



Scenic Pacifica

Incorporated Nov. 22, 1957

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## PLANNING COMMISSION Agenda

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**DATE:** June 6, 2016  
**LOCATION:** Council Chambers, 2212 Beach Boulevard  
**TIME:** 7:00 PM

### ROLL CALL:

### SALUTE TO FLAG:

### ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: April 18, 2016; May 16, 2016

Designation of Liaison to City Council Meeting: None

### 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.

### CONTINUED PUBLIC HEARING:

1. **TEXT AMENDMENT TA-104-16**, The City of Pacifica is proposing amendments to Title 9, Chapter 4, Article 10 of the Pacifica Municipal Code to allow massage establishments as a permitted use in certain commercial districts subject to compliance with licensing regulations administered by the Pacifica Police Department.  
*Recommended Action:* Motion to continue item to June 20, 2016.

### NEW PUBLIC HEARINGS:

2. **CDP-358-15** **COASTAL DEVELOPMENT PERMIT CDP-358-15**, filed by applicant and property owner Tess Lai, to construct a three-story, approximately 2,700-square foot single-family dwelling with a 400-square foot attached garage on a 5,000-square foot vacant lot located at 1375 Livingston Avenue (APN 023-017-090). **Recommended** California Environmental Quality Act (CEQA) status: Class 3 Categorical Exemption, Section 15303(a).  
*Recommended Action:* Approve as conditioned.
3. **PSD-766-07** **SITE DEVELOPMENT PERMIT PSD-766-07, COASTAL DEVELOPMENT PERMIT CDP-294-07, USE**  
**UP-68-15** **PERMIT UP-68-15, PARKING EXCEPTION PE-143-07, VARIANCE PV-517-16, and SUBDIVISION SUB-228-**  
**CDP-294-07** **15**, filed by applicant and property owner Brian O'Flynn, to construct a three-story, two unit residential  
**PE-143-07** condominium duplex on a 4,726-square foot vacant nonconforming lot located at 2105 Beach Boulevard (APN  
**PV-517-16** 016-182-010). **Recommended** CEQA status: Class 3 Categorical Exemption, Section 15303(b).  
**SUB-228-15** *Recommended Action:* Approve the Site Development Permit, Coastal Development Permit, Use Permit, and  
Subdivision as conditioned. Deny the Parking Exception (Variance request was rescinded by applicant).

### 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.***



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## PLANNING COMMISSION Staff Report

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**DATE:** June 6, 2016

**ITEM:** 1

**SUBJECT:** Initiation of amendment to Title 9, Chapter 4, Article 10 of the Pacifica Municipal Code, relating to Permitted and Conditional Uses in the C-1, Neighborhood Commercial District (Text Amendment TA-104-16).

**DISCUSSION:** On May 16, 2016, the Planning Commission heard a resolution to initiate and make a recommendation on amendments to Title 9, Chapter 4, Article 10 of the Pacifica Municipal Code related to massage establishments and conditional and permitted uses in the C-1, Neighborhood Commercial District. The Commission continued discussion of the item to June 6, 2016 and requested that staff conduct additional research and provide a recommendation regarding potential land use impacts associated with massage establishments.

Staff is in the process of implementing the Commission's direction and needs additional time to complete our research and recommendation.

### **RECOMMENDED COMMISSION ACTION**

Motion to continue Text Amendment TA-104-16 to June 20, 2016.



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## PLANNING COMMISSION Staff Report

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**DATE:** June 6, 2016

**FILE:** CDP-358-15

**ITEM:** 2

**PUBLIC NOTICE:** Notice of Public Hearing was published in Pacifica Tribune on May 25, 2016, and mailed to 116 surrounding property owners and occupants.

**APPLICANT** Tess Lai  
**& OWNER:** 2661 Cardinal Lane  
San Jose, CA 95125  
(213) 590-1496

**PROJECT LOCATION:** 1375 Livingston Avenue (APN 023-017-090)

**PROJECT DESCRIPTION:** Construct a three-story, 2,712-square foot single-family dwelling with a 400-square foot attached garage on a 5,000-square foot (sq. ft.) vacant lot located within the Coastal Zone at 1375 Livingston Avenue in Pacifica.

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

**RECOMMENDED CEQA STATUS:** Class 3 Categorical Exemption, Section 15303(a).

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

**RECOMMENDED ACTION:** Approve as conditioned.

**PREPARED BY:** Kevin Valente, Contract Planner

**PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS**

***ZONING STANDARDS CONFORMANCE:***

<b><u>Major Standards</u></b>	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Lot Size	5,000 sq. ft. min	5,000 sq. ft.	No change
Lot Coverage	40% max	N/A	28.86%
Dwelling Unit Size	850 sq. ft. min gross floor area	N/A	2,712 sq. ft.
Building Height	35'-0" max	N/A	32'-0"
Landscaping	20% min	N/A	30%
Setbacks			
<i>Front (structure)</i>	15'-0" min	N/A	20'-0"
<i>Front (garage)</i>	20'-0" min	N/A	60'-0"
<i>Side</i>	5'-0" min	N/A	5'-0"
<i>Rear</i>	20'-0" min	N/A	20'-0"
Parking			
<i>Dwelling Unit</i>	2 garage spaces per unit (18' X 19')	N/A	2 garage spaces (19'-5 1/2" X 19')
<i>Guest</i>	One space on driveway or on-street	N/A	Driveway
<i>Back-up space (swing parking)</i>	25'-0"	N/A	25'-0"

**PROJECT SUMMARY**

**1. Project Description**

The proposed project includes the development of a three-story, 2,712 sq. ft. single-family dwelling with a 400 sq. ft. attached garage on a vacant 5,000 sq. ft. lot. The project site is a vacant infill lot located on Livingston Avenue and is surrounded by existing single-family development. The site consists of grassy vegetation and an existing gravel driveway, and has an average slope of 28 percent. The project site is located more than 1,000 feet (0.2 miles) from the nearest coastal access and inland of the first public road parallel to the shoreline (San Pedro Avenue).

*Proposed Project Architecture*

The proposed project architectural style is known as Modern. Typical characteristics of this style include features such as strong linear elements and bold horizontal and vertical features. Most Modern designs include an open living/dining/kitchen area, often accented with a fireplace as a focal point. Prominent features of modern architecture include open interior floor plans with fewer walls than traditional designs. Modern architecture almost always incorporates the topography of the land within the home's design. The use of large expanses of glass in effect brings the building's site into the building, taking advantage of dramatic views

and natural landscaping. Modern architectural designs often include low sloping flat roofs and glass and steel exterior building materials.

Consistent with typical Modern architectural designs, the proposed project's exterior building materials are metallic, glass, or synthetic products that are factory finished and need very little maintenance. The exterior materials are designed for longevity and flexibility to resist the harsh coastal environment. Architectural eaves and undulations will be made out of PVC and aluminum space frame to minimize architectural fatigue during their extended life expectancies.

The style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. In particular, the proposed architecture is consistent with features found in the single-family homes located at 1355 and 1383 Livingston Avenue.

## **2. 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. 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 single-family dwellings and the CZ zone supplements the underlying zoning district (R-1) with additional standards. Land uses surrounding the project site consist of single-family residences in the R-1/CZ zoning districts. Most are two- and three-story structures built on a hill sloping upwards away from the coast of the Pacific Ocean.

## **3. Municipal Code**

The Pacifica Municipal Code (PMC) provides that, prior to issuance of a building permit, the Planning Commission must approve a Coastal Development Permit (CDP-358-15) because the project involves development in the Coastal Zone [PMC Sec. 9-4.4303(a)]. 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.

#### **4. Compliance with PMC, Policies, and Guidelines**

The project will meet or exceed all standards in the zoning regulations of the PMC. The project will additionally be consistent with General Plan and Local Coastal Land Use Plan (LCLUP) policies, and will also be consistent with the City's adopted Design Guidelines.

##### *A. R-1 Zoning District Standards*

The table above summarizes the project's consistency with R-1 zoning district standards. The project will meet or exceed all R-1 zoning district standards.

##### *i. Proposed Landscaping*

The proposed project includes 2,900 sq. ft. of landscaping, which exceeds the minimum landscaping requirement of 1,000 sq. ft. Areas not landscaped on the ground level will consist of gravel and a permeable concrete block driveway to allow rain and irrigation water to permeate the ground and assist in stormwater drainage.

##### *B. Parking Standards*

The 400 sq. ft. garage will be located at the rear of the property with swing-type (perpendicular) access to the garage and a 25-foot back-up area. The interior dimensions of the garage are approximately 18'-10" X 19'-5" ft. The approximately 60-foot long driveway descends at an 18 percent slope. Staff consulted with the Deputy Fire Chief regarding the steep slope of the proposed driveway. Since the driveway will not be considered the fire access road for the development, the Deputy Fire Chief did not have any Fire Code-related concerns about the driveway.

##### *C. Coastal Development Regulations*

Per Sections 9-4.4403 through 9-4.4408 of the PMC, the following surveys or plans are required for coastal development based on the proposed project:

- Geotechnical Suitability
- Grading and Drainage

##### Geotechnical Investigation

A supplemental Geotechnical Investigation was prepared by Romig Engineers, Inc. (July 9, 2015) to update the previously prepared geotechnical Investigation conducted for the project site by Romig Engineers, Inc. (September 2013). The Geotechnical Investigation evaluated subsurface conditions at the site and provided geotechnical recommendations for the proposed project. The Romig Engineers, Inc. investigation

included two advanced exploratory borings to depths of 12.9 and 14 feet. The first boring was located at the crest of the fill slope, which encountered approximately five feet of dense poorly graded sand and very stiff to hard sandy lean clay fill material underlain by five feet of very stiff sandy lean clay colluvium. The second boring was located along the lower downslope area, which encountered approximately four feet of very stiff to hard sandy lean clay colluvium. The upper two feet of surface soil in the second boring was rich in organics and highly disturbed and may be fill soil. Beneath the fill and colluvium, very severely weathered clayey sandstone bedrock was encountered. The test results indicated that the surface soils at the site have a low plasticity and a low potential for expansion. According to the Geotechnical Investigation, the project site is suitable for the development of the proposed project, provided the recommendations included in the report are followed during design and construction. Staff has included compliance with these recommendations as a condition of approval (Condition of Approval No. 9).

#### Grading and Drainage Analysis

A Drainage Analysis was prepared for the proposed project by Adobe Associates, Inc. (December 10, 2015) to determine if any drainage impacts would occur due to the development of the site. Development of the proposed project includes grading and drainage improvements for a new driveway, garage, and residence. Existing slopes in the area vary between 10 and 65 percent. Stormwater runoff currently sheet flows from a highpoint, located near the southeasterly property line, through existing grassy vegetation toward the northwesterly property boundaries.

The proposed project includes a storm drain pipe network system on-site that will collect runoff from the proposed residence, garage, associated hardscape, and pervious driveway. The proposed storm drain system consists of eight drains throughout the property that will collect stormwater runoff and flow into an on-site infiltration pit located at the rear of the property. In an effort to prevent runoff onto neighboring property, a retention basin has been sized to retain stormwater. According to the Drainage Analysis, the retention basin will sufficiently treat and retain stormwater runoff without increasing flow onto the neighboring property.

In staff's assessment, the proposed grading and drainage plan for the project is appropriate for the proposed development.

#### D. *General Plan Consistency*

The proposed project will be consistent with the LDR General Plan land use designation for the property as well as the following adopted policies:



- Circulation Element Policy No. 12: *Employ individualized street improvement standards without violating the safety or character of the existing neighborhood.*

The project site is a vacant infill lot without an existing sidewalk. The proposed project includes the development of a three-story single-family dwelling with an attached garage. Project improvements include a new sidewalk on the south side of Livingston Avenue that would connect to the existing sidewalks fronting the adjacent properties.

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

The project site is a vacant lot within a substantially developed single-family residential neighborhood. Constructing the subject project would make the lot consistent with the surrounding neighborhood, resulting in an upgrade to the lot and maintenance of the existing neighborhood character. The site currently consists of grassy vegetation and an existing gravel driveway, and the development of proposed project would be considered an improvement to the existing neighborhood.

- Land Use Element Policy No. 8: *Land use and development shall protect and enhance the individual character of each neighborhood.*

The proposed project includes the development of a three-story single-family dwelling with an attached garage. The style, design, and scale of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. In particular, the proposed architecture is consistent with features found in the single-family homes located at 1355 and 1383 Livingston Avenue. Consistent with typical Modern architectural designs, the proposed project's exterior building materials are metallic, glass, or synthetic products that are factory finished and need very little maintenance. The exterior materials are designed for longevity and flexibility to resist the harsh coastal environment.

#### E. *LCLUP Consistency*

See the discussion below in Section 5 regarding LCLUP consistency.

#### F. *Design Guidelines Consistency*

The proposed project will be compatible with the surrounding neighborhood architecture and scale, and will be consistent with the following elements of the adopted Design Guidelines:

### Site Design

*"Where feasible the entry should be defined by the use of a path, gate, trellis or other device."*

- The project site is a vacant infill lot without an existing sidewalk. The proposed project includes the development of a three-story single-family dwelling with an attached garage. Project improvements also include a new sidewalk on the south side of Livingston Avenue that would connect to the existing sidewalks fronting the adjacent properties. In addition, the proposed project includes a street level viewing terrace consisting of landscaping and cable railing that leads to the dwelling entry. The site currently consists of grassy vegetation and an existing gravel driveway. The development of proposed project would be considered an improvement to the existing neighborhood.

### Building Design

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

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

*"Fog, wind, salt, and sandy soils are important climate factors to be designed for in both architectural and landscape solutions."*

*"The coastal climate can be severe and must be considered in the site planning and design of coastal development."*

*"Corrosive resistant materials should be used, with good quality roofing."*

*"With regard to neighborhood character the project would have not have a detrimental impact on the surrounding area."*

- The style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. Consistent with typical Modern architectural designs, the proposed project's exterior

building materials are metallic, glass, or synthetic products that are factory finished and need very little maintenance. The exterior materials such as PVC and aluminum are resistant to corrosion and damage from fog, wind, and salt air that affects structures in the City's harsh coastal environment neighborhoods, including Pedro Point.

### Garage and Driveway Design

*"The combination of the two-car requirement and the narrowness of the lot often result in the front elevation being taken up almost entirely by the garage doors."*

*"...a two car driveway can almost fill the entire width of the lot, leaving little room for on-street parking, and also reducing the opportunity for landscaping the front yard."*

*"Driveway locations and curb cuts should be planned to provide a maximum number of on street parking spaces".*

*"Garage doors should be de-emphasized..."*

- The project includes a 10 foot driveway width located near the edge of the property. The location of the driveway, combined with its narrow width, will leave 35 feet of curb for on-street parking. In addition, the garage is located at the rear of the building and is not visible from the street, which de-emphasizes the garage door and provides a stronger emphasis on the building architecture on elevations visible from the street.

### Landscaping

*"Landscaping is an important aspect of site design and as such, requires as much care and consideration as other site improvements. Landscaping is more than just an arrangement of plant materials with irrigation. It can help to define spatial organization, provides privacy, contributes to energy conservation and create atmosphere... Fog, wind, salt, and sandy soils are important climate factors to be designed for in both architectural and landscape solutions."*

*"Amount and variety. Applicants are encouraged to exceed the minimum amount of landscaping required by the Zoning Ordinance and landscape plans should incorporate a variety of plant species."*

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

- The proposed project includes landscaping along the front and rear property lines as well as along the driveway. In addition, landscaping is included in the

design of the street level viewing terrace and the main entry path to the dwelling.

## 5. Required Findings

In order to approve the subject Coastal Development Permit (CDP-358-15), 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.

- A. 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 will not interfere with the public's right of access to the sea. The proposed project is located on Livingston Avenue more than 1,000 feet (0.2 mile) from the nearest coastal access. Substantial urban development and several streets are located between the project site and the sea. Therefore, the project will not 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 major land divisions other than condominiums and to 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 surrounding neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed with residential units. Therefore, development will not occur outside of existing developed areas.

Because the proposed project will be located in an existing area substantially developed with residential units, and will be setback more than 1,000 feet (0.2 mile) from the sea, substantial evidence exists to support a Planning Commission finding that the proposed development is in conformity with the City's certified Local Coastal Program.

- B. 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 project site is not located between the nearest public road and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

## **6. 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 3 exemption under CEQA Guidelines Section 15303(a), as described below, applies to the project:

### **15303. New Construction or Conversion of Small Structures**

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

In this case, the project involves a one single-family residence; therefore, the project is exempt from further analysis under CEQA.

Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed residential neighborhood and is

not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.

- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed residential neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant 5,000 sq. ft. lot surrounded by single-family dwellings, resulting in the site having no value as habitat. It is zoned for residential development and the project will involve in-fill residential development consistent with the residential zoning. Therefore, there are no unusual circumstances applicable to the project.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 3 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

## **7. Staff Analysis**

In staff's opinion, as conditioned, the project is consistent with the General Plan, Local Coastal Plan, and the City's adopted Design Guidelines. The project is consistent with General Plan density standards, the uses permitted in the zoning standards, and all zoning development standards. Thus, staff recommends that the Planning Commission approve the proposed project subject to the conditions attached.

## **COMMISSION ACTION**

### **MOTION FOR APPROVAL:**

Move that the Planning Commission finds the project is exempt from the California Environmental Quality Act; **APPROVES** Coastal Development Permit CDP-358-15, by adopting the attached resolution, including conditions of approval in Attachment A; and, incorporates 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 plans, and elevations

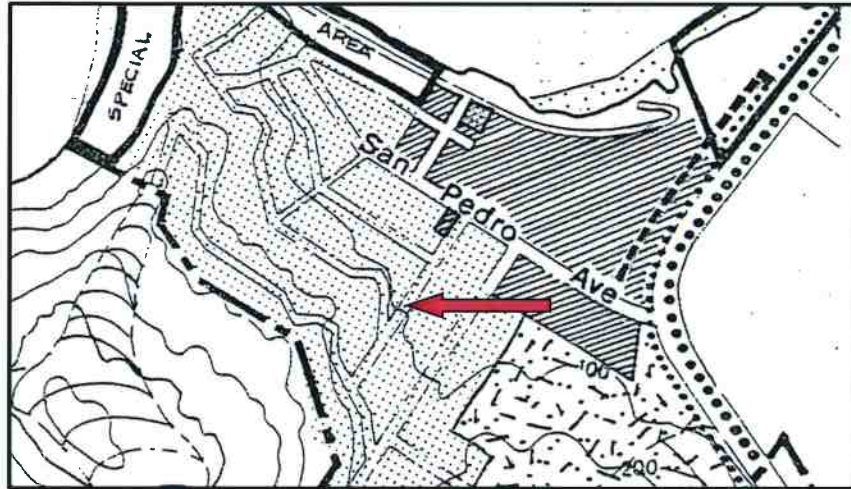
# Land Use & Zoning Exhibit

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-358-15, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A THREE-STORY, 2,712-SQUARE FOOT SINGLE-FAMILY DWELLING WITH A 400-SQUARE FOOT ATTACHED GARAGE ON A 5,000 SQUARE FOOT LOT AT 1375 LIVINGSTON AVENUE (APN 023-017-090), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

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Initiated by: Tess Lai (“Applicant”).

**WHEREAS**, an application has been submitted to construct a three-story, 2,712-square foot single-family dwelling with a 400-square foot attached garage on a vacant 5,000 sq. ft. lot at 1375 Livingston Avenue (APN 023-017-090); and

**WHEREAS**, the project requires approval of a Coastal Development Permit because the project will develop an existing vacant site within the Coastal Zone; 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 Planning Commission of the City of Pacifica did hold a duly noticed public hearing on June 6, 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 CEQA pursuant to CEQA Guidelines Section 15303 (14 Cal. Code Regs. §15303) and therefore directs staff to file a Notice of Exemption for the Project.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-358-15 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 proposed project is consistent with at least two of these policies, as discussed below.

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.*

The proposed project will not interfere with the public's right of access to the sea. The proposed project is located on Livingston Avenue more than 1,000 feet (0.2 mile) from the nearest coastal access. Substantial urban development and several streets are located between the project site and the sea. Therefore, the project will not 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 major land divisions other than condominiums and to 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 surrounding neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed with residential units. Therefore, development will not occur outside of existing developed areas.

B. Because the proposed project will be located in an existing area substantially developed with residential units, and will be setback more than 1,000 feet (0.2 mile) from the sea, substantial evidence exists to support a Planning Commission 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 project site is not located between the nearest public road (San Pedro Avenue) and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

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

1. That the project is exempt from CEQA as a Class 3 exemption provided in Section 15303 of the CEQA Guidelines. Section 15303 states in pertinent part as follows:

**15303. New Construction or Conversion of Small Structures**

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

- A. In this case, the project involves a one single-family dwelling unit; therefore, the project is exempt from further analysis under CEQA.

2. Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.

- A. Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed residential neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.

- B. Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed residential neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.

- C. Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant 5,000 sq. ft. lot surrounded by single-family dwellings, resulting in the site having no value as habitat. It is zoned for

residential development and the project will involve in-fill residential development consistent with the residential zoning. Therefore, there are no unusual circumstances applicable to the project.

D. Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

3. Because the project is consistent with the requirements for a Class 3 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica approves Coastal Development Permit CDP-358-15 for construction of a three-story, 2,712-square foot single-family dwelling with a 400-square foot attached garage on a 5,000-square foot vacant lot located at 1375 Livingston Avenue (APN 023-017-090), 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 6th day of June 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

\_\_\_\_\_  
Josh Gordon, Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Tina Wehrmeister, Planning Director

\_\_\_\_\_  
Michelle Kenyon, City Attorney

## **Exhibit A**

### **Conditions of Approval: Coastal Development Permit CDP-358-15 for construction of a three-story, 2,712-square foot single-family dwelling with a 400-square foot attached garage on a 5,000-square foot vacant lot located at 1375 Livingston Avenue (APN 023-017-090)**

#### **Planning Commission Meeting of June 6, 2016**

#### **Planning Division of the Planning Department**

1. Development shall be substantially in accord with the plans entitled "Proto Livingston," dated April 6, 2016, and stamped received by the City of Pacifica on April 6, 2016, 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. 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.
9. Prior to issuing a grading permit or building permit, the City shall require the project applicant to demonstrate that the design and construction of the project is consistent with the recommendations and conclusions of the Geotechnical Investigation and Drainage Analysis prepared for the project by Romig Engineers, Inc. and Adobe Associates, Inc., respectively.

#### **Building Division of the Planning Department**

10. 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**

11. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented, and the construction BMPs plans sheet from the Countywide program shall be included in the project plans.
12. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Livingston Avenue. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.

13. Existing curb, sidewalk or other street improvements adjacent to the property frontage that is damaged or displaced shall be repaired or replaced as deemed by the City Engineer even if damage or displacement occurred prior to any work performed for this project.
14. 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.
15. Applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but are not limited to:
  - Geotechnical Report analyzing the proposed on-site and off-site improvements including but not limited to the driveways, retaining walls and on-site storm water retention.
  - An accurate survey plan, showing:
    - survey marks and identifying the reference marks or monuments used to establish the property lines;
    - property lines labeled with bearings and distances;
    - edge of public right-of-way;
    - any easements.
  - A site plan, showing:
    - the whole width of right-of-way of Livingston Avenue, including existing and proposed improvements such as, but not limited to, pavement overlay, under-sidewalk drain, driveway approach, sidewalk, curb & gutter, existing underground utilities and trenches for proposed connections, boxes for underground utility connections and meters, existing power poles and any ground-mounted equipment, any street markings and signage, and street monuments;
    - the slope of Livingston Avenue;
    - adjacent driveways within 25' of the property lines on the east side of Livingston Avenue;
    - any existing fences, and any structures on adjacent properties within 10' of the property lines.
  - Plan, profile and cross sections of the proposed driveway. The proposed driveway shall not exceed the maximum grade of 18%; where the sidewalk crosses the driveway it must be ADA compliant.
  - All plans and reports must be signed and stamped by a California licensed professional.

- All site improvements including utilities and connections to existing mains must be designed according to the City Standards and to the satisfaction of the City Engineer.
16. An Encroachment Permit must be obtained for all work within public right-of-way. All proposed improvements within public right-of-way shall be constructed per City Standards.
  17. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.
  18. All utilities shall be installed underground.
  19. All proposed sanitary sewer system and storm drain system elements, including detention facilities, shall be privately maintained up to their connections to the existing mains.
  20. New monolithic Type 'A' sidewalk, curb and gutter shall be installed all the way to the ends of the existing sidewalk, curb and gutter on each side of the property, and shall tie into the existing in line and flush.
  21. The driveway approach must be ADA compliant with no more than 2% cross slope for a width of at least 48 inches.
  22. The existing street pavement shall be cold-planed (ground) to a depth of 2" across the entire frontage of the property and out to the centerline of Livingston Avenue, or to the extent of the longest utility trench if beyond the centerline, and an overlay of Caltrans specification ½" Type 'A' hot mix asphalt concrete shall be placed. If, in the opinion of the City Engineer, damage to the pavement during construction is more extensive, a larger area may have to be ground and overlaid.

**North County Fire Authority**

23. Fire Sprinklers - Fire Sprinklers are required per 2013 CFC Chapter 9 Section 903 as amended by PMC in all areas including garage.
24. Fire Flows - Project shall comply with fire flows per 2013 CFC Appendix B for buildings with fire sprinklers.
25. Premises Identification - Project shall comply with 2013 CFC Chapter 5, Section 505.1 and 505.2.
26. Fire Safety - Project shall comply with the 2013 CFC Chapter 33 - Fire Safety During Construction and Demolition.



27. Sprinkler system supervision and alarms. - Project shall comply with 2013 CFC section 903.4 and 903.4.1 2 Alarms. Applicant shall install a horn strobe on Livingston Avenue frontage prior to final inspection.
28. Plans submitted for building permit review shall indicate the distance to the two fire hydrants shown on the site map to show conformance with 2013 CFC appendix C, table C105.1 for a fire flow of 1,750 gallons per minute (GPM) or less.
29. Fire Flow - Provide with fire sprinkler submittal a fire flow from North Coast County Water District of 500 GPM for a structure of less than 3,600 square feet.

\*\*\*END\*\*\*



**PROTO HOMES**  
 617 W 10TH STREET | LOS ANGELES, CA 90015 | TEL: 310.271.7551 | FAX: 310.271.7552  
www.protohomes.com

# PROTO LIVINGSTON

1575 LIVINGSTON AVE.  
 PACIFICA, CA 94064

DATE: 04/06/2016  
 TITLE: CDP (COASTAL DEVELOPMENT PERMIT)

SHEET NUMBER	SHEET NAME	SHEET INDEX
A0.1	PROJECT DATA + PLOT PLAN	C1.0
SU-1	BOUNDARY & TOPOGRAPHIC SURVEY	C2.0
A2.0	1ST LEVEL PLAN	C3.0
A2.1	2ND LEVEL PLAN	L1
A2.2	3RD LEVEL PLAN	L2
A2.3	ROOF PLAN	L3
A2.4	BUILDING SECTION	L4
A2.5	BUILDING SECTION	
A2.6	ELEVATIONS	
A2.7	3D RENDERINGS OF THE SURROUNDING AREA	
A2.8	3D RENDERINGS	
A10.1		
A10.2		

<b>OWNER</b> TESS AND YEN LAM 241 CARROLL LANE SAN JOSE, CA 95131 P: 415.358.1184	<b>CONTRACTOR</b> GROUP F BUILDERS 837 W 12TH ST LOS ANGELES, CA 90015 P: 310.271.7289 WWW.GROUPF.COM	<b>CIVIL ENGINEER</b> ASBIE ASSOCIATES, INC. 13701 Ocean Avenue SANTA MONICA, CA 90404 P: 310.441.3200 WWW.ASBIE.COM	<b>GEOTECHNICAL ENGINEER</b> FONG ENGINEERS, INC. 1035 E. CHERRY BLVD, SUITE 100 SAN CARLOS, CA 94069 P: 650.981.2274 WWW.FONGENGINEERS.COM	<b>LANDSCAPE DESIGNER</b> GARDENART GROUP 857 Mission Street SAN FRANCISCO, CA 94103 P: 415.223.8813 WWW.GARDENARTGROUP.COM
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PROTO

137 W. 17TH STREET  
ANN ARBOR, MI 48106  
TEL: 734.261.7333  
www.protomichigan.com

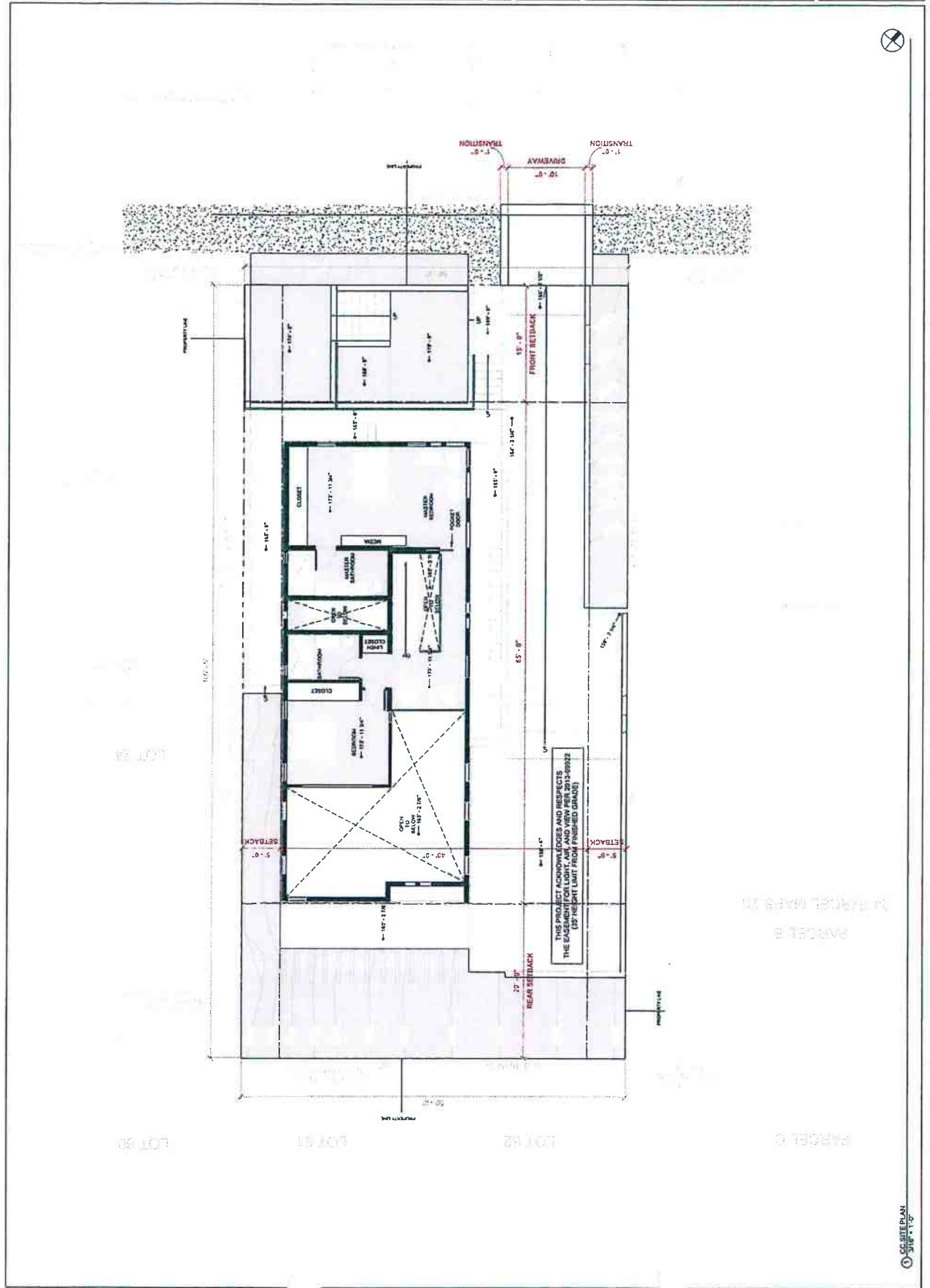
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100 Livingston Ave.  
Ann Arbor, MI 48106

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DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
DATE: 11/11/11

NO. 100  
REVISION DATE

DATE: 11/11/11  
SCALE: AS SHOWN  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
DATE: 11/11/11

A2.0



100 SITE PLAN  
11/11/11



# PROTO

PROFESSIONAL DESIGNER  
 1000 WEST 10TH AVENUE  
 SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.1333  
 FAX: 303.733.1334

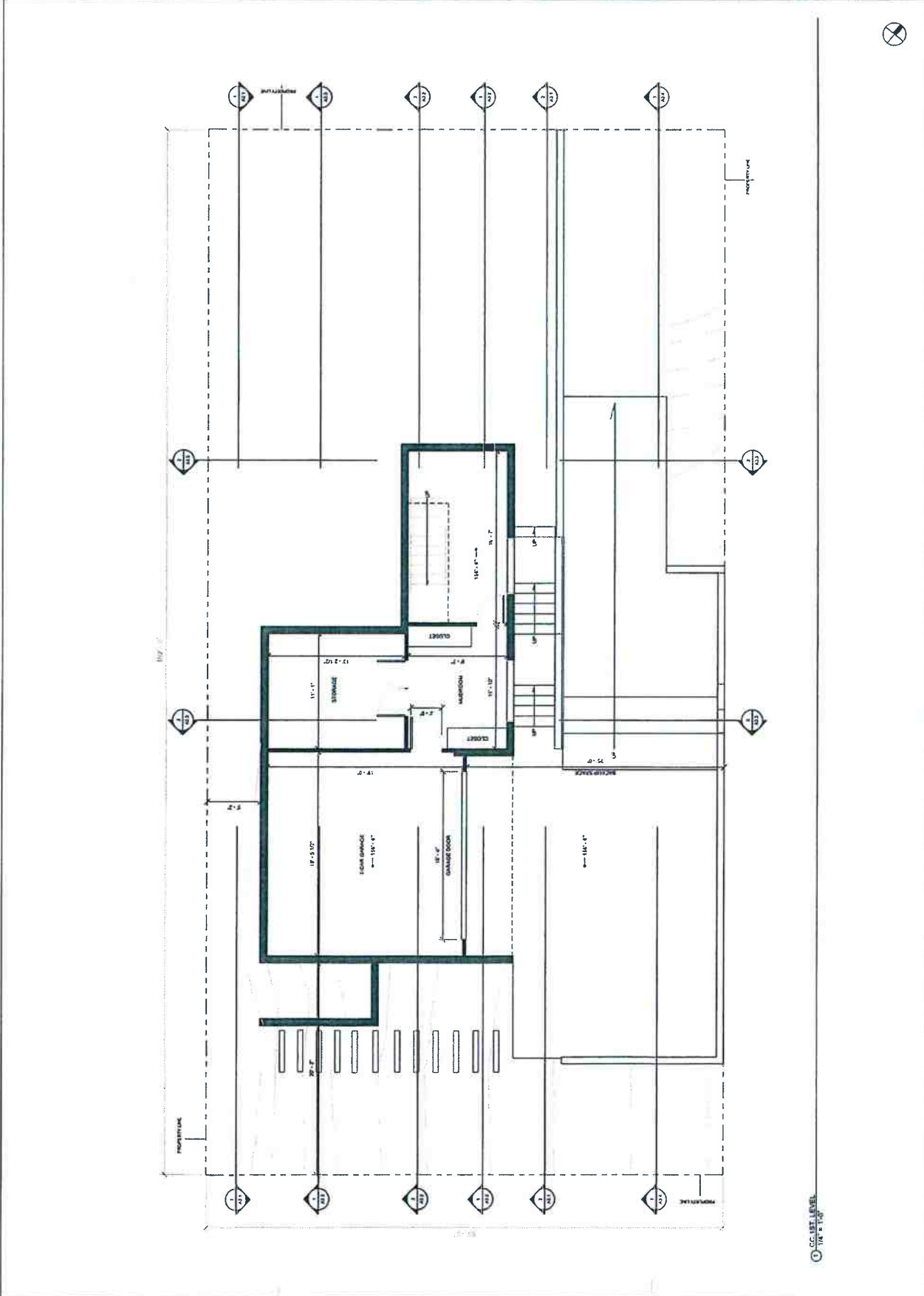
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 PROJECT NO. 15-00000000000000000000  
 SHEET NO. 15-00000000000000000000

PHOTO LIVERSTON  
 PHASE 02 PLAN

PHIP

SECTION	DESCRIPTION	DATE

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 SHEET NO.: 15-00000000000000000000  
 SHEET NO.: 15-00000000000000000000  
 SHEET NO.: 15-00000000000000000000  
 SHEET NO.: 15-00000000000000000000  
 SHEET NO.: 15-00000000000000000000



0'0" SET LEVEL  
 1/8" = 1'-0"



**PROTO**

1000 W. UNIVERSITY AVENUE  
 SUITE 100  
 LOS ANGELES, CALIFORNIA 90024  
 TEL: 310.201.1234

OWNER: [REDACTED]  
 ARCHITECT: [REDACTED]  
 CONTRACT NO.: [REDACTED]

DATE: [REDACTED]  
 SCALE: [REDACTED]

PROJECT NUMBER: [REDACTED]

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 SUITE 100  
 LOS ANGELES, CALIFORNIA 90024  
 TEL: 310.201.1234

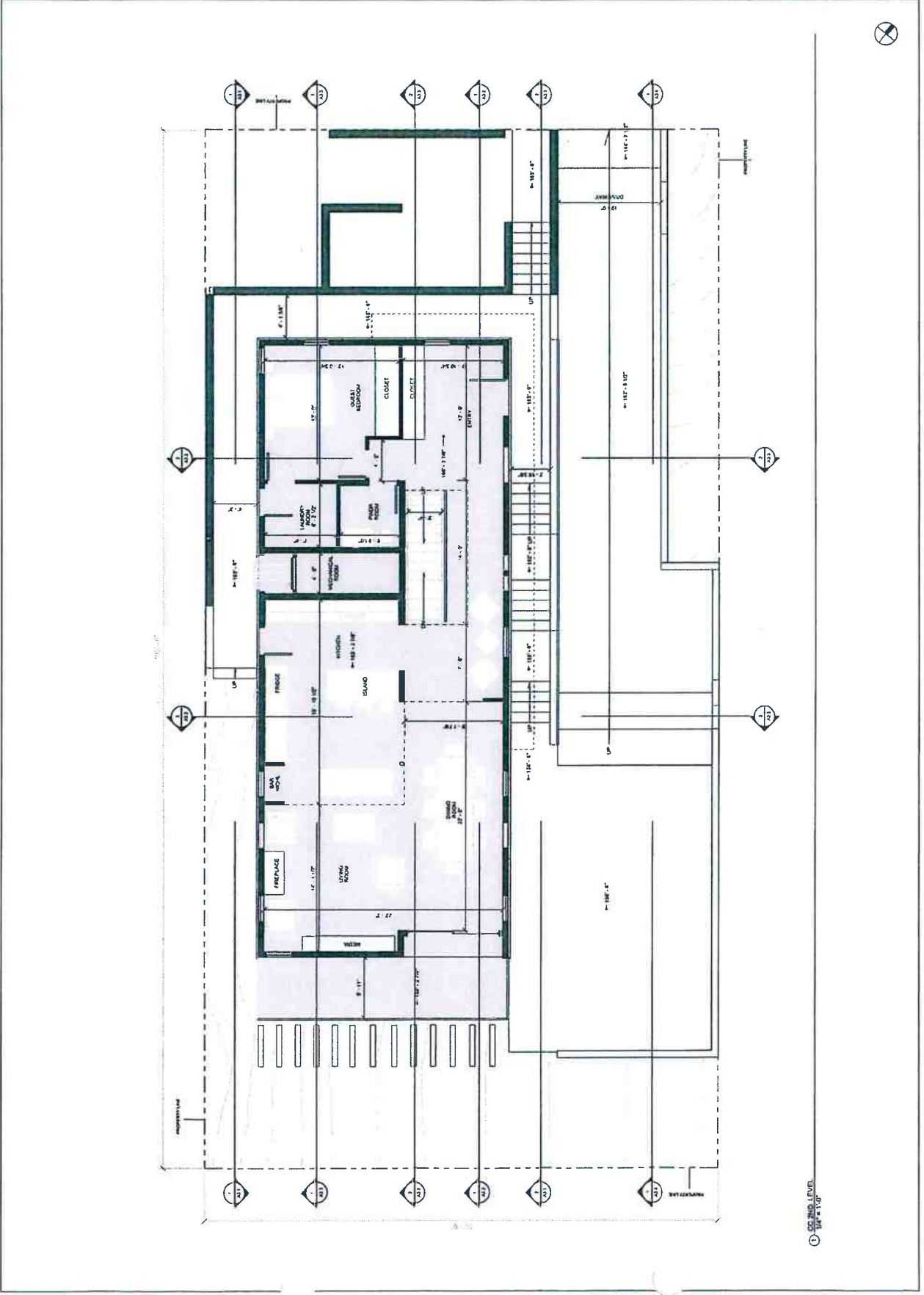
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 SUITE 100  
 LOS ANGELES, CALIFORNIA 90024  
 TEL: 310.201.1234

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REVISIONS: [REDACTED]

DATE: [REDACTED]  
 SCALE: [REDACTED]



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 1/8" = 1'-0"





**PROTO**  
ARCHITECTURE

100 W. 10TH STREET  
DENVER, CO 80202  
TEL: 303.733.1111  
FAX: 303.733.1122

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OWNER: [REDACTED]  
DESIGNER: [REDACTED]  
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PROJECT NUMBER

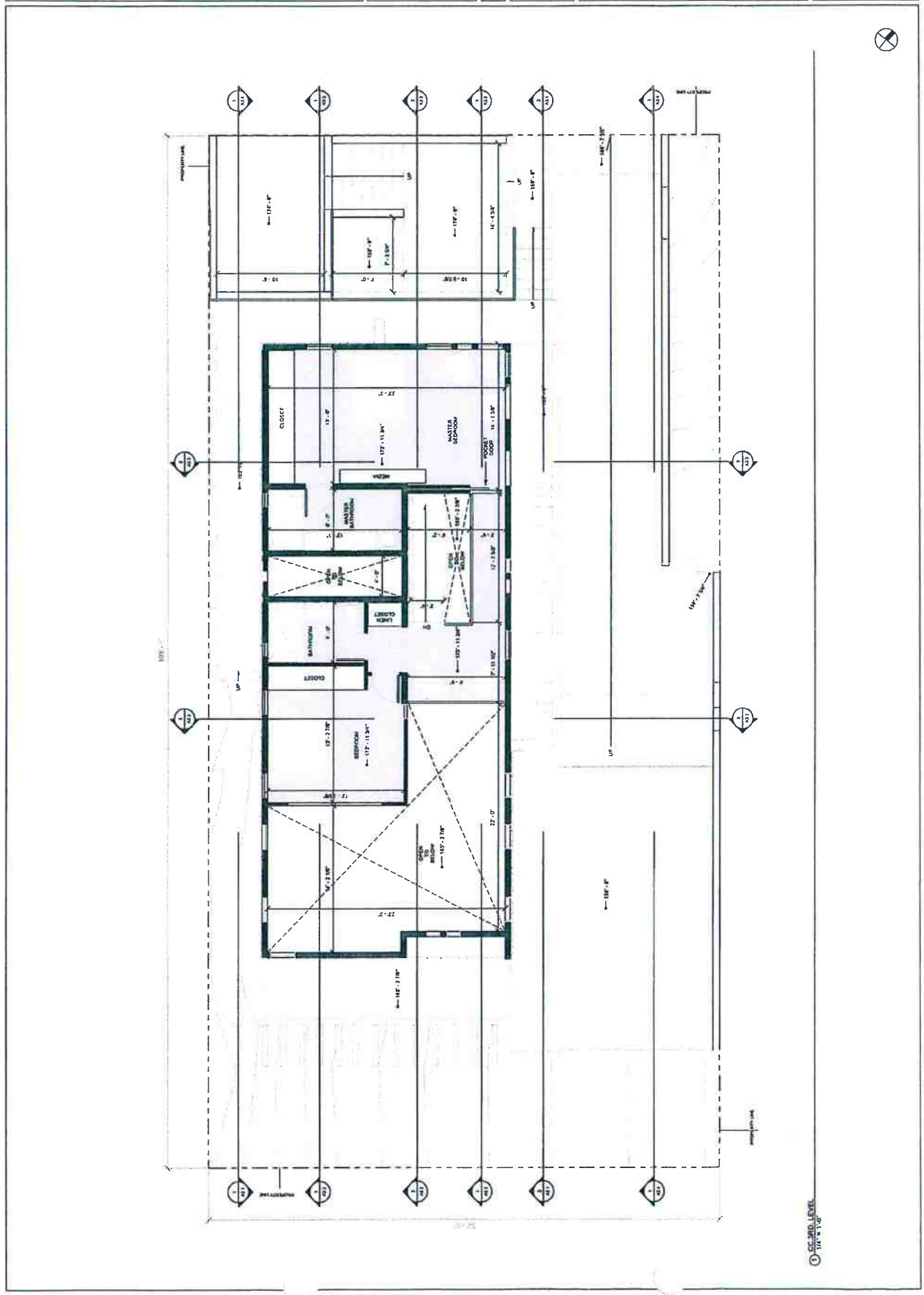
**PROTO ENGINEERING**  
100 W. 10TH STREET  
DENVER, CO 80202

SIP

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SHEET NO. A2.3



① SECOND LEVEL  
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PROFESSIONAL ARCHITECTS  
 1000 WEST 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101

DESIGNER  
 ARCHITECT  
 INTERIOR DESIGNER  
 MECHANICAL ENGINEER  
 ELECTRICAL ENGINEER  
 PLUMBING ENGINEER  
 SANITARY ENGINEER  
 STRUCTURAL ENGINEER  
 CIVIL ENGINEER  
 LANDSCAPE ARCHITECT  
 HISTORIC PRESERVATION ARCHITECT

PROJECT NUMBER  
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 1000 WEST 10TH AVENUE  
 DENVER, CO 80202

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 01/11/11

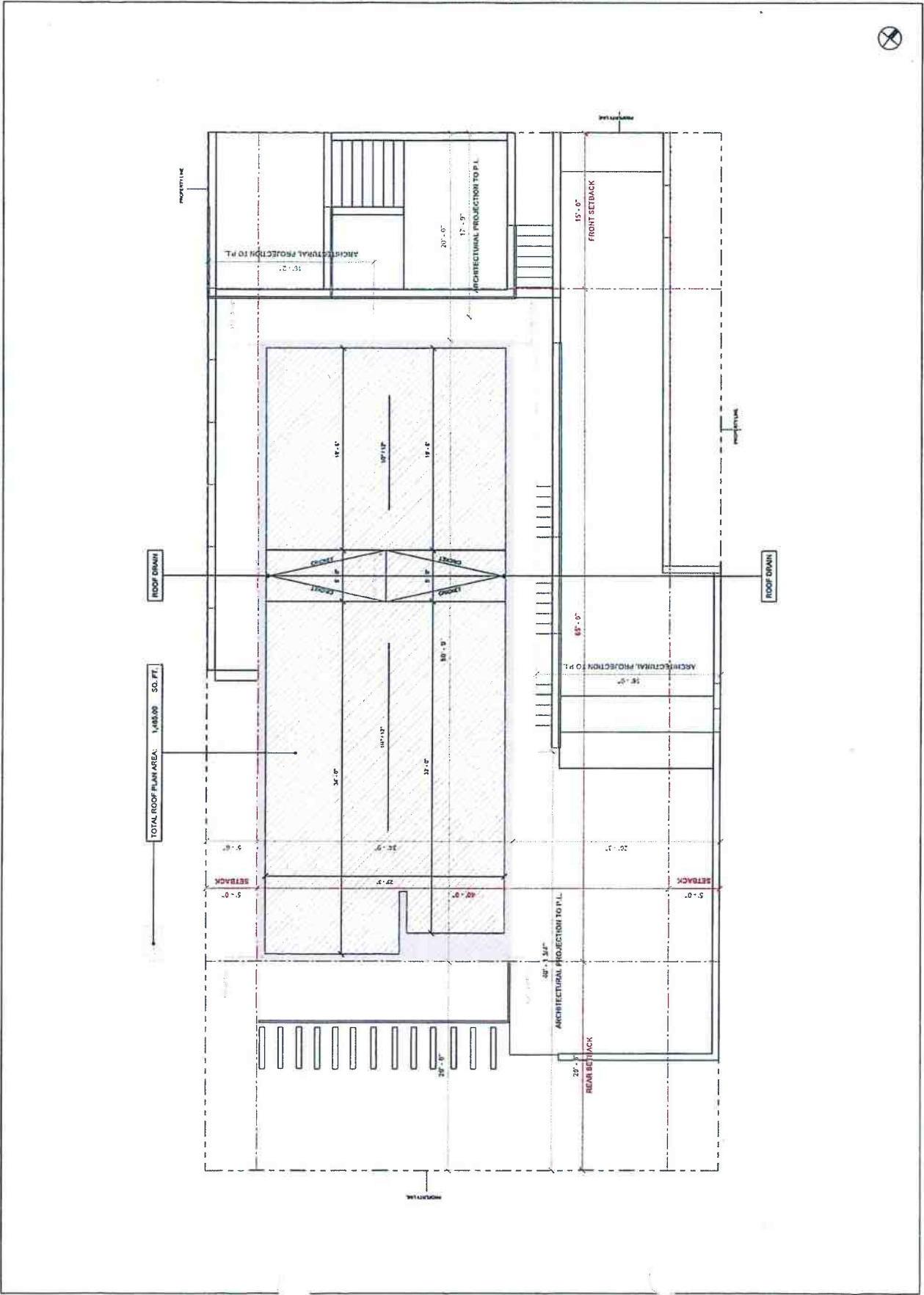
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PROJECT NAME  
 1000 WEST 10TH AVENUE  
 DENVER, CO 80202

SCALE  
 AS SHOWN

DATE  
 01/11/11

PROJECT NUMBER  
**A2.4**





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1000 UNIVERSITY AVENUE  
SUITE 1000  
ANN ARBOR, MI 48106-1000  
TEL: 734.763.1100

CONTACT: JAMES W. BROWN  
ARCHITECT  
1000 UNIVERSITY AVENUE  
SUITE 1000  
ANN ARBOR, MI 48106-1000  
TEL: 734.763.1100  
WWW.PROTOARCHITECTS.COM

PROJECT NUMBER: 1000  
DATE: 08/14/10

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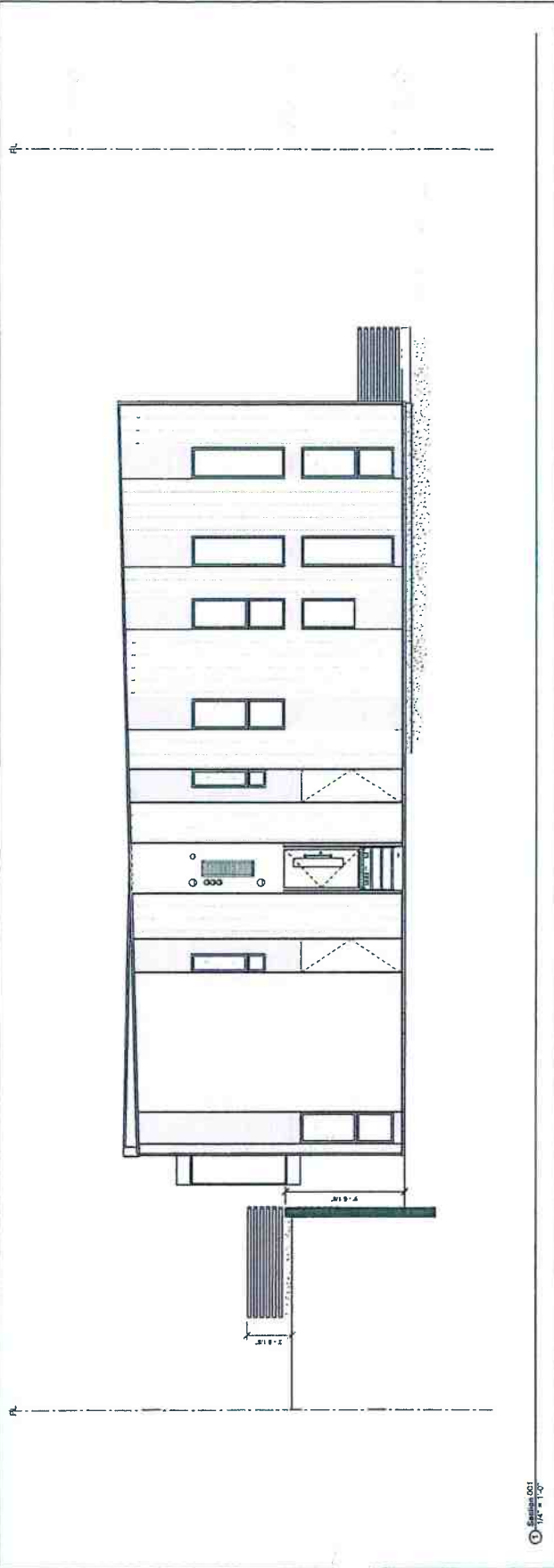
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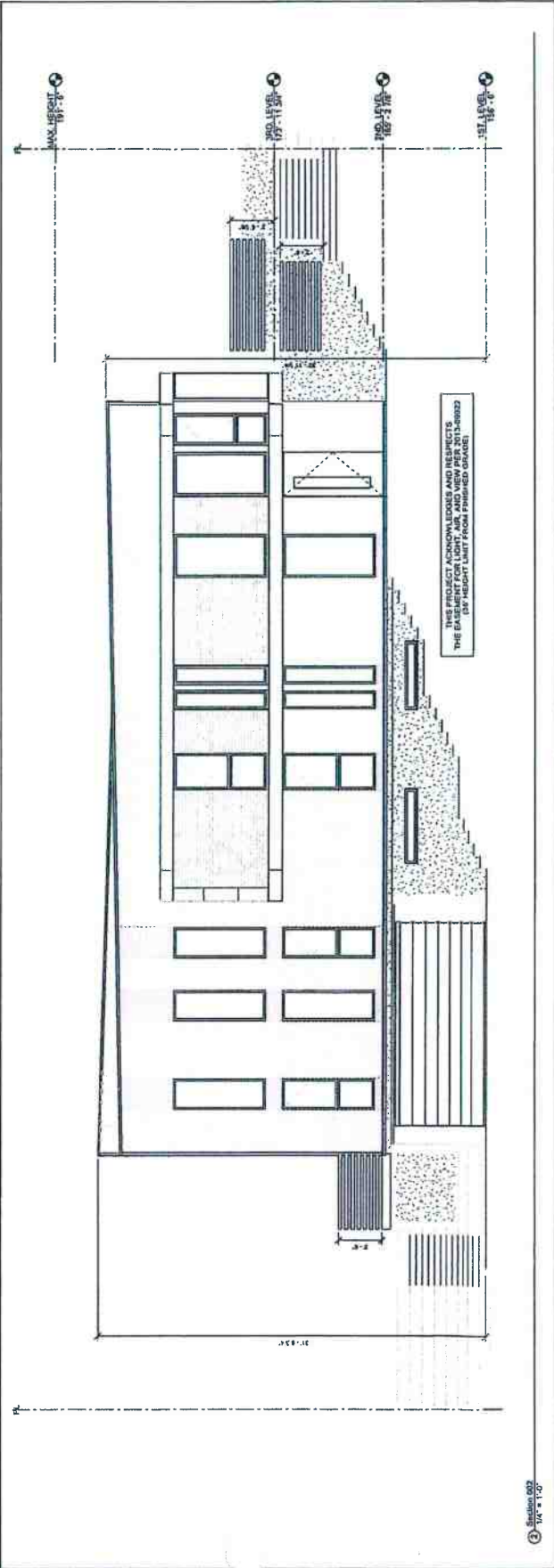
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① Section 001  
1/4" = 1'-0"



② Section 002  
1/4" = 1'-0"

THIS PROJECT ACKNOWLEDGES AND RESPECTS  
THE GREAT LAKES REGION  
(DE HEIGHT UNIT FROM FINISHED GRADE)



PROTO

1000 UNIVERSITY AVENUE  
SUITE 1100  
ANN ARBOR, MI 48106  
TEL: 734.763.1234

ARCHITECT  
1000 UNIVERSITY AVENUE  
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LW10

PROFD LIVINGSTON

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SUITE 1100  
ANN ARBOR, MI 48106  
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PIP

PROFESSOR OF ARCHITECTURE  
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SUITE 1100  
ANN ARBOR, MI 48106  
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FAX: 734.763.1234  
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DATE: 11/2011

PROJECT NAME: PROFD LIVINGSTON

DATE: 11/2011

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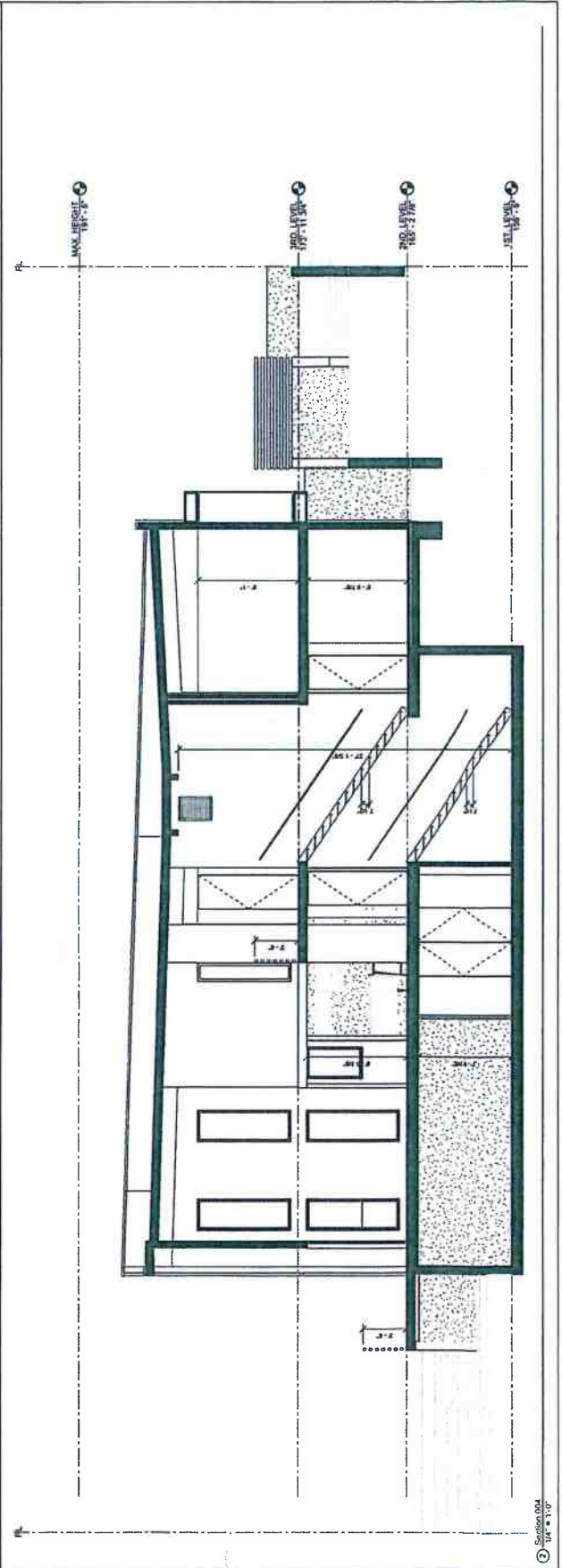
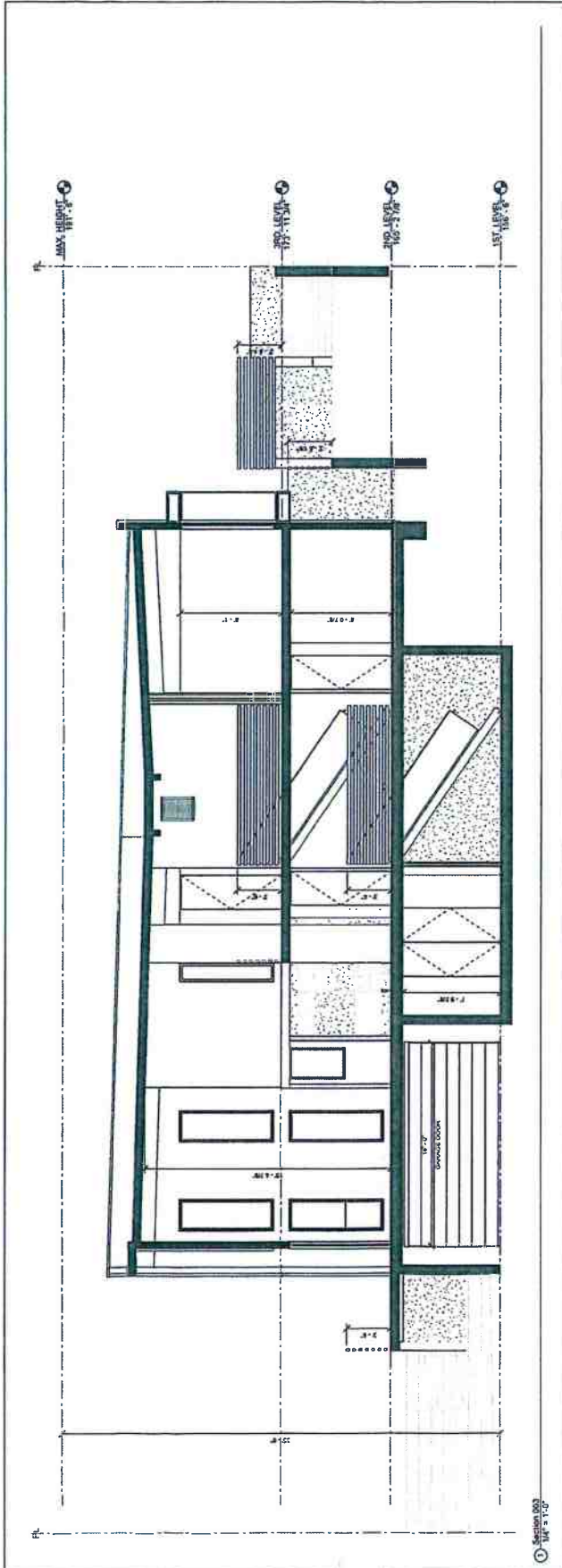
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DATE: 11/2011





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www.protoboston.com  
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BOSTON, MA 02108  
TEL: 617-552-1234

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100 WASHINGTON ST., SUITE 200  
BOSTON, MA 02108  
TEL: 617-552-1234

**ARCHITECT:**  
LORD & BURNETT ARCHITECTS  
100 WASHINGTON ST., SUITE 200  
BOSTON, MA 02108  
TEL: 617-552-1234

**GENERAL CONTRACTOR:**  
LORD & BURNETT ARCHITECTS  
100 WASHINGTON ST., SUITE 200  
BOSTON, MA 02108  
TEL: 617-552-1234

PROJECT NUMBER:  
100 WASHINGTON ST., SUITE 200  
BOSTON, MA 02108

**PROJECT: LIVINGSTON**

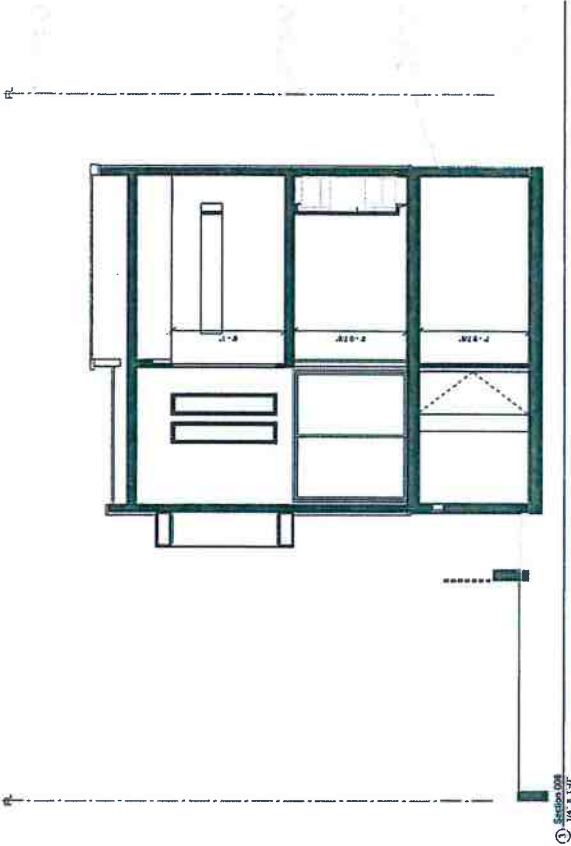
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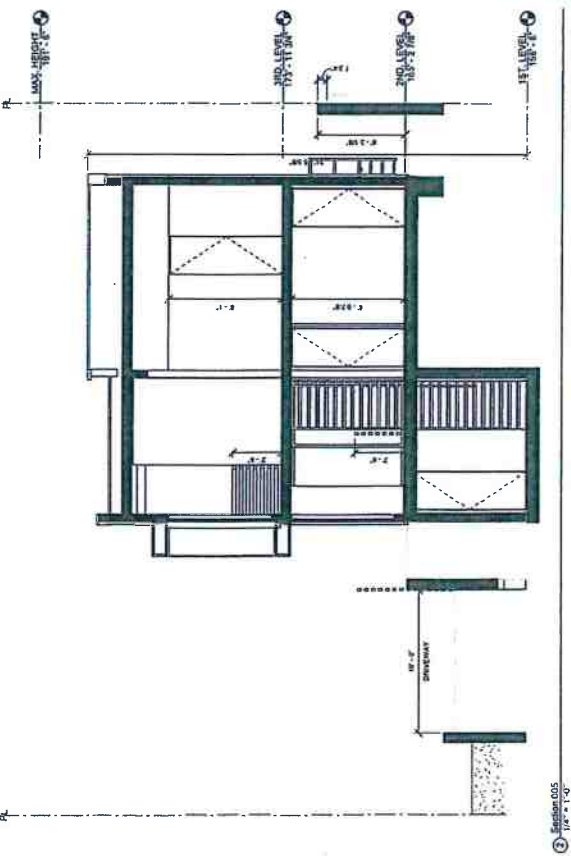
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DATE: 10/1/10

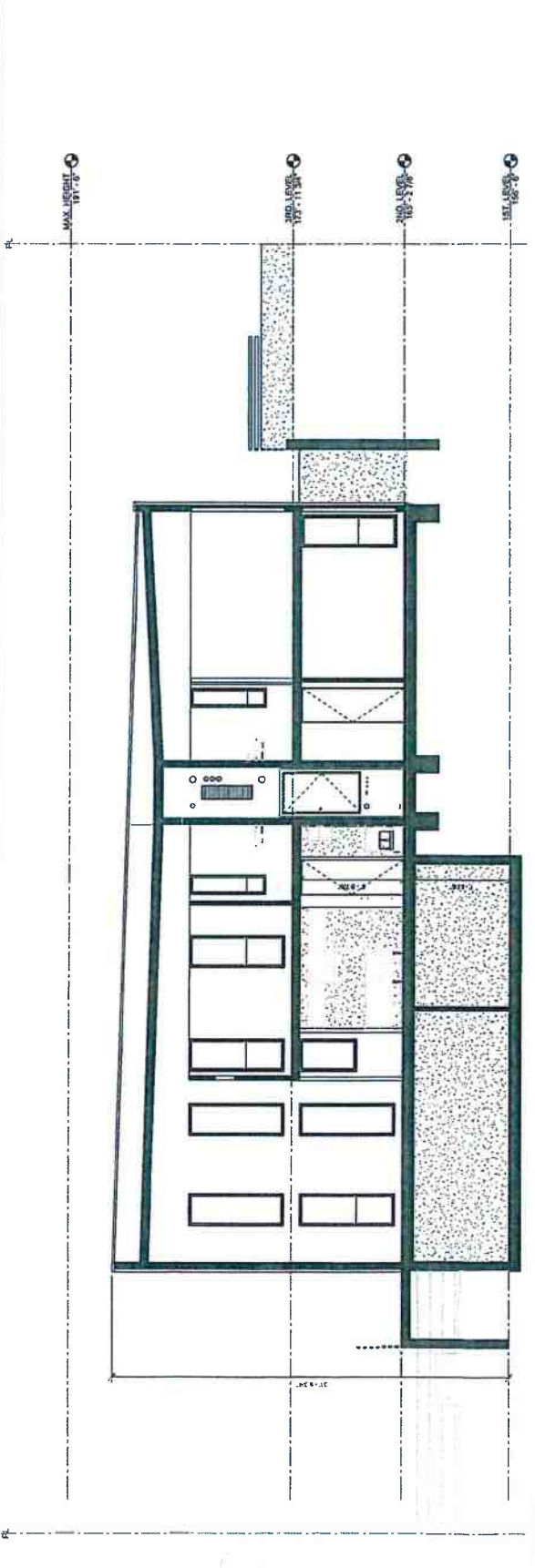
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PROJECT: LIVINGSTON  
SHEET NO. A3.3



Section 008  
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Section 005  
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Section 007  
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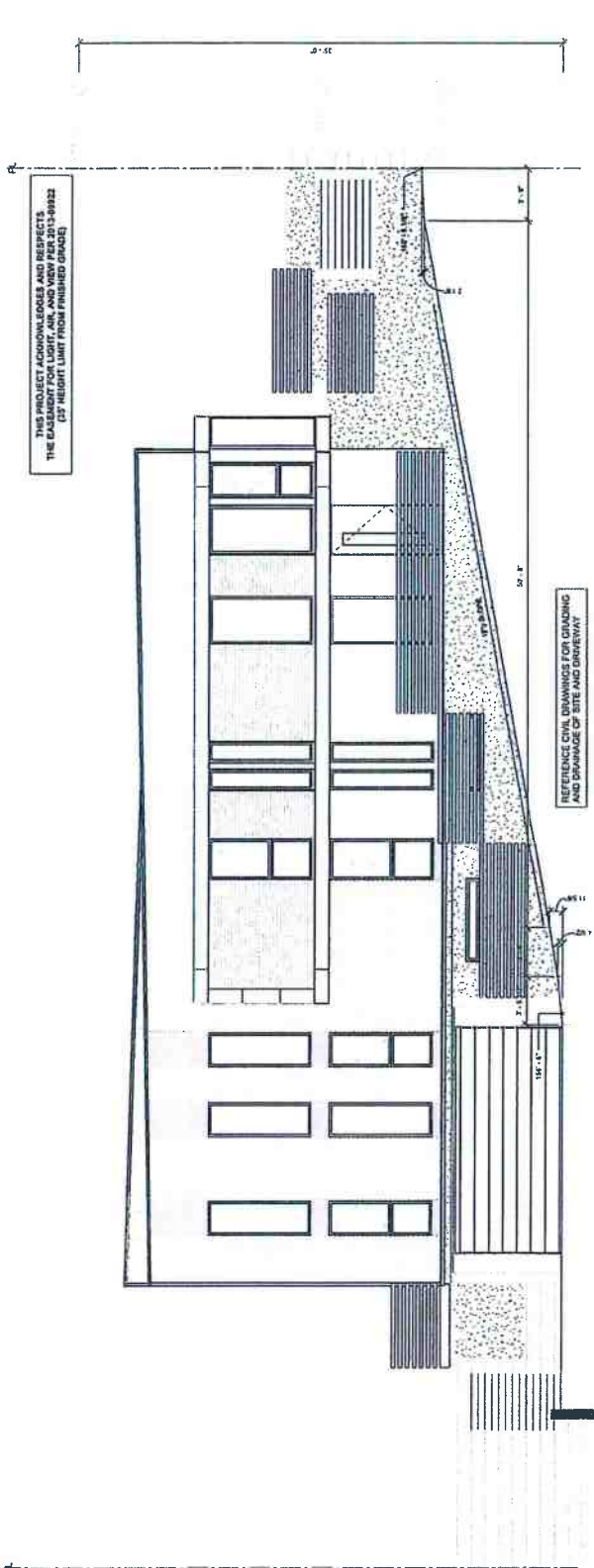
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74, 75, 77, 79  
CONSTRUCTION  
LANDSCAPE ARCHITECTURE  
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PROJECT NUMBER  
**PROTO LIVINGSTON**  
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**HIP**  
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NO. 1000  
DATE 10/10/2024

PROJECT NAME  
1000  
DATE 10/10/2024  
A3.4



THIS PROJECT ACKNOWLEDGES AND RESPECTS THE EASEMENT FOR LIGHT, AIR, AND VIEW PER 2013-89322 (25' HEIGHT LIMIT FROM FINISHED GRADE)

REFERENCE CIVIL DRAWINGS FOR GRADING AND DRAINAGE OF SITE AND DRIVEWAY

SECTION 008 - DRIVEWAY SLOPES



PROTO

1111 W. 17th Street  
Lincoln, NE 68502  
402.441.1111

PROJECT NUMBER  
PROTO LINCOLN STATION  
1111 W. 17th Street

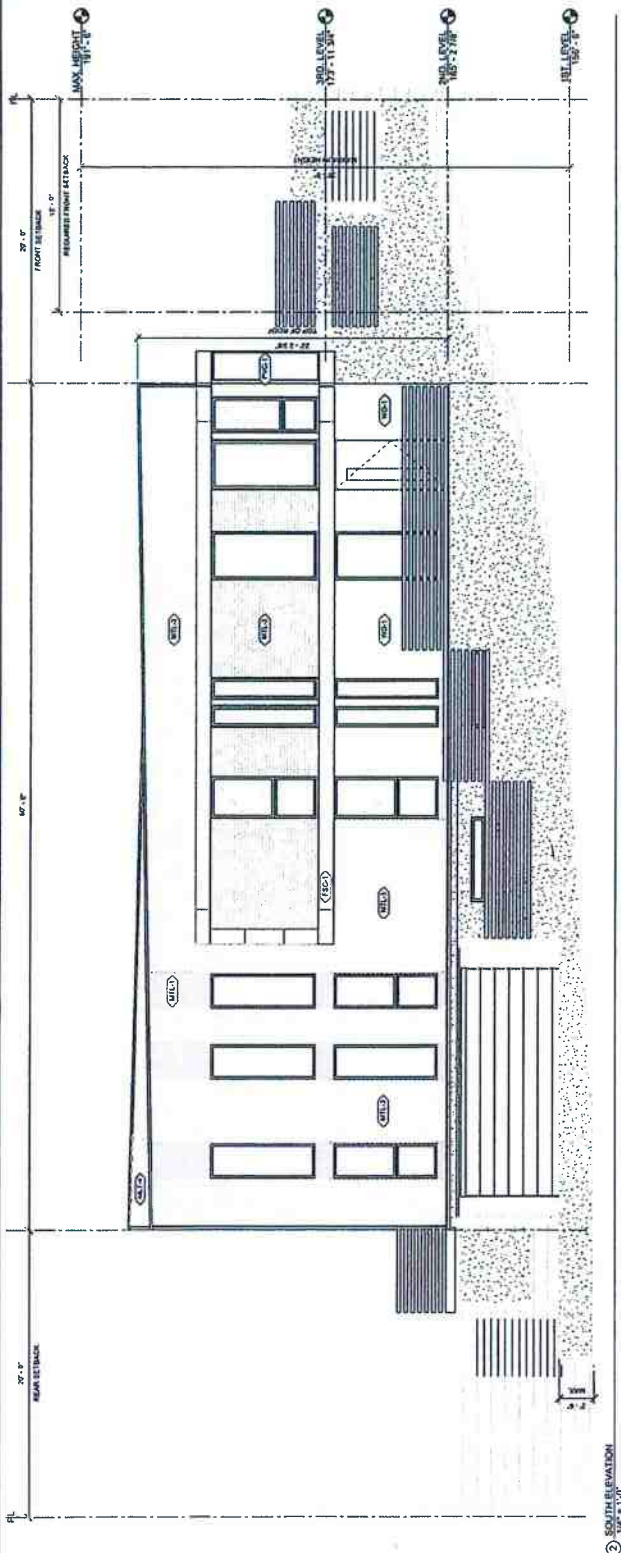
DATE

PROVISIONS FOR ALL MATERIALS SHALL BE SPECIFIED IN THE SPECIFICATIONS AND SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY SUBSTITUTIONS TO THE SPECIFICATIONS. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY SUBSTITUTIONS TO THE SPECIFICATIONS.

NO. DATE

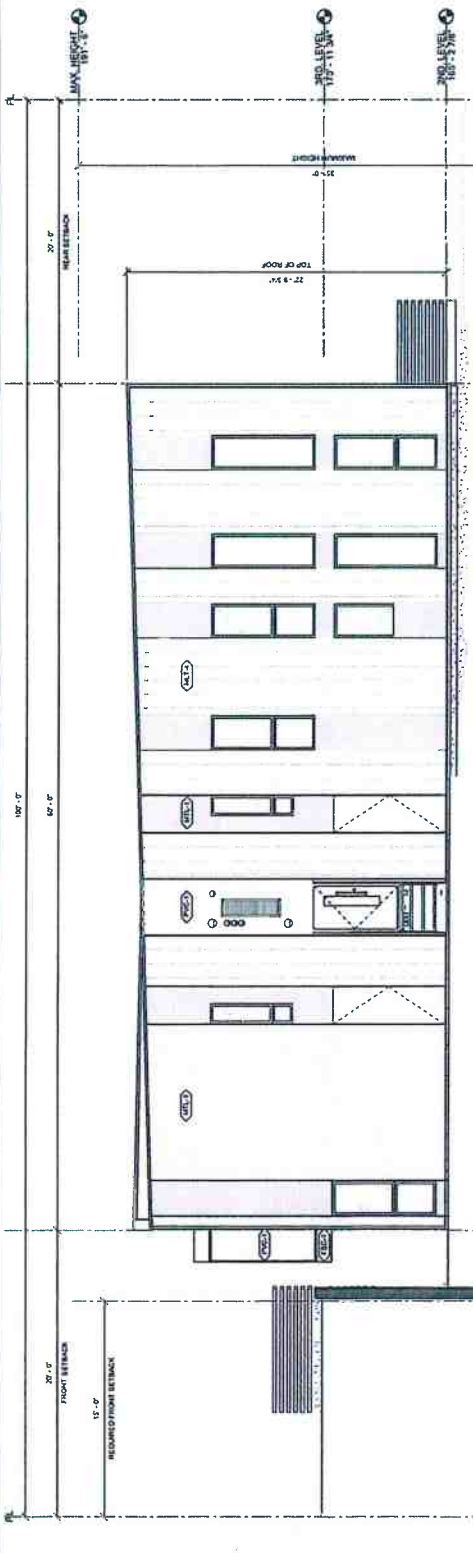
DATE  
BY  
PROJECT  
SHEET

KEYNOTES:



② SOUTH ELEVATION  
1/8" = 1'-0"

MATERIAL SPECS



① NORTH ELEVATION  
1/8" = 1'-0"



**PROTO**  
 ARCHITECTURAL  
 10000 W. CENTRAL EXPRESSWAY  
 SUITE 1000  
 DALLAS, TEXAS 75243  
 TEL: 972.381.1111  
 WWW.PROTOARCHITECT.COM

PROJECT ARCHITECT  
 PROTO ARCHITECTURAL  
 10000 W. CENTRAL EXPRESSWAY  
 SUITE 1000  
 DALLAS, TEXAS 75243  
 TEL: 972.381.1111  
 WWW.PROTOARCHITECT.COM

PROJECT ARCHITECT  
 PROTO ARCHITECTURAL  
 10000 W. CENTRAL EXPRESSWAY  
 SUITE 1000  
 DALLAS, TEXAS 75243  
 TEL: 972.381.1111  
 WWW.PROTOARCHITECT.COM

**PROTO LIVINGSTON**  
 PROJECT ARCHITECT  
 10000 W. CENTRAL EXPRESSWAY  
 SUITE 1000  
 DALLAS, TEXAS 75243  
 TEL: 972.381.1111  
 WWW.PROTOARCHITECT.COM

**TOP**

THIS PLAN IS A PART OF THE ARCHITECTURAL RECORD SET FOR THE PROJECT. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET. IT IS NOT TO BE USED IN ISOLATION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT.

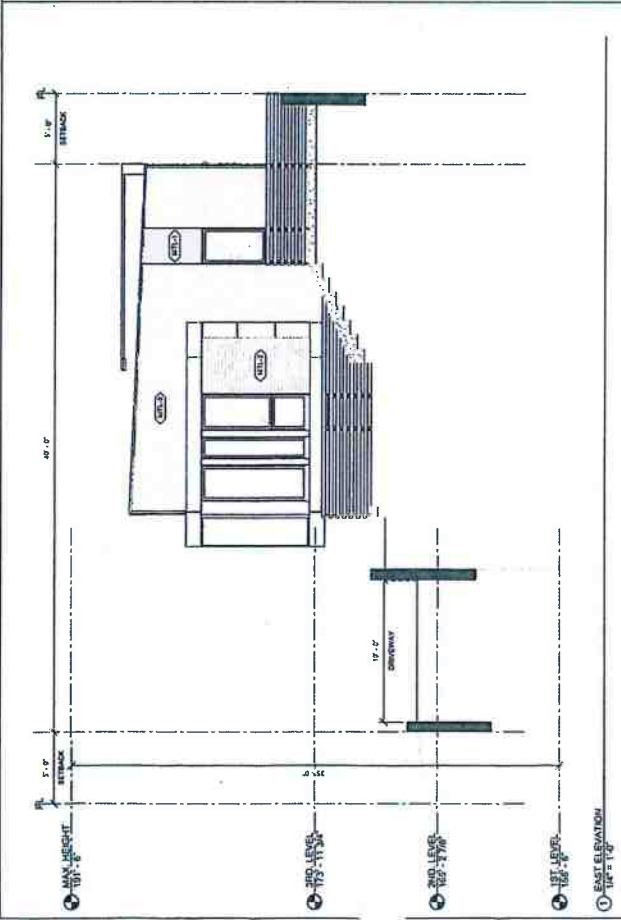
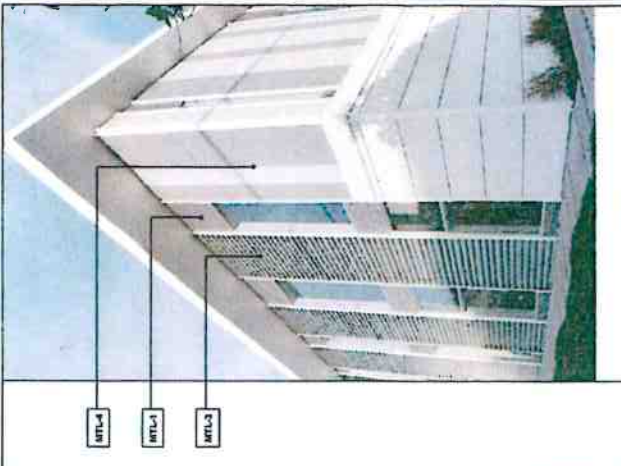
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 NO. 100

Sheet No. **A4.2**

DATE: 10/15/2019

PROJECT: PROTO ARCHITECTURAL

SCALE: AS SHOWN



**MATERIAL SPECIES**

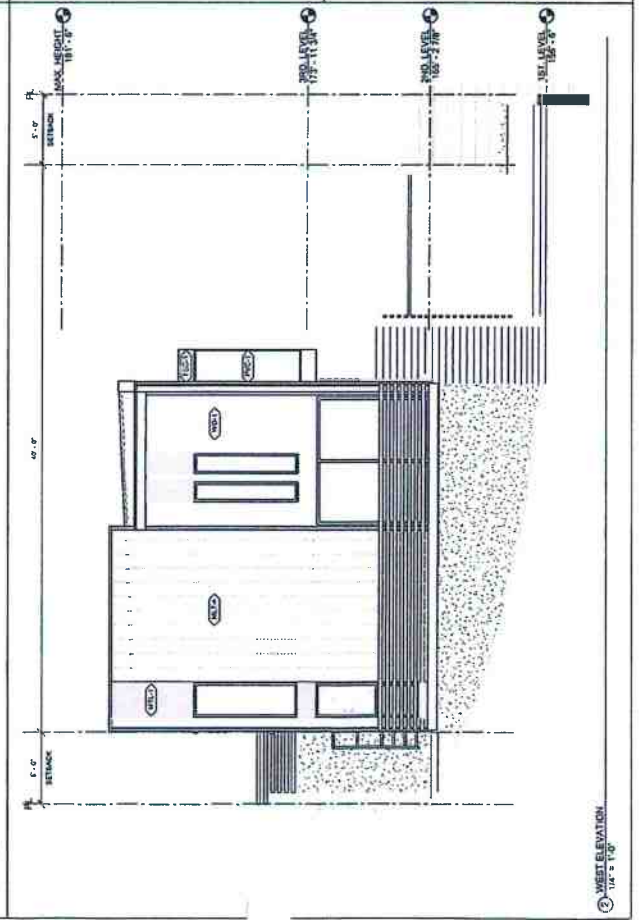
MTL-1: PRODUCT FINISH: POLYURETHANE PAINT, FINISH: SMOOTH, COLOR: WHITE, MANUFACTURER: PPG INDUSTRIES, INC. (PPG) - 10000 W. CENTRAL EXPRESSWAY, SUITE 1000, DALLAS, TEXAS 75243, TEL: 972.381.1111, WWW.PPG.COM

MTL-2: PRODUCT FINISH: POLYURETHANE PAINT, FINISH: SMOOTH, COLOR: WHITE, MANUFACTURER: PPG INDUSTRIES, INC. (PPG) - 10000 W. CENTRAL EXPRESSWAY, SUITE 1000, DALLAS, TEXAS 75243, TEL: 972.381.1111, WWW.PPG.COM

MTL-3: PRODUCT FINISH: POLYURETHANE PAINT, FINISH: SMOOTH, COLOR: WHITE, MANUFACTURER: PPG INDUSTRIES, INC. (PPG) - 10000 W. CENTRAL EXPRESSWAY, SUITE 1000, DALLAS, TEXAS 75243, TEL: 972.381.1111, WWW.PPG.COM

MTL-4: PRODUCT FINISH: POLYURETHANE PAINT, FINISH: SMOOTH, COLOR: WHITE, MANUFACTURER: PPG INDUSTRIES, INC. (PPG) - 10000 W. CENTRAL EXPRESSWAY, SUITE 1000, DALLAS, TEXAS 75243, TEL: 972.381.1111, WWW.PPG.COM

FPO-1: PRODUCT FINISH: POLYURETHANE PAINT, FINISH: SMOOTH, COLOR: WHITE, MANUFACTURER: PPG INDUSTRIES, INC. (PPG) - 10000 W. CENTRAL EXPRESSWAY, SUITE 1000, DALLAS, TEXAS 75243, TEL: 972.381.1111, WWW.PPG.COM









**PROTO**

PROFESSIONAL ARCHITECTS  
1000 UNIVERSITY AVENUE  
SUITE 1000, TORONTO, ONTARIO  
M5G 1R7  
TEL: 416-977-1234

PROJECT LOCATION  
1000 UNIVERSITY AVENUE  
SUITE 1000, TORONTO, ONTARIO  
M5G 1R7

**PROTO - EMERSON**

1000 UNIVERSITY AVENUE  
SUITE 1000, TORONTO, ONTARIO  
M5G 1R7

1000

PROFESSIONAL ARCHITECTS  
1000 UNIVERSITY AVENUE  
SUITE 1000, TORONTO, ONTARIO  
M5G 1R7  
TEL: 416-977-1234

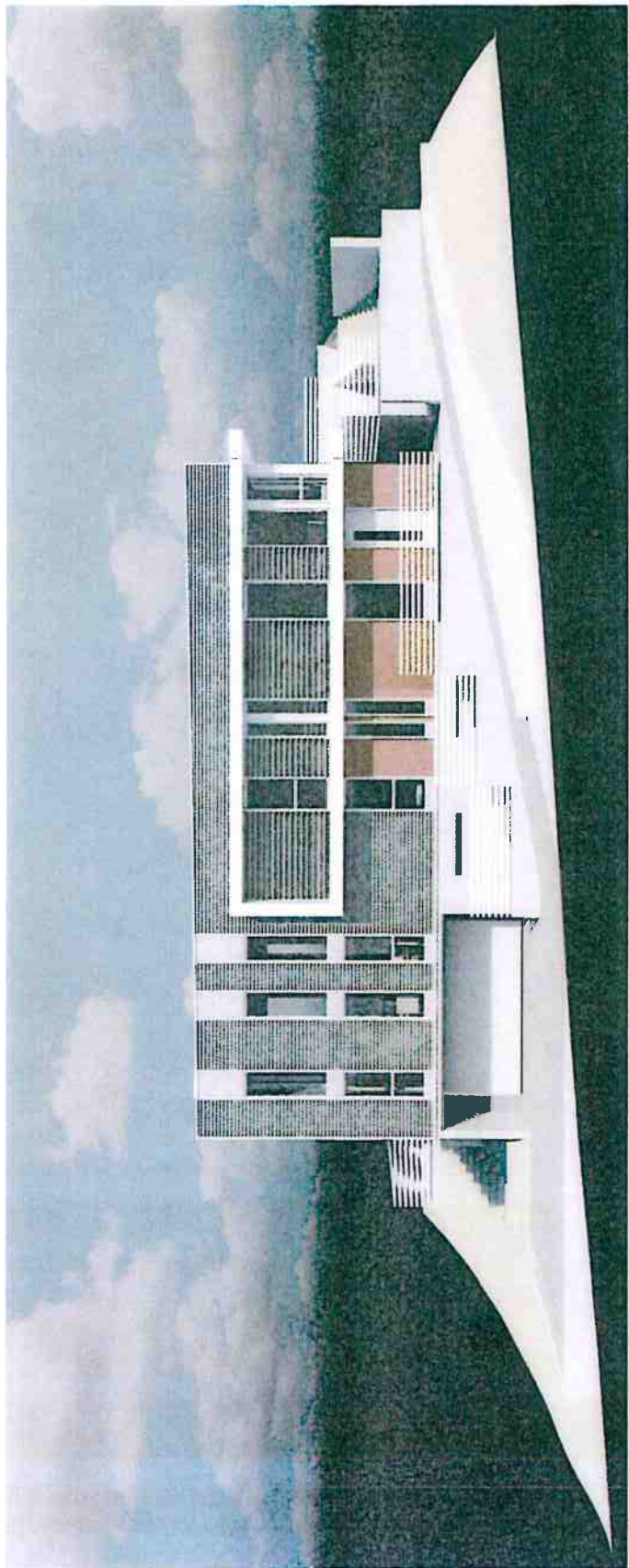
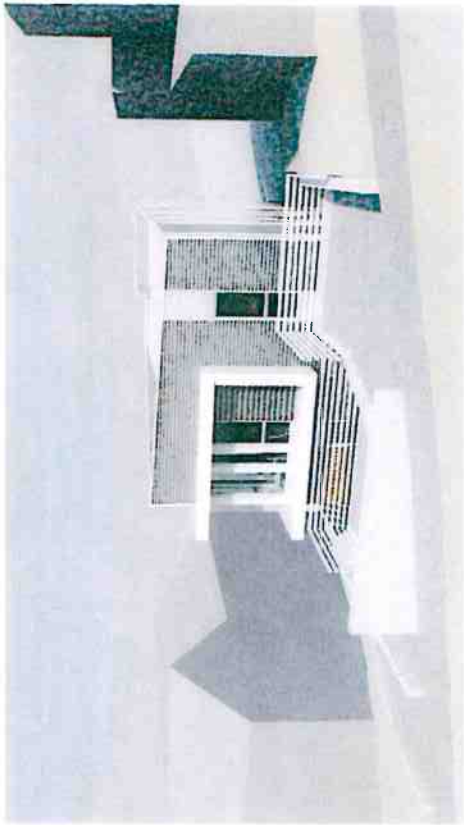


1000 UNIVERSITY AVENUE

1000 UNIVERSITY AVENUE  
SUITE 1000, TORONTO, ONTARIO  
M5G 1R7

1000

**A10-1**





# PROTO

www.protospa.com  
 10100 S. UNIVERSITY AVENUE  
 SUITE 1000  
 DENVER, CO 80202  
 TEL: 303.757.1515  
 FAX: 303.757.1516

CONCEPT DESIGN  
 SCOTT W. BUCKNER  
 LEAD ARCHITECT  
 LEONARDO DE VITO  
 ARCHITECTS  
 10100 S. UNIVERSITY AVENUE  
 SUITE 1000  
 DENVER, CO 80202  
 TEL: 303.757.1515  
 FAX: 303.757.1516

ARCHITECTURAL DESIGN  
 SCOTT W. BUCKNER  
 LEAD ARCHITECT  
 LEONARDO DE VITO  
 ARCHITECTS  
 10100 S. UNIVERSITY AVENUE  
 SUITE 1000  
 DENVER, CO 80202  
 TEL: 303.757.1515  
 FAX: 303.757.1516

CONSTRUCTION ADMINISTRATION  
 SCOTT W. BUCKNER  
 LEAD ARCHITECT  
 LEONARDO DE VITO  
 ARCHITECTS  
 10100 S. UNIVERSITY AVENUE  
 SUITE 1000  
 DENVER, CO 80202  
 TEL: 303.757.1515  
 FAX: 303.757.1516

PROJECT NUMBER  
**PROTO LIMBOSTON**  
 10100 University Ave.  
 Suite 1000  
 Denver, CO 80202

DATE  
 08/11/2011

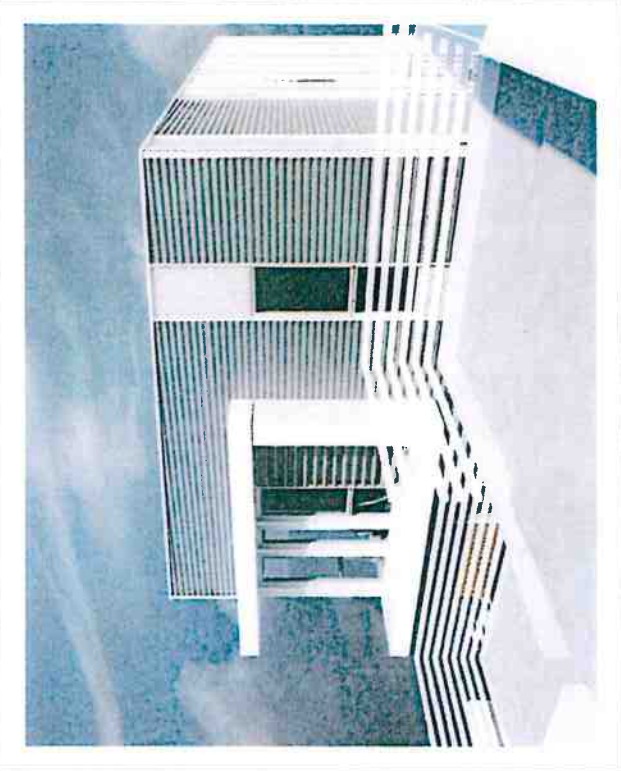
DESCRIPTION  
 ARCHITECTURAL RENDERING

NO. \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT NAME  
**PROTO LIMBOSTON**

DATE  
 08/11/2011

SCALE  
**A10.2**







**STORM DRAIN SCHEDULE**

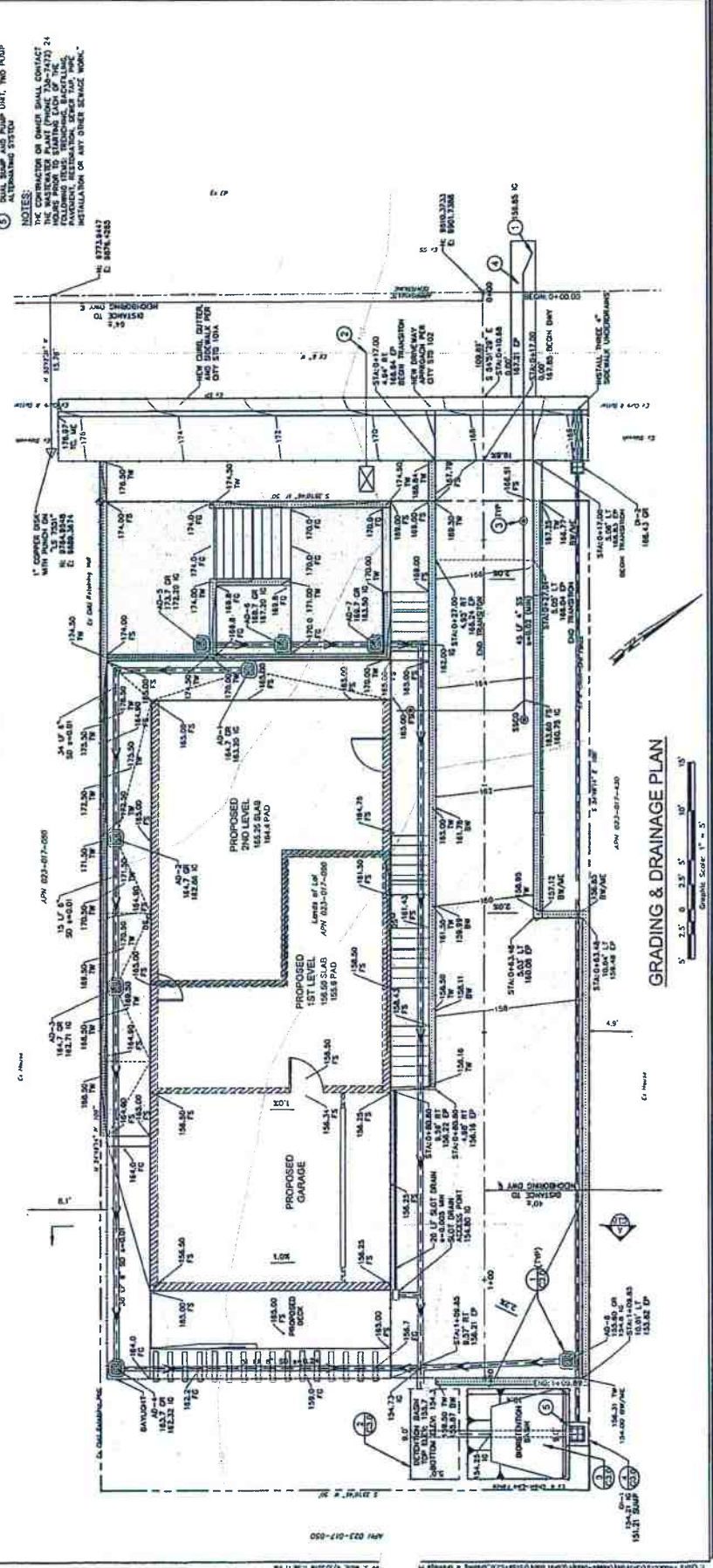
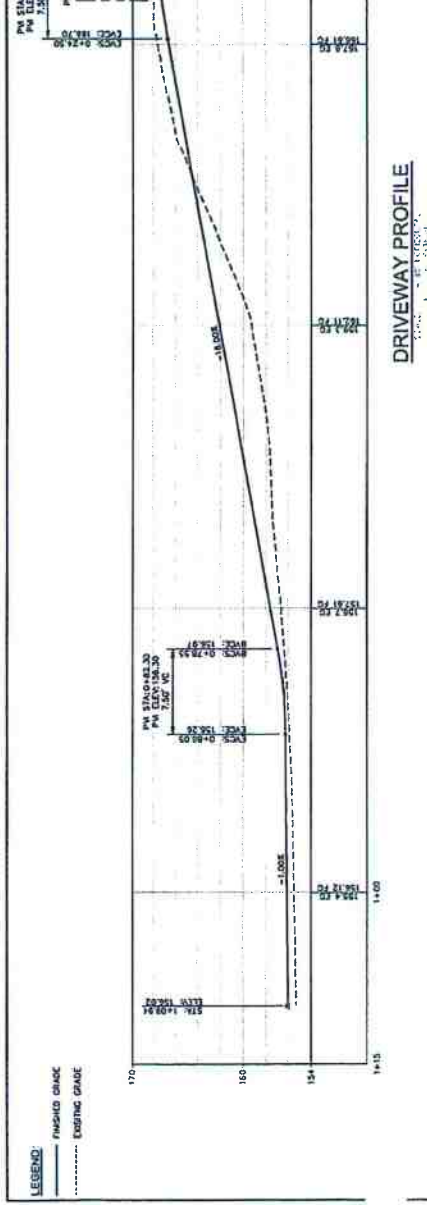
AS-1	PROPOSED STORM DRAIN WITH EXISTING (ON APPROVED EXHAUST)
AS-2	EXISTING STORM DRAIN
AS-3	EXISTING STORM DRAIN
AS-4	EXISTING STORM DRAIN

FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION  
 ALL STORM DRAINS ARE 6" DIA. (MIN)  
 ALL STORM DRAINS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PACIFIC STANDARD SPECIFICATIONS.  
 STORM DRAINS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PACIFIC STANDARD SPECIFICATIONS.  
 ALL STORM DRAINS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PACIFIC STANDARD SPECIFICATIONS.

**PAVING LEGEND:**

PERFORATED CONCRETE BLOCK (24")	WOOD DECK
HANDMADE (24")	WOOD-RETENTION AREA
C. H. AS	

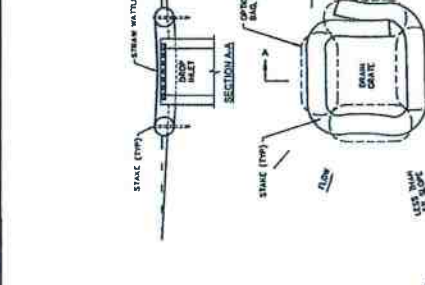
- KEY NOTES:**
- CONNECT TO EXISTING STORM DRAIN PER CITY OF PACIFIC STANDARD SPECIFICATIONS.
  - FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION.
  - FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION.
  - FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION.
  - FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION.
  - FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION.
- NOTES:**  
 THE CONTRACTOR OR OWNER SHALL CONTACT THE CITY OF PACIFIC FOR ALL NECESSARY PERMITS AND APPROVALS PRIOR TO STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO STARTING WORK.



adobe associates, inc.  
 1200 R. Dinwiddie Ave., Suite 200, CA 94608  
 (415) 541-2000 F. (415) 541-2001  
 info@adobeassociates.com  
 36 YEARS YOU CAN COUNT ON

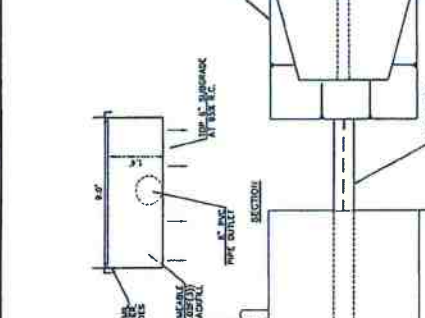
adobe associates, inc.  
 1200 R. Dinwiddie Ave., Suite 200, CA 94608  
 (415) 541-2000 F. (415) 541-2001  
 info@adobeassociates.com  
 36 YEARS YOU CAN COUNT ON

DATE: APR 4, 2018  
 DRAWN BY: JMS  
 CHECKED BY: JMS  
 SCALE: AS NOTED

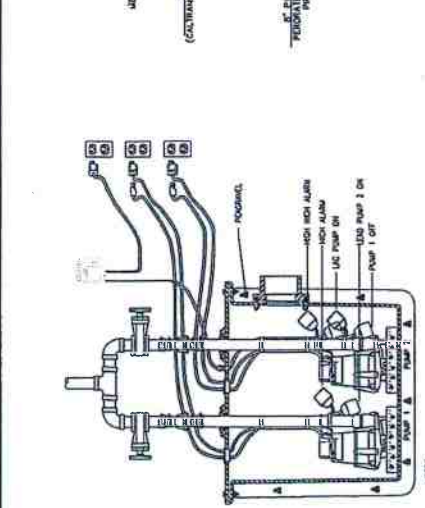


- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 3%).
  2. USE 1/4" WOOD OR EQUIVALENT METAL STAKES, (3 FT MIN LENGTH). THE TOP OF THE FRAME (SPACING WIDTH) MUST BE WELL BELOW THE SURFACE OF THE GRAVEL. STAKES MUST BE PLACED AT THE DOWNSTREAM END OF THE STRUCTURE.
  3. GRAVEL MUST BE USED IN LULL OF STRAIN WATTLE AFTER PAVEMENT HAS BEEN INSTALLED.

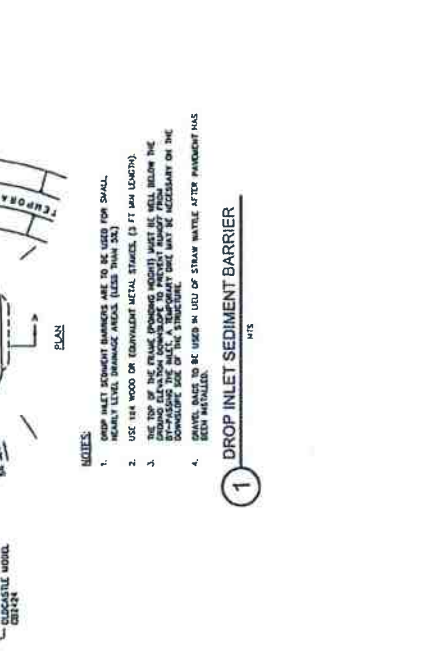
1 DROP INLET SEDIMENT BARRIER  
 NTS



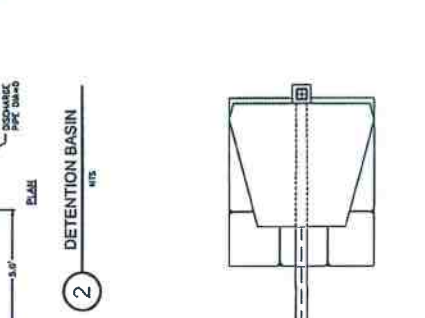
2 DETENTION BASIN  
 NTS



4 DUAL SUMP AND PUMP UNIT  
 NTS



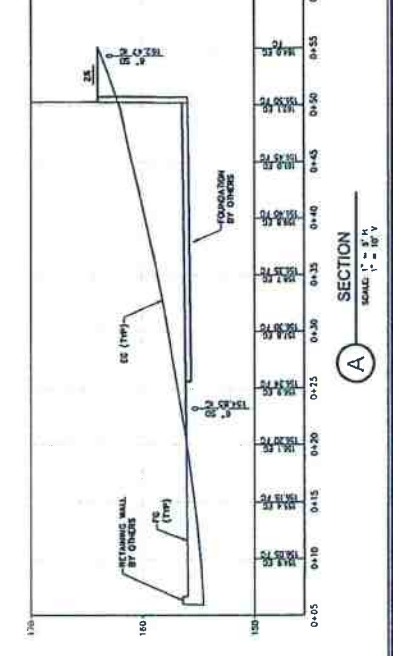
1 DROP INLET SEDIMENT BARRIER  
 NTS



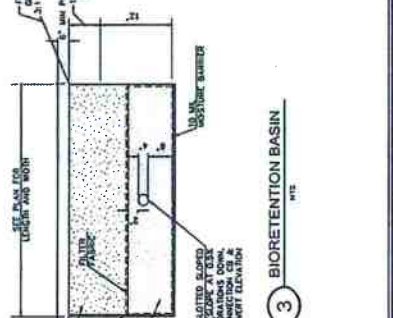
2 DETENTION BASIN  
 NTS



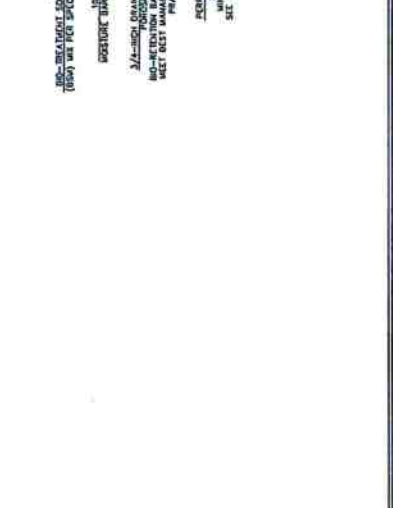
3 BIORETENTION BASIN  
 NTS



1 DROP INLET SEDIMENT BARRIER  
 NTS



2 DETENTION BASIN  
 NTS



3 BIORETENTION BASIN  
 NTS

# LAI RESIDENCE

## LANDSCAPE DRAWING INDEX

- E-0 PROJECT INFORMATION SHEET
- L-1 LANDSCAPE DESIGN
- L-2 IRRIGATION PLAN
- L-3 PLANTING PLAN
- L-4 IRRIGATION PLAN AND CALCULATIONS
- L-5 WATER MANAGEMENT PLAN
- M-1 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CHECKLIST
- M-2 WATER EFFICIENT LANDSCAPE WORKSHEET
- M-3 SOIL MANAGEMENT REPORT

### PROJECT INFORMATION

**PROJECT APPLICANT:** GARDENART GROUP  
**DATE:** SEPTEMBER 15TH, 2015  
**PROJECT ADDRESS:** 1375 LIVINGSTON AVE, PACIFICA CA  
94027  
**APPLICANT:** VINN YU  
**PROJECT OWNER:** VINN YU (408) 693-3725 [yennyu2010@gmail.com](mailto:yennyu2010@gmail.com)  
**PROJECT CONTACT:** VINN YU (408) 693-3725  
**PROJECT TYPE:** NEW, RESIDENTIAL  
**WATER WASTEWATER:** POTABLE  
**WATER DISTRIBUTION:** POTABLE  
**PROJECT LANDSCAPE AREA:** 2009 SQUARE FEET  
**PARCEL AREA:** 5000 SQUARE FEET  
**PROJECT IRRIGATED AREA:** 792 SQUARE FEET

### PROJECT CONTACTS

**PROJECT ADDRESS:** 1375 LIVINGSTON AVE, PACIFICA CA  
94027  
**PROJECT OWNER:** TESS AND YEN LI

### ARCHITECT

**PHOTO HOMES**  
Pouya Khoshdelini, Assoc. AIA, Project Director, Architectural Design  
P: +1 310.371.7244 | C: +1 310.683.8277 | F: +1 310.371.7244 | [www.photohomes.com](http://www.photohomes.com)

### LANDSCAPE ARCHITECT

**GARDENART GROUP** Chris Jacobson, Principal, Landscape Design  
1375 Livingston Ave, Pacifica, CA 94027  
[yennyu2010@gmail.com](mailto:yennyu2010@gmail.com)  
408.693.3725 ext  
[gardenartgroup.com](http://gardenartgroup.com)

### CIVIL ENGINEER:

**ADORE ASSOCIATES, INC.**  
Dore Brown  
11000 S. 232ND E. (703) 543-3301  
[www.adoreinc.com](http://www.adoreinc.com)

### SURVEY:

**WEST LAND SURVEYING**  
West Land Surveying  
(650) 232-3100 [lg@westland.com](mailto:lg@westland.com)

### PROJECT NOTES

- THERE ARE NO DISTURBANCES OF ANY SIZE OR TYPE ON THIS SITE. A TREE PROTECTION PLAN HAS NOT BEEN PROVIDED.
- THERE ARE NO SPECIAL LANDSCAPE AREAS.
- THERE ARE NO TRANSCALARY IRRIGATION SYSTEMS.
- THERE ARE NO SPECIAL LANDSCAPE AREAS.
- THERE ARE NO SPECIAL LANDSCAPE AREAS.
- RECYCLED WATER IS NOT USED IN THE LANDSCAPE IRRIGATION SYSTEM.

THIS PROJECT ACKNOWLEDGES AND RESPECTS THE EASEMENT FOR LIGHT, AIR, AND VIEW PER THE CITY OF PACIFICA (SECTION 16.04.010) AND ALL PLANTINGS HAVE A MINIMUM MAXIMUM HEIGHT OF 20 FEET.

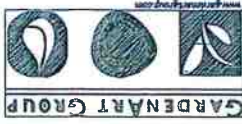
THIS PROJECT HAS INCORPORATED THE FOLLOWING STORM WATER QUALITY CONTROL MEASURES:

- THE PATIO AREAS ARE TO BE CONSTRUCTED OF A GRAVEL SURFACE
- THE PATIO AREAS ARE TO BE CONSTRUCTED OF A GRAVEL SURFACE

THIS PROJECT HAS INCORPORATED THE FOLLOWING FIRE SAFETY MEASURES:

- GRAVEL MULCH HAS BEEN SPECIFIED
- THERE ARE NO FOUNDATION PLANTINGS

NO.	DATE	BY
1	JAN 27, 2015	LYNN



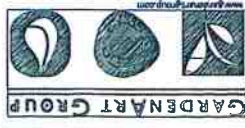
THE LAI RESIDENCE  
1375 LIVINGSTON AVE, PACIFICA CA  
PROJECT INFORMATION

DATE	NO.	BY
09/15/15	01	LYNN

L-01

PROJECT INFORMATION

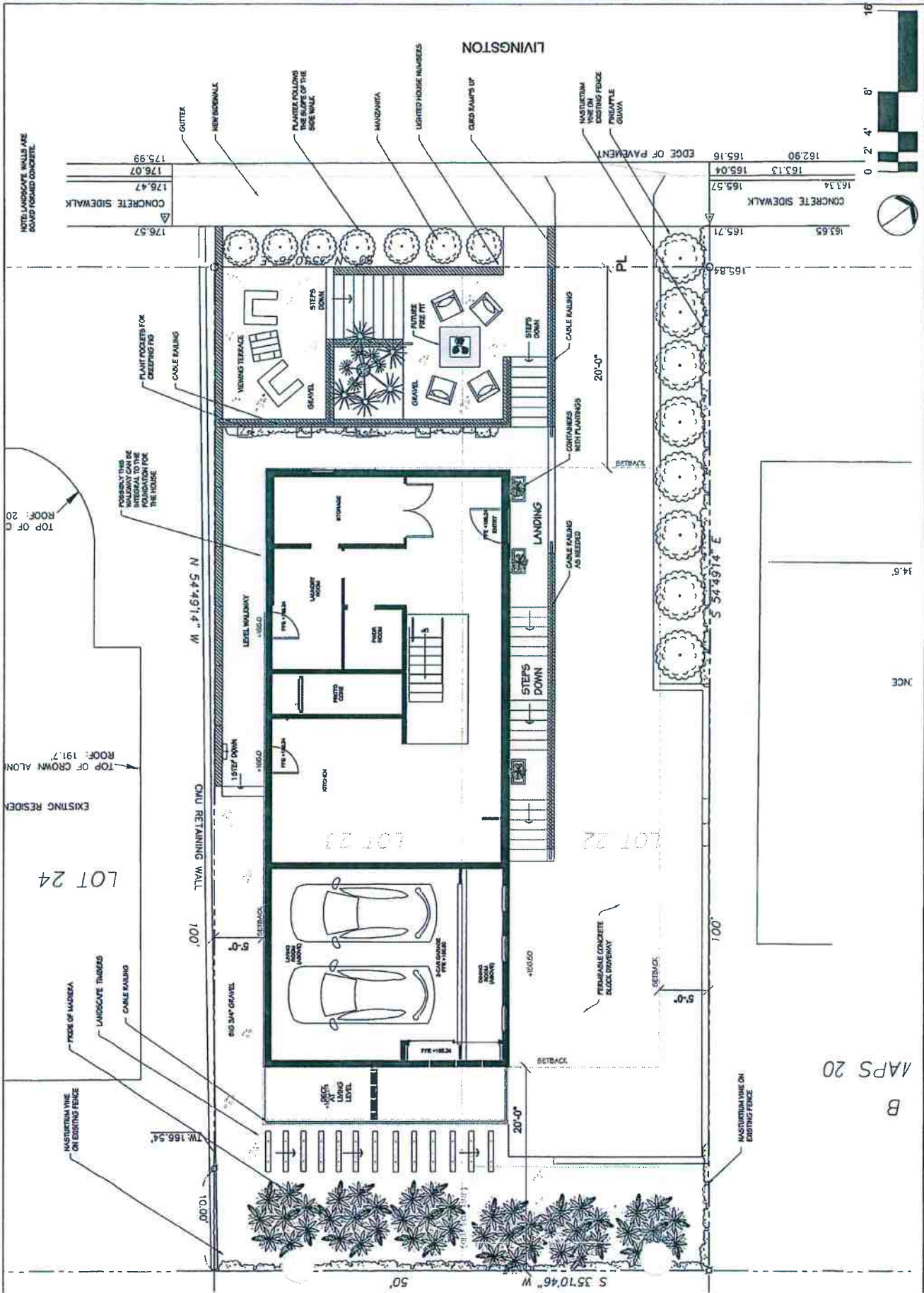
REVISION	DATE
1	JUNE 26, 2018
2	JULY 06, 2018
3	SEP 01, 2018
4	JAN 27, 2018



**THE LAI RESIDENCE**  
 1375 LIVINGSTON AVE, PACIFICA CA  
**LANDSCAPE DESIGN PLAN**

DATE: JUNE 26, 2018  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: LYNN TU  
 JOB: THE LAI RESIDENCE

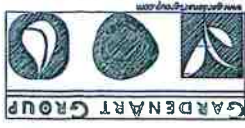
**L-1**  
 LANDSCAPE PLAN



B  
 MAPS 20

NOTE: LANDSCAPE WALLS ARE  
 BOUND FORMED CONCRETE.

BY	DATE
REVISED	REVISED
REVISED	REVISED
REVISED	REVISED



THE LAI RESIDENCE  
1375 LIVINGSTON AVE, PACIFICA CA  
LIGHTING PLAN

DATE: JULY 2018  
SCALE: 1/4" = 1'-0"  
DRAWN BY: LYNN TU  
JOB: TERRACE LIAISON

L-2

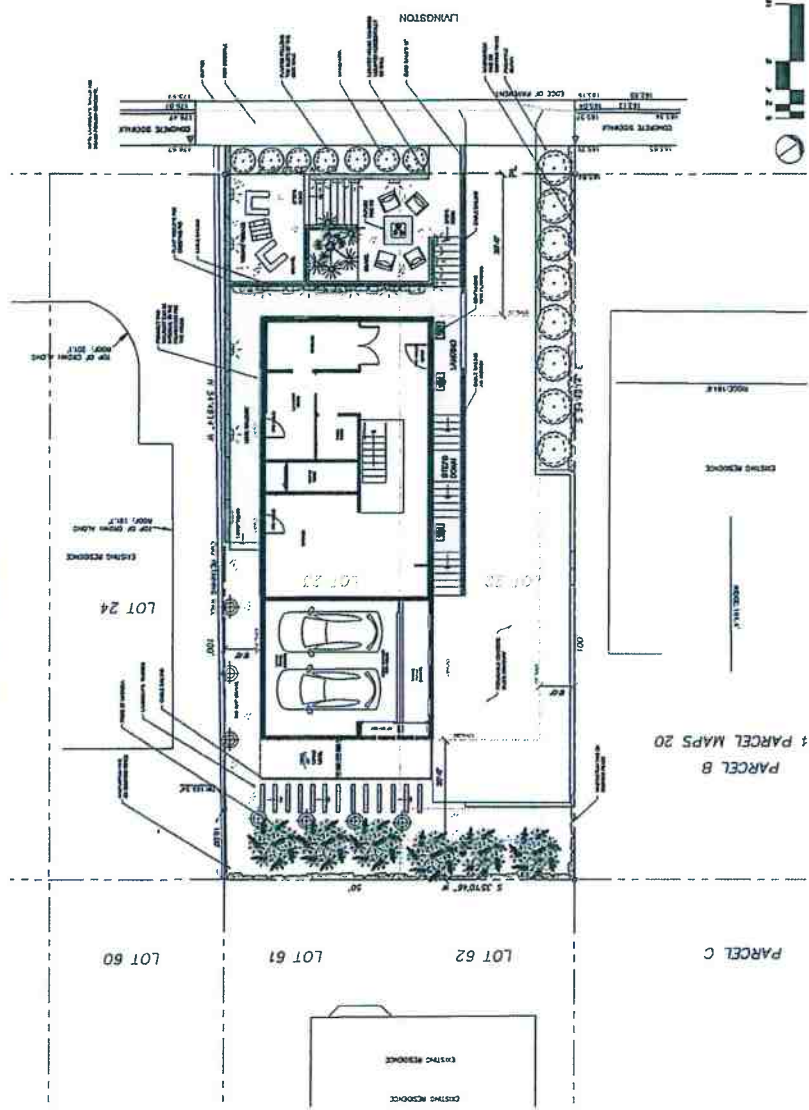
LIGHTING PLAN

**LIGHTING LEGEND**

SYMBOL	TYPE	QTY.	MODEL NUMBER	LAUF	FINISH	NOTES
	WALL LIGHT	17	FX LUMINAIRE PROGRAM (POLE/LED)	1 LED	MODEL PLATE	20" ROUND SHAPE
	PATH LIGHT	7	HINKLEY ATLANTIS ROUST-LED	1 LED	TITANIUM	

NOTES: FX LUMINAIRE - SEE MANUFACTURER CALL 1-800-858-8289  
HINKLEY - SEE WWW.HINKLEYLIGHTING.COM OR CALL 1-800-441-5209

NOTES: HOUSE NUMBERS BY LUXELLO. SEE WWW.LUXELLO.COM  
MAYTEEN BRONZE HOUSE NUMBERS ILLUMINATED  
BRONZE 5" HOUSE NUMBERS - WHITE LED



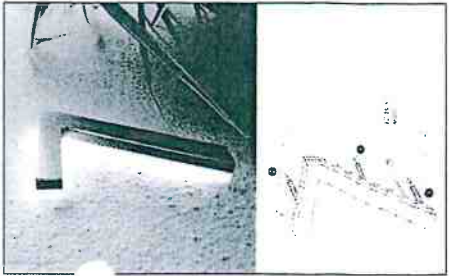
**HINKLEY ATLANTIS**



**FX LUMINAIRE**



**LUXELLO HOUSE NUMBERS**





REV	DATE	BY
1	07/24/2018	MM
2	08/27/2018	MM



# LANDSCAPE PLANTING PLAN

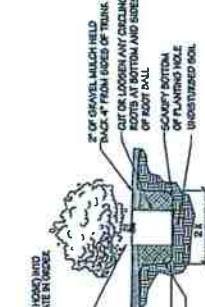
THE LAI RESIDENCE  
1375 LIVINGSTON, PACIFICA, CA

DATE	08/27/2018
SCALE	1/4" = 1'-0"
PROJECT	THE LAI RESIDENCE
JOB	1375 LIVINGSTON

L-3  
PLANNING PLAN

## PLANT LEGEND

COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
REDWOOD	SEQUOIA SEMPERPARVA	12" DIA	MIN 20 FEET TALL
REDWOOD	SEQUOIA SEMPERPARVA	18" DIA	MIN 25 FEET TALL
REDWOOD	SEQUOIA SEMPERPARVA	24" DIA	MIN 30 FEET TALL
REDWOOD	SEQUOIA SEMPERPARVA	30" DIA	MIN 35 FEET TALL
REDWOOD	SEQUOIA SEMPERPARVA	36" DIA	MIN 40 FEET TALL
REDWOOD	SEQUOIA SEMPERPARVA	42" DIA	MIN 45 FEET TALL

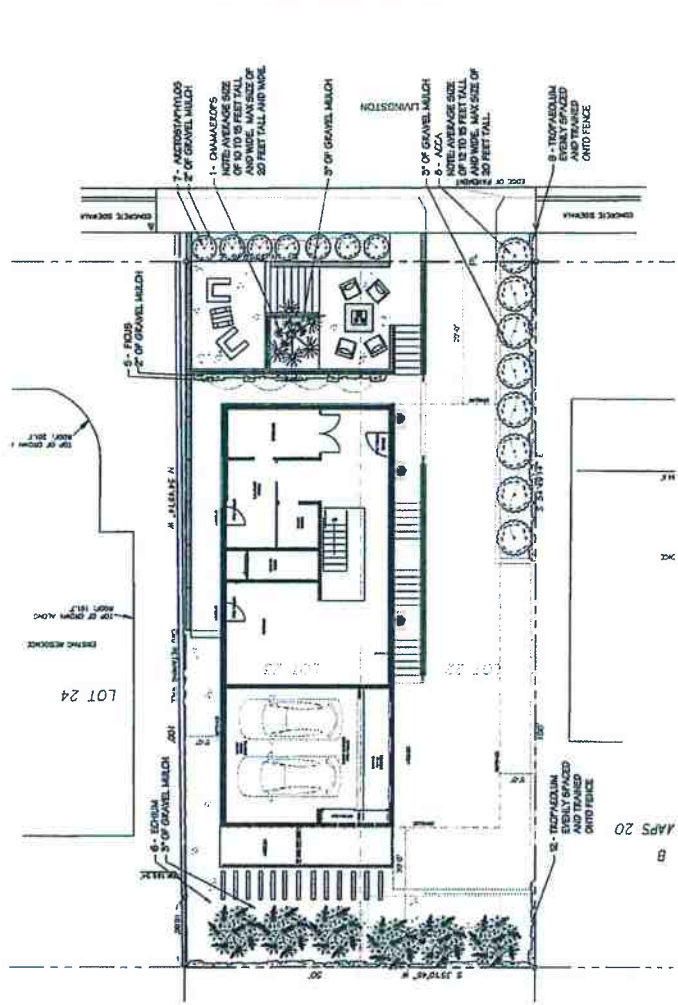


**A** SHRUB PLANTING - TYPICAL  
Scale: 1/4" = 1'-0"

**B** TREE PLANTING - TYPICAL  
Scale: 1/4" = 1'-0"

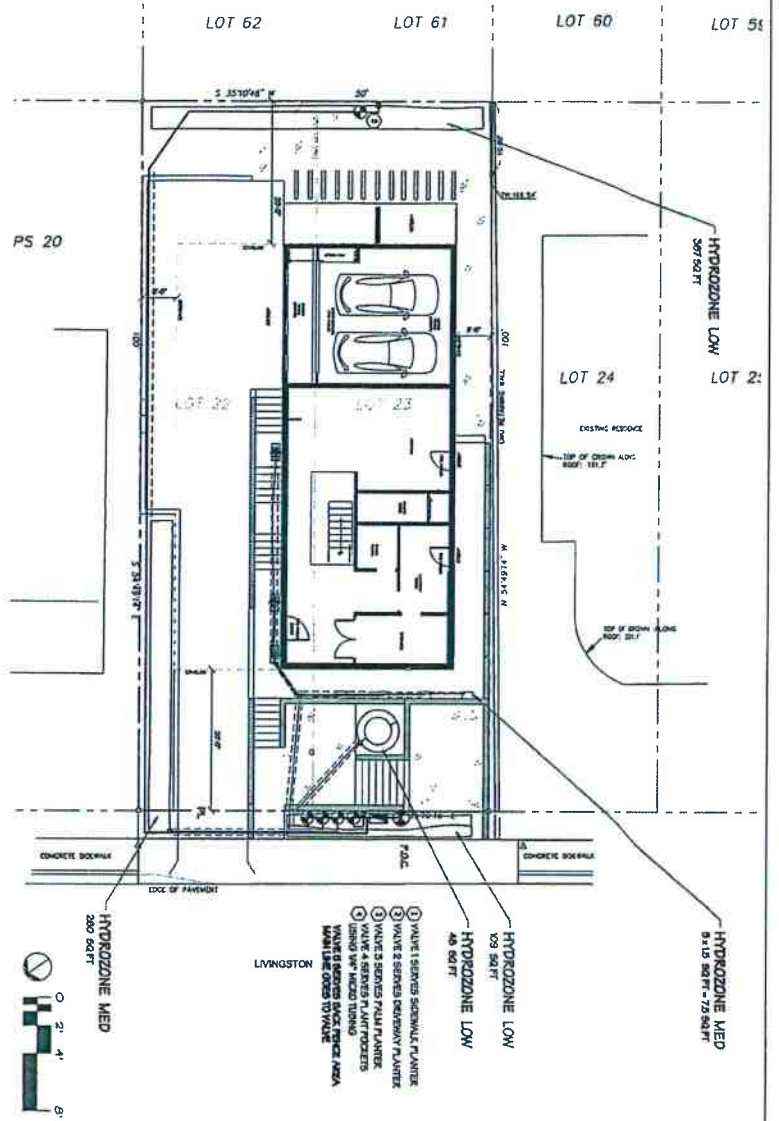
## PLANTING NOTES

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF PACIFICA AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING SPECIALIST.
- PLANT MATERIAL LOCATIONS ARE INDICATED AND MAY BE ADJUSTED BY THE CONTRACTOR. GROUND COVER EXTENDS BELOW PROGRAMMATIC COORDINATE OF TREES AND SHRUBS. FULL COVERAGE IS REQUIRED.
- QUANTITIES OF PLANT MATERIAL ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IN CASE OF ANY DISCREPANCY, THE INTENT OF THE PLAN SHALL GOVERN.
- ALL TREES SHALL BE PLANTED WITHIN 18" OF ALL CONSTRUCTED WADSCOVTE WALLS AND FINISH, ETC. SHALL HAVE 24" DEEP ROOT BARRIERS.
- SOIL PREPARATION: CLEAR SITE OF ALL WEEDS, BRUSH AND PLANT MATERIAL. APPROVED BY PROJECT SUPERVISOR FOR REMOVAL AND DISPOSAL OF OFF SITE.
- TREE AND SHRUB PLANTINGS: EXCAVATE CIRCULAR FITS WITH VERTICAL SIDES AS SHOWN IN DETAILS. FILL WITH WATER TRENDE DRAINAGE IF FIT DOES NOT BUMP IN ONE HOLE. BACK FILL WITH NATIVE SOIL AND SOIL AMENDMENTS AS SPECIFIED BELOW.
- CONTAINER - 1 GALLON, 2 GALLON, 3 GALLON, 4 GALLON, 5 GALLON, 6 GALLON, 7 GALLON, 8 GALLON, 9 GALLON, 10 GALLON, 12 GALLON, 15 GALLON, 18 GALLON, 24 GALLON, 30 GALLON, 36 GALLON, 42 GALLON, 48 GALLON, 54 GALLON, 60 GALLON, 72 GALLON, 84 GALLON, 96 GALLON, 108 GALLON, 120 GALLON, 144 GALLON, 168 GALLON, 192 GALLON, 216 GALLON, 240 GALLON, 270 GALLON, 300 GALLON, 324 GALLON, 360 GALLON, 400 GALLON, 450 GALLON, 500 GALLON, 540 GALLON, 600 GALLON, 648 GALLON, 720 GALLON, 800 GALLON, 900 GALLON, 1000 GALLON.
- SOIL AMENDMENTS: 10% COMPOST, 10% PERLITE, 10% VERMICULITE, 10% BOKASHI, 10% WORM CASTINGS, 10% MANURE, 10% BONE MEAL, 10% SHEEP MANURE, 10% CHICKEN MANURE, 10% HORSE MANURE, 10% GOAT MANURE, 10% PIG MANURE, 10% CATTLE MANURE, 10% SHEEP MANURE, 10% CHICKEN MANURE, 10% HORSE MANURE, 10% GOAT MANURE, 10% PIG MANURE, 10% CATTLE MANURE.
- ALL TREES WITHIN 18" OF ALL CONSTRUCTED WADSCOVTE WALLS AND FINISH, ETC. SHALL HAVE 24" DEEP ROOT BARRIERS.



## SOIL AMENDMENTS

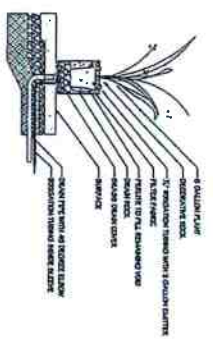
- THE FOLLOWING SOIL PREPARATION IS RECOMMENDED FOR SOIL ANALYSIS FOR PLANTING AREAS WHERE PLANTS WILL BE PLANTED ON UNIMPROVED SOIL:
- 1000 LB/1000 SQ FT OF 10% COMPOST
  - 1000 LB/1000 SQ FT OF 10% PERLITE
  - 1000 LB/1000 SQ FT OF 10% VERMICULITE
  - 1000 LB/1000 SQ FT OF 10% BOKASHI
  - 1000 LB/1000 SQ FT OF 10% WORM CASTINGS
  - 1000 LB/1000 SQ FT OF 10% MANURE
  - 1000 LB/1000 SQ FT OF 10% BONE MEAL
  - 1000 LB/1000 SQ FT OF 10% SHEEP MANURE
  - 1000 LB/1000 SQ FT OF 10% CHICKEN MANURE
  - 1000 LB/1000 SQ FT OF 10% HORSE MANURE
  - 1000 LB/1000 SQ FT OF 10% GOAT MANURE
  - 1000 LB/1000 SQ FT OF 10% PIG MANURE
  - 1000 LB/1000 SQ FT OF 10% CATTLE MANURE



- IRRIGATION LEGEND**
- POINT OF CONNECTION AT WATER METER
  - WATER PRESSURE AT VALVE - 50 PSI
  - VALVE TO THE ONE OF MAIN
  - INCLUDE SHUT OFF VALVE TO IRRIGATION
  - VALVE
  - SCHEDULE LOW PRESSURE, FREQ. REDUCED PRESSURE TYPE SCHED TO FIT WATER
  - SCHEDULE LOW PRESSURE, FREQ. REDUCED PRESSURE TYPE SCHED TO FIT WATER
  - CONTROL VALVE IS STATION WITH WATER STOP
  - RECOMMENDED WATER FLOW AND PRESSURE
  - VALVE, METRIC LOW VOLUME CONTROL ZONE SET OR CONTROL VALVE + FILTER + PRESSURE REDUCER
  - HOODS IN RECOMMENDED FALL DIRECTION
  - SCHEDULE LOW PRESSURE, FREQ. REDUCED PRESSURE TYPE SCHED TO FIT WATER
  - HIGH PRESSURE, LOW VOLUME CONTROL ZONE, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000
  - METRIC TIPS AVAILABLE OR PERIPHERAL OR COMPATIBLE
  - USING 0.5 GPM FLOW SETTINGS AT 2" SPACING
  - PART OF SCHED BEYOND THE GROUND SURFACE
  - TRANSDUCER FROM LATERAL TO TYPICAL
- IRRIGATION NOTES**
1. THE PLANNING HAS BEEN DESIGNED TO USE PLANTS WITH SMALL WATER NEEDS GROUPED INTO HYDROZONES.
  2. THE PLANNING HAS BEEN DESIGNED TO USE PLANTS WITH SMALL WATER NEEDS GROUPED INTO HYDROZONES.

**MAINTENANCE SCHEDULE**

ALL FLOW METERINGS MUST BE SELECTED AND LOCATED DUE TO ITS NATURAL WEAR, AND DOES NOT REQUIRE SHUTTING OR OTHER REGULAR MAINTENANCE.



**1 IRRIGATION AND DRAINAGE TO CONTAINERS**  
Scale: 1/2" = 1'-0"

<p>GARDEN ART GROUP www.gardenartgroup.com</p>		<p><b>THE LAI RESIDENCE</b> 1375 LIVINGSTON AVE, PACIFICA, CA</p> <p><b>LANDSCAPE IRRIGATION PLAN</b></p>	<p>DATE: JAN 28, 2025 SCALE: 1/2" = 1'-0" DRAWN BY: [Name] JOB: [Name]</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </table>	NO.	DATE	BY	DESCRIPTION	1			
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Scenic Pacifica  
Incorporated Nov. 22, 1957

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## PLANNING COMMISSION Staff Report

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**DATE:** June 6, 2016

**FILE:** PSD-766-07

**ITEM:** 3

CDP-294-07

UP-68-15

PV-517-16

PE-143-07

SUB-228-15

**PUBLIC NOTICE:** Notice of Public Hearing was published in Pacifica Tribune on May 25, 2016, and mailed to 80 surrounding property owners and occupants.

**AGENT/OWNER:** Bryan O'Flynn  
P.O. Box 470156  
San Francisco, CA 94147  
(415) 867-4370

**PROJECT LOCATION:** 2105 Beach Boulevard (APN 016-182-010)

**PROJECT DESCRIPTION:** Construct a three-story, two-unit residential condominium duplex on a 4,726-square foot vacant lot located at 2105 Beach Boulevard, including a fence in excess of the height limit and reduced dimensions for the parking area. The proposed project includes a combined 5,107 square feet (sq. ft.) of gross floor area. One unit will have 2,580 sq. ft. of floor area (Unit # 2105) and the other unit will have 2,527 sq. ft. of floor area (Unit # 2115).

**SITE DESIGNATIONS:** General Plan: High Density Residential (HDR)  
Zoning: R-3 (Multiple-Family Residential) / CZ (Coastal Zone Combining)

**RECOMMENDED CEQA STATUS:** Class 3 Categorical Exemption, Section 15303(b).

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

**RECOMMENDED ACTION:** Approve as conditioned except for the requested Parking Exception.

**PREPARED BY:** Kevin Valente, Contract Planner

**PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS**

**ZONING STANDARDS CONFORMANCE:**

<b><u>Major Standards</u></b>	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Lot Size	5,000 sq. ft. min	4,726 sq. ft.	4,726 sq. ft.
Lot Coverage	60% max	N/A	40%
Lot Area Per Dwelling Unit	2,075 sq. ft.	N/A	2,363 sq. ft.
Minimum Dwelling Unit Size	850 sq. ft.	N/A	Unit # 2105: 2,580 sq. ft. Unit # 2115: 2,527 sq. ft.
Height			
<i>Building</i>	35'-0" max	N/A	34'-11" (top of roof)
<i>Garden wall</i>	36" (up to 48" if open work)	N/A	48" (with open work above 36")
Usable Open Space	1,500 sq. ft. min	N/A	4,054 sq. ft.
Landscaping	20% min	N/A	23%
Setbacks			
<i>Front(west)</i>	15'-0" min (wall) 9'-0" min (to deck)	N/A	17'-11" (wall) 9'-0" (to deck)
<i>Side (north)</i>	10'-0" min (north) 5'-0" min (south)	N/A	10'-0" (north) 5'-0" (south)
<i>Rear (east)</i>	20'-0" min	N/A	20'-0"
Parking			
<i>Dwelling Unit</i>	2 garage spaces per unit (18' X 19')	N/A	2 garage spaces per unit (18' X 19')
<i>Guest</i>	Street Parking	N/A	Street Parking
Back-up area	25'	N/A	23'-10" <sup>1</sup>

**PROJECT SUMMARY**

**1. Project Description**

The proposed project is a three-story, two-unit residential condominium duplex on a 4,726-square foot vacant lot. The project site does not meet the 5,000 sq. ft. minimum lot size; therefore, per the Pacifica Municipal Code (PMC) Section 9-4.3002(a), the project site is deemed a nonconforming lot. As a result, the proposed project requires approval of a Site Development Permit (PSD-766-07). The two units will be constructed side-by-side in a townhouse arrangement. They will be substantially similar in size and layout with only minor differences. Both will be three stories with a roof terrace accessed by a short stair enclosure. One unit will have 4 bedrooms and 4 baths, totaling 2,580 sq. ft. of floor area (Unit # 2105).

<sup>1</sup> Requires approval of a Parking Exception.

The other unit will have 4 bedrooms and 4 baths, totaling 2,527 sq. ft. of floor area (Unit # 2115).

The garages will be situated at the rear of the property accessed by a driveway from Santa Rosa Avenue. A landscaped ground-level garden will surround the units with native coastal drought resistant plants. The design of the proposed project is driven by the ocean front location, using quality durable materials with green sustainable building techniques.

### *Project Site*

The project site is currently a vacant corner infill lot on Beach Boulevard at the southeast corner of Santa Rosa Avenue. The property formerly was the site of a two-unit residential structure which was demolished approximately 15 years ago. The site is relatively flat and has little vegetation except for some invasive ice plant at the front edge of the lot. The oceanfront promenade is located directly adjacent to the project site across Beach Boulevard. Due to local climate factors such as fog, wind, salt, and sandy soils, the design and choice of building materials for the proposed project greatly affect long term durability of the structure. Top quality building materials combined with smart design and intelligent construction techniques will be used throughout, on both the exterior and interior of the project, to address these climatic factors.

### *Proposed Project Architecture*

Inspired by the oceanfront location, the proposed project architectural style is known as Nautical Moderne. Typical characteristics of this style include features such as horizontal orientation, clean sleek lines and grooves, smooth light colored stucco walls, flat roofs, rounded corners highlighted by curved glass, modern style doors and windows, tile mosaics, horizontal rows of windows or other horizontal patterns set in relief in exterior walls, a generally streamlined appearance, and various nautical references such as round porthole style windows. The style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. In particular, the proposed architecture is consistent with features found in the structures located at 2117 Beach Boulevard and 1 Montecito Avenue.

The proposed project's front facade includes curvilinear balconies on each floor supported by round columns featuring tempered glass guardrails and floor to ceiling window walls with patio doors. The roof parapet is rounded at the corners including a similar glass guardrail at the roof terrace with curved corners at front and rear. The rear elevation has a curved balcony above a curved bay/window seat. Each side elevation has two curved bays in the middle of the upper floor which support a curvilinear wing/eave above providing shelter and giving a stronger identity to the primary entrances and partially recessed front porches below. The entry doors will be set back within the outer plane of the exterior wall and will be surrounded by tile mosaic. The front entry steps feature custom stainless steel stair hand rails.

The curved ground level concrete garden wall surrounds the dwellings and is landscaped with site-appropriate local native coastal plants which complement the architectural style. The detailed concrete garden wall and smooth stucco finish of the building is intended to complement the low concrete walls supporting wooden benches for pedestrians to sit along the oceanfront promenade. The garage doors at the rear will be anodized aluminum with frosted glass panels.

The three-story duplex includes a roof terrace, which allows additional outdoor private space with views and space for a container garden, rainwater catchment systems, and solar panels. The modern open interior floor plan has windows carefully placed to maximize natural light and airflow on each level as well as capturing ocean views. Rooms will be organized around an open curving central staircase with a skylight connecting all floors with additional skylights on the second floor. Balconies on the west and east facades and a roof terrace create indoor/outdoor transitions. Outdoor spaces on every level provide multiple areas for indoor/outdoor living, which provides opportunities for visual and social engagement between inhabitants, neighbors, and passersby.

The use of horizontal and vertical building components such as balconies, bay windows, front porches with alcoves and tile mosaic all serve to add visual interest and texture. The combination of smooth stucco, windows, doors and balconies, glass railings, and refined curves create an openness, lightness and transparency to the project.

### *Neighborhood Context*

The proposed project design incorporates numerous elements of the City of Pacifica's adopted Design Guidelines, which will complement, enhance, and reinforce many of the positive architectural characteristics of the neighborhood while raising the standard and quality of the architecture. As a result the proposed project will have a positive impact on the surrounding neighborhood as a whole.

The Salada Beach/West Sharp Park neighborhood is a mixture of single-family and multiple-family residential as well as commercial development of a wide variety designs of various sizes and scale. Buildings vary in height from one- to three-stories. Lot widths range from 25 to 75 feet, with the typical lot depth being 90 feet.

The typical neighborhood streetscape color palette is composed of mostly lighter shades of color including pastel yellow, white, blue, green, tan, and grey. Exterior materials include painted stucco, painted wood siding, painted fiber cement siding and some painted vertical groove plywood. Flat roofs are common on multiple-family dwellings. Most buildings, both single-family and multiple-family, have garage doors at ground level at the base of the building as the most dominant architectural feature on the lower part of these structures.

The proposed project includes the following positive architectural elements from the surrounding neighborhood:

- Abundant large sized windows and high quality doors;
- Spacious balconies and decks with substantial usable space;
- Large French patio doors onto decks and balconies;
- Flat roofs with parapets;
- Stucco walls;
- Low concrete detailed walls;
- Rounded bay windows;
- Front entry porches, semi-recessed;
- Roof terrace accessed by stair enclosure;
- Coastal native plant drought resistant landscaping; and
- Glass and aluminum garage doors.

The proposed project avoids the following negative architectural elements from the surrounding neighborhood:

- Poorer design and use of nondurable lower quality construction materials and techniques unsuitable for this coastal location;
- Garage doors and driveways dominating the front elevation and minimizing landscaping in the streetscape area; and
- Lack of architectural detail and interest.

#### *Site Specific Design & Construction Details*

Corrosion-resistant materials will be used to address the special demands of the severe coastal climate. Stucco will be installed with Type 316 marine-grade stainless steel plaster lath and corner reinforcement of plastic. Roof terrace and deck tiles will be architectural concrete pavers, pedestal mounted. All framing fasteners and connectors will be galvanized and all exposed fasteners or connectors will be stainless steel. A smooth stucco finish will be used to minimize salt and dirt buildup. The roof terrace and balconies will be covered by durable cement terrace tiles light in color. Landscaping will be comprised of salt and drought resistant plants which are native to the California coast.

The front entry is defined by use of a path, steps and the front entry door recessed into an alcove at the front porch. The garages will be located at the rear of the homes, accessed from Santa Rosa Avenue. Locating the garage at the rear of the homes is intended to achieve the following benefits:

- Allows a continuous pedestrian sidewalk on the block uninterrupted by curb cuts and driveways which detract from other blocks on Beach Boulevard. Fewer curb cuts increases pedestrian enjoyment of the public right-of-way.

- Preserves the most visible front elevation for landscaping and greater street appeal of more attractive architecture and landscaping.
- Allows for a smaller curb cut and preserves more space for street parking.
- Consistency with the adjacent residences.

### *Parking*

The garages will be located at the rear of the property accessed by a driveway from Santa Rosa Avenue. The rear garage configuration allows a continuous pedestrian sidewalk on Beach Boulevard uninterrupted by curb cuts and driveways; prevents garages from dominating the most visible front elevation; and, preserves more space for street parking. The Pacific Municipal Code requires the garage back-up space to be a minimum of 25 feet. However, the proposed garage back-up space would be 23'-10". Therefore, the proposed garage back-up space does not comply with the zoning standards and the applicant has requested approval of a Parking Exception (PE-143-07) to allow a 14-inch reduction in garage back-up space.

### *Garden Wall*

The proposed project includes a landscaped ground-level garden surrounded by a concrete garden wall along the property lines on the west side (Beach Boulevard) and north side (Santa Rosa Avenue). The garden wall will be constructed of reinforced concrete and will be topped by a wave pattern to support the architectural style of the building. Directly across Beach Boulevard from the project site is the ocean front promenade. Prominently featured on this promenade are modern low concrete walls supporting wooden benches detailed with vertical grooves and concrete column light fixtures. The detailed concrete garden wall and smooth stucco finish of the building will complement these modern design characteristics of the public spaces adjacent to the project site.

The Pacific Municipal Code allows fences and walls in front yards to be a maximum of 48 inches high as long as the wall is 40 percent open work above 36 inches high. However, the project plans show the proposed wall in the front yard of the site along Beach Boulevard would be 60 inches high and would remain 40 percent open above 48 inches in height. Therefore, the proposed wall does not comply with the zoning standards and the applicant requested approval of a Variance (PV-517-16) to allow the proposed wall to exceed the maximum height by 12 inches. Subsequent to the distribution of the public notices, the applicant withdrew his Variance request and will construct the garden wall in conformance to the zoning standards. Therefore, the Variance request is no longer included as part of the project.

### *Proposed Landscaping*

Landscaping is a key component of the project and is fully integrated into the design. Proposed landscaping exceeds the minimum amount of landscape requirements and will incorporate a variety of native California coastal plant species which are drought resistant, tolerate salty



conditions, and require less irrigation. The coastal environment of fog, wind, and salt air are important climate factors which are designed into the landscape plan. Landscaped areas will surround the homes on the ground level and the roof terrace will feature a variety of native coastal and drought tolerant plants in containers. Areas not landscaped on the ground level will use permeable pavers which allow rain and irrigation water to permeate the ground.

The incorporation of low flow controlled drip irrigation with rain sensors in combination with drought tolerant coastal native plants able to thrive in the windy, salty marine environment along the coast and will assist in water conservation.

### *Design Guidelines Consistency*

The proposed project will be compatible with the surrounding neighborhood architecture and scale, and will be consistent with the following elements of the adopted Design Guidelines:

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

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

*“Fog, wind, salt, and sandy soils are important climate factors to be designed for in both architectural and landscape solutions.”*

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

*“With regard to neighborhood character the project would have not have a detrimental impact on the surrounding area.”*

*“...improve the quality of the city’s physical environment.”*

*“...improves the quality of development where desirable attributes are lacking.”*

*“the coastal climate can be severe and must be considered in the site planning and design of coastal development.”*

*“Corrosive resistant materials should be used, with good quality roofing.”*

*“site improvements should be designed to work with site features.”*

*“The combination of the two-car requirement and the narrowness of the lot often result in the front elevation being taken up almost entirely by the garage doors.”*

*“...a two car driveway can almost fill the entire width of the lot, leaving little room for on-street parking, and also reducing the opportunity for landscaping the front yard.”*

*“Driveway locations and curb cuts should be planned to provide a maximum number of on street parking spaces”.*

*“Garage doors should be de-emphasized...”*

*“where feasible the entry should be defined by the use of a path, gate, trellis or other device.”*

*“Landscaping is an important aspect of site design and as such, requires as much care and consideration as other site improvements. Landscaping is more than just an arrangement of plant materials with irrigation. It can help to define spatial organization, provides privacy, contributes to energy conservation and create atmosphere... Fog, wind, salt, and sandy soils are important climate factors to be designed for in both architectural and landscape solutions.”*

*“Amount and variety. Applicants are encouraged to exceed the minimum amount of landscaping required by the Zoning Ordinance and landscape plans should incorporate a variety of plant species.” DG*

*“Landscaping should also be chosen with consideration given to existing vegetation in the area. The use of plants similar to those of neighboring properties is encouraged.”*

## **2. General Plan, Zoning, and Surrounding Land Uses**

The subject site’s General Plan land use designation is High Density Residential (HDR). The HDR land use designation permits residential development at an average density of 16 to 21 units per acre.

The subject site’s location is within the R-3 (Multiple-Family Residential) and CZ (Coastal Zone Combining) zoning districts. The R-3 zone allows development of most multiple-family dwellings including duplexes as a permitted use. The CZ zone supplements the underlying zoning district (R-3) with additional standards.

Land uses surrounding the project site consist of multiple-family residences in the R-3/CZ zoning districts with the exception of Open Space (OS) to the west. Most are one- and two-story structures built adjacent to the coast of the Pacific Ocean.

*Compliance with Pacifica Policies, Guidelines, Codes and Standards*

The project will meet or exceed the Coastal Land Use Plan policies as well as meet or exceed the City of Pacifica's adopted Design Guidelines and the General Plan Narrative. The project also meets or exceeds the Residential Clustered Housing Development Standards, including useable and private open space, side yard setbacks, trash and private storage areas, and laundry facilities. In addition, the project meets or exceeds the minimum standards of the Pacifica Zoning Code for development within the R-3 zoning district, with the exception of the garage back-up space.

The proposed project exceeds the following minimum zoning standards:

- Front yard setback: The proposed project includes an additional 2'-11" front yard setback.
- Lot coverage: The proposed lot coverage is 41 percent (less than the 60 percent maximum).
- Open space: The project includes 2,033 sq. ft. of private open space for 2105 Beach Boulevard and 1,540 sq. ft. for 2115 Beach Boulevard. In addition, the proposed project includes landscaped common open space on the ground level of 1,019 sq. ft. for a total of 4,592 sq. ft. of usable open space.
- Private open space: The proposed project includes 2,033 sq. ft. of private open space for 2105 Beach Boulevard and 1,540 sq. ft. for 2115 Beach Boulevard.

### **3. Municipal Code**

The applicant's proposal requires five approvals under the PMC. The project requires Planning Commission approval of the following entitlements:

- *Site Development Permit (PSD-766-07)*: Prior to issuance of building permit, the Planning Commission must approve a Site Development Permit because the project involves new construction of a clustered housing development [PMC Sec. 9-4.2403(a)] within an R-3 zone [Sec. 9-4.3201(a)] on an existing nonconforming lot [PMC Sec. 9-4.3002(a)]. The Planning Commission shall not issue a Site Development Permit if the Commission makes any of the following findings [PMC Sec. 9-4.3.204(a)]:
  - i. That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;

- ii. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses;
- iii. That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas;
- iv. That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof;
- v. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area;
- vi. That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code;
- vii. That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;
- viii. That the proposed development is inconsistent with the City's adopted Design Guidelines; or
- ix. That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.

In addition to the findings required for the approval of a Site Development Permit (PSD-766-07), the Planning Commission must make the two following additional findings for clustered developments required by PMC Section 9-4.2403(c).

- x. For projects in low density areas, that the privacy of nearby residences will not be reduced to an extent which exceeds that which would normally be reduced by conventional single-family dwellings; and
  - xi. That the architectural features of proposed structures will be integrated harmoniously into the design character of the immediate neighborhood.
- *Coastal Development Permit (CDP-294-07)*: Prior to issuance of a building permit, the Planning Commission must approve a Coastal Development permit because the project involves development in the Coastal Zone [PMC Sec. 9-4.4303(a)]. 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.
- *Condominium Subdivision (SUB-228-15)*: Prior to issuance of a building permit, the Planning Commission must approve a tentative map for the subdivision of land (PMC Sec. 10-1.104). The Planning Commission may only approve a subdivision "if it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any Specific Plan, the Local Coastal Program, and the zoning provisions" [PMC Sec. 10-1-407(c)].
- *Use Permit (UP-68-15)*: The Planning Commission must make the following three findings in order to approve a Use Permit application [PMC Sec. 9-4.3303(a)]:
  - 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.

In addition to the findings required for the approval of a Use Permit (UP-68-15), the Planning Commission must make the two following additional findings for clustered developments required by PMC Section 9-4.2403(c) (these findings are identical to those required for approval of a Site Development Permit for a clustered housing development, as described above):

- i. For projects in low density areas, that the privacy of nearby residences will not be reduced to an extent which exceeds that which would normally be reduced by conventional single-family dwellings; and
  - ii. That the architectural features of proposed structures will be integrated harmoniously into the design character of the immediate neighborhood.
- *Parking Exception (PE-143-07)*: The Planning Commission may approve a Parking Exception to allow a 14" reduction in garage back-up space – from 25 feet to 23'-10" – in the event of practical difficulties and unusual hardships if it finds the applicant has provided parking facilities as nearly in compliance with the requirements set forth in this article as are reasonably possible (PMC Sec. 9-4.2824).

#### **4. Required Findings**

A. In order to approve the subject Site Development Permit (PSD-766-07), the Planning Commission must not make any of the nine findings required by PMC Section 9-4.3.204(a). The following discussion supports the Commission's findings in this regard.

- i. Required Finding: *That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.*

Discussion: The proposed project includes the development of a three-story, two-unit residential condominium duplex on a 4,726-square foot vacant lot within an existing neighborhood. The proposed project includes a combined 5,107 sq. ft. of gross living floor area. One unit will have 2,580 sq. ft. of floor area (Unit # 2105) and the other unit will have 2,527 sq. ft. of floor area (Unit # 2115). The rear garage configuration with a curb cut and driveway approach along Santa Rosa Avenue allows a continuous pedestrian sidewalk on the main pedestrian thoroughfare along Beach Boulevard that is uninterrupted by curb cuts and driveways. Therefore, the proposed project does not include any modifications to the existing roadway or pedestrian facilities that could create hazardous or inconvenient traffic patterns for vehicles or pedestrians.

- ii. Required Finding: *That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses.*

Discussion: The proposed project includes the development of a three-story, two-unit residential condominium duplex on a 4,726-square foot vacant lot within an existing neighborhood. The proposed project does not include any modifications to the existing roadway that could affect existing off-street parking and parking areas that could create a hazardous or inconvenient condition to adjacent or surrounding uses. The proposed 16'-wide driveway on Santa Rosa Avenue is located 74 feet from the corner (intersection with Beach Boulevard), more than the 5 feet required by PMC Sec. 9-4.2813(e). Furthermore, by limiting the maximum height of the garden wall to 4 feet (with the uppermost 12 inches being open work), there will be adequate visibility for drivers operating vehicles entering and exiting the site to view pedestrians in the vicinity of the driveway.

Although the proposed project includes a request for a Parking Exception (PE-143-07) to allow a 14" reduction in garage back-up space, from 25 feet to 23'-10", the reduction in garage back-up space will not affect existing off-street parking and

parking areas that could create a hazardous or inconvenient condition to adjacent or surrounding uses. The reduction has no direct relationship to traffic on adjacent streets since it is located at an interior portion of the site.

- iii. Required Finding: *That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas.*

Discussion: The proposed landscaping exceeds the minimum amount of landscaping required by the zoning regulations. The proposed project includes a curved ground-level concrete garden wall, which will surround the proposed units with landscaping consisting of local native coastal drought resistant plants which complement the architectural style. The garden wall and landscaping areas will separate and screen the parking area from the street and adjoining building sites. Most importantly, the rear configuration of the garage eliminates a curb cut and significant paving at the front of the property, reserving a greater proportion of the front yard for aesthetically-pleasing landscaping and hardscaping features along the part of the project site most visible from the Beach Boulevard promenade. In addition, landscaping will also be increased through the creation of a green-roof container garden.

- iv. Required Finding: *That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.*

Discussion: The proposed project includes the development of a 4,726-square foot vacant lot within an existing neighborhood. The project will result in the development of a high quality, three-story, two-unit residential condominium duplex within an existing developed coastal area. The proposed project will significantly improve the appearance of the site and the surrounding neighborhood. Setbacks of 20 feet from the rear property line and five feet from the interior side property line – the sides of the site closest to adjacent buildings – will provide adequate building separation so as not to unreasonably restrict or cut out light and air on the property and on other property in the neighborhood.

Because the project will upgrade the aesthetic condition of the existing site and not crowd surrounding properties, the proposed project will not unreasonably restrict or cut out light and air on the property and on other property in the neighborhood. Furthermore, for the same reasons, the project will not hinder or discourage the

appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.

- v. Required Finding: *That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area.*

Discussion: The proposed project includes the development of a three-story, two-unit residential condominium duplex and does not include any commercial or industrial uses. Therefore, this finding is not applicable to the subject project.

- vi. Required Finding: *That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code.*

Discussion: The project site does not include any natural features, including trees, shrubs, creeks, rocks, or prominent natural slopes; therefore, the development of a three-story, two-unit residential condominium duplex will not damage or destroy any natural features existing on site.

- vii. Required Finding: *That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.*

Discussion: The proposed project will incorporate variety in the type of materials and roof lines while maintaining a cohesive style that will be compatible with the mixed development in Sharp Park neighborhood. Therefore, the project will result in sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.

- viii. Required Finding: *That the proposed development is inconsistent with the City's adopted Design Guidelines.*

Discussion: The proposed project will be consistent with the City of Pacifica's adopted Design Guidelines, as described in more detail below and throughout this report.

- ix. Required Finding: *That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.*

Discussion: The proposed project will be consistent with the City of Pacifica's General Plan, Local Coastal Plan, and other applicable laws of the City, as described in more detail below and throughout this report.



In addition to the findings required for the approval of a Site Development Permit (PSD-766-07), the Planning Commission must make the two additional findings for clustered developments required by PMC Section 9-4.2403(c). The following discussion supports the Commission's findings in this regard.

- x. Required Finding: *For projects in low density areas, that the privacy of nearby residences will not be reduced to an extent which exceeds that which would normally be reduced by conventional single-family dwellings.*

Discussion: The project site is not located within a low density area. The property is located within the High Density Residential (HDR) designation of the General Plan Land Use Element and within the R-3 (Multiple-Family Residential) zoning district, both of which are intended for high-density residential development. The entire block on which the property is located is within the HDR and R-3 areas, as is half of the block to the north of the site. To the south of the site is the PF (Public Facility) zoning district which contains the City Council chambers and former wastewater treatment plant.

- xi. Required Finding: *That the architectural features of proposed structures will be integrated harmoniously into the design character of the immediate neighborhood.*

Discussion: Inspired by the oceanfront location, the proposed project architectural style is known as Nautical Moderne. The style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. In particular, the proposed architecture is consistent with features found in the adjacent structures located at 2117 Beach Boulevard and 1 Montecito Avenue. In addition, the proposed project design incorporates numerous elements of the City of Pacifica's adopted Design Guidelines, which will complement, enhance, and reinforce many of the positive architectural characteristics of the neighborhood while raising the standard and quality of the architecture.

- B. In order to approve the subject Coastal Development Permit (CDP-294-07), 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 several 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 will not interfere with the public's right of access to the sea. The proposed project is located east of the shoreline, across Beach Boulevard, and will not affect the existing public promenade that provides coastal access; therefore, the project will not impact or otherwise interfere with the public's right of access to the sea.

- Coastal Act Policy No. 18: *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

The project will not occur on or adjacent to an environmentally sensitive habitat area. The development site is a vacant lot surrounded by a substantially developed subdivision, and has no value as habitat. Therefore, the project is consistent with this LCP policy.

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

The new development proposed with this project is located within an existing developed area. The surrounding neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed with residential units. Therefore, development will not occur outside of existing developed areas.

Because the proposed project will be located in an existing area substantially developed with residential units, and will be setback from the sea, substantial

evidence exists 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 project site is not located between the nearest public road (Beach Boulevard) and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

- C. In order to approve the subject Subdivision (Condominium) SUB-228-15, the Planning Commission must make the following finding required by PMC Section 10-1-407(c). The following discussion supports the Commission's findings in this regard.

- i. Required Finding: *The Planning Commission may only approve a subdivision "if it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any Specific Plan, the Local Coastal Program, and the zoning provisions" [PMC Sec. 10-1-407(c)].*

Discussion: The zoning standards applicable to the subdivision are lot size and lot width. The subject subdivision does not propose to alter the dimensions of the existing nonconforming 4,726-sq. ft. lot. Rather, the proposed subdivision is a condominium subdivision dividing air space. There is no directly-applicable zoning standard for minimum lot size or dimensions related to a condominium subdivision. A related standard is the minimum dwelling unit size found in PMC Sec. 9-4.2313(b), which for the four-bedroom units proposed with this project requires a minimum floor area of 850 sq. ft. Each proposed condominium, measuring 2,580 sq. ft. and 2,527 sq. ft., exceeds the zoning standard. Therefore, the subdivision is consistent with the applicable zoning standards.

Furthermore, PMC Sec. 10-1.106 allows the Planning Commission to modify requirements related to zoning standards conformance during a subdivision if "the land involved in any subdivision is of a size or shape, or is subject to title limitations of record, or is affected by topographical location or conditions, or is to be devoted to a use which is impossible or impracticable in the particular case for the subdivider to conform fully to the regulations contained in this chapter." In this case, the existing nonconforming lot size makes it impractical for the subdivider to fully conform to the minimum lot size standard of the R-3 zone.

D. In order to approve the subject Use Permit (UP-68-15), the Planning Commission must make the following 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 the minimum lot size or garage back-up space,; however, the applicant has applied for appropriate consideration by the City to deviate from said requirements (with a recommendation by staff to deny the Parking Exception for back-up space). 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 (as discussed above). The proposed project is consistent with General Plan policies, including the following:

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

The project site is an existing vacant lot within an existing developed coastal area. The project will result in the development of a high quality, three-story, two-unit residential condominium duplex. Thus, the proposed project will significantly improve the appearance of the site. Because the project will upgrade the aesthetic condition of the existing site, 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, the guidelines 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

1. 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 proposed project has been designed and situated to maximize the view of the ocean and coastal area. The proposed project includes floor to ceiling window walls with patio doors to maximize natural light and capture ocean views. In addition, the project includes a roof

terrace, which allows additional outdoor private space with views of the ocean.

2. *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 not proposed centralized, tall light fixtures. Exterior lighting at the project site will be down-facing and will not adversely affect adjacent properties.

### Building Design

3. *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 height and scale of the project, while large, will remain in character with many other structures in the project area. In particular, the buildings at 2117 Beach Boulevard and 1 Montecito Avenue have similar heights and scale as the subject project.

4. *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. Exterior materials include painted stucco, painted wood siding, painted fiber cement siding and some painted vertical groove plywood.

5. 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: The proposed project architectural style is known as Nautical Moderne and the style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. The architectural style and design features will be carried through on all proposed building elevations. The curved ground level concrete garden wall surrounds the dwellings and is landscaped with site appropriate local native coastal plants which complement the architectural style. The detailed concrete garden wall and smooth stucco finish of the building is intended to complement the low concrete walls supporting wooden benches for pedestrians to sit along the oceanfront promenade. Outdoor spaces on every level provide multiple areas for indoor/outdoor living, which provides opportunities for visual and social engagement between inhabitants, neighbors, and passersby. The use of horizontal and vertical building components such as balconies, bay windows, front porches with alcoves and tile mosaic all serve to add visual interest and texture. The combination of smooth stucco, windows, doors and balconies, glass railings, and refined curves create an openness, lightness and transparency to the project.

In addition to the findings required for the approval of a Use Permit (UP-68-15), the Planning Commission must make the two additional findings for clustered developments required by PMC Section 9-4.2403(c). See the discussion in Section 4.A.x through 4.A.xi, above, related to these findings.

- E. In order to approve the subject Parking Exception (PE-143-07), the Planning Commission must make the following findings required by PMC Section 9-4.2824. Staff recommends denial of the requested Parking Exception based on the following findings.
  - i. Required Finding: *In the event of practical difficulties and unusual hardship, the Commission may grant exceptions to the provisions of this article. Applications for exceptions shall be filed with the Planning Administrator on a form provided by the City. No public hearing need be held thereon, and the findings of the Commission need include only that the establishment, maintenance, and/or conducting of the off-*

*street parking facilities as proposed are as nearly in compliance with the requirements set forth in this article as are reasonably possible.*

Discussion: Practical difficulties and unusual hardships do not apply to the project site that would justify the granting an exception to the parking standards. The subject property is of a similar rectangular shape, size, and topography as other properties in the area. There is sufficient space available to meet all setbacks and the required back-up space (for which the exception is being sought). The applicant's current design exceeds the minimum front setback by 2'-11", and the parking exception being sought is to reduce the backup distance by 1'-2". There is no practical difficulty or hardship that would preclude compliance with this zoning standard because the applicant could move the building forward to comply with the full back-up dimension of 25 feet, or alternatively could reduce the size of the front deck area or the unit itself. The applicant has submitted no evidence identifying any practical difficulty or hardship that would justify his parking exception request. Therefore, staff recommends the proposed garage back-up space be met per zoning standards, and that the Planning Commission denies the requested Parking Exception.

## **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 3 exemption under CEQA Guidelines Section 15303(b), as described below, applies to the project:

### **15303. New Construction or Conversion of Small Structures**

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

\* \* \* \* \*

- b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

In this case, the project involves a duplex comprised of two dwelling units. Therefore, the project is exempt from further analysis under CEQA.



Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project site is located within a substantially developed residential neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.
- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed residential neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant lot with very flat topography and no habitat value. It is zoned for residential development and the project will involve in-fill residential development consistent with the residential zoning. Therefore, there are no unusual circumstances applicable to the project.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 3 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

## **6. Staff Analysis**

In staff's opinion, as conditioned, the project is consistent with the General Plan, Local Coastal Plan, and the City's adopted Design Guidelines. The project is consistent with General Plan density standards and the uses permitted in the zoning standards. The project will also comply with all zoning development standards. Thus, staff recommends that the Planning Commission approve the proposed project subject to the conditions attached.

With respect to the requested Parking Exception; however, staff's opinion is that there is no evidence to support granting a Parking Exception for reducing the garage back-up space.

Without sufficient evidence identifying unique circumstances or a hardship, there is no basis to approve the Parking Exception request.

**COMMISSION ACTION**

**MOTION FOR APPROVAL:**

Move that the Planning Commission finds the project is exempt from the California Environmental Quality Act; **APPROVES** Site Development Permit PSD-766-07, Coastal Development Permit CDP-294-07, Use Permit UP-68-15, and Subdivision (Condominium) SUB-228-15, by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporates all maps and testimony into the record by reference; and, **DENIES** Parking Exception PE-143-07.

Attachments:

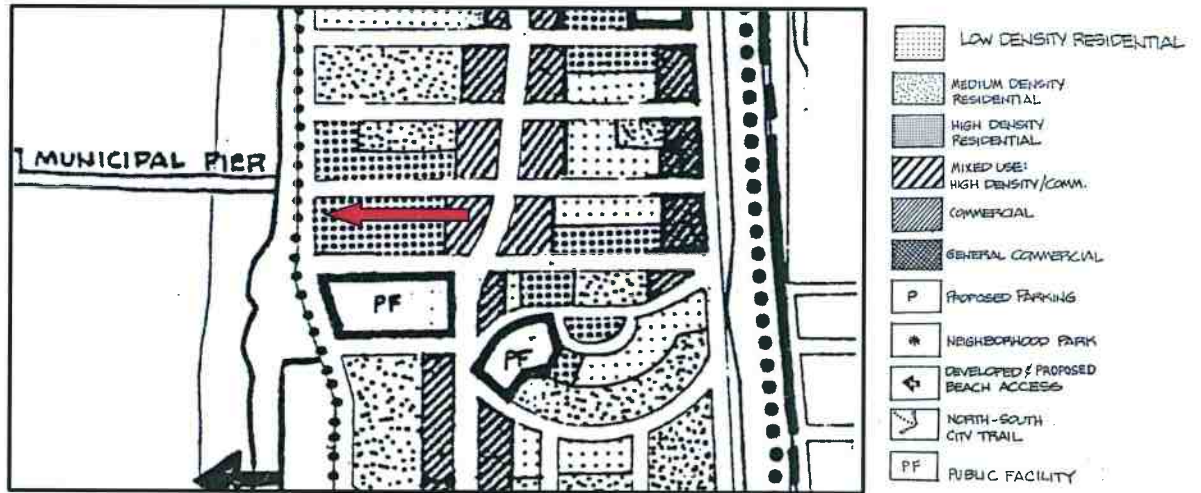
- A. Land Use and Zoning Exhibit
- B. Draft Resolution and Conditions of Approval
- C. Proposed Tentative Subdivision Map
- D. Proposed Project Plans for 2105 Beach Boulevard

# Land Use & Zoning Exhibit

City of Pacifica Planning Department

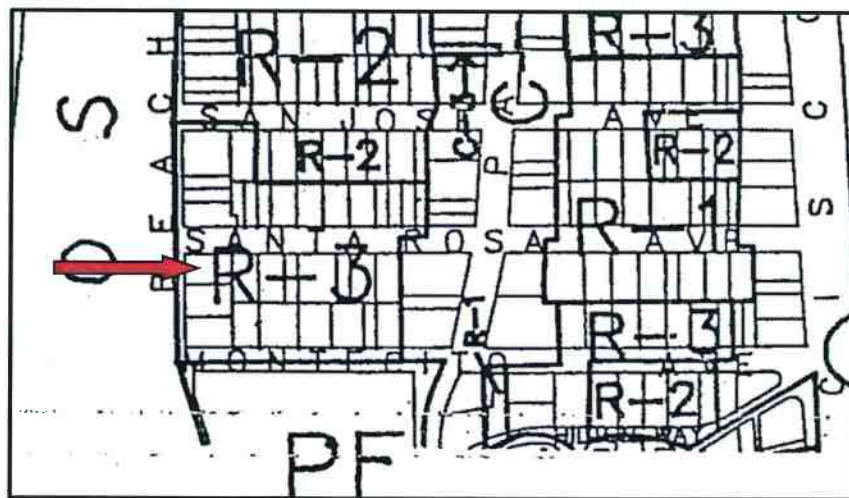
**General Plan Diagram**

Neighborhood: West Sharp Park  
 Land Use Designation: High Density Residential



**Zoning Map Diagram**

Zoning District: R-3 (Multiple-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 SITE DEVELOPMENT PERMIT PSD-766-07, COASTAL DEVELOPMENT PERMIT CDP-294-07, USE PERMIT UP-68-15, AND SUBDIVISION (CONDOMINIUM) SUB-228-15, SUBJECT TO CONDITIONS, AND DENYING PARKING EXCEPTION PE-143-07, FOR CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL CONDOMINIUM DUPLEX ON A 4,726 SQUARE FOOT (SQ. FT.) LAWFUL NONCONFORMING LOT AT 2105 BEACH BOULEVARD (APN 016-182-010), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

---

Initiated by: Bryan O’Flynn (“Applicant”).

**WHEREAS**, an application has been submitted to construct a three-story, two-unit residential condominium duplex on a 4,726 sq. ft. lawful nonconforming lot at 2105 Beach Boulevard (APN 016-182-010); and

**WHEREAS**, the project requires approval of a Site Development Permit because the project is new construction within the R-3 zoning district, is proposed on a nonconforming lot, and involves a clustered housing development; and

**WHEREAS**, the project requires approval of a Coastal Development Permit because the project will develop an existing vacant site within the Coastal Zone, 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 Condominium Subdivision Permit for the subdivision of land; and

**WHEREAS**, the project requires approval of a Use Permit because the project is a clustered housing development; and

**WHEREAS**, the project requires approval of a Parking Exception because the project has a 14-inch reduction in garage back-up space, from 25 feet to 23’-10”; and

**WHEREAS**, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on June 6, 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.

**ATTACHMENT B**

2. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.
3. The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines 15303(b) 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 Site Development Permit PSD-766-07 for new construction of a clustered housing development within an R-3 zone on an existing nonconforming lot:

1. The proposed development is in conformity with Section 9-4.3.204(a) of the City of Pacifica's Municipal Code.
  - A. Required Finding: *That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.*

Discussion: The proposed project includes the development of a three-story, two-unit residential condominium duplex on a 4,726-square foot vacant lot within an existing neighborhood. The proposed project includes a combined 5,107 sq. ft. of gross living floor area. One unit will have 2,580 sq. ft. of floor area (Unit # 2105) and the other unit will have 2,527 sq. ft. of floor area (Unit # 2115). The rear garage configuration with a curb cut and driveway approach along Santa Rosa Avenue allows a continuous pedestrian sidewalk on the main pedestrian thoroughfare along Beach Boulevard that is uninterrupted by curb cuts and driveways. Therefore, the proposed project does not include any modifications to the existing roadway or pedestrian facilities that could create a hazardous traffic pattern.

- B. Required Finding: *That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses.*

Discussion: The proposed project includes the development of a three-story, two-unit residential condominium duplex on a 4,726-square foot vacant lot within an existing neighborhood. The proposed project does not include any modifications to the existing roadway that could affect existing off-street parking and parking areas that could create a hazardous or inconvenient condition to adjacent or surrounding uses. The proposed 16-foot-wide driveway on Santa Rosa Avenue is located 74 feet from the corner (intersection with Beach Boulevard), more than the 5 feet required by PMC Sec. 9-4.2813(e). Furthermore, by limiting the maximum height of the garden wall to 4 feet (with the uppermost 12 inches being

open work), there will be adequate visibility for drivers operating vehicles entering and exiting the site to view pedestrians in the vicinity of the driveway.

- C. Required Finding: *That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas.*

Discussion: The proposed landscaping exceeds the minimum amount of landscaping required by the zoning regulations. The proposed project includes a curved ground-level concrete garden wall, which will surround the proposed units with landscaping consisting of local native coastal drought resistant plants which complement the architectural style. The garden wall and landscaping areas will separate and screen the parking area from the street and adjoining building sites. Most importantly, the rear configuration of the garage eliminates a curb cut and significant paving at the front of the property, reserving a greater proportion of the front yard for aesthetically-pleasing landscaping and hardscaping features along the part of the project site most visible from the Beach Boulevard promenade. In addition, landscaping will also be increased through the creation of a green-roof container garden. It should be noted that the proposed landscaping exceeds the minimum amount of landscaping required.

- D. Required Finding: *That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.*

Discussion: The proposed project includes the development of a 4,726-square foot vacant lot within an existing neighborhood. The project will result in the development of a high quality, three-story, two-unit residential condominium duplex within an existing developed coastal area. The proposed project will significantly improve the appearance of the site and the surrounding neighborhood. Setbacks of 20 feet from the rear property line and five feet from the interior side property line – the sides of the site closest to adjacent buildings – will provide adequate building separation so as not to unreasonably restrict or cut out light and air on the property and on other property in the neighborhood.

Because the project will upgrade the aesthetic condition of the existing site and not crowd surrounding properties, the proposed project will not unreasonably restrict or cut out light and air on the property and on other property in the neighborhood. Furthermore, for the same reasons, the project will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.

- E. Required Finding: *That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area.*

Discussion: The proposed project includes the development of a three-story, two-unit residential condominium duplex and does not include any commercial or industrial uses. Therefore, this finding is not applicable to the subject project.

- F. Required Finding: *That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code.*

Discussion: The project site does not include any natural features, including trees, shrubs, creeks, rocks, or prominent natural slopes; therefore, the development of a three-story, two-unit residential condominium duplex will not damage or destroy any natural features existing on site.

- G. Required Finding: *That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.*

Discussion: The proposed project will incorporate variety in the type of materials and roof lines while maintaining a cohesive style that will be compatible with the mixed development in Sharp Park neighborhood. Therefore, the project will result in sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.

- H. Required Finding: *That the proposed development is inconsistent with the City's adopted Design Guidelines.*

Discussion: The proposed project will be consistent with the City of Pacifica's adopted Design Guidelines, as described in more detail below and throughout this document.

- I. Required Finding: *That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.*

Discussion: The proposed project will be consistent with the City of Pacifica's General Plan, Local Coastal Plan, or other applicable laws of the City. The findings related to General Plan consistency contained in the discussion of Use Permit UP-68-15, below, are incorporated herein by reference. The findings related to Local Coastal Plan consistency contained in the discussion of Coastal Development Permit CDP-294-07, below, are incorporated herein by reference.

In addition to the findings required for the approval of a Site Development Permit (PSD-766-07), the Planning Commission must make the two additional findings for clustered developments required by PMC Section 9-4.2403(c). The following discussion supports the Commission's findings in this regard.

- J. Required Finding: *For projects in low density areas, that the privacy of nearby residences will not be reduced to an extent which exceeds that which would normally be reduced by conventional single-family dwellings.*

Discussion: The project site is not located within a low density area. The property is located within the High Density Residential (HDR) designation of the General Plan Land Use Element and within the R-3 (Multiple-Family Residential) zoning district, both of which are intended for high-density residential development. The entire block on which the property is located is within the HDR and R-3 areas, as is half of the block to the north of the site. To the south of the site is the PF (Public Facility) zoning district which contains the City Council chambers and former wastewater treatment plant.

- K. Required Finding: *That the architectural features of proposed structures will be integrated harmoniously into the design character of the immediate neighborhood.*

Discussion: Inspired by the oceanfront location, the proposed project architectural style is known as Nautical Moderne. The style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. In particular, the proposed architecture is consistent with features found in the adjacent structures located at 2117 Beach Boulevard and 1 Montecito Avenue. In addition, the proposed project design incorporates numerous elements of the City of Pacifica's adopted Design Guidelines, which will complement, enhance, and reinforce many of the positive architectural characteristics of the neighborhood while raising the standard and quality of the architecture.

**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-294-07 for development within the Coastal Zone:

1. 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 several of these policies, as discussed below.



- A. 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 will not interfere with the public's right of access to the sea. The proposed project is located east of the shoreline, across Beach Boulevard, and will not affect the existing public promenade that provides coastal access; therefore, the project will not impact or otherwise interfere with the public's right of access to the sea.

- B. Coastal Act Policy No. 18: *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

The project will not occur on or adjacent to an environmentally sensitive habitat area. The development site is a vacant lot surrounded by a substantially developed subdivision, and has no value as habitat. Therefore, the project is consistent with this LCP policy.

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

The new development proposed with this project is located within an existing developed area. The surrounding neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed with residential units. Therefore, development will not occur outside of existing developed areas.

Because the proposed project will be located in an existing area substantially developed with residential units, and will be setback from the sea, substantial evidence exists to support a Planning Commission finding that the proposed development is in conformity with the City's certified Local Coastal Program.

2. 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 project site is not located between the nearest public road (Beach Boulevard) and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Subdivision (Condominium) SUB-228-15 for the subdivision of land:

1. Required Finding: *The Planning Commission may only approve a subdivision “if it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any Specific Plan, the Local Coastal Program, and the zoning provisions” [PMC Sec. 10-1-407(c)].*

Discussion: The zoning standards applicable to the subdivision are lot size and lot width. The subject subdivision does not propose to alter the dimensions of the existing nonconforming 4,726-sq. ft. lot. Rather, the proposed subdivision is a condominium subdivision dividing air space. There is no directly-applicable zoning standard for minimum lot size or dimensions related to a condominium subdivision. A related standard is the minimum dwelling unit size found in PMC Sec. 9-4.2313(b), which for the four bedroom units proposed with this project requires a minimum floor area of 850 sq. ft. Each proposed condominium, measuring 2,580 sq. ft. and 2,527 sq. ft., exceeds the zoning standard. Therefore, the subdivision is consistent with the applicable zoning standards.

Furthermore, PMC Sec. 10-1.106 allows the Planning Commission to modify requirements related to zoning standards conformance during a subdivision if “the land involved in any subdivision is of a size or shape, or is subject to title limitations of record, or is affected by topographical location or conditions, or is to be devoted to a use which is impossible or impracticable in the particular case for the subdivider to conform fully to the regulations contained in this chapter.” In this case, the existing nonconforming lot size makes it impractical for the subdivider to fully conform to the minimum lot size standard of the R-3 zone.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Use Permit UP-68-15 for new construction of a clustered housing development within an R-3 zone:

1. 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 because the project will comply with all zoning standards including without limitation standards for height, lot coverage, side and rear property line setbacks, and swing parking back-up distance.. 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. 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 (as discussed above). The proposed project is consistent with General Plan policies, including the following:

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

The project site is an existing vacant lot within an existing developed coastal area. The project will result in the development of a high quality, three-story, two-unit residential condominium duplex. Thus, the proposed project will significantly improve the appearance of the site. Because the project will upgrade the aesthetic condition of the existing site, 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.

3. Required Finding: *Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.*

Discussion: 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 discussion):

- A. 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 proposed project has been designed and situated to maximize the view of the ocean and coastal area. The proposed project includes floor to ceiling window walls with patio doors to maximize natural light and capture ocean views. In addition, the project includes a roof terrace, which allows additional outdoor private space with views of the ocean.

- 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 not proposed centralized, tall light fixtures. Exterior lighting at the project site will be down-facing and will not adversely affect adjacent properties.

## B. Building Design

- i. *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 height and scale of the project, while large, will remain in character with many other structures in the project area. In particular,

the buildings at 2117 Beach Boulevard and 1 Montecito Avenue have similar heights and scale as the subject project.

- ii. *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. Exterior materials include painted stucco, painted wood siding, painted fiber cement siding and some painted vertical groove plywood.

- iii. *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: The proposed project architectural style is known as Nautical Moderne and the style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. The architectural style and design features will be carried through on all proposed building elevations. The curved ground level concrete garden wall surrounds the dwellings and is landscaped with site appropriate local native coastal plants which complement the architectural style. The detailed concrete garden wall and smooth stucco finish of the building is intended to complement the low concrete walls supporting wooden benches for pedestrians to sit along the oceanfront promenade. Outdoor spaces on every level provide multiple areas for indoor/outdoor living, which provides opportunities for visual and social engagement between inhabitants, neighbors, and passersby. The use of horizontal and vertical building components such as balconies, bay windows, front porches with alcoves and tile mosaic all serve to add visual interest and texture. The combination of smooth stucco, windows, doors and balconies, glass railings, and refined curves create an openness, lightness and transparency to the project.

In addition to the findings required for the approval of a Use Permit (UP-68-15), the Planning Commission must make the two additional findings for clustered developments required by PMC Section 9-4.2403(c). The following discussion supports the Commission's findings in this regard.

4. Required Finding: *For projects in low density areas, that the privacy of nearby residences will not be reduced to an extent which exceeds that which would normally be reduced by conventional single-family dwellings.*

Discussion: The project site is not located within a low density area. The property is located within the High Density Residential (HDR) designation of the General Plan Land Use Element and within the R-3 (Multiple-Family Residential) zoning district, both of which are intended for high-density residential development. The entire block on which the property is located is within the HDR and R-3 areas, as is half of the block to the north of the site. To the south of the site is the PF (Public Facility) zoning district which contains the City Council chambers and former wastewater treatment plant.

5. Required Finding: *That the architectural features of proposed structures will be integrated harmoniously into the design character of the immediate neighborhood.*

Discussion: Inspired by the oceanfront location, the proposed project architectural style is known as Nautical Moderne. The style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. In particular, the proposed architecture is consistent with features found in the adjacent structures located at 2117 Beach Boulevard and 1 Montecito Avenue. In addition, the proposed project design incorporates numerous elements of the City of Pacifica's adopted Design Guidelines, which will complement, enhance, and reinforce many of the positive architectural characteristics of the neighborhood while raising the standard and quality of the architecture.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to denial of Parking Exception PE-143-07 to allow a 14-inch reduction in garage back-up space, from 25 feet to 23'-10":

1. Required Finding: *In the event of practical difficulties and unusual hardship, the Commission may grant exceptions to the provisions of this article. Applications for exceptions shall be filed with the Planning Administrator on a form provided by the City. No public hearing need be held thereon, and the findings of the Commission need include only that the establishment, maintenance, and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this article as are reasonably possible.*

Discussion: Practical difficulties and unusual hardships do not apply to the project site that would justify the granting of an exception to the parking standards. The subject property is of a similar rectangular shape, size, and topography as other properties in the area. There is sufficient space available to meet all setbacks and the required back-up space (for which the exception is being sought). The applicant's current design exceeds the minimum front setback by 2'-11", and the parking exception being sought is to reduce the backup distance by 1'-2". There is no

practical difficulty or hardship that would preclude compliance with this zoning standard because the applicant could move the building forward to comply with the full back-up dimension of 25 feet, or alternatively could reduce the size of the front deck area or the unit itself. The applicant has submitted no evidence identifying any practical difficulty or hardship that would justify his parking exception request. Therefore, the applicant shall construct the proposed garage back-up space in accordance with the zoning standards, and the Planning Commission denies the requested Parking Exception.

**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 CEQA as a Class 3 exemption provided in Section 15303 of the CEQA Guidelines.

**15303. New Construction or Conversion of Small Structures**

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

\* \* \* \* \*

- b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

In this case, the project involves a duplex comprised of two dwelling units. Therefore, the project is exempt from further analysis under CEQA.

2. Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.
  - A. Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project site is located within a substantially developed residential neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.
  - B. Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed residential neighborhood and

will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.

- C. Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant lot with very flat topography and no habitat value. It is zoned for residential development and the project will involve in-fill residential development consistent with the residential zoning. Therefore, there are no unusual circumstances applicable to the project.
- D. Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 3 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica approves Site Development Permit PSD-766-07, Coastal Development Permit CDP-294-07, Use Permit UP-68-15, and Subdivision (Condominium) SUB-228-15, and denies Parking Exception PE-143-07, for construction of a three-story, two-unit residential condominium duplex on a 4,726-square foot vacant nonconforming lot located at 2105 Beach Boulevard (APN 016-182-010), 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 6th day of June 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

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Josh Gordon, Chair



Condominium Duplex in Coastal Zone  
2105 Beach Boulevard (APN 016-182-010)  
June 6, 2016  
Page 14

ATTEST:

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Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:

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Michelle Kenyon, City Attorney

## Exhibit A

**Conditions of Approval: Site Development Permit PSD-766-07, Coastal Development Permit CDP-294-07, Use Permit UP-68-15, and Subdivision (Condominium) SUB-228-15; for construction of a three-story, two-unit residential condominium duplex on a 4,726-square foot vacant nonconforming lot located at 2105 Beach Boulevard (APN 016-182-010)**

### Planning Commission Meeting of June 6, 2016

#### Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "2105 & 2115 Beach Blvd," dated February 29, 2016, and stamped received by the City of Pacifica on March 25, 2016, 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. 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.
9. The proposed garden wall along the property lines on the west side (Beach Boulevard) and north side (Santa Rosa Avenue) of the property shall be a maximum of 48 inches high with any portion above 36 inches in height consisting of "open work" as defined in PMC Section 9-4.2502(b).
10. The minimum horizontal dimension of the swing parking back-up area shall be 25 feet, as provided in PMC Section 9-4.2709.

#### **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. New waterline for fire sprinkler system shall be per City Standards 300 and 301.
13. New driveway approach ramp shall be per City Standards 100 and 102.
14. 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."

15. 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."
16. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. All storm drain inlets shall be labeled "No Dumping Drains to Ocean." Best Management Practices shall be implemented. The construction BMPs plans sheet from the Countywide program shall be included in the project plans.
17. Roadways shall be maintained clear of construction equipment, materials and debris, especially mud or dirt tracked onto Beach Boulevard or Santa Rosa Avenue. Dust control and daily road cleanup will be strictly enforced.
18. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to occupancy of the first unit.
19. Applicant must dedicate a Public Service Easement (PSE) for all utilities that lie outside the public right-of-way except sanitary sewer and storm drain. This easement must provide clear access for installation and maintenance of the utility lines to every unit by the utility companies' personnel.
20. Applicant must dedicate a Private Sanitary Sewer Easement (PSSE) for each proposed sanitary sewer system. Each system shall be privately maintained all the way to, and including, its connection to the public sewer main. No private sanitary sewer system may cross under a permanent structure owned by a different owner.
21. If any component of a storm water drainage system crosses a portion of property under different ownership, the Applicant must dedicate a Private Storm Drainage Easement (PSDE) for the proposed storm drain system.
22. Excess site drainage must be conducted under the sidewalk to the street. Storm drainage should be designed for a 100-year event (a rate of rainfall anticipated to occur only once in 100 years, on average). The storm drainage system must be in compliance with Section C.3 of the Municipal Regional Permit for San Mateo County, and to the satisfaction of the City Engineer.
23. Existing curb, sidewalk or other street improvements adjacent to the property frontage that is damaged or displaced shall be repaired or replaced as deemed by the City Engineer even if damage or displacement occurred prior to any work performed for this project.

24. New driveway approach ramp and new concrete sidewalk, curb and gutter shall be per City Standards. Where the sidewalk crosses the driveway approach it must be ADA-compliant, providing no more than 2% cross-slope for no less than 48" width.
25. Applicant shall install a new ADA-compliant curb ramp at the intersection of Beach Boulevard and Santa Rosa Avenue.
26. Applicant shall grind and overlay the existing asphalt street pavement with a minimum of 2 inches of AC per City standards for the whole street width across the entire property frontage along Beach Boulevard and Santa Rosa Avenue. All pavement markings and markers shall be replaced in kind.
27. Prior to approval of the Building Permit, applicant shall provide an erosion control plan.
28. All utilities shall be installed underground from the nearest joint pole or box. To the maximum extent practicable, all utility connections shall be located along Santa Rosa Avenue.
29. The applicant shall submit a final map to the Engineering Division for approval by the City Engineer:
  - a. The final map must be substantially in conformance with the approved Tentative Map for the project.
  - b. Any significant changes may require revision of the approved Tentative Map.
  - c. All required monumentation shall be shown on the final map and shall be set prior to recordation of the map.
30. Applicant shall enter into a Subdivision Improvement Agreement with the City of Pacifica (subject to the approval of the City Attorney and City Engineer) to construct all on-site and off-site improvements, as depicted on the approved Tentative Map and any conditions and mitigations imposed on this project, prior to approval of the final map. Should the applicant desire to obtain final map prior to completion and acceptance of improvements, any necessary bonds and fees in an amount determined by the City Engineer must be provided. The bond maybe in the form of cash, instrument of credit or surety bond.
31. Prior to the execution of the Subdivision Improvement Agreement, applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but are not limited to:
  - a. A design geotechnical report by a licensed geologist or geotechnical engineer analyzing the proposed on-site and off-site improvements including but not limited to the cuts and fills, stabilization of existing slopes or erosion areas, site drainage,

- suitability of native soil for backfills, pavement design, driveways and retaining walls.
- b. A recent title report documenting ownership of the property and any existing easements.
  - c. An accurate survey plan, showing:
    - survey marks and identifying the reference marks or monuments used to establish the property lines;
    - property lines labeled with bearings and distances;
    - edge of public right-of-way
    - any easements
  - d. A site plan, showing:
    - the whole width of right-of-way of adjacent streets, including existing and proposed improvements such as, but not limited to, pavement overlay or slurry seal (as required), under-sidewalk drainage, driveway approaches, sidewalk, curb & gutter, ADA-compliant curb ramps, existing underground utilities and trenches for proposed connections, boxes for underground utility connections and meters, existing power poles and any ground-mounted equipment, any existing or proposed street markings and signage; existing and requested traffic control devices, existing and proposed street lights; existing and proposed street monuments;
    - the slopes of existing adjacent and any proposed streets;
    - plan, profile and cross sections of the proposed driveways; proposed driveway shall not exceed the maximum grade of 18%;
    - measurements to adjacent driveways within 25' of the project limits;
    - bike lanes or bus stops on adjacent streets;
    - any existing fences, and any structures on adjacent properties within 10' of the property lines;
    - any existing trees that might be affected by the project;
    - any creeks or seasonal drainage swales or ditches on the property or near enough to be affected by the project
  - e. Details for construction within the public right-of-way or public easements such as, but not limited to:
    - structural sections for pavements, sidewalks, driveways;
    - water, storm drainage and sanitary sewer pipes and structures;
    - gas, electric and communications facilities;
    - retaining walls, fences, planters, steps or stairways, or any other fixed structures
  - f. All plans and reports must be signed and stamped by a California licensed professional.
32. Prior to approval of the final map, the applicant shall verify that all public and private utilities have been provided to serve the subdivision. Approvals and/or agreements shall be obtained from all utilities.

33. A site-specific traffic control plan shall be submitted for review by the City Engineer. Lane closures shall be requested 72 hours in advance of schedule and coordinated with Pacifica Police and Fire Departments. Through traffic shall be maintained at all times along Beach Boulevard and Santa Rosa Avenue.
34. Prior to the site being physically disturbed in any way that could affect storm water runoff, an erosion control plan will have to be approved by the City Engineer.
35. A City of Pacifica Encroachment Permit shall be obtained for all work undertaken in the public right-of-way. All work shall be done in accordance with City Standards, Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction of the City Engineer or his designee and shall be completed prior issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.

**North County Fire Authority**

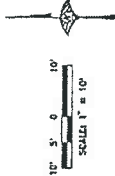
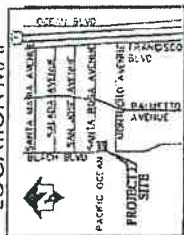
36. As part of its building permit application, the applicant shall submit area site plan showing location of hydrants. Hydrant location shall comply with 2013 CFC Appendix C of 225 feet maximum distance to hydrant.
37. The Applicant shall submit plans for the required fire sprinklers per Pacifica Municipal Code and 2013 CFC at the same time or before it submits for a building permit.
38. Prior to final inspection, the Applicant shall install a horn strobe on the front of each address for the fire sprinkler.
39. The Applicant shall provide a fire flow report from North Coast County Water District (NCCWD) showing a fire flow of 750 gpm or greater per 2013 CFC Appendix B, Table B105.1 for structures over 3600 sq. ft.
40. The Applicant shall provide clearly visible illuminated premises identification (address) per 2013 CFC
41. The Applicant shall install smoke detectors and CO monitors per 2013 CFC and 2013 CBC.
42. The Applicant shall conform to 2013 CFC chapter 33 for fire safety during all construction.
43. The Applicant shall not begin construction without approved plans and a permit on site at all times.

\*\*\*END\*\*\*

# 2105 & 2115 BEACH BOULEVARD

TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA

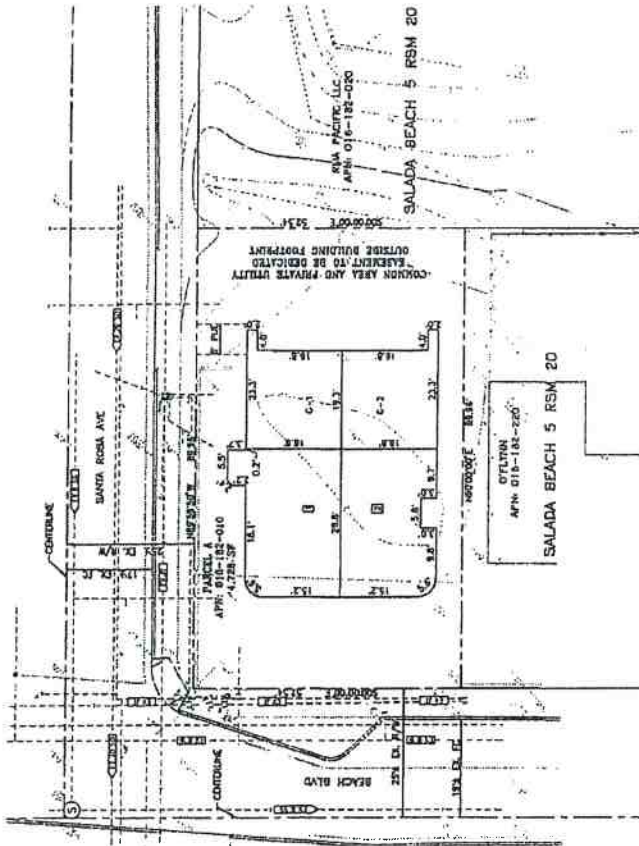


**LEGEND**

- SEWER LINE
- SEWER MAIN
- SEWER SERVICE
- STORM DRAIN
- DRAIN MAIN
- DRAIN W/LET
- JUNK TRUCK
- WATER MAIN
- WATER CATE VALVE
- WATER SERVICE
- STREET LIGHT
- CONTOUR

**ABBREVIATIONS**

- APP APPLICATOR'S PARCEL
- BLDG HOUSE BUILDING
- CLD CLOSET
- CONST CONSTRUCTION
- DW DIMENSION
- EX EXIST
- EA EAST
- EN ENGINE
- APP APPROXIMATE
- UP UP
- LI LIFT
- LH LIFT
- HT HEIGHT
- RTE ROUTE
- PAY PAY
- RE REFRIG
- SS SANITARY SEWER
- DR DRAIN
- STN STATION
- ST STORE
- STR STREET
- TR TYPICAL
- W WALL
- WTR WATER



FIRST FLOOR TENTATIVE CONDO MAP

**CONDO LEGEND**

- D-1 BACK - UNIT 1
- C-1 GROUND - UNIT 1
- UNIT 1
- UNIT 2

**CONDOMINIUM PLAN NOTE**  
 THIS PLAN IS A TENTATIVE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL PLAN SHALL BE THE ONE APPROVED BY THE CITY OF PACIFICA.

**SHEET INDEX**  
 1. TENTATIVE CONDO MAP  
 2. TENTATIVE CONDO MAP

**PROJECT NOTES**

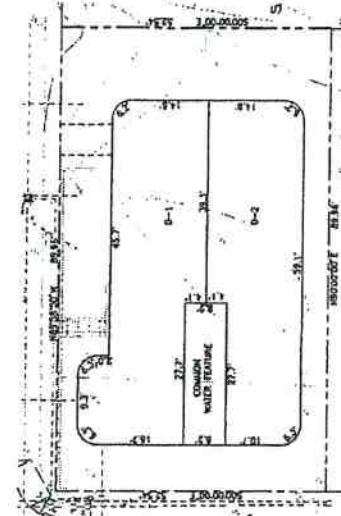
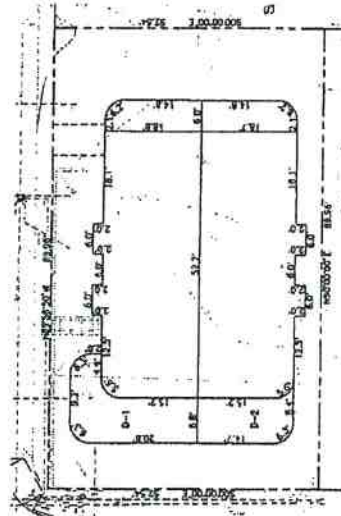
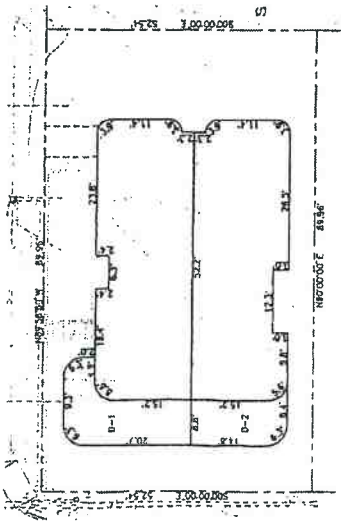
CONDOMINIUM MAP FOR CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA. THE PROJECT IS LOCATED AT THE INTERSECTION OF SANTA ROSA AVENUE AND BEACH BOULEVARD. THE PARCEL MAP IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE CONDOMINIUM ACT, CALIFORNIA. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF PACIFICA AND THE SAN MATEO COUNTY BOARD OF SUPERVISORS. THE PROJECT IS SUBJECT TO THE RECORDATION ACT, CALIFORNIA. THE PROJECT IS SUBJECT TO THE EASEMENT ACT, CALIFORNIA. THE PROJECT IS SUBJECT TO THE EASEMENT ACT, CALIFORNIA. THE PROJECT IS SUBJECT TO THE EASEMENT ACT, CALIFORNIA.

TENTATIVE PARCEL MAP FOR  
**2105 & 2115 BEACH BOULEVARD**  
 BEING ALL OF PARCELS A & B SHOWN ON THE PARCEL MAP FOR THE CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA, AS SHOWN ON THE OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA.  
 OCTOBER 2015  
 Sheet 1 of 2  
 JOB # 137384





TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES  
**2105 & 2115 BEACH BOULEVARD**  
 CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA



**CONDO LEGEND**  
 D-1 - Unit 1  
 D-2 - Unit 2

**CONDOMINIUM PLAN NOTE**  
 DIMENSIONS ARE PRELIMINARY  
 ONLY. FINAL DIMENSIONS MAY VARY FROM  
 THESE SHOWN DUE TO FIELD SURVEY  
 PUBLIC RECORDS.

CONDO MAP FOR  
**2105 & 2115 BEACH BOULEVARD**  
 BEING ALL OF PARCELS A, AS SHOWN ON THE MAP FILED IN BOOK 74  
 OF PARCEL MAPS ATTACHED TO COUNTY RECORDS OF SAN MATEO  
 COUNTY  
 OCTOBER 30, 2015  
 SHEET 2 OF 2  
**WOOD PROPERTIES**  
 4429 WOODBURN BLVD., SUITE 102  
 FARMACIUS, CA 94024  
 TEL: 818.441.1044  
 JOB # 131208





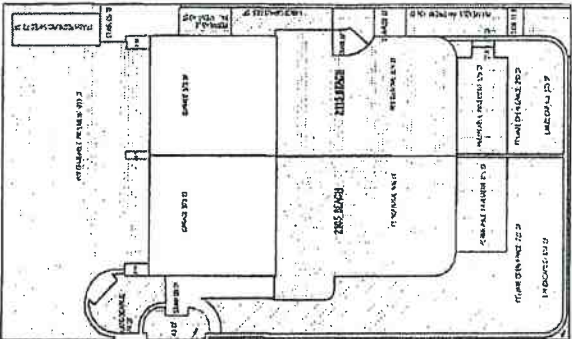
ALAN MARTINEZ  
ARCHITECT, INC  
1108C BRYANT ST  
S.F. CA 94103  
P: (415) 208-8378  
alan@amarch.com

NEW CONSTRUCTION TWO-UNIT CONDOMINIUM DWELLING

2105 & 2115 BEACH BLVD  
PACIFICA, CALIFORNIA 94024  
OWNER'S NAME: BRAUN OFFYLM

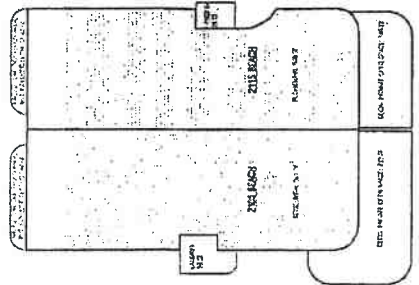
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Sheet  
A1.2



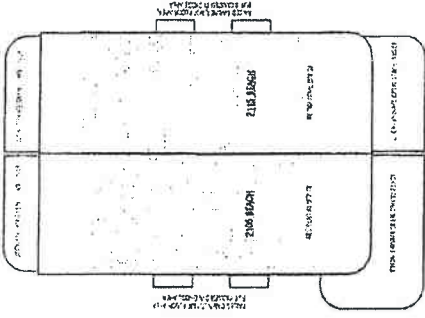
① FIRST FLOOR AREAS  
SCALE: 1/8" = 1'-0"

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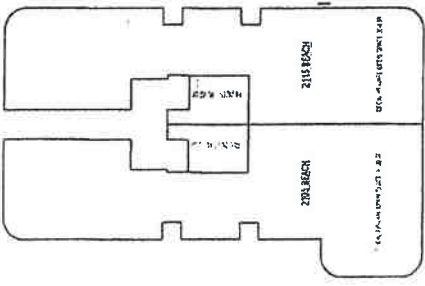


② SECOND FLR AREAS  
SCALE: 1/8" = 1'-0"

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③ THIRD FLOOR AREAS  
SCALE: 1/8" = 1'-0"



④ ROOF DECK AREAS  
SCALE: 1/8" = 1'-0"

AREA PLANS



ALAN MARTINEZ  
ARCHITECT, INC.  
1109C BRYANT ST.  
S. F. CA. 94103  
P: (415) 328-3379  
www.amai.com

MURPHY CELYNN  
DESIGN STUDIO

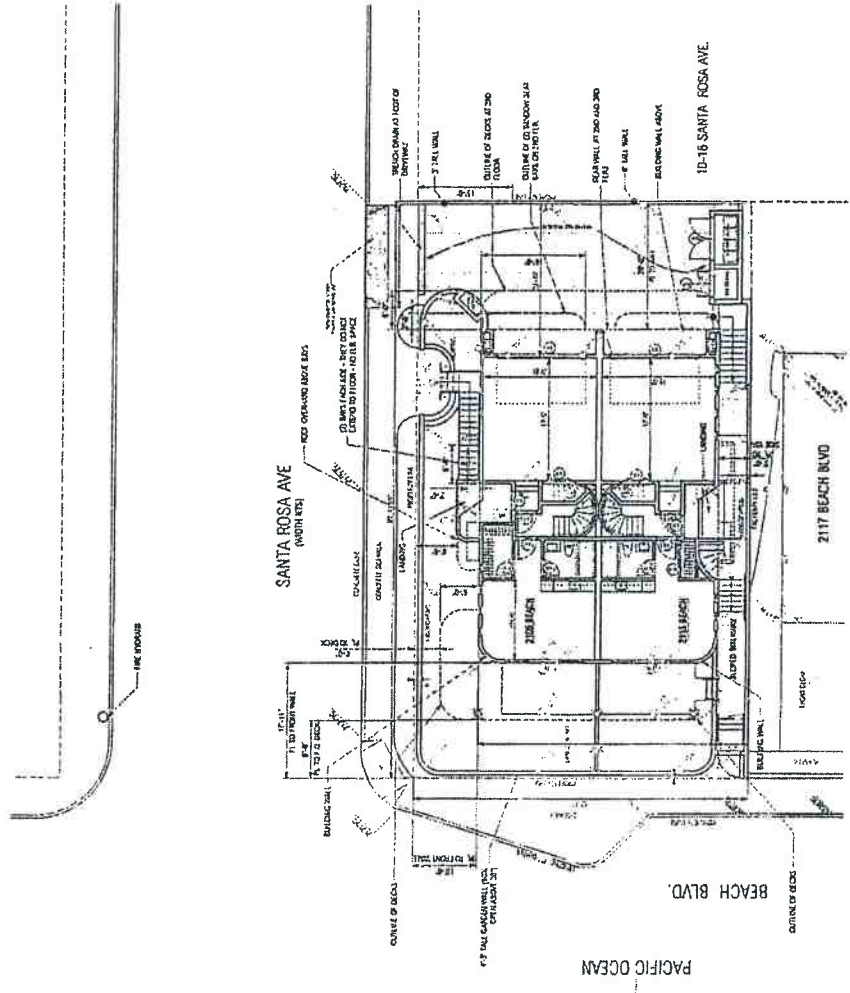
NEW CONSTRUCTION: TWO-LIGHT CONDOMINIUM DWELLING

2105 & 2115 BEACH BLVD  
PACIFICA, CALIFORNIA 94024  
OWNERS NAME: BRIAN O'LENN

SITE PLAN

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Sheet  
A2



① SITE PLAN  
SCALE: 1/8" = 1'-0"



ALAN MARTINEZ  
ARCHITECT, INC  
1108C BRYANT ST  
S.F. CA 94103  
P. (415) 328-3379  
amartinez@aminc.com

LABRINY OSTROM  
DESIGN STUDIO

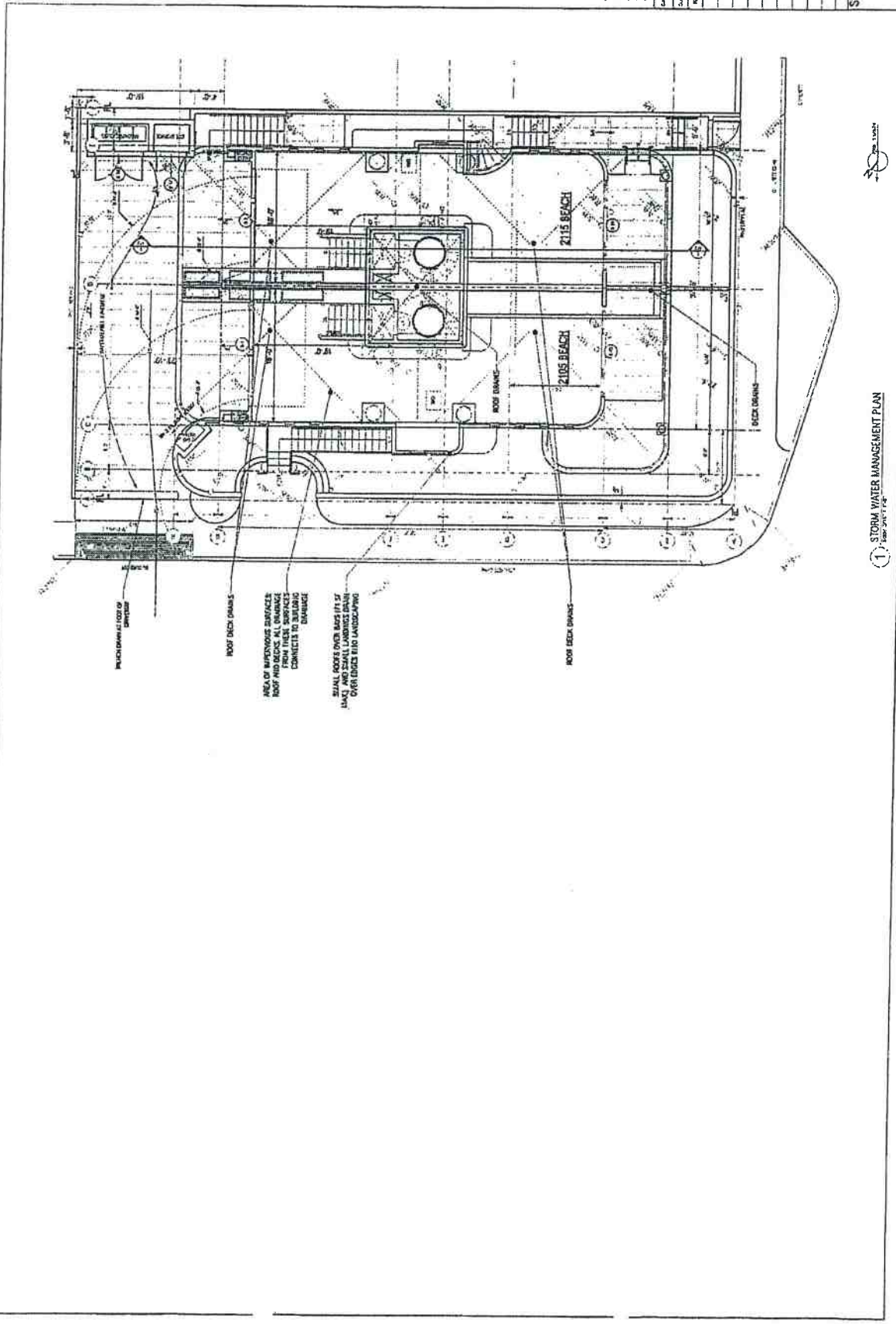
NEW CONSTRUCTION: TWO-UNIT CONDOMINIUM DWELLINGS

STORM WATER MANAGEMENT PLAN

2105 & 2115 BEACH BLVD  
PACIFICA, CALIFORNIA 94024  
OWNER'S NAME: BRAUN ELYAH

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Sheet  
**A3**





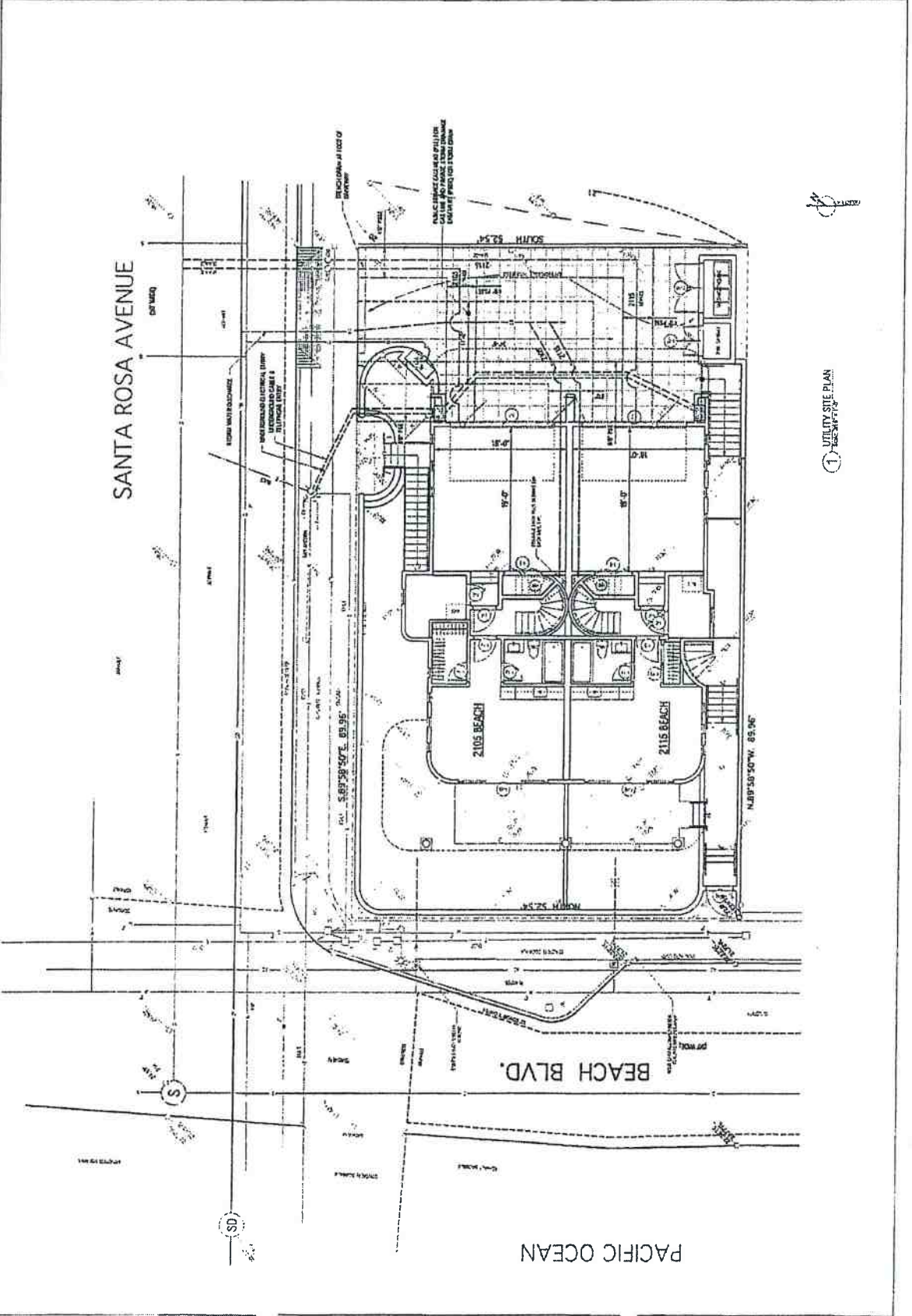
ALAN MARTINEZ  
ARCHITECT, INC.  
11800 BRYANT ST.  
S.F., CA 94103  
P: (415) 626-8378  
alanm@aminc.com

NEW CONSTRUCTION TWO-UNIT CONDOMINIUM DWELLING

2105 & 2115 BEACH BLVD  
PACIFICA, CALIFORNIA 94044  
OWNERS NAME: BRAN O'FLYNN  
UTILITY SITE PLAN

NO.	DATE	AS NOTED	BY
1	2/28/16		

Sheet A4



1. UTILITY SITE PLAN



ALAN MARTINEZ  
ARCHITECT, INC.  
1198C BRYANT ST.  
S.F. CA 94103  
P: (415) 226-8379  
alan@amarc.com

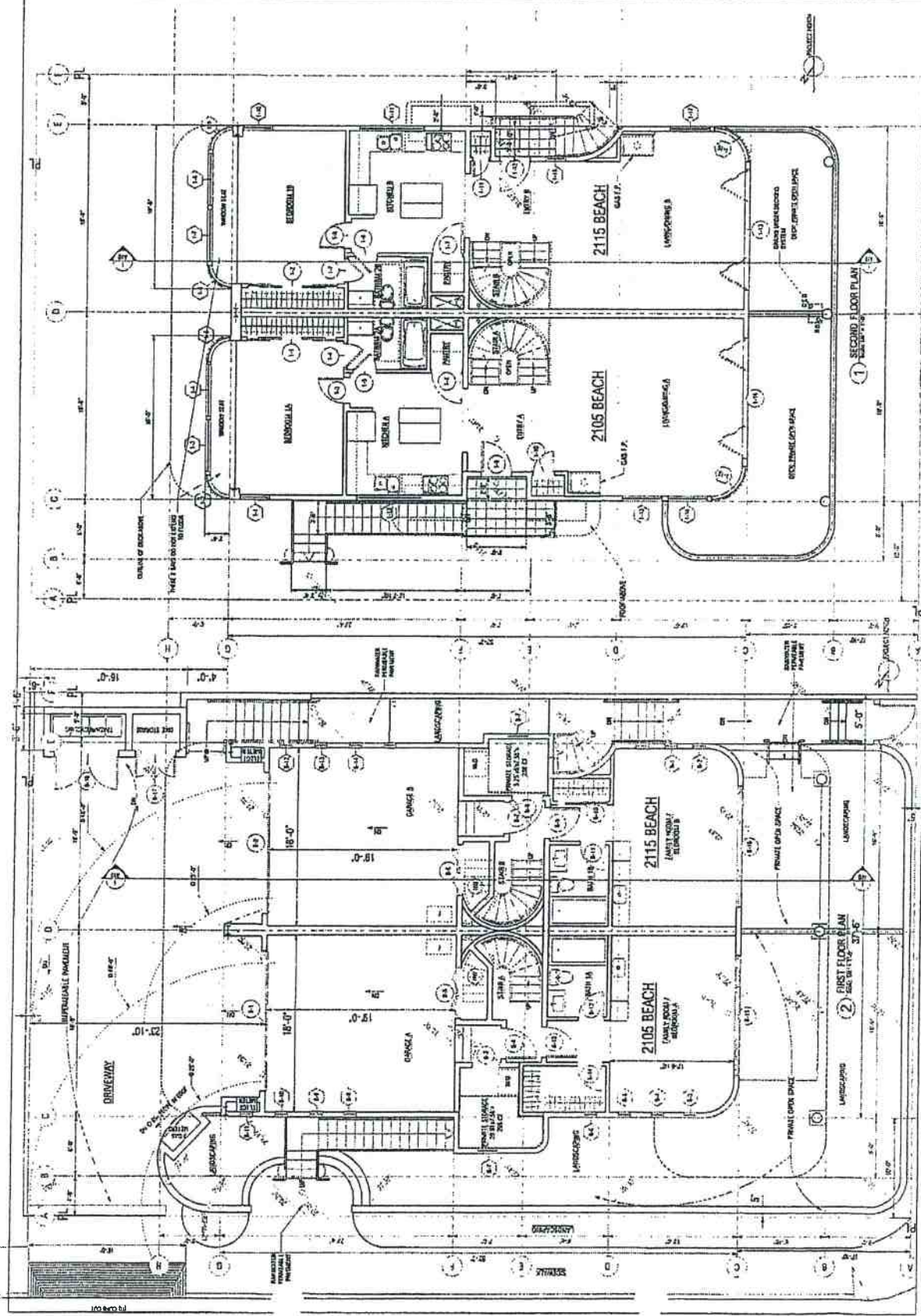
NEW CONSTRUCTION TWO-UNIT CONDOMINIUM DWELLINGS

BASEMENT AND FIRST FLOOR PLANS

2105 & 2115 BEACH BLVD  
PACIFICA CALIFORNIA 94044  
OWNER'S NAME: BRYAN O'LEARY

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Sheet A5





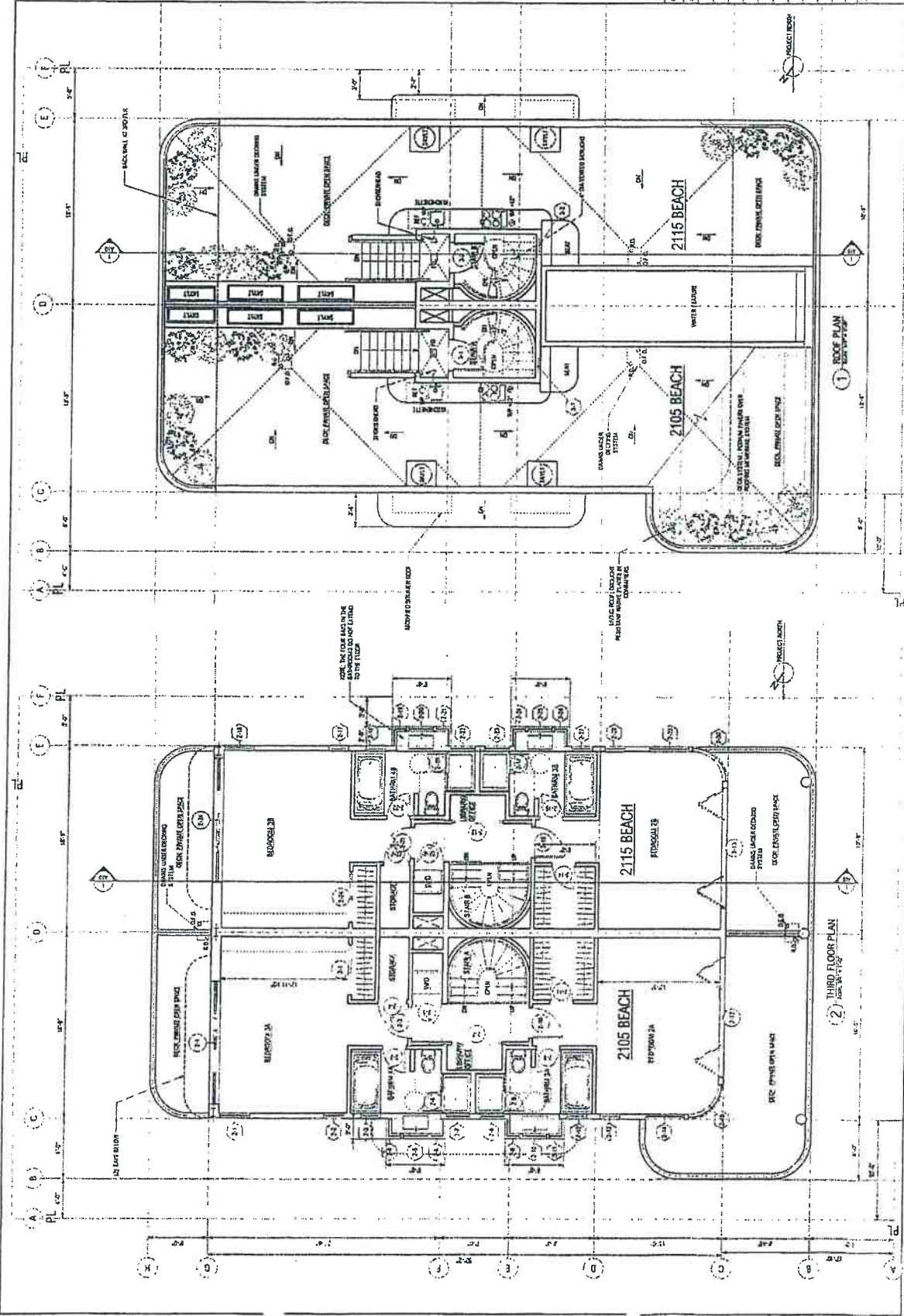
ALAN MARTINEZ  
ARCHITECT, INC.  
11002 BRVAVT ST.  
SUITE 100  
P. (415) 826-9878  
amarchitect@aol.com

NEW CONSTRUCTION: TWO UNIT CONDOMINIUM DWELLINGS

2105 & 2115 BEACH BLVD  
PACIFICA, CALIFORNIA 94044  
OWNER'S NAME: BRAUN OF ELYAN

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Sheet **A6**







ALAN MARTINEZ  
ARCHITECT, INC.  
1102C BRYANT ST  
S.F. CA 94103  
P: 415 828-5379  
am@alamartinez.com

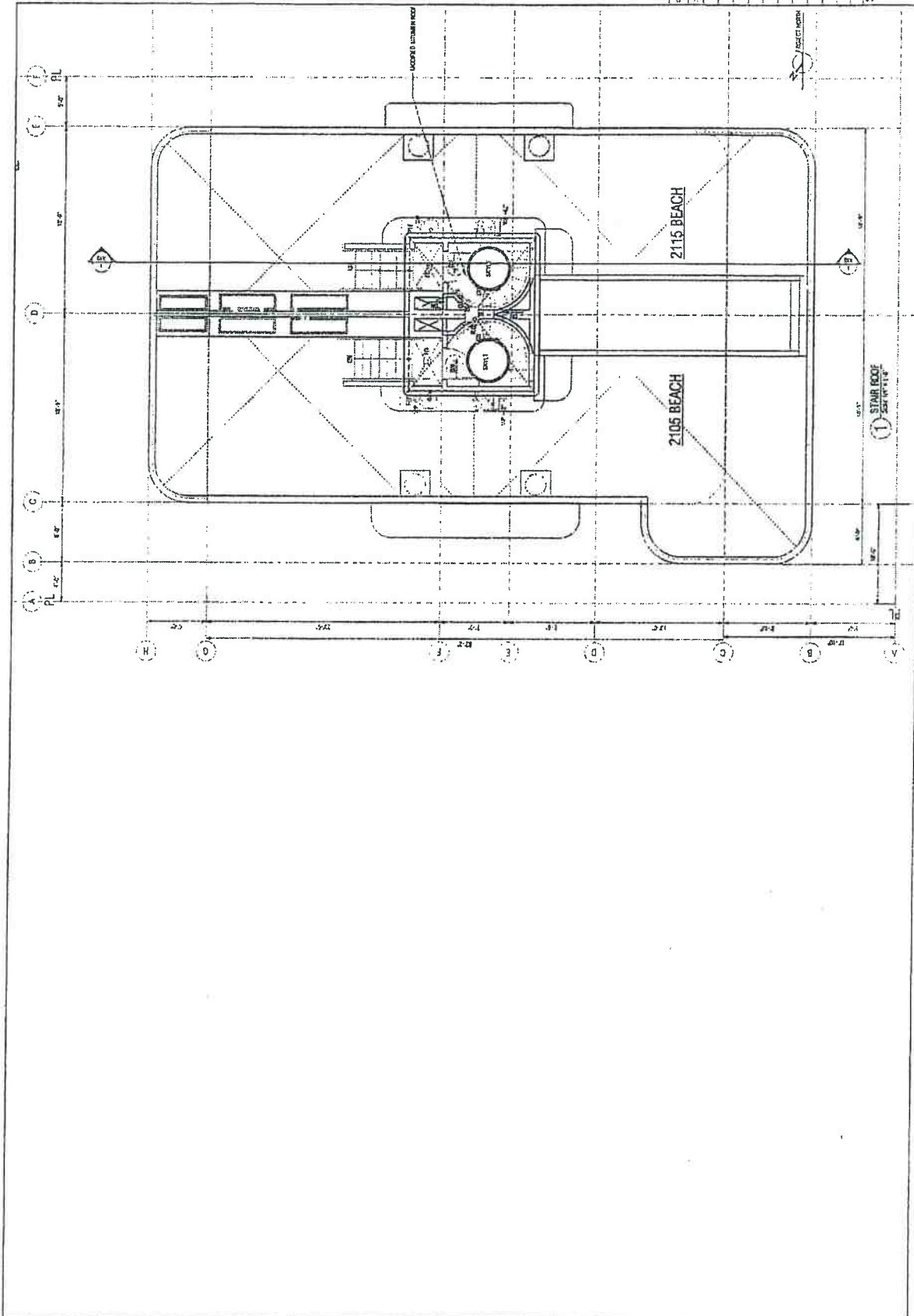
NEW CONSTRUCTION: TWO-UNIT CONDOMINIUM DWELLING

STAIR ENCLOSURE ROOF PLAN

PACIFIC CALIFORNIA SHIM  
OWNER'S NAME: BRIAN O'RYAN

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Sheet  
**A7**





**ALAN MARTINEZ  
ARCHITECT, INC.**  
1100 SERRANO ST.  
SAN ANTONIO, TX 78205  
P: (415) 836-3873  
alan@amarch.com

MAURICIO VARGAS  
DESIGN STUDIO

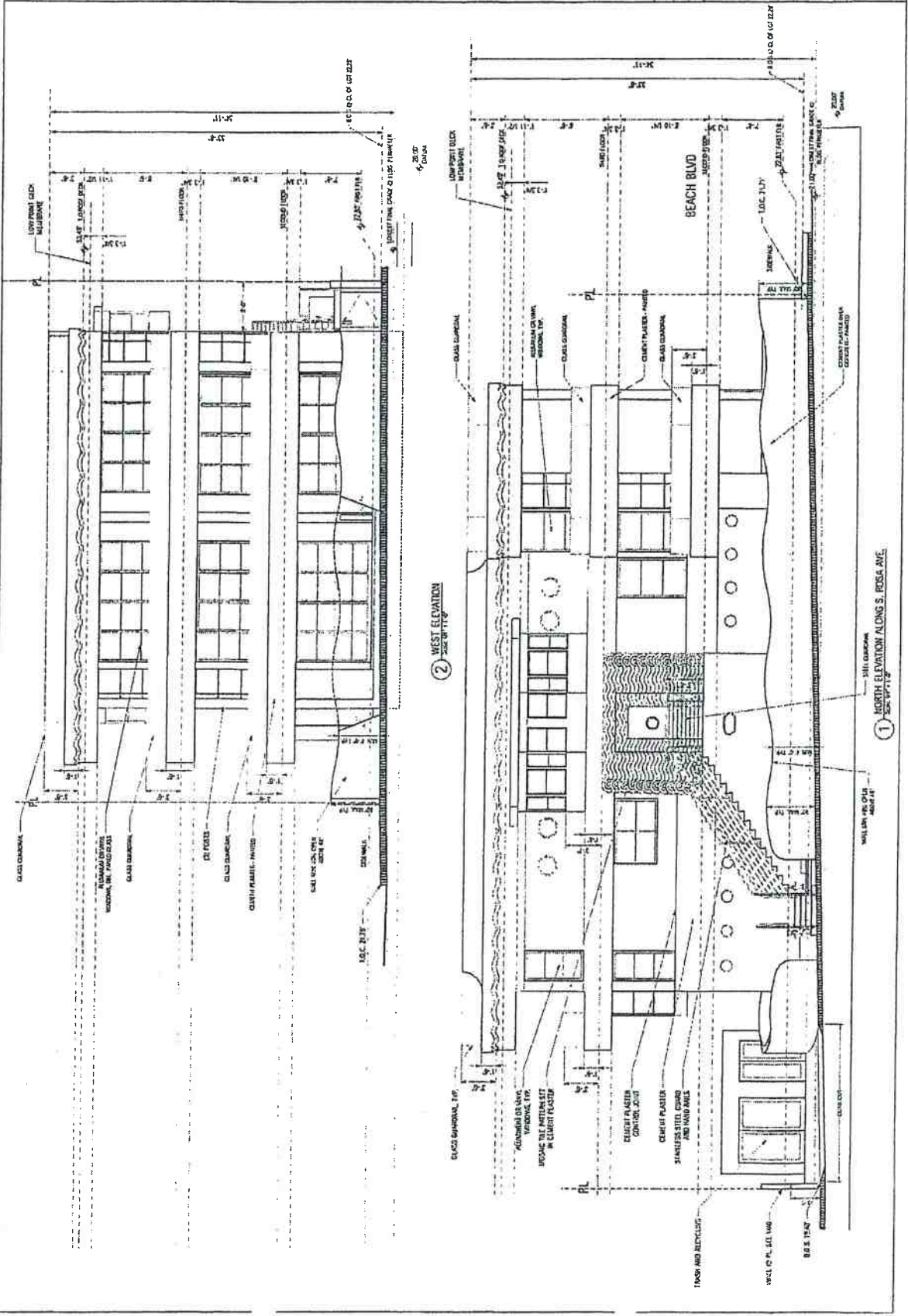
NEW CONSTRUCTION: TWO-UNIT CONDOMINIUM DWELLINGS

WEST AND NORTH ELEVATIONS

2105 & 2115 BEACH BLVD.  
PACIFICA CALIFORNIA 94044  
OWNERS: MAKE BRYAN O'FLYNN

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Sheet **A8**





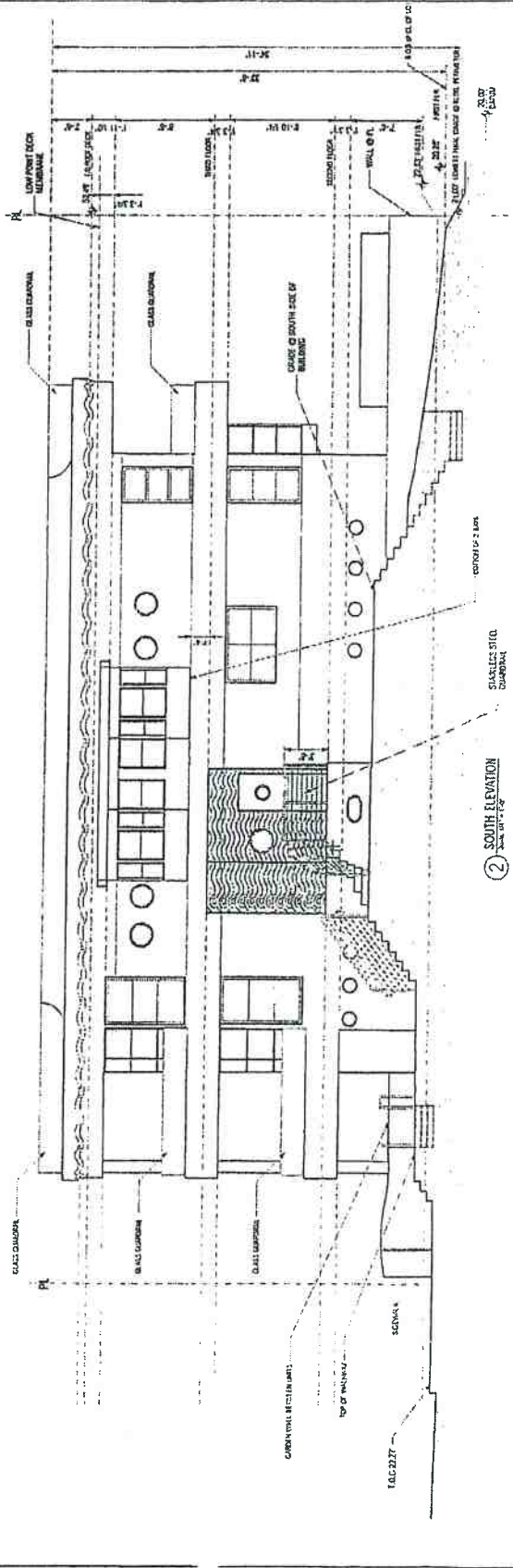
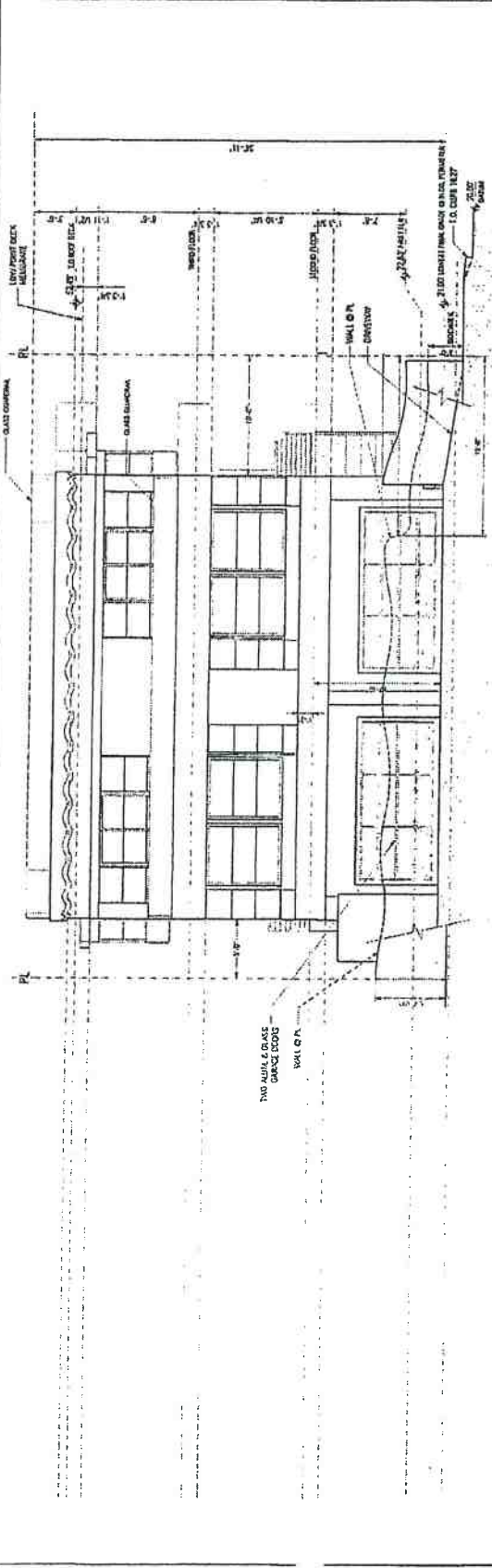
ALAN MARTINEZ  
ARCHITECT, INC.  
11002 BERKLEY ST.  
SAN FRANCISCO, CA 94142  
P: (415) 878-3378  
WWW.AMARCHITECT.COM

DESIGN OF CONDO UNIT 2105 & SOUTH ELEVATIONS  
NEW CONSTRUCTION TWO-UNIT CONDOMINIUM DEVELOPMENT

2105 & 2115 BEACH BLVD  
PALM BEACH, FLORIDA 33411  
P: (561) 833-4444  
WWW.PALM-BEACH-FLORIDA.COM

DATE	BY	AS NOTED	DATE
11/19/15			

Sheet  
A9





ALAN MARTINEZ  
ARCHITECT, INC  
11600 SERRAVALLE ST  
SAN DIEGO, CA 92130  
P: 619 594 9179  
am@alanmartinez.com

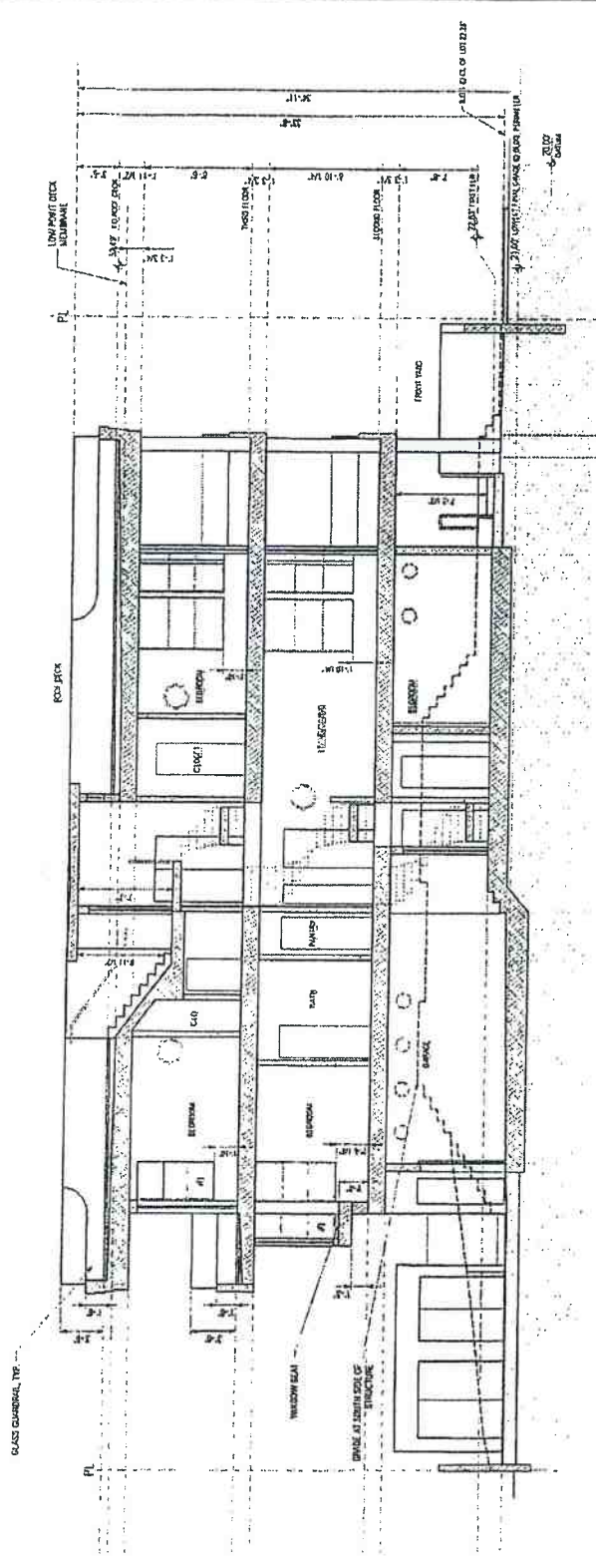
NEW CONSTRUCTION, TWO-UNIT CONDOMINIUM DWELLING

PACIFICA CALIFORNIA 9044  
OWNERS NAME: BRAN OF LYNN  
2105 & 2115 BEACH BLVD

SECTION

NO.	DATE	BY	CHK	AS NOTED	DAY	BY

Sheet A10



1 LONGITUDINAL SECTION LOOKING SOUTH

GLASS CURTAIN, TYP...  
ROCK BRK  
LOW PARAPET DECK  
CONCRETE  
WOOD PANELING  
CARPET  
WOOD STUDS  
CONCRETE SLAB  
ROOFING  
FRONT FAC

DOOR SCHEDULE

Table with columns: No., Description, Unit, Quantity, Price, Total. Rows include items like '1000 Series Aluminum Sliding Glass Door' and '1000 Series Aluminum Sliding Glass Door with Storm Door'.

WINDOW SCHEDULE

Table with columns: No., Description, Unit, Quantity, Price, Total. Rows include items like '1000 Series Aluminum Sliding Glass Window' and '1000 Series Aluminum Sliding Glass Window with Storm Window'.

Notes

Notes section containing various construction notes and specifications for doors and windows, such as 'All doors and windows to be installed in accordance with manufacturer's instructions'.



ALAN MARTINEZ ARCHITECT, INC.  
1105C BROAD ST.  
S.F. CA 94103  
P: (415) 834-9379  
alan@amarch.com

MURRAY GREENE DESIGN STUDIO

NEW CONSTRUCTION - TWO-UNIT CONDOMINIUM DWELLING

2105 & 2115 BEACH BLVD  
OAKRIDGE CALIFORNIA 90444  
OWNER'S NAME: RYAN OTTYMAN



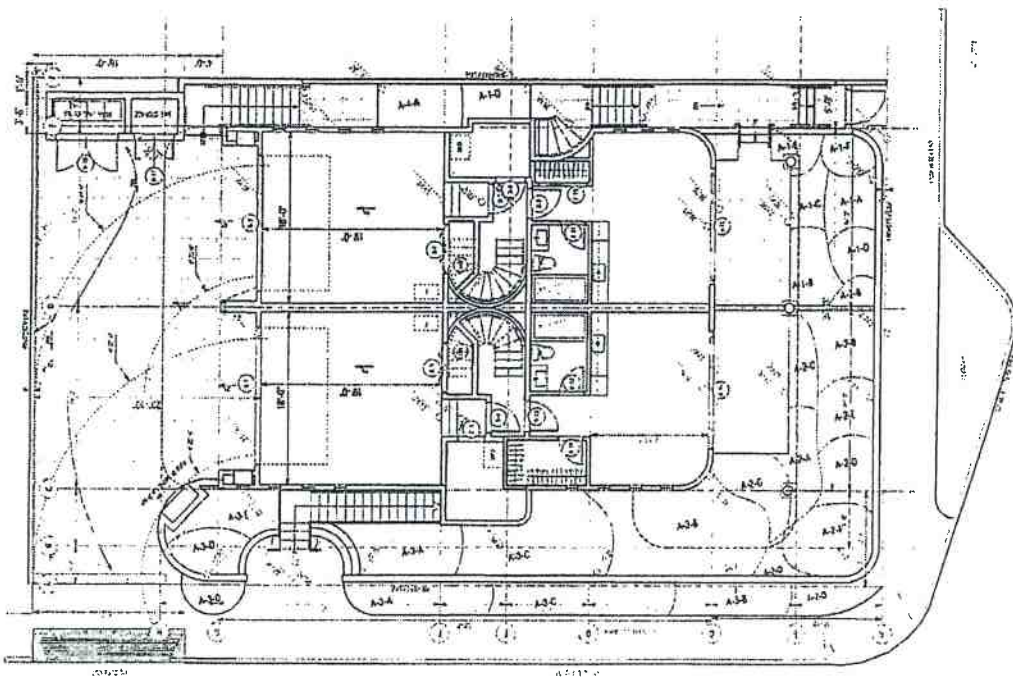
ALAN MARTINEZ ARCHITECT, INC.  
 11866 BRYANT ST.  
 SUITE 100  
 P. (415) 835-8379  
 a.martinez@amarc.com

NEW CONSTRUCTION TWO-UNIT CONDOMINIUM DWELLING

LANDSCAPING PLAN  
 OWNERS NAME: BRIAN O'RYAN  
 PACIFICA CALIFORNIA 9044  
 2105 & 2115 BEACH BLVD

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Sheet **L1**



1 LANDSCAPING PLAN  
 See Sheet L2

LANDSCAPING PLAN  
**WILSONS GARDEN DESIGN**  
 11866 BRYANT ST. SUITE 100  
 ANIMATED NORTHERN LANDSCAPE DESIGN  
 11866 BRYANT ST. SUITE 100  
 TILAMOUNTAIN VALLEY, CA 94598  
 (925) 463-8888  
 WWW.WILSONSGARDENDESIGN.COM

CONSULTANT FOR YLEBA BEACH ASHLEY PLANT NURSERY

Plant Material Schedule	Item	Description	Quantity	Plant	Size	Plant	Plant	Plant	Plant	Plant
A-1	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-2	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-3	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-4	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-5	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-6	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-7	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-8	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-9	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-10	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-11	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-12	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
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A-14	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
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A-17	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-18	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-19	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-20	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-21	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-22	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-23	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-24	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-25	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-26	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-27	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-28	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-29	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-30	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-31	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-32	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-33	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-34	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-35	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-36	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-37	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-38	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-39	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-40	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-41	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-42	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-43	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-44	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-45	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-46	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-47	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-48	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-49	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant
A-50	100' x 100' x 100'	Plant Material Schedule	1	Plant	100'	Plant	Plant	Plant	Plant	Plant

