



Scenic Pacifica

Incorporated Nov. 22, 1957

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## PLANNING COMMISSION Agenda

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**DATE:** July 18, 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: June 20, 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.

**CONSENT ITEMS:**

1. **CDP-338-13**      **EXTENSION OF PERMITS**, filed by Radha Patel of NVI Rani, Inc., related to an approval for expansion of an existing 38-room Holiday Inn Express hotel including an addition of 44 guest rooms and 2,010 square feet of retail space at 519 Nick Gust Way, Pacifica (APN: 022-024-250, 022-024-270, & 022-024-280).  
**PSD-784-13**  
**UP-028-13**      Recommended Action: Grant one year extension.  
**PV-509-13**

**PUBLIC HEARINGS:**

2. **PSD-808-16**      **SITE DEVELOPMENT PERMIT PSD-808-16, COASTAL DEVELOPMENT PERMIT CDP-365-16, and**  
**CDP-365-16**      **VARIANCE PV-516-16**, filed by applicant and co-owner Christian Bogeberg, for the addition of a third garage space and bedroom above to legalize the existing second unit, add a half-bathroom and laundry room, and the expansion of the master bedroom of an existing two-story residence located at 252 Stanley Avenue (APN 023-019-210) in Pacifica. Recommended California Environmental Quality Act (CEQA) status: Class 1 Categorical Exemption, Section 15301(e).  
**PV-516-16**      Recommended Action: Continue the application to the Planning Commission meeting of August 1, 2016.

**CONSIDERATION ITEMS:**

3.      **Library Advisory Committee Appointment.** Proposed Action: Appoint one Planning Commissioner to the Library Advisory Committee.

**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:** July 18, 2016

**FILE:** CDP-338-13

PSD-784-13

UP-028-13

PV-509-13

**ITEM:** 1

**SUBJECT:** Request to Extend Expiration Date of Coastal Development Permit CDP-338-13, Site Development Permit PSD-784-13, Use Permit UP-028-13, and Variance PV-509-13 for the expansion of an existing 38-room Holiday Inn Express hotel including an addition of 44 guest rooms and 2,010 square feet of retail space

**PROJECT LOCATION:** 519 Nick Gust Way, Pacifica (APN 022-024-250, 022-024-270, & 022-024-280) – Rockaway Beach

**APPLICANT** Radha Patel  
**AND OWNER:** NVI Rani, Inc.  
519 Nick Gust Way  
Pacifica, CA 94044  
(650) 303-2300

**RECOMMENDED ACTION:** Approve extension request

**PREPARED BY:** Christian Murdock, Associate Planner

**DISCUSSION:**

On August 19, 2013, the Planning Commission conditionally approved a Coastal Development Permit, Site Development Permit, Use Permit, and Variance for the expansion of an existing 38-room Holiday Inn Express. A total of 44 guest rooms and 2,010 square feet of retail would be added to the existing hotel. The existing 8,500 square foot parking garage would also be expanded to provide 24 additional parking spaces, three bicycle parking spaces and two motorcycle parking spaces. Two existing guest rooms would be relocated within the existing building to allow access to the new addition on the north side of the building. Other improvements/additions include a meeting room, great room, fitness area, storage facilities and new bathrooms. Attached is the Planning Commission Staff Report with details of the project. The Coastal Development Permit was appealed to the California Coastal Commission. The Coastal Commission made a No Substantial Issue Determination and the City issued Coastal Development Permit stands. Because of the Appeal to the Coastal Commission, final project approval was not granted until March 13, 2014.

The Coastal Development Permit, Site Development Permit, Use Permit, and Variance were originally due to expire on March 13, 2015. On March 12, 2015, staff received an extension request and on April

6, 2015, the Planning Commission approved an extension of the above mentioned permits to March 13, 2016.

On March 7, 2016, staff received the attached extension request. This is the applicant's second extension request. The applicant is seeking the extension because additional time is needed to address several project requirements, including design of the stormwater management system and issuance of a Caltrans encroachment permit. The applicant expects to complete these items and finish the building permit review process within the next several months.

Extension requests are not unusual and are generally granted unless there have been significant changes in conditions or circumstances affecting the project or area. There have not been any changes in conditions or circumstances affecting the project or area. Staff recommends Planning Commission approval of the extension request.

**COMMISSION ACTION:**

MOTION FOR APPROVAL

Move that the Planning Commission **EXTEND** the expiration date of Coastal Development Permit CDP-338-13, Site Development Permit PSD-784-13, Use Permit UP-028-13, and Variance PV-509-13, to March 13, 2017.

Attachment:

- A. Letter from Applicant
- B. Project Approval letter
- C. Past Extension Approval Letter
- D. Resolution No. 879
- E. Resolution No. 880
- F. Resolution No. 881
- G. Resolution No. 882
- H. Resolution No. 883
- I. Staff Report
- J. Approved Plans

**Subject:** Fwd: Extension of Permits

**From:** Radha Patel (obsidian.pacifica@gmail.com)

**To:** natukaka@yahoo.com;

**Date:** Tuesday, March 1, 2016 9:18 PM

RECEIVED

MAR 07 2016

City of Pacifica

----- Forwarded message -----

**From:** Radha Patel <obsidian.pacifica@gmail.com>

**Date:** Tue, Mar 1, 2016 at 9:49 AM

**Subject:** Extension of Permits

**To:** turhans@csgngr.com, sonmezt@ci.pacifica.ca.us, raj patel <nirali98@gmail.com>, Jay Patel <jay@abacusresources.com>

Dear Turhan,

NVI Rani, Inc. dba Holiday Inn Express & Suites Pacifica is requesting an extension of the building permits. To follow is the permit fee of \$567.00. We are requesting the extension of the building permits so we could complete the expansion of the hotel.

We were delayed because last year we were working with FF&E requirements with IHG (Intercontinental Hotel Group). New design requirements took time to make those changes and those changes that the City Planning department asked us to make.

Best Regards,  
Radha

Ms. Radha Patel, CEO  
NVI Rani, Inc.

dba  
Holiday Inn Express Hotel & Suites, Pacifica  
www.hiexpresspacifica.com

Mobile: 650-303-2300  
Fax: 718-307-6453

--  
Best Regards,  
Radha

Ms. Radha Patel, CEO

ATTACHMENT A



Scenic Pacifica  
Incorporated Nov. 22, 1957

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**CITY OF PACIFICA**  
**Planning, Building, and Code Enforcement**  
1800 Francisco Blvd. • Pacifica, California 94044-2506  
(650) 738-7341 • [www.cityofpacifica.org](http://www.cityofpacifica.org)

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**MAYOR**  
Mary Ann Nihart

**MAYOR PRO TEM**  
Karen Ervin

**COUNCIL**  
Sue Digre  
Mike O'Neill  
Len Stone

**Conditions of Project Approval**

April 2, 2014

N.D. Patel  
Holiday Inn Express  
519 Nick Gust Way  
Pacifica, CA 94044

**Re: CDP-338-13, PSD-784-13, UP-028-13, AND PV-509-13 – -Expansion of an Existing 38-room Holiday Inn Express including an addition of 44 guest rooms and 2,010 square feet of retail space at 519 Nick Gust Way, Pacifica, CA (APN: 022-024-250 & -270 & -280)**

Dear Mr. Patel:

The Planning Commission of the City of Pacifica, at their regular meeting of August 19, 2013 APPROVED a Coastal Development Permit, Site Development Permit, Use Permit, Variance, and waiver of Specific Plan development provisions regarding parking and Floor Area Ratio (FAR) for the expansion of the Holiday Inn Express at 519 Nick Gust Way. The California Coastal Commission, on appeal, approved the Coastal Development Permit on March 13, 2014.

These permits are approved subject to the following conditions:

Planning Department:

1. Development shall be substantially in accord with the Plans titled "HOLIDAY INN EXPRESS PACIFICA ADDITION, 519 NICK GUST WAY, PACIFICA, CA, 94044 consisting of twenty-two (22) sheets, revised on 07-12-13.
2. The three parcels (022-024-250 & -270 & -280) shall be merged into one parcel prior to the approval of the building permit.
3. Prior to the issuance of a building permit, the applicant/developer shall pay an in-lieu parking fee for the continued development of centralized parking in the West Rockaway Beach Area. This fee shall be calculated at the rate of \$3,000 per space for the 34 spaces required, but not provided on site, equivalent to \$102,000.

4. Prior to the issuance of a building permit, the applicant/developer shall submit information on exterior finishing, including colors and materials, subject to approval by the Planning Director.
5. The applicant shall incorporate into the building permit plans all the recommendations listed in the geotechnical investigation for the proposed three story commercial building prepared by Michelucci & Associates, Inc., dated December 30, 2011.
6. The applicant shall incorporate into the building permit plans all the recommendations listed in the Traffic Study for the proposed three story hotel expansion prepared by RKH Civil and Transportation Engineering., revised on October 15, 2012.
7. All improvements to the State right-of-way shall require an encroachment permit from Caltrans.
8. Best Management Practices (BMPs) such as straw mulch, silt fences, sediment basins or traps and/or other measures shall be employed during construction to control erosion/siltation.
9. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Planning Director prior to the issuance of a building permit. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent buildings. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. Show fixture locations, where applicable on all building elevations.
10. Adequate, accessible, and convenient Recycling Areas shall be provided within the development. The dimensions of Recycling Areas shall be adequate to accommodate receptacles sufficient to meet the recycling needs of the Development Project. An adequate number of bins or containers shall be provided in Recycling Areas to allow for the collection and loading of recyclable materials generated by the Development Project. Recycling Areas shall be designed to be architecturally compatible with nearby structures and with the existing topography and vegetation. Recycling areas shall provide unobstructed access for collection vehicles and personnel. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to Recycling Areas. Areas adjacent to Recycling Areas shall be adequately protected from any adverse impacts associated with Recycling Areas by means of measures such as adequate separation, fencing and landscaping. Recycling Areas shall be located so they are at least as convenient for those persons who deposit, collect, and

load the recyclable materials placed therein as the locations where solid waste is collected and loaded. Whenever feasible, areas for collecting and loading recyclable materials shall be located adjacent to the solid waste collection areas.

11. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within the proposed enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. If water cannot be diverted from these areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.
12. The applicant/developer shall submit a final landscape plan for approval by the Planning Director prior to the issuance of a building permit. All landscaping shall be maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides. The landscape plan shall show each type, size and location of plant materials. The landscaping shall be installed prior to occupancy. Landscaping materials included on the plan shall be appropriate to site specific characteristics such as soil type, topography, climate, amount of timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment. Landscaping shall incorporate native plants. All landscaping on the site shall be adequately maintained and replaced when necessary as determined by the Planning Director.
13. All transformers, HVAC units, backflow preventors and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
14. Building permit drawings and subsequent construction shall substantially conform to the approved planning application drawings. Any modifications shall be reviewed by the Planning Director, who shall determine whether the modifications require additional approval by the Planning Commission.
15. The applicant shall hereby agree to 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. 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.

16. Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights, prior to building permit issuance. All roof equipment shall be screened to the Planning Director's satisfaction.
17. The applicant shall comply with all Mitigation Measures and implement the Mitigation, Monitoring and Reporting Program adopted as part of the Mitigated Negative Declaration and attached to the Resolution adopting the Mitigated Negative Declaration. Prior to building permit approval, the project applicant must demonstrate compliance with all mitigation measures or provide evidence ensuring that any future requirements of the mitigation measures will be met in accordance with the MMRP.
18. The following BMP controls shall be implemented at the construction site:
  - Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives;
  - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
  - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction site;
  - Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality;
  - Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;
  - Apply non-toxic soil stabilizers to inactive construction areas;
  - Enclose, cover, water twice daily, or apply non-toxic soil binders to expose stockpiles (dirt, sand, etc.);

- Limit traffic speeds on unpaved roads to 15 mph;
  - Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
  - Replant vegetation in disturbed areas as quickly as possible;
  - Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site; and
  - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
19. The applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.
20. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning washwater) shall be discharged to the creek, storm drain system, the street or gutter.
21. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
22. The property owner(s) shall keep the property in a clean and sanitary condition at all times.

Fire Department:

23. Fire sprinkler system shall be "one-system."
24. Fire alarm system shall be "one-system."
25. Photovoltaic system shall comply with NCFR requirements.
26. Fire apparatus access shall meet all fire code requirements.
27. Fire flow for type and size of structure shall be met.

Public Works Department/Engineering Division:

28. All proposed utility laterals shall be underground.

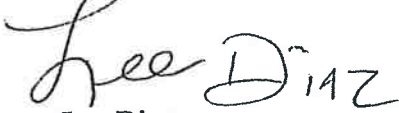
29. Applicant shall install curb ramps at the intersection of Rockaway Beach Avenue and Old County Road and at the end of Nick Gust Way.
30. Applicant shall install restripe the crosswalk at the intersection of Rockaway Beach Avenue and Old County Road.
31. Applicant shall install a new sidewalk, curb and gutter t the end of Nick Gust Way.
32. Drainage for the proposed planters shall connect to the existing storm drain inlet along Old County Road.
33. Applicant shall install a new streetlight at the end of Nick Gust Way.
34. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
35. An Encroachment Permit must be obtained for all work within City right-of-way. All proposed improvements within City right-of-way shall be constructed per City Standards.
36. Applicant shall overlay existing asphalt with minimum 2 inch AC the whole street width across the entire property frontage along Nick Gust Way and to the centerline of Rockaway Beach and Old County Road.
37. 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 completion of the building permit.

#### **Notice**

Pursuant to Government Code section 66020(d), the City hereby provides you with written notice that the above-described dedications, reservations and/or other exactions have been imposed on the approval of Coastal Development Permit, CDP-338-13, Site Development Permit, PSD-784-13, Use Permit, UP-028-13, Variance, PV-509-13, and waiver to Specific Plan development provisions regarding parking and Floor Area Ratio (FAR). The 90-day period in which you may protest the above-described dedications, reservations and/or other exactions has begun. If you fail to protest the above-described dedications, reservations and/or other exactions pursuant to Government Code section 66020, you may be legally barred from filing a legal challenge. Any challenge may also be barred by other applicable provisions of law.

When you apply for a building permit, compliance with all conditions of approval should be indicated on the plans. If you have any questions, please call me at (650) 738-7341.

Sincerely,

A handwritten signature in black ink that reads "Lee Diaz". The signature is written in a cursive style with a large, stylized "L" and "D".

Lee Diaz  
Associate Planner

Attachment: MMRP

cc: Project File  
County Assessors/Building/Engineering  
CHRON File

**EXPIRATION DATES:**

The Coastal Development Permit, Site Development Permit, Use Permit, and Variance will expire on **March 13, 2015** unless a building permit has been issued and construction started on the site and diligently pursued toward completion.

**PLEASE NOTE THIS IS NOT A BUILDING PERMIT**

## IV. MITIGATION MONITORING PROGRAM

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### MITIGATION MONITORING PROGRAM PROCEDURES

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The City of Pacifica (the "City") is the Lead Agency for the proposed expansion of the Holiday Inn Express and is therefore responsible for enforcing and monitoring the mitigation measures in this Mitigation Monitoring Program (MMP).

A Mitigated Negative Declaration has been prepared to address the potential environmental impacts of the project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to mitigate potential impacts identified to a level where no significant impact on the environment would occur. This MMP is designed to monitor implementation of the required mitigation measures and conditions set forth for project approval for the proposed project as identified in the Mitigated Negative Declaration. The mitigation measures as well as the conditions set forth for project approval are listed and categorized by either Section and/or impact area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored:
  - Pre-Construction, including the design phase
  - Construction
  - Operation (post-construction)
- Implementing Party, the party responsible for implementing the mitigation measure.
- The Enforcement Agency, the agency with the power to enforce the mitigation measure.
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMP for the proposed project will be in place throughout all phases of the project. The project applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide certification, as identified below to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City will be used as the basic

foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

Generally, each certification report will be submitted to the City in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. The City shall assure that project construction occurs in accordance with the MMP. Departments listed below are all departments of the City unless otherwise noted.

## **BIOLOGICAL RESOURCES**

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### ***Mitigation Measures***

1. A detailed bat survey should be conducted to determine if bats are roosting or breeding in the onsite buildings prior to demolition. A qualified bat specialist will look for individuals, guano, staining, and vocalization by direct observation and potential waiting for nighttime emergence. The survey should be conducted during the time of year when bats are active, between April 1 and September 15. If demolition is planned within this timeframe, the survey should be conducted within 30 days of demolition. An initial survey could be conducted to provide early warning if bats are present, but a follow-up survey will be necessary within 30 days. If demolition is planning outside of this timeframe (September 16 through March 31), the survey should be conducted in September prior to demolition. If no bats are observed to be roosting or breeding in these structures, then no further action would be required, and demolition can proceed.
2. If a non-breeding bat colony is found in the structures to be demolished, the individuals should be humanely evicted via the partial dismantlement of the buildings prior to demolition under the direction of a qualified bat specialist to ensure that no harm or "take" would occur to any bats as a result of demolition activities. If a maternity colony is detected in the buildings, then a construction-free buffer should be established around the structure and remain in place until it has been that the nursery is no longer active. Demolition should preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery.
3. Measures taken during construction activities should include placing construction fencing along the creek to ensure that construction activities do not inadvertently impact these areas. The project will also be required to follow all Best Management Practices.

4. To minimize the impacts of light and glare entering the creek corridor, lighting should be avoided at the edge of the creek corridor. All lighting on the property should be directed away from the creek corridor whenever possible. Any lighting for pathways on the property should be bollard-type lighting (lights that are low to the ground and do not create much glare).

**Monitoring Phase**

Pre-Construction/Construction

**Implementing Party**Applicant/Bat Specialist CDFG<sup>1</sup>**Enforcement Agency**

Planning and Economic Development Department

**Monitoring Agency**

Planning and Economic Development Department

**CULTURAL RESOURCES*****Mitigation Measures***

1. Prior to the initiation of construction or ground-disturbing activities, the Construction Project Manager shall conduct a tailgate meeting to inform all construction personnel of the potential for exposing subsurface cultural resources and to recognize possible buried cultural resources. Personnel shall be informed of the procedures to be followed if archaeological materials, including Native American remains, are encountered.
2. Upon discovery of possible buried prehistoric and historic cultural materials (including potential Native American skeletal remains), work within 25 feet of the find shall be halted and the City of Pacifica Building Official shall be notified. The City of Pacifica shall then retain a qualified archaeologist to review and evaluate the find. Construction work shall not begin again until the archaeological or cultural resources consultant has examined the cultural materials, assessed their significance, and made recommendations for treatment of the resources.

If the discovery is determined to be a unique archaeological or historical resource, and if avoidance of the resource is not possible, the archaeologist shall inform the Project Manager of the necessary plans for treatment of the find(s) and mitigation of impacts. The treatment plan shall be designed to result in the extraction of sufficient non-redundant archaeological data to address important regional research considerations. The Project Manager shall insure that the treatment program is completed. The work shall be performed by the archaeologist, and shall result in a detailed technical report that shall be filed with the California Historical Resources Information System, Northwest Information Center, CSU Rohnert Park. Construction in the immediate vicinity of the find shall not recommence until treatment has been completed.

If human remains are discovered, they shall be handled in accordance with State law including immediate notification of the County Medical Examiner/Coroner.

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<sup>1</sup> California Department of Fish and Game.

3. All excavation contracts for the project shall contain provisions for stopping work in the vicinity of a find in the event of exposure of significant archaeological resources during subsurface construction.

In addition, the contract documents shall recognize the need to implement any mitigation conditions required by the permitting agency. In general, the appropriate construction conditions should be included within the General Conditions section of any contract that has the potential for ground disturbing operations.

<b>Monitoring Phase</b>	Applicant/Native American Monitor/Archaeologist
<b>Implementing Party</b>	Applicant/Contractor
<b>Enforcement Agency</b>	Planning and Economic Development Department
<b>Monitoring Agency</b>	Planning and Economic Development Department

**HYDROLOGY & WATER QUALITY**

***Mitigation Measures***

1. The applicant shall comply with Provision C.3 of the San Mateo Countywide STOPPP which requires incorporation of site design and source control measures as well as storm water treatment BMPs to protect water quality. These measures shall be contained in the project plans.
2. Fiber rolls shall be placed along the down slope perimeter of the project site and fabric filters shall be placed over storm drain openings for the duration of construction to prevent the movement of sediment or other particles into the storm drain system. These measures shall be contained in project plans and/or specifications.

<b>Monitoring Phase</b>	Pre-Construction/Construction
<b>Implementing Party</b>	Applicant/Contractor/RWQCB
<b>Enforcement Agency</b>	Planning and Economic Development Department
<b>Monitoring Agency</b>	Planning and Economic Development Department

**NOISE**

***Mitigation Measures***

1. Compressors and other small stationary equipment will be shielded and equipment exhaust will face away from noise-sensitive buildings.



2. Regular equipment maintenance and mufflers will be required on all construction equipment to control noise.

**Monitoring Phase**  
**Implementing Party**  
**Enforcement Agency**  
**Monitoring Agency**

Construction  
Applicant/Contractor  
Planning and Economic Development Department  
Planning and Economic Development Department



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**CITY OF PACIFICA**  
**Planning, Building, and Code Enforcement**  
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**MAYOR**  
Karen Ervin

**MAYOR PRO TEM**  
Sue Digre

**COUNCIL**  
Mary Ann Nihart  
Mike O'Neill  
John Keener

April 7, 2015

Radha Patel  
519 Nick Gust Way  
Pacifica, CA 94044

Re: Extension of Coastal Development Permit, Site Development Permit, Use Permit and Variance for the expansion of an existing 38-room Holiday Inn Express including an addition of 44 guest rooms and 2,010 square feet of retail space at 519 Nick Gust Way, Pacifica (APN: 022-024-250 & -270 & -280)

Dear Radha:

The Planning Commission of the City of Pacifica, at their regular meeting of April 6, 2015, APPROVED an extension of the above mentioned permits to March 13, 2016.

The permit extensions are approved subject to the conditions of approval contained in the April 2, 2014 grant letter.

When you apply for a building permit, compliance with all conditions of approval should be indicated on the plans. If you have any questions, please call me at (650) 738-7341.

Sincerely,

Lee Diaz  
Associate Planner

cc: Project File  
Building

**RESOLUTION NO. 879**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
PACIFICA ADOPTING THE MITIGATED NEGATIVE DECLARATION AND  
MITIGATION MONITORING AND REPORTING PROGRAM FOR THE  
EXPANSION OF THE HOLIDAY INN EXPRESS AT 519 NICK GUST WAY  
(APN 022-024-250 & -270 & -280)**

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Initiated: N.D. Patel

**WHEREAS**, an application has been submitted to expand an existing 38-room Holiday Inn Express with 44 guest rooms, 2,010 square feet of retail space and additional parking on a 32,704 square foot parcel on property classified C-1, Neighborhood Commercial; and

**WHEREAS**, a Mitigated Negative Declaration has been prepared, publicized, and reviewed in accordance with applicable law and, together with the Planning Commission Staff Report of August 19, 2013, including Findings and Conditions of Approval contained within the latter, constitutes an adequate, accurate, objective, and complete Mitigated Negative Declaration in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA guidelines;

**WHEREAS**, on August 19, 2013 the Planning Commission did hold a duly noticed public hearing to consider the Mitigated Negative Declaration and the proposed development; and

**WHEREAS**, the Mitigated Negative Declaration for the subject project consists of the Initial Study dated April 3, 2012, and the Mitigation Monitoring and Reporting Program attached as Exhibit "A", and the Planning Commission staff report and minutes of August 19, 2013; and

**WHEREAS**, detailed plans, the Mitigated Negative Declaration, additional information and record of the proceedings regarding action on the subject project are available for public review in the Planning and Economic Development Department, 1800 Francisco Boulevard, Pacifica; and

**WHEREAS**, the Planning Commission has independently reviewed and analyzed the Mitigated Negative Declaration and considered the information contained therein prior to adopting the Mitigated Negative Declaration; and

**WHEREAS**, the information and analysis contained in the Mitigated Negative Declaration reflect the City's independent judgment as to the environmental consequences of the proposed project;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Pacifica does hereby adopt the Mitigated Negative Declaration for the expansion of the Holiday Inn Express, adopt the Mitigation Monitoring and Reporting Plan, attached hereto as Exhibit "A".

\* \* \* \* \*


**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 19<sup>th</sup> day of August 2013.

AYES, Commissioners: Gordon, Campbell, Brown, Cooper, Nibbelin, and Evans

NOES, Commissioners: None

ABSENT, Commissioners: None


ABSTAIN, Commissioners: Vaterlaus

  
\_\_\_\_\_  
Chuck Evans, Chair

ATTEST:

  
\_\_\_\_\_  
George White, Planning Director

APPROVED AS TO FORM:

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

## IV. MITIGATION MONITORING PROGRAM

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### MITIGATION MONITORING PROGRAM PROCEDURES

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The City of Pacifica (the "City") is the Lead Agency for the proposed expansion of the Holiday Inn Express and is therefore responsible for enforcing and monitoring the mitigation measures in this Mitigation Monitoring Program (MMP).

A Mitigated Negative Declaration has been prepared to address the potential environmental impacts of the project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to mitigate potential impacts identified to a level where no significant impact on the environment would occur. This MMP is designed to monitor implementation of the required mitigation measures and conditions set forth for project approval for the proposed project as identified in the Mitigated Negative Declaration. The mitigation measures as well as the conditions set forth for project approval are listed and categorized by either Section and/or impact area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored:
  - Pre-Construction, including the design phase
  - Construction
  - Operation (post-construction)
- Implementing Party, the party responsible for implementing the mitigation measure.
- The Enforcement Agency, the agency with the power to enforce the mitigation measure.
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMP for the proposed project will be in place throughout all phases of the project. The project applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide certification, as identified below to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City will be used as the basic

foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

Generally, each certification report will be submitted to the City in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. The City shall assure that project construction occurs in accordance with the MMP. Departments listed below are all departments of the City unless otherwise noted.

## **BIOLOGICAL RESOURCES**

### ***Mitigation Measures***

1. A detailed bat survey should be conducted to determine if bats are roosting or breeding in the onsite buildings prior to demolition. A qualified bat specialist will look for individuals, guano, staining, and vocalization by direct observation and potential waiting for nighttime emergence. The survey should be conducted during the time of year when bats are active, between April 1 and September 15. If demolition is planned within this timeframe, the survey should be conducted within 30 days of demolition. An initial survey could be conducted to provide early warning if bats are present, but a follow-up survey will be necessary within 30 days. If demolition is planning outside of this timeframe (September 16 through March 31), the survey should be conducted in September prior to demolition. If no bats are observed to be roosting or breeding in these structures, then no further action would be required, and demolition can proceed.
2. If a non-breeding bat colony is found in the structures to be demolished, the individuals should be humanely evicted via the partial dismantlement of the buildings prior to demolition under the direction of a qualified bat specialist to ensure that no harm or "take" would occur to any bats as a result of demolition activities. If a maternity colony is detected in the buildings, then a construction-free buffer should be established around the structure and remain in place until it has been that the nursery is no longer active. Demolition should preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery.
3. Measures taken during construction activities should include placing construction fencing along the creek to ensure that construction activities do not inadvertently impact these areas. The project will also be required to follow all Best Management Practices.

4. To minimize the impacts of light and glare entering the creek corridor, lighting should be avoided at the edge of the creek corridor. All lighting on the property should be directed away from the creek corridor whenever possible. Any lighting for pathways on the property should be bollard-type lighting (lights that are low to the ground and do not create much glare).

<b>Monitoring Phase</b>	Pre-Construction/Construction
<b>Implementing Party</b>	Applicant/Bat Specialist CDFG <sup>1</sup>
<b>Enforcement Agency</b>	Planning and Economic Development Department
<b>Monitoring Agency</b>	Planning and Economic Development Department

**CULTURAL RESOURCES**

***Mitigation Measures***

1. Prior to the initiation of construction or ground-disturbing activities, the Construction Project Manager shall conduct a tailgate meeting to inform all construction personnel of the potential for exposing subsurface cultural resources and to recognize possible buried cultural resources. Personnel shall be informed of the procedures to be followed if archaeological materials, including Native American remains, are encountered.
2. Upon discovery of possible buried prehistoric and historic cultural materials (including potential Native American skeletal remains), work within 25 feet of the find shall be halted and the City of Pacifica Building Official shall be notified. The City of Pacifica shall then retain a qualified archaeologist to review and evaluate the find. Construction work shall not begin again until the archaeological or cultural resources consultant has examined the cultural materials, assessed their significance, and made recommendations for treatment of the resources.

If the discovery is determined to be a unique archaeological or historical resource, and if avoidance of the resource is not possible, the archaeologist shall inform the Project Manager of the necessary plans for treatment of the find(s) and mitigation of impacts. The treatment plan shall be designed to result in the extraction of sufficient non-redundant archaeological data to address important regional research considerations. The Project Manager shall insure that the treatment program is completed. The work shall be performed by the archaeