nd story) 4'-3" (new upper/3 rd story)
-Side	5'-0" min	21'-3" (left) 8'-1" (right)	No change (left) 5'-0" (right)
-Rear	20'-0" min	65'-0"	No change
Parking	Two garage spaces (18'-0" W X 19'-0" L min)	Two garage spaces 20'-3" W X 20'-0" L)	Two garage spaces (22'-6" W X 19'-0" L)

* Includes approximately 1,423 s.f. of lot coverage by two existing sheds that will be demolished in conjunction with this project.

PROJECT SUMMARY

1. General Plan, Zoning, and Surrounding Land Uses

The subject site's General Plan land use designation is Low Density Residential (LDR). The LDR land use designation permits residential development at an average density of three to nine units per acre (an average lot area of 4,840-14,520 square feet per unit). The existing single-family residence on an 11,234 square feet (sq. ft.) lot is consistent with the use type and densities allowed within the LDR land use designation.

The subject site's location is within the R-1 (Single-Family Residential) and CZ (Coastal Zone Combining) zoning districts. The R-1 zone allows development of most single-family dwellings including additions to most existing single-family dwellings as a permitted use. The CZ zone supplements the underlying zoning district (R-1) with additional standards.

Land uses surrounding the project site consist entirely of single-family residences in the R-1/CZ zoning districts. Most are two- and three-story structures built on steep slopes. The neighborhood surrounding the project site features a rather steep downward grade of approximately 25 percent between Essex Way (the next street west of the project site) and San Pedro Avenue (the next street east of the project site). As a result, the surrounding development pattern includes homes built into the slope with small upslope building faces and more massive downslope building faces. Many of these homes are near the 35 feet height limit for the zoning district.

2. Municipal Code

The applicant's proposal requires two approvals under the Pacifica Municipal Code (PMC). The project requires Planning Commission approval of a Coastal Development Permit (CDP) prior to issuance of a building permit because (i) the addition will increase building height, bulk, or floor area of an existing single-family structure by 10 percent or more [PMC Sec. 9-4.4303(h)(2)]; and, (ii) the project does not qualify as a category of excluded development since it is located within the Coastal Commission's appeal jurisdiction [PMC Sec. 9-4.4303(i)(2)]. The Planning Commission must make two findings in order to approve a CDP application (PMC Sec. 9-4.4304(k)):

i. The proposed development is in conformity with the City's certified Local Coastal Program; and

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.

The project also requires Planning Commission approval of a Use Permit prior to issuance of a building permit. The existing single-family residence, as constructed, does not comply with the minimum front setback standard in the R-1 zoning district (15 feet to the house and 20 feet to the garage) and is considered a lawful nonconforming structure. Any physical change, enlargement, extension, or remodeling which increases the extent of nonconformity requires a use permit [PMC 9-4.3002(c)(2)]. The new upper/3rd story of the structure also will not comply with the front setback requirement, thus increasing the extent of nonconformity with the front setback. The Planning Commission must make three findings in order to approve a Use Permit application (PMC Sec. 9-4.3303):

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

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

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

3. Project Description

A. Single-family Residence

The applicant proposes to construct a multi-level addition to an existing two-story single-family residence. The existing structure appears as one story when viewed from the front (west elevation) along Stanley Avenue, referred to in the project plans as the "main floor." The 11,234 sq. ft. lot slopes downward towards the rear of the lot at an approximately 30 percent grade, revealing the existing structure's two stories when viewed from the rear (east elevation). The downslope floor is referred to as the "lower floor" in the project plans (Attachment C). The existing living area totals 1,962 sq. ft.,

comprised of 899 sq. ft. at the main floor and 1,063 sq. ft. at the lower floor. An existing 405 sq. ft. partially-attached garage is located on the main floor with vehicle access from Stanley Avenue. The overall footprint of the existing house, excluding existing deck areas, is approximately 1,468 sq. ft. (13 percent lot coverage).

The applicant proposes to add 993 sq. ft. of living area across three floors plus 39 sq. ft. of additional garage area. The resulting footprint will increase only slightly to 1,705 sq. ft. (15 percent lot coverage) since the majority of the added floor area will be constructed at the new "upper floor." When including the substantial new covered deck area proposed in the project, lot coverage increases by 719 sq. ft. to 22 percent.

i. Upper Floor

The majority of new livable area at the structure will be added at the upper floor level. It will contain a master bedroom and bathroom plus a connection to a new rooftop deck above the garage. The addition will be entirely within the existing footprint of the structure. The upper floor addition will result in a second story when viewed from the front of the structure and a third story when viewed from the rear. The 541 sq. ft. upper floor will be stepped back slightly from the existing building line. The front setback to the new upper floor will be 4'-3", or approximately 2 feet behind the existing first story. The new upper floor will be 10'-9" closer to the front property line than required by the R-1 zoning standards. The existing structure, as mentioned above, was built in a manner that does not conform to the City's current R-1 zoning standards and is therefore considered a lawful nonconforming structure. San Mateo County Assessor records indicate the existing house was constructed in 1938, prior to the City's incorporation in 1957, and staff presumes the structure complied with the standards in place at the time of its construction. The 2'-1" front setback to the main floor of the structure and garage is less than the 15 feet and 20 feet, respectively, required in the R-1 zoning district. The nonconformity of the front setback is the basis for consideration of a Use Permit.

The overall height of the house inclusive of the new upper floor will measure 34'-11" above finished grade at its highest point (when viewed from the rear), one inch below the 35 feet limit in the R-1 zone. The applicant is raising the finished grade of the site by 1-2 feet at the rear of the structure to ensure a level building pad at an elevation of 87.15 feet above mean sea level (MSL). When viewed from the front along Stanley Avenue, the house will stand 21'-4" above grade, an increase of approximately 5'-4" from the height of the existing structure. The height of the structure excludes the two chimneys proposed along the roof line, which will be above 35 feet in height. The chimneys – proposed at 37'-0" and 38'-0" above grade – may exceed 35 feet in height with approval from the Planning Administrator, which in this case she has deferred for Planning Commission consideration (PMC Sec. 9-4.2501). The Planning Commission should consider whether the increased height is appropriate for the project. Staff supports the height increase since the projections above the height limit are small; and, the mass of the projections is limited, reducing their visual impact.

ii. Main Floor

The applicant has proposed minor changes to the existing 899 sq. ft. main floor level. He will demolish 42 sq. ft. of floor area to create a new porch at the front of the structure and add 254 sq. ft. of new floor area, mostly at the rear of the structure. A notable element of the main floor addition is the 90 sq. ft.

addition at the front of the structure that will result in a fully-attached garage. The new floor area will result in a larger dining room.

The applicant has proposed three features at the main floor that will approach or surpass the front property line, and staff does not support inclusion of these features in any potential project approval. These features are shown on Sheet A3 of Attachment C. The first is a curved bay window that will project from the building face. The bay window will have no setback from the front property line. The Zoning Regulations allow a bay window to project up to six feet into a required front setback (PMC Sec. 9-4.2702). However, since the existing structure is built with a 2'-1" setback, there is no allowance for an additional projection. Although the Planning Commission may grant exceptions to the front setback requirement in conjunction with its consideration of the Use Permit at this nonconforming structure, staff does not support a further encroachment into the front setback beyond that which exists currently. The second item is the above-mentioned covered front porch. The roof of the covered porch will project from the building resulting in a 1'-4" front setback. Similar to the treatment of a bay window, PMC Sec. 9-4.2703 allows a covered porch to project up to six feet into a required setback. However, as with the bay window, the orientation of the existing structure so closely to the front property line has left no remaining allowance for further projection into the front setback. Lastly, the applicant has proposed several exposed beams projecting forward from the covered porch and garage. These beams are architectural features that provide depth to the front façade of the structure. However, although aesthetically appealing, the applicant has proposed to encroach into the public right-of-way with the beams. Staff does not support a right-of-way encroachment, and does not support any further projection into the front setback beyond the forward limit of the existing structure. Staff has included a condition of approval to prohibit the proposed bay window, covered porch, and exposed beam projections into the existing front yard.

iii. Lower Floor

At the lower floor, the applicant has proposed to add 198 sq. ft. of floor area to create a new office/guest room and mud room. The 113 sq. ft. office/guest room will increase the building footprint, while the 85 sq. ft. mud room will be located below grade beneath the main floor dining room addition that attached to the garage. The mud room will also include access to an unfinished storage area beneath the garage.

B. Decks and Stairways

The project will include a substantial amount of new decks and several stairways to connect them. There is an existing rooftop deck atop the garage at the upper floor level. The garage-top deck will remain largely as-is with two exceptions. The new upper floor will include a doorway to connect to the deck, and a new stairway adjacent to the garage on the right (south) of the structure will connect to each level of the structure. The stairway will have a 5'-0" side property line setback, but may project as close as 4'-0" as provided in PMC Sec. 9-4.2703. The front setback to the stairway will be approximately 5'-0", which is less than the 9 feet required by the Zoning Regulations (a six foot projection into the 15 foot minimum front setback). Given its proposed placement in the front setback, the Planning Commission will need to consider the appropriateness of the stairway. Staff's opinion is that placement of the stairway approximately four feet behind the forward line of the existing garage provides sufficient visual relief when viewed from the street, and does not result in an undesirable design with respect to the nonconforming front setback.

The largest area of new decks and stairways is at the rear of the structure. The deck areas are attached to the rear building façade but have additional structural support from columns integrated into their design (as opposed to a cantilevered deck system supported entirely by the main structure). Within each of the covered deck areas, the applicant has proposed downward-facing overhead lighting.

The applicant has proposed a total of 719 sq. ft. of new deck area comprise of open and covered decks at the main floor level and covered decks at the lower floor level. The new stairway at the right of the house described above will provide exterior access to all deck levels while the interior floor plan will integrate deck access from both the main and lower floor levels. The applicant has not proposed a rear deck at the upper floor level. At the lower floor level, a wide stairway will provide access downward to an open terrace. The terrace will have dual stairways on either side to provide access to the yard below.

C. Architectural Styling

The scope of work being performed will require the applicant to replace all existing roofing and siding on the structure. The new dark gray asphalt shingle roofing and wood shingle siding will be similar in color and character to the existing materials. Combined with other façade treatments including new window designs and brick column wraps, the project will result in a significant aesthetic improvement to the structure from the combination of architectural detailing and variety of materials.

The Craftsman-style architectural theme will be one of the strongest and most unified architectural themes in the neighborhood. Many of the structures in the immediate vicinity have no identifiable style but rather reflect a mix of mostly contemporary features with some elements of chalet styling. While the neighborhood lacks a strong design theme, the proposed project will incorporate wood siding and asphalt shingle roofing materials that are common throughout the neighborhood. At the rear of the property, the multi-level deck design is a common feature of several homes in the vicinity.

D. General Site Improvements

Elsewhere on the site, the applicant will demolish two existing sheds at the north and south of the parcel in order to clear area for construction of the addition and decking. The northern shed is 690 sq. ft. and the southern shed is 733 square feet. Four Monterey pine trees exist at the site, all of them heritage trees. The applicant has not proposed to remove any trees as part of this project. However, the preliminary site plan suggests some of the new construction may occur within the drip line of two of the trees. Municipal Code Section 4-12.04 requires approval of a Heritage Tree Permit prior to new construction within the drip line of a heritage tree. The applicant has prepared a heritage tree protection plan for Planning Commission consideration (Attachment D).

E. Landscaping

The applicant has not proposed to install new landscaping as part of the project. The applicant will retain the existing landscaping and ground cover on the site, including the four heritage trees that are present. Demolition of the existing sheds will reduce lot coverage and expose 1,423 sq. ft. of additional landscaped area.

Staff believes it is necessary to install additional landscaping, particularly at the rear of the property, in order to improve site aesthetics and to soften the increased mass of the new building. There is little room to install landscaping at the front of the property without encroaching into the public right-of-way. The addition of a new upper story and other additions will increase building height and mass, especially when viewed from the rear of the property, which in turn will result in a more prominent structure that requires appropriate landscaping treatment. Staff has included a condition of approval requiring development of a detailed landscaping plan including a mix of drought tolerant trees, shrubs, or other plants that will effectively soften the structural mass of the project and result in an improved site aesthetic.

4. Required Findings

A. In order to approve the subject Coastal Development Permit, the Planning Commission must make the two findings required by PMC Section 9-4.4304(k). The following discussion supports the Commission's findings in this regard.

i. Required Finding: *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 many of these policies, as discussed below.

- Coastal Act Policy No. 2: *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rock coastal beaches to the first line of terrestrial vegetation.*

The proposed project does not interfere with the public's right of access to the sea. It will be undertaken on an existing developed lot more than 400 feet from the nearest coastal access point. Between the sea and the subject site there is substantial urban development and several streets. Therefore, the project will have no impact or otherwise interfere with the public's right of access to the sea.

- 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 land divisions and visitor-serving facilities, neither of which are part of the subject project.]

The new development proposed with this project is located within an existing developed area. The Pedro Point neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed with single-family homes. Therefore, development will not occur outside of existing developed areas.

Because the proposed project will be undertaken in an existing area substantially developed with single-family homes, and will be setback several hundred feet from the sea; therefore, there is substantial evidence in the record to support a Planning Commission finding that the proposed development is in conformity with the City's certified Local Coastal Program.

ii. Required Finding: 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 subject site is not located between the nearest public road and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

B. In order to approve the subject Use Permit, the Planning Commission must make the three findings required by PMC Section 9-4.3303(a). The following discussion supports the Commission's findings in this regard.

i. Required Finding: 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 proposed project will not be detrimental to the health, safety, or welfare of the persons residing or working in the neighborhood or to the general welfare of the City. The project will comply with all zoning standards including without limitation standards for height, lot coverage, and side and rear property line setbacks. The project will not comply with front setback requirements, although the applicant has applied for appropriate consideration by the City to deviate from the front setback standards. The existing structure is constructed in a nonconforming fashion, and the applicant's project does not further reduce the front setback beyond where it exists currently. The new development proposed will occur behind the existing front setback at sufficient distances to result in a pleasing aesthetic and in a manner that will not jeopardize public health, safety, or welfare by advancing more closely to the front property line. Therefore, there is sufficient evidence in the record to support a finding by the Planning Commission that the proposed project 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.

ii. Required Finding: 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 proposed project is consistent with applicable provisions of the General Plan, other applicable laws of the City, and the Local Coastal Plan. See Section 4.A.i above for a discussion of Local Coastal Plan consistency.

The proposed project is consistent with several General Plan policies, as described below.

- Circulation Element, Policy Nos. 9 and 11: *Develop safe and efficient bicycle, hiking, equestrian and pedestrian access within Pacifica and to local points of interest; and, Safety shall be a primary objective in street planning and traffic regulations.*

The project, as conditioned, will result in construction of new sidewalk areas along Stanley Avenue that will improve pedestrian safety.

- Circulation Element, Policy No. 14: *Ensure adequate off-street parking in all development.*

The project includes a two-car garage to provide off-street parking. The City's Zoning Regulations require a two-car garage, and the project will comply with that requirement, thus, providing adequate off-street parking.

- Conservation Element, Policy Nos. 1 and 3: *Conserve trees and encourage native forestation; and, Protect significant trees of neighborhood or area importance and encourage planting of appropriate trees and vegetation.*

The project site contains four existing mature trees, all of which shall be preserved as part of this project. As conditioned, the project requires the applicant to develop a landscape plan that will include an appropriate mix of drought tolerant trees, shrubs, or other plants.

- Community Design Element, Policy No. 2: *Encourage the upgrading and maintenance of existing neighborhoods.*

The existing structure at the project site has an aged and weathered appearance. The project will result in a complete upgrade and enhancement of the structure that will significantly improve its appearance. The project will install a new roof, siding, and landscaping, in addition to other improvements.

Because the project will install a new sidewalk; because the project will include adequate off-street parking; because the project will preserve existing trees and install additional trees and other landscaping; and, because the project will upgrade the aesthetic condition of the existing structure; therefore, there is substantial evidence in the record to support a Planning Commission finding that the proposed development is in conformity with the City's General Plan.

iii. Required Finding: *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.

Staff's assessment of the project is that the proposed improvements at the site are consistent with the City's adopted Design Guidelines. Major areas of project consistency with the Design Guidelines include the following (Design Guidelines guidance followed by staff discussion):

SITE PLANNING

- i. Site Improvements. *Locate site improvements such as buildings, parking areas, and walkways to take advantage of desirable site features. For example, existing healthy trees and distinctive berms or rock outcroppings should be incorporated into site design. Buildings should be oriented to capitalize on views of hills and ocean.*

Discussion: The new addition at the project site has been situated to maximize height at the site while complying with zoning standards. The height of the new addition will result in maximized views of the ocean and headlands to the north. Additionally, the four existing trees on the site will be preserved and have been incorporated into the project design. The limited extent of new development at grade has resulted in minimal grading as part of the project and works with the site features.

- ii. 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: Applicant has proposed no centralized, tall light fixtures. Exterior lighting at the project site will consist of small soffit-mounted light fixtures integrated into the covered deck areas. The light fixtures will be down-facing and will not adversely affect adjacent properties.

BUILDING DESIGN

- 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 project will be consistent with the scale of nearby developments. The site features a downsloping lot that results in a limited profile at the front of the structure and a large profile at the rear of the structure. This characteristics is prevalent throughout the adjacent properties that are similarly situated on downsloping lots. The height and scale of the project, while large, will remain in character with many other structures in the project area.

- iv. *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: The project includes a mix of materials consistent with the surrounding neighborhood. The wood shake siding is present at another nearby home, and asphalt shingle roofing material is common throughout the neighborhood.

- v. *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 existing structure and proposed addition will be consistent in terms of color, material, and detailed treatments. The dominant siding material of wood shake siding will continue around all sides of the building. The substantial railings and associated decks at the rear of the residence will provide variety to the design of the other three building elevations.

HILLSIDE DEVELOPMENT

- vi. *Excavation. Large amounts of cut and/or fill are unattractive on hillsides, and can have a detrimental impact on the immediate and surrounding environment.*

(a) Structures should relate to and follow site topography to work with the slope, not against it.

(b) Whenever feasible, buildings and roads should be sited to align with existing contours of the land.

(c) Retaining walls should be avoided or, if necessary, their height should be reduced to the minimum feasible.

(d) Avoid one-level solutions which would result in excessive lot coverage and more disruption of the site. Multi-level structures which step down the slope can help to minimize cut and fill.

Discussion: The project site features steep topography of approximately 30 percent grade. Nevertheless, the project will involve limited ground disturbance and grading. The bulk of the addition will occur above the footprint of already disturbed areas where the existing structure is present. The project will not involve significant excavation or retaining walls.

Because the project will take advantage of the topography and features of the site to feature views of the ocean and headlands; because exterior lighting will be downward facing; because the project is consistent with the scale of surrounding structures on similar downsloping lots; because the exterior materials will be consistent among all building elevations; and, because the project will require minimum grading, excavation, or retaining walls; therefore, there is substantial evidence in the record to support a Planning Commission finding that the project is consistent with the City's adopted Design Guidelines.

5. CEQA Recommendation

Staff analysis of the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 exemption provided in Section 15301 of the CEQA Guidelines (Existing Facilities). Section 15301 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 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:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

The subject proposal to construct an addition to an existing single-family residence fits within the scope of a Class 1 categorical exemption. As identified in the staff report above and the attachments thereto, the project (1) includes an addition of 993 sq. ft. to an existing 1,962 sq. ft. structure, which is an addition of less than 10,000 sq. ft.; (2) will 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, (3) will occur in a substantially developed existing neighborhood which is not located in an environmentally sensitive area. Therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

6. Staff Analysis

Overall, the project will result in a positive improvement to the site. The existing structure is aged and weathered, and has a negative aesthetic impact on the surrounding neighborhood. There are also two large sheds that are aged and weathered and that the applicant will demolish as part of the project. Demolition of the sheds will reduce lot coverage and result in less built-up mass on the site. The design of the proposed addition and significant renovation to the existing structure will upgrade the appearance of the structure and result in positive aesthetic impacts on the surrounding neighborhood. Furthermore, the project will preserve four mature trees on the site that provide a neighborhood amenity. The height of the proposed structure will approach the 35 feet height limit, but due to the steep topography of the site, staff supports applicant's effort to remain compliant with the zoning standard. In recognition of the practical difficulties presented by the site's topography, staff supports the applicant's request to exceed the 35 feet height limit with its two chimneys. Other code requirements outside the zoning standards require the applicant to ensure the chimneys are at least two feet above the adjacent roof areas, and as a result, the applicant would experience a hardship by reducing the entire project height by two to three feet.

Despite the many positive elements of the project as proposed by the applicant, it is necessary to modify the project in some limited ways. First, the existing front 2'-1" front setback of the structure is severely impacted and nonconforming with existing zoning standards for the R-1 district. While the Planning Commission is considering a project that will result in new construction within the prescribed 15 feet front setback, most of the proposed new development will be stepped back from the existing front building line at a front property line setback of not less than 4'-3" (to the new upper floor stairway) with the bulk of the new addition setback from the front property line by 10'-9". In staff's analysis, the upper floor and right side stairway proposals are appropriate for the site, but it is inappropriate to allow further encroachment into the front setback beyond the 2'-1" existing setback such as that proposed with the covered front porch, bay window, and exposed roof beams. Therefore, staff has proposed a condition of approval to prohibit any development at the site with less than a 2'-1" setback.

Second, the landscaping plan proposed by the applicant is inadequate for the project. The increase in building height and mass require some amount of new landscaping to complement the structure and soften its visual impacts. Staff recommends that the applicant prepares a detailed landscaping plan including a mix of drought tolerant trees, shrubs, or other plants that will effectively soften the structural mass of the project and result in an improved site aesthetic.

With the changes noted above, and as otherwise conditioned in the attached resolution (Attachment B), staff recommends that the Planning Commission approve the project.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find the project is exempt from the California Environmental Quality Act; **APPROVE** Coastal Development Permit CDP-348-15 and Use Permit UP-70-16 by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporate all maps and testimony into the record by reference.

Attachments:

- A. Land Use and Zoning Exhibit
- B. Draft Resolution and Conditions of Approval
- C. Site Plan, Floor Plan, Elevations, and Landscape Plan
- D. Heritage Tree Protection Plan

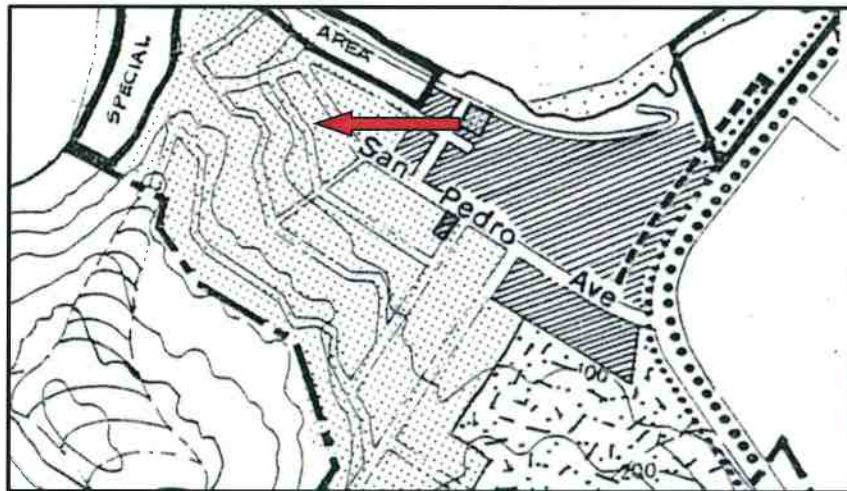
Land Use & Zoning Exhibit

City of Pacifica Planning Department

General Plan Diagram

Neighborhood: Pedro Point

Land Use Designation: Low Density Residential



Zoning Map Diagram

Zoning District: R-1 (Single-family Residential) and CZ (Coastal Zone Combining)



(Maps Not to Scale)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT CDP-348-15 AND USE PERMIT UP-70-16, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A 993 SQUARE FEET ADDITION TO AN EXISTING 1,962 SQUARE FEET LAWFUL NONCONFORMING SINGLE-FAMILY RESIDENCE AT 135 STANLEY AVENUE (APN 023-035-040), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Samuel Casillas & Andrea Masters (“Applicant”).

WHEREAS, an application has been submitted to construct a 993 square feet (sq. ft.) addition to an existing 1,962 sq. ft. lawful nonconforming single-family residence at 135 Stanley Avenue (APN 023-035-040); and

WHEREAS, the project requires approval of a Coastal Development Permit because the project site is within the Coastal Zone and will increase building height, bulk, or floor area of an existing single-family structure by 10 percent or more; and, the project does not qualify as a category of excluded development since it is located within the Coastal Commission’s appeal jurisdiction; and

WHEREAS, the project requires approval of a Use Permit because the project involves a physical change, enlargement, extension, or remodeling which increases the extent of nonconformity at an existing lawful nonconforming structure with a nonconforming front setback; and

WHEREAS, the Planning Commission of the City of Pacifica approved Use Permit UP-54-15 by a vote of 3-2 after holding a duly noticed public hearing on December 7, 2015, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on March 7, 2016, 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 the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines 15301 (14 Cal. Code Regs. §15301) 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 Coastal Development Permit CDP-348-15 for development within the Coastal Zone:

1. The proposed development is in conformity with the City's certified Local Coastal Program.
 - A. 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 project is consistent with the following LCLUP policies:
 - i. Coastal Act Policy No. 2: *Development shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rock coastal beaches to the first line of terrestrial vegetation.*
 - a. The proposed project does not interfere with the public’s right of access to the sea. It will be undertaken on an existing developed lot more than 400 feet from the nearest coastal access point. Between the sea and the subject site there is substantial urban development and several streets. Therefore, the project will have no impact or otherwise interfere with the public’s right of access to the sea.
 - ii. 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 land divisions and visitor-serving facilities, neither of which are part of the subject project.]*
 - a. The new development proposed with this project is located within an existing developed area. The Pedro Point neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed with single-family homes. Therefore, development will not occur outside of existing developed areas.

- B. Because the proposed project will be undertaken in an existing area substantially developed with single-family homes, and will be setback several hundred feet from the sea; therefore, there is substantial evidence in the record to support the Planning Commission's finding that the proposed development is in conformity with the City's certified Local Coastal Program.
2. 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.
 - A. The subject site is not located between the nearest public road and the shoreline; therefore, this Coastal Development Permit finding does not apply to this project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Use Permit UP-70-16 for a modification to a nonconforming structure with a nonconforming front setback:

1. 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.
 - A. The proposed project will not be detrimental to the health, safety, or welfare of the persons residing or working in the neighborhood or to the general welfare of the City. The project will comply with all zoning standards including without limitation standards for height, lot coverage, and side and rear property line setbacks. The project will not comply with front setback requirements, although the applicant has applied for appropriate consideration by the City to deviate from the front setback standards.
 - B. The existing structure is constructed in a nonconforming fashion, and the applicant's project does not further reduce the front setback beyond where it exists currently. The new development proposed will occur behind the existing front setback at sufficient distances to result in a pleasing aesthetic and in a manner that will not jeopardize public health, safety, or welfare by advancing more closely to the front property line.
 - C. Because the project will comply with all zoning standards, except the front setback standard which is subject to careful scrutiny by the Planning Commission as part of a discretionary review process; and, because the project will be constructed behind the existing front setback line at the site; therefore, there is sufficient evidence in the record to support a finding by the Planning Commission that the proposed project 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.

2. 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.
 - A. The project is consistent with applicable provisions of the General Plan, other applicable laws of the City, and the Local Coastal Plan. See Coastal Development Permit Finding No. 1 (above) for a discussion of Local Coastal Plan consistency.

The project is consistent with the following General Plan policies:

- i. Circulation Element, Policy Nos. 9 and 11: *Develop safe and efficient bicycle, hiking, equestrian and pedestrian access within Pacifica and to local points of interest; and, Safety shall be a primary objective in street planning and traffic regulations.*

The project, as conditioned, will result in construction of new sidewalk areas along Stanley Avenue that will improve pedestrian safety.

- ii. Circulation Element, Policy No. 14: *Ensure adequate off-street parking in all development.*

The project includes a two-car garage to provide off-street parking. The City's Zoning Regulations require a two-car garage, and the project will comply with that requirement, thus, providing adequate off-street parking.

- iii. Conservation Element, Policy Nos. 1 and 3: *Conserve trees and encourage native forestation; and, Protect significant trees of neighborhood or area importance and encourage planting of appropriate trees and vegetation.*

The project site contains four existing mature trees, all of which shall be preserved as part of this project. As conditioned, the project requires the applicant to develop a landscape plan that will include an appropriate mix of drought tolerant trees, shrubs, or other plants.

- iv. Community Design Element, Policy No. 2: *Encourage the upgrading and maintenance of existing neighborhoods.*

The existing structure at the project site has an aged and weathered appearance. The project will result in a complete upgrade and enhancement of the structure that will significantly improve its appearance. The project will install a new roof, siding, and landscaping, in addition to other improvements.

Because the project will install a new sidewalk; because the project will include adequate off-street parking; because the project will preserve existing trees and install additional trees and other landscaping; and, because the project will upgrade the aesthetic condition of the existing structure; therefore, there is substantial evidence in the record to support the Planning Commission's finding that the project is in conformity with the City's General Plan, Local Coastal Plan, and other applicable laws of the City.

3. Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.
 - A. The project is consistent with the City's adopted Design Guidelines. Major areas of project consistency with the Design Guidelines include the following:

- i. Site Planning

- a. Site Improvements. *Locate site improvements such as buildings, parking areas, and walkways to take advantage of desirable site features. For example, existing healthy trees and distinctive berms or rock outcroppings should be incorporated into site design. Buildings should be oriented to capitalize on views of hills and ocean.*

The new addition at the project site has been situated to maximize height at the site while complying with zoning standards. The height of the new addition will result in maximized views of the ocean and headlands to the north. Additionally, the four existing trees on the site will be preserved and have been incorporated into the project design. The limited extent of new development at grade has resulted in minimal grading as part of the project and works with the site features.

- b. 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.*

The project will not include any centralized, tall light fixtures. Exterior lighting at the project site will consist of small soffit-mounted light fixtures integrated into the covered deck areas. The light fixtures will be down-facing and will not adversely affect adjacent properties.

ii. Building Design

- a. *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.

The project will be consistent with the scale of nearby developments. The site features a downsloping lot that results in a limited profile at the front of the structure and a large profile at the rear of the structure. This characteristics is prevalent throughout the adjacent properties that are similarly situated on downsloping lots. The height and scale of the project, while large, will remain in character with many other structures in the project area.

- b. *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.*

The project includes a mix of materials consistent with the surrounding neighborhood. The wood shake siding is present at another nearby home, and asphalt shingle roofing material is common throughout the neighborhood.

- c. *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.

All sides of the existing structure and proposed addition will be consistent in terms of color, material, and detailed treatments. The dominant siding material of wood shake siding will continue around all sides of the building. The substantial railings and associated decks at the rear of the residence will provide variety to the design of the other three building elevations.

iii. Hillside Development

- a. Excavation. *Large amounts of cut and/or fill are unattractive on hillsides, and can have a detrimental impact on the immediate and surrounding environment.*

(a) Structures should relate to and follow site topography to work with the slope, not against it.

(b) Whenever feasible, buildings and roads should be sited to align with existing contours of the land.

(c) Retaining walls should be avoided or, if necessary, their height should be reduced to the minimum feasible.

(d) Avoid one-level solutions which would result in excessive lot coverage and more disruption of the site. Multi-level structures which step down the slope can help to minimize cut and fill.

The project site features steep topography of approximately 30 percent grade. Nevertheless, the project will involve limited ground disturbance and grading. The bulk of the addition will occur above the footprint of already disturbed areas where the existing structure is present. The project will not involve significant excavation or retaining walls.

Because the project will take advantage of the topography and features of the site to feature views of the ocean and headlands; because exterior lighting will be downward facing; because the project is consistent with the scale of surrounding structures on similar downsloping lots; because the exterior materials will be consistent among all building elevations; and, because the project will require minimum grading, excavation, or retaining walls; therefore, there is substantial evidence in the record to

support the Planning Commission's finding that the project is consistent with the City's adopted Design Guidelines.

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 the California Environmental Quality Act (CEQA) as a Class 1 exemption provided in Section 15301 of the CEQA Guidelines.
 - A. 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:

Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

- B. The Planning Commission finds that substantial evidence establishes that this project is subject to this exemption. The project consists of construction of an addition to an existing single-family residence. As identified in the staff report and the attachments thereto, the project (1) includes an addition of 993 sq. ft. to an existing 1,962 sq. ft. structure, which is an addition of less than 10,000 sq. ft.; (2) will 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, (3) will occur in a substantially developed existing neighborhood which is not located in an environmentally sensitive area. Therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Coastal Development Permit CDP-348-15 and Use Permit UP-70-16 for construction of a 993 sq. ft. addition to an existing 1,962 sq. ft. lawful nonconforming single-family residence at 135 Stanley Avenue (APN 023-035-040), 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 7th day of March 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Richard Campbell, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Coastal Development Permit CDP-348-15 and Use Permit UP-70-16 for construction of a 993 sq. ft. addition to an existing 1,962 sq. ft. lawful nonconforming single-family residence at 135 Stanley Avenue (APN 023-035-040)

Planning Commission Meeting of March 7, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled “Addition & Remodeling for Andrea Masters & Sam Casillas,” dated November 15, 2014, and stamped received by the City of Pacifica on November 23, 2015, except as modified by the following conditions.
2. 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.
3. Prior to the issuance of a building permit, Applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
4. 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.
5. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
6. 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.
7. 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.

8. Due to the existing nonconforming front yard setback of 2'-1", Applicant shall not install any new structure or other materials within the front yard of the site including without limitation bay windows, covered porches, exposed beams, or other architectural features.
9. 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.
10. All construction activities and ongoing site maintenance shall be undertaken in accordance with the tree protection plan prepared by Christopher Campbell Tree Design, dated May 6, 2015, and stamped received by the City of Pacifica on November 23, 2015.

Building Division of the Planning Department

11. The project requires review and approval of a building permit by the Building Official. Applicant shall apply for and receive approval of a building permit prior to commencing any construction activity.

Engineering Division of Public Works Department

12. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
13. Per the adopted City of Pacifica Complete Street Policy, development shall include bicycle and pedestrian facilities. Applicant shall install a concrete sidewalk across the entire property frontage along Stanley Avenue in accordance with City standards. Show on the site plan.

14. Applicant shall overlay existing asphalt with minimum 2 inch AC to the limits of all utility connections or to street centerline across entire property frontage along Stanley Avenue. All pavement markings and markers shall be replaced in kind.
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. No debris box or equipment shed is allowed in the street or sidewalk.
17. Add a note on the Site Plan that says, "Existing curb, sidewalk or street adjacent to property frontage that is damaged or displaced shall be repaired or replaced even if damage or displacement occurred prior to any work performed for this project."
18. Add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."
19. Upon application for a building permit, applicant shall submit a Drainage Plan to include all existing and proposed drainage improvements at the project site. The Draining Plan shall demonstrate how runoff from the uphill portion of the property will be directed to new drainage facilities, which applicant shall install at its own expense. Applicant shall install drainage improvements that include without limitation swales, concrete gutters, pipes, inlets, and headwalls (if needed) and shall be designed and constructed to the satisfaction of the City Engineer. All site drainage shall be discharged into the City's in-street stormwater system.
20. At such time as Applicant constructs any parking or driveway improvements along San Pedro Avenue, applicant shall install concrete sidewalk, curb and gutter across entire property frontage along San Pedro Avenue. Applicant shall also overlay existing asphalt with minimum 2 inch AC to the limits of all utility connections or to street centerline across entire property frontage along San Pedro Avenue. All pavement markings and markers shall be replaced in kind.
21. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked onto the street. Dust control and daily road cleanup will be strictly enforced.
22. Prior to the issuance of a building permit, add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether

adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer.”

23. Prior to issuance of a building permit, Applicant shall apply for and receive approval of a City of Pacifica Encroachment Permit for all work undertaken in the public right-of-way. All work shall be performed in accordance with City Standards, Standard Specifications for Public Works Construction (Green Book) or Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction of the City Engineer or his designee. Permit fees shall be determined per the current adopted fee schedule.

Waste Water Department

24. Prior to issuance of building permit, Applicant shall submit materials demonstrating the location and size of sewer laterals, appurtenances, and method of compliance with Wastewater Department standards and specifications.

North County Fire Authority

25. Smoke detectors and carbon monoxide monitors required per CBC.
26. Install clearly visible, illuminated address identification.

END

A2

PLANNING

DATE: 8-26-14

CHECKS:

FILE NAME:

DATE:

PROJECT NO.:

NO. REVISIONS:

DATE:

DATE:

DATE:

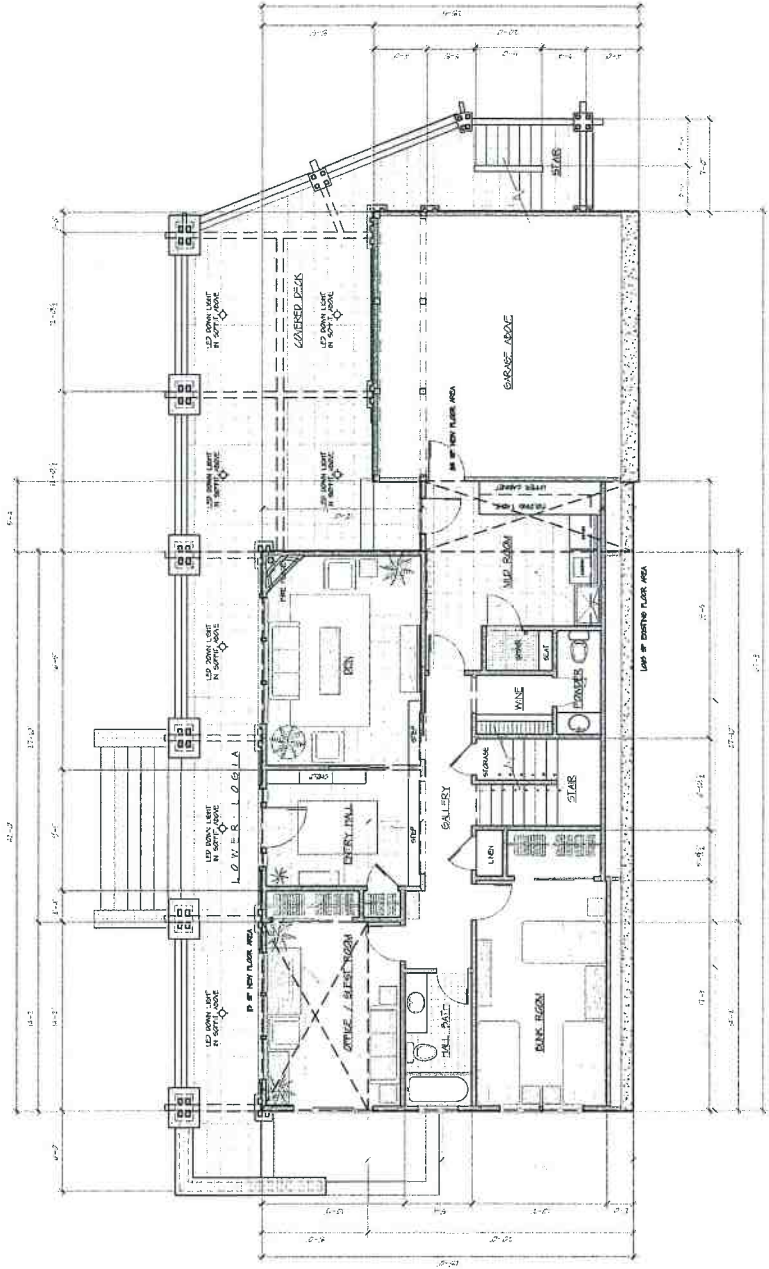
DATE:

REMODELING OF EXISTING HOUSE
SAMUEL CASILLAS & ANDREA MASTERS
136 STANLEY AVENUE
PACIFICA, CALIFORNIA



Jacobson & Associates
ARCHITECTS
63 Main Street, San Francisco, California 94102
Telephone: 415.774.7282 Fax: 415.774.7283

LOWER FLOOR PLAN
1/4" = 1'-0"



A3

PLANS

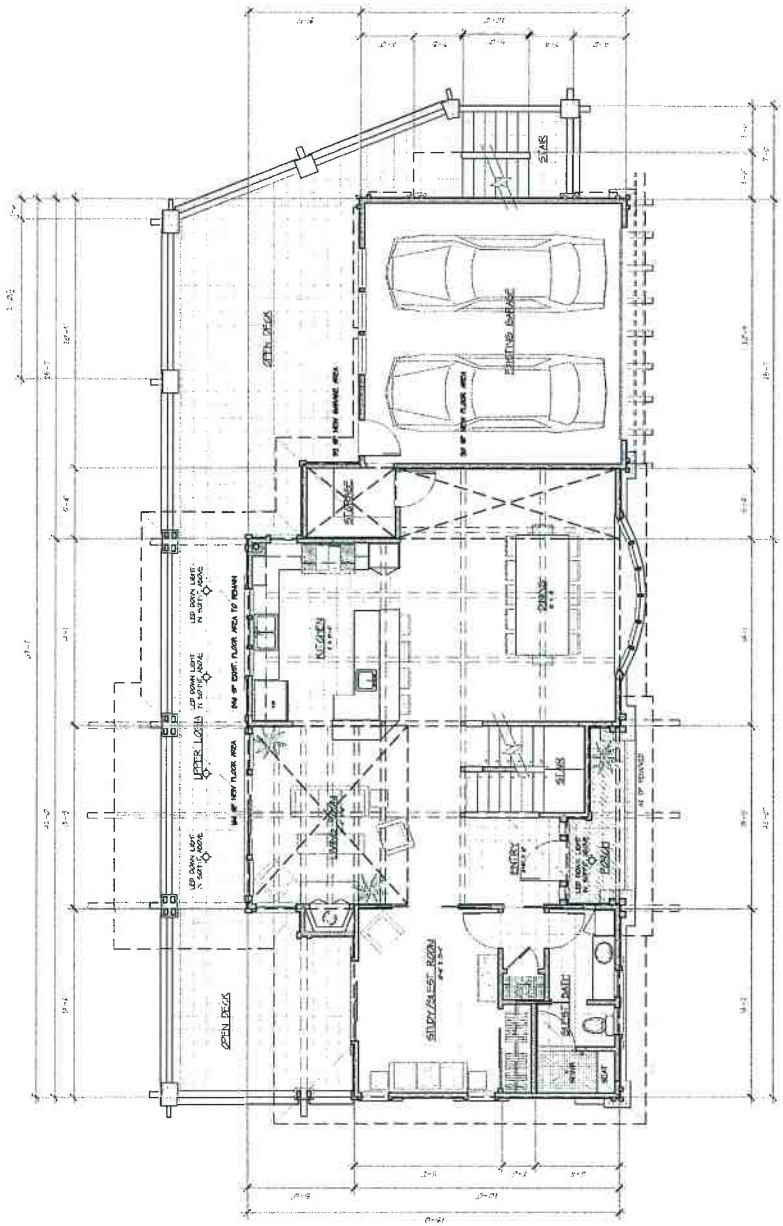
MAIN FLOOR PLAN 1/4" = 1'-0"

PROJECT NO.	
SHEET NO.	
SCALE	1/4" = 1'-0"
DATE	
PROJECT NO.	
NO. REVISIONS	
DATE	
BY	
CHECKED	
DATE	
DATE	

MAIN FLOOR PLAN
 REMODELING OF EXISTING HOUSE
 SAMUEL CASILAS & ANDREA MASTERS
 PACIFICA, CALIFORNIA
 135 STANLEY AVENUE



Jacobson & Associates
 ARCHITECTS
 83 BAKER DRIVE, BERKELEY, CALIFORNIA 94702
 TELEPHONE 862 / 788 - 5131 FAX 862 / 788 - 1528



A4

PLANS

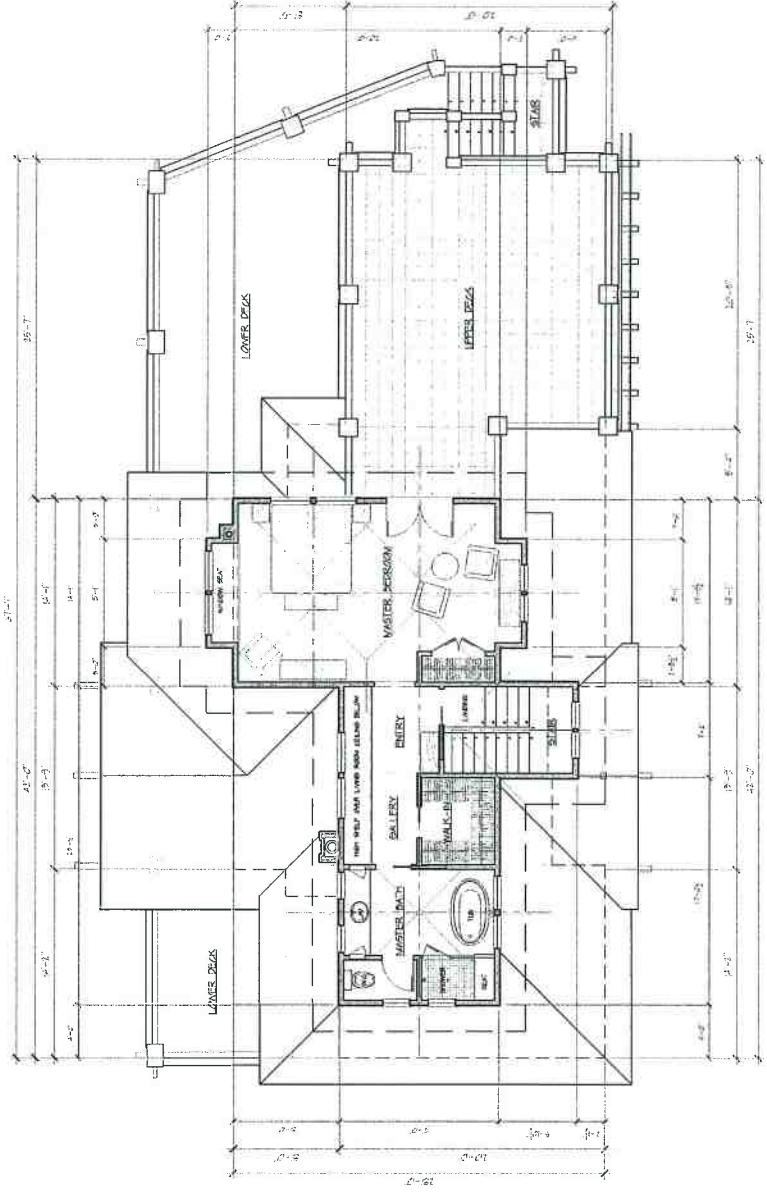
UPPER FLOOR PLAN

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SHEET NO.	
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FILE NAME	
DATE	
NO. REVISIONS	
DATE	

REMODELING OF EXISTING HOUSE
 SAMUEL CASILAS & ANDREA MASTERS
 136 STANLEY AVENUE
 PACIFICA, CALIFORNIA



Jacobsen & Associates
 ARCHITECTS
 82 HEALEY DRIVE, AMERICAN CANYON, CALIFORNIA 94920
 TELEPHONE 439 / 728 - 5131 FAX 439 / 728-1158



UPPER FLOOR PLAN
1/4" = 1'-0"

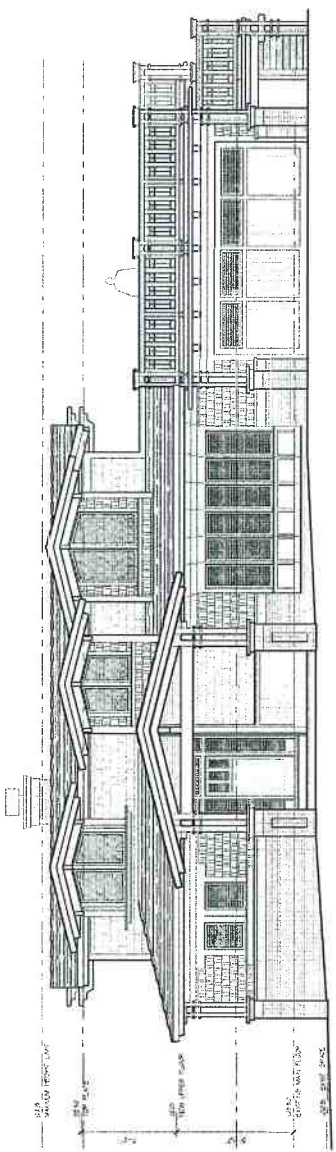
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136 STANLEY AVENUE
PACIFICA, CALIFORNIA

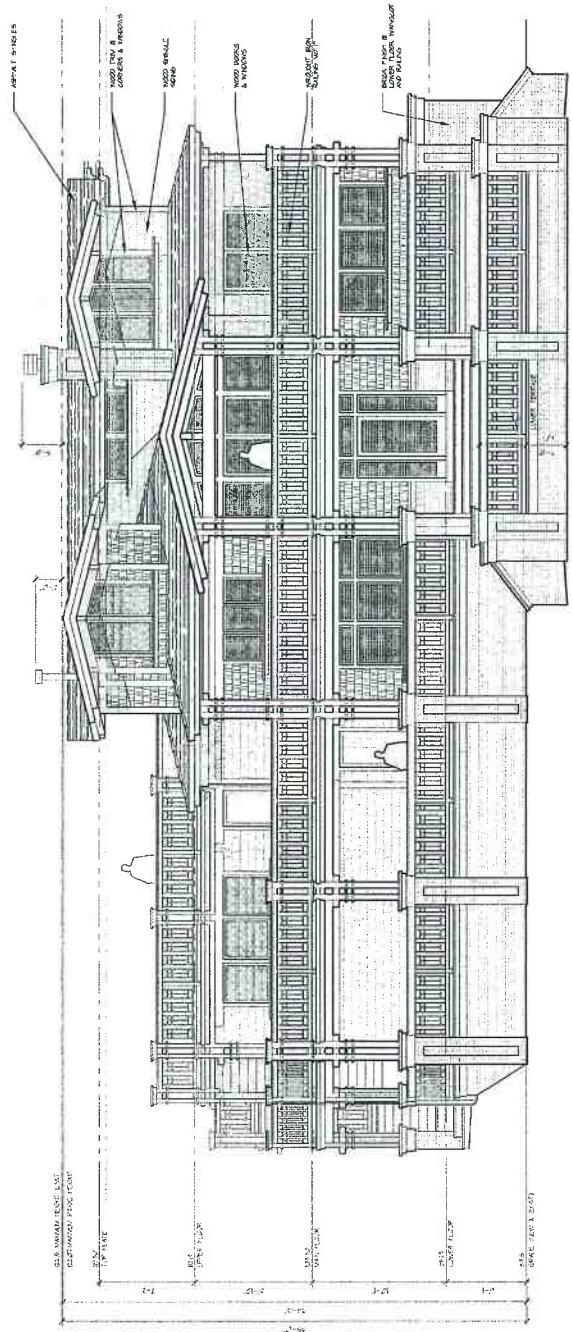
REMODELING OF EXISTING HOUSE
SAMUEL CASILLAS & ANDREA MASTERS



Jacobsen & Associates
ARCHITECTS
63 Marina City Way, American Canyon, California 94923
Telephone: 509 / 728 - 5131 Fax: 509 / 728 - 1759



WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

SHEET NO.

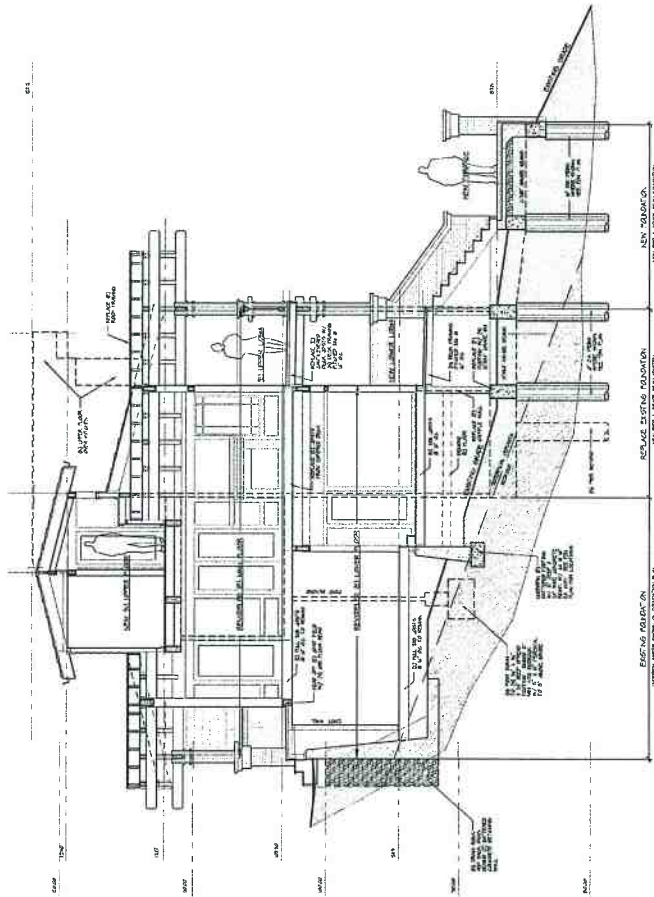
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SHEET TITLE	BUILDING SECTION
PROJECT NO.	
DATE	
NO. REVISIONS	
DATE	
DESIGNER	
CHECKED	
DATE	12-24-80

REMOLDING OF EXISTING HOUSE
 SAMUEL CASILAS & ANDREA MASTERS
 136 STANLEY AVENUE
 PACIFICA, CALIFORNIA



Jacobsen & Associates
 ARCHITECTS
 25 NORTH 60TH STREET, ANKERMEN CORPUS, CALIFORNIA 94023
 Telephone 650 / 724-5131 Fax 650 / 724-1135



BUILDING SECTION
 1/8" = 1'-0"

S2
PLANNING

PROGRESS PRINT

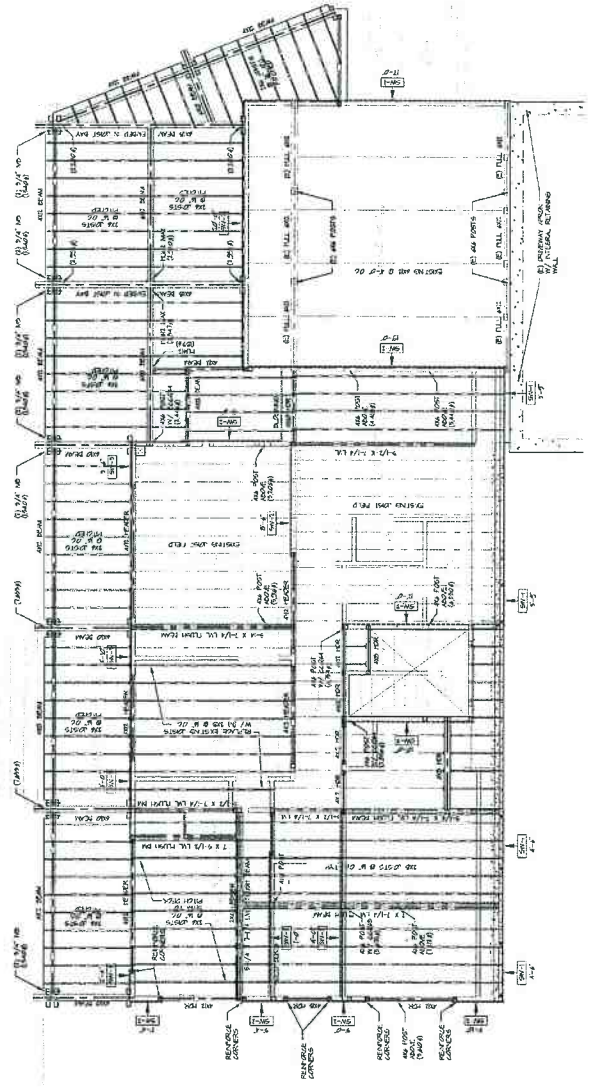
MAIN FLOOR FRAMING PLAN (1/4" = 1'-0")


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DRAWN BY: [Signature]	CHECKED BY: [Signature]
PROJECT NO. 88-010	DATE: 04-14-88
NO. REVISIONS	
PROJECT NAME	
CLIENT NAME	
PROJECT ADDRESS	

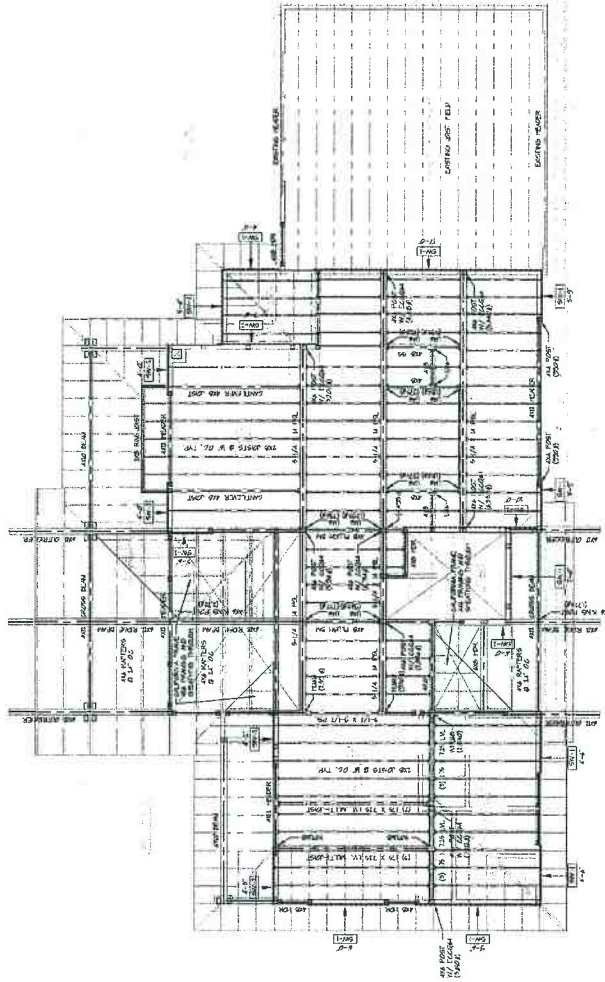
REMODELING OF EXISTING HOUSE
SAMUEL CASILLAS & ANDREA MASTERS
185 STANLEY AVENUE
PACIFICA, CALIFORNIA



Jacobsen & Associates
ARCHITECTS
4100 Wilshire Blvd., Suite 1000
Beverly Hills, California 90210
Telephone: 850 / 751 - 5151 Fax: 850 / 758-1158



DATE: 10-15-10 CHECKED: FILE NAME: DRAWN BY: PROJECT NO: NO. REVISIONS: DATE:	SHEET NO: S3 PLANNING	REMODELING OF EXISTING HOUSE SAMUEL CASILLAS & ANDREA MASTERS PACIFICA, CALIFORNIA 135 STANLEY AVENUE		JACOBSEN & ASSOCIATES ARCHITECTS 23 BATAVIA WAY, ANAHEIM, CALIFORNIA 91603 TELEPHONE: 714-778-5311 FAX: 714-778-1158



UPPER FLOOR FRAMING PLAN
1/4" = 1'-0"

PROGRESS PRINT

S4
PLANS

PROGRESS PRINT

ROOF FRAMING PLAN
1/4" = 1'-0"

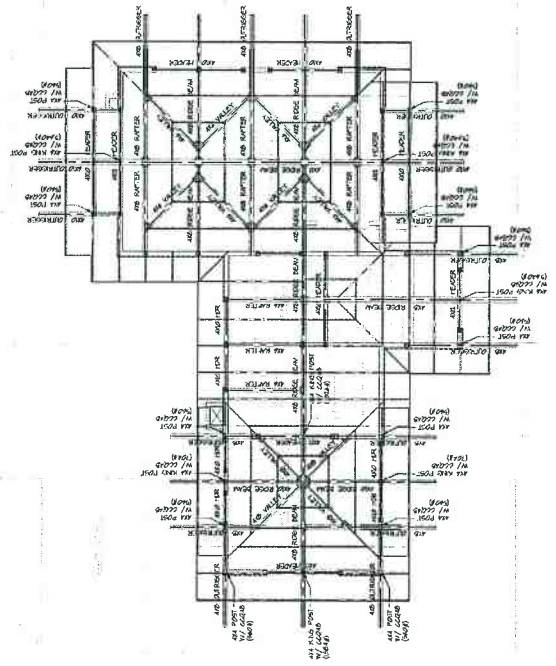
DATE: 10-11-8
ORDERED:
BY:
PROJECT NO:
NO. REVISIONS:
DATE:

ROOF FRAMING PLAN

REMODELING OF EXISTING HOUSE
SAMUEL CASILLAS & ANDREA MASTERS
135 STANLEY AVENUE
PACIFICA, CALIFORNIA



Jacobsen & Associates
ARCHITECTS
63 West 29th St., San Francisco, California 94103
Telephone: 832 / 726 - 0211 Fax: 832 / 726-1233





Christopher Campbell
Tree Design

Date: May 6, 2015
Client: Andrea Masters
Location: 135 Stanley Avenue Pacifica, CA 94044

RECEIVED
 NOV 23 2015
 City of Pacifica

Assignment:

Provide a tree protection plan for the preservation of 4 *Hesperocyparis macroparpa* (Monterey Cypress trees) during a construction project. Give recommendations to mitigate tree damage and stress.

Observations:

There are 4 mature Monterey Cypress trees at this location that need protection zones erected. The structure and condition of the trees vary. However, with continued proper pruning and care they all have potential to be assets to the property and neighborhood. Pruning/restoration of trees 1 & 2 should be performed every 2 years to establish a better more compact structure. There is a site plan on page 2 with location and numbered trees.

Tree Number	Tree name Scientific (Common)	Approximate DBH (diameter at breast height)	Approximate tree height	Approximate canopy spread
1	<i>Hesperocyparis macroparpa</i> (Monterey Cypress)	72" inches	75' Feet	50' Feet
2	<i>Hesperocyparis macroparpa</i> (Monterey Cypress)	36" Inches	70' Feet	52' Feet
3	<i>Hesperocyparis macroparpa</i> (Monterey Cypress)	31" Inches	75' Feet	39' Feet
4	<i>Hesperocyparis macroparpa</i> (Monterey Cypress)	15" Inches	38' Feet	20' Feet

36 Delano Avenue
 San Francisco,
 California 94112

OFFICE 415 239 6100
 MOBILE 415 902 8826
 FAX 415 239 6110

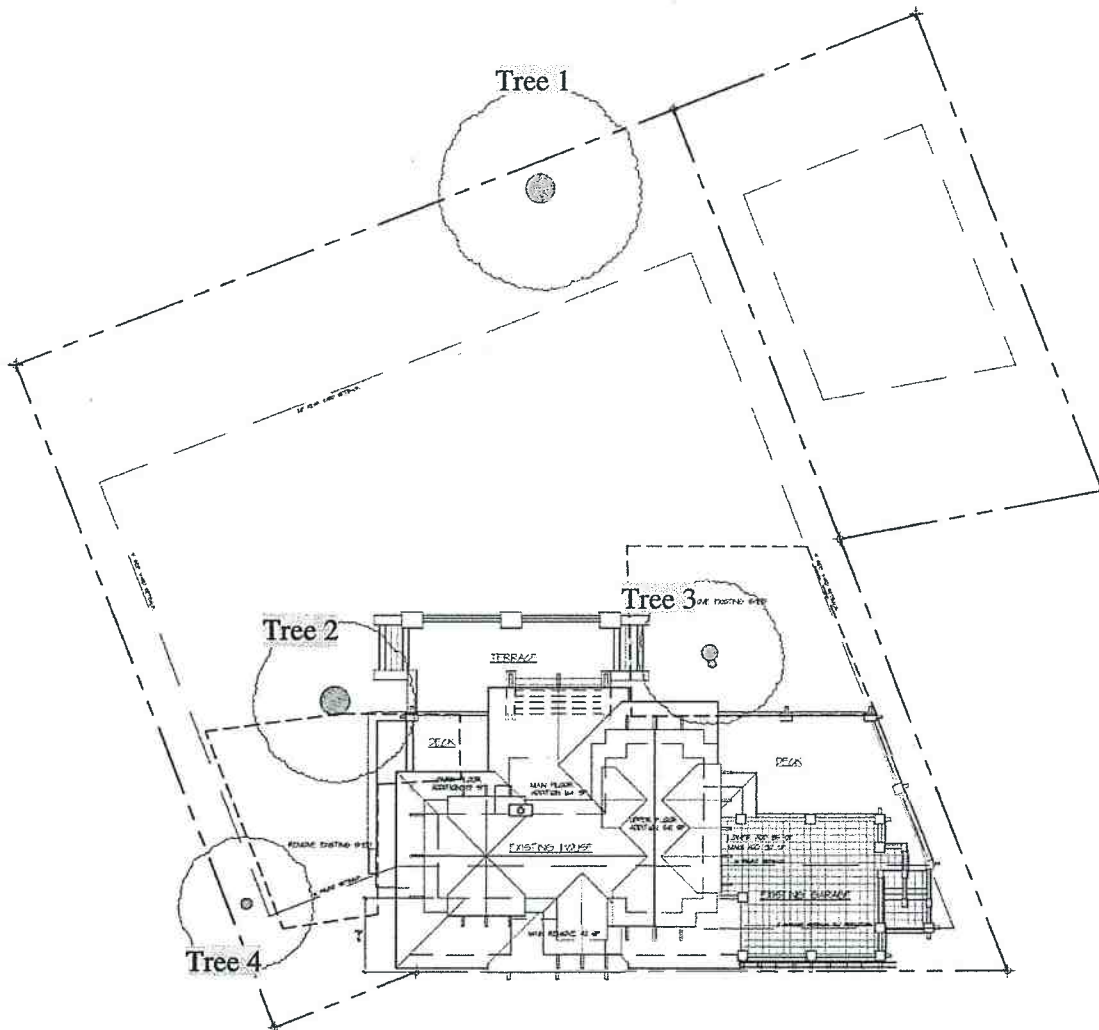
CERTIFIED ARBORIST NO. 6488A
 BUSINESS LICENSE NO. 707545
 BAY AREA ARBORIST COOPERATIVE

EMAIL info@cctreedesign.com
 WEB cctreedesign.com



Site Plan:

A copy of a site plan, provided by the Architect, has been included and is not to scale. The trees are numbered for reference. Please note that the Project Arborist can reduce the size of the fenced TPZ near the external stairways for construction and near the corners of the house for small construction paths. This way the TPZ's can remain enclosed with no activity in these zones. The Arborist should be on site for any excavation in these areas.



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BUSINESS LICENSE NO. 707545
BAY AREA ARBORIST COOPERATIVE

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Discussion:

All four trees will need standard Tree Protection Zones (TPZ) erected. These TPZ's will be fenced off areas of the soil and root-zone beneath the canopy or drip-line of the trees. The fencing will be built from 2"X8' lodge poles or 2X4's and orange plastic fencing.

There are different methods to determine the recommended size of a TPZ. In this situation, I feel that using the size of the drip-line, as a radius around the trees will be appropriate. I will add 2' to each radius as a buffer. Below are the measurements that should be taken from the trunk to determine the size of the fenced off circle for each tree. I have included two examples of TPZ fencing.

Measurement from the trunk for TPZ

Tree one: 27' radius

Tree two: 28' radius

Tree three: 21.5' radius

Tree four: 12' radius

Small adjustments in the size or shape of the TPZ's might be necessary to accommodate existing structures and construction paths. The Project Arborist who is supervising the building of the TPZ fencing should make decisions affecting size and shape of TPZ's. Each TPZ will include signage. No activity what so ever will be allowed within the Tree Protection Zones, without approval and supervision of the Project Arborist.

The TPZ Signs should read:

Tree Protection Zone (TPZ)

Contractor's work with care

No soil compaction

No grade changes

No dumping of solvents or chemicals

No washing of tools

No storage of materials or tools

No machinery within the TPZ, without approval and supervision of the
Project Arborist

Do not remove tree protection barrier

For information or questions contact site manager or project arborist
(ADD PROJECT ARBORIST PHONE NUMBER)

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Comments:

The main conflicts with trees and construction are: mechanical damage, soil compaction, grade changes, and root loss from trenching or from the crushing of roots while driving machinery over root systems.

Mechanical damage:

Mechanical damage happens when machinery and construction vehicles are used in close proximity to the tree. Cambial injuries on the trunk, root crown and branches cause damage to vascular systems and create entrances for insects, disease and decay.

Soil compaction:

Ideal soil structure is 50% aggregate and 50% pore space. This allows plenty of room for water retention and soil aeration. Tree roots and root buttresses have a gas and oxygen exchange important to plant survival. The compaction of soil reduces pore spaces, thus impeding the gas and oxygen exchange. This can lead to tree stress, decline or fatality.

Grade changes:

Grade changes damage trees in two ways. When grades are reduced or soil is eliminated roots that reside there are removed with the soil. Many of the feeder roots reside in the top layers of the soil profile. Therefore removal of the top layers of soil can cause water deficit for the tree. The addition of soil on the root system reduces aeration and suffocates trees.

Grade changes or the storage of excess soil on the root system damages the tree by impeding the gas exchange.

Root loss:

Root loss occurs anytime roots are cut, crushed or damaged by trenching, digging or driving machinery on top of root systems. This can lead to slow or fast decline and sometimes fatality. Cut or damaged roots often causes water deficiency, as the water absorbing tributaries are lost from the cut or damaged parent root.

Another major risk with cut or damaged roots is root decay. Any cut root or damaged root can be an entrance for decay. There are some ways to minimize the risk of root decay. For example making clean cuts, no root shaving or planing, avoiding large cuts and avoiding cutting near the tree. All root cutting and decisions relating to root cutting should be done with the Supervising Arborist on site.

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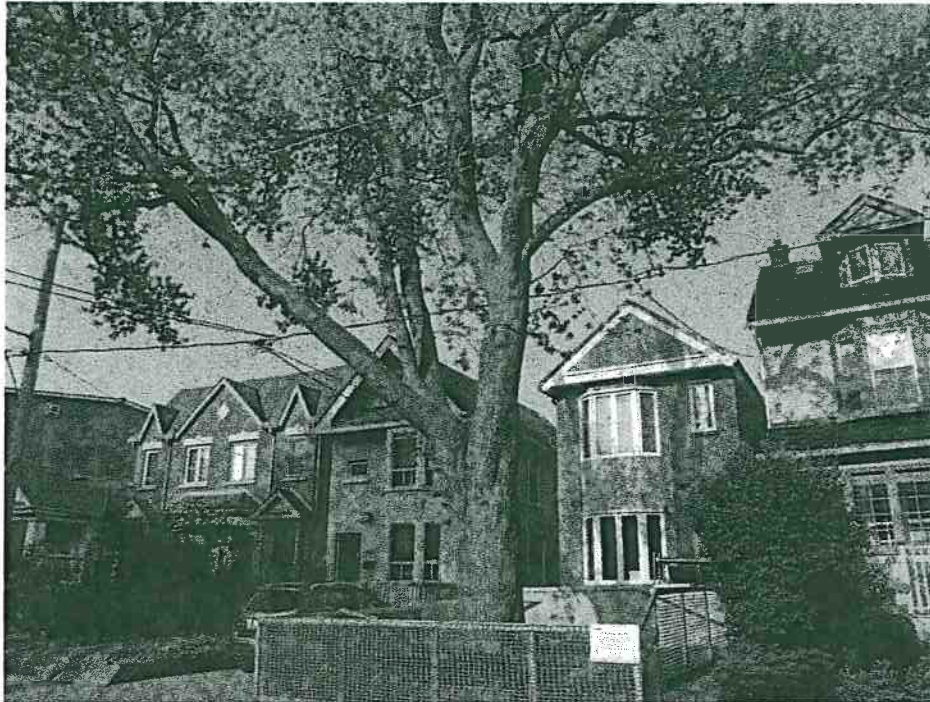
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Examples of TPZ fencing:



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Conclusions and Recommendations:

1. **Contract a 'Project Arborist'** to be the point person for all tree related site visits, consultations and questions. This person should be scheduled to be onsite for any excavating near TPZ's. The Arborist should make a site visit to go over the plan to erect the TPZ's and should make a site visit to inspect and sign off on the completed TPZ. Refer to the 'Discussion' section on page 3 for details on building the TPZ's or protection zones. No activity will be allowed within the TPZ's.
2. **Cutting tree roots** within the TPZ's will only be approved and cut by the Project Arborist and only if there is no other reasonable design alternative. Roots outside of the protection zones may be cut if they are less than 1.5" inches in diameter. Final cuts must be clean cuts made by a saw. Any roots encountered by trenching or construction over 1.5" inches will be handled by the Project Arborist.
3. **Excavation:** If roots over 1.5" inches are encountered during any excavation process, the Project Arborist will be notified and digging will resume by hand only. The project Arborist shall make a site visit once a day during hand digging near roots. Appropriate measures must be taken to prevent soil and roots from drying out upon excavation and exposure of the roots.
4. **Minimize soil compaction:** For areas where there will be heavy traffic by foot or machinery for construction, that are near or adjacent to TPZ's, 6-8" inches of wood chips should be spread out to minimize soil compaction. Soil compaction is irreversible and will cause long term stress or decline of the trees.
5. **Contractors shall** review the tree protection plan provided by the Arborist and the City of Pacifica's tree ordinance, Section 4-12.07 'Tree protection plans' and comply with all mitigation measures outlined in these documents. The Architect shall include the 'Tree protection plan' in the construction plans that are reviewed by the contractors.
6. **Nonconformance:** In case of nonconformance with the tree protection requirements, the Director of the City of Pacifica may issue a Stop Work Order until all requirements have been met. "Should unauthorized work or nonconformance lead to the threat of tree damage or destruction, director may issue a Stop Work Order and require mitigation of the damage." (Quoted from Sec. 4-12.7 Pacifica tree ordinance).
7. **Design Mitigation and TPZ adjustments:** Building structures have been located a minimum of 8' feet from the base of the trunks of Tree 2 and Tree 3 by the architect. These structures are entrance paths and external stairways. Design changes have been made to minimize trenching and excavation. Terrace, flat work and exterior steps are supported on drilled piers and grade beams. Proposed drill location will be determined by exploratory digging by the Arborist. The final location of drilled peers are variable and subject to approval from the architect and Arborist. The Arborist can make the tree protection zone smaller to allow space to work for the terrace, flat work and exterior steps.

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Assumption & Limiting Conditions:

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others
2. Various diagrams, sketches and photographs in this report are intended as visual aids and not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
3. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
4. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements made, including payment of an additional fee for such services as described in the fee schedule, agreement or a contract.
5. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise.

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Disclaimer:

Trees are living things and many factors are involved in their care. Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. The inspection is limited to a visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

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Certification of Performance:

I, Christopher A. Campbell, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extents and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved.
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the conclusion of another professional report within this report;
- That compensation is not contingent upon reporting of a predetermined conclusion that favors the cause of the client or any other party

I am a member in good standing with the International Society of Arboriculture. I have been a Certified Arborist for over 10 years and in 2011 became a Certified or qualified Tree Risk Assessor. I have obtained additional education through seminars, conferences and reading professional books, journals and other related media.

Signed:

Christopher A Campbell

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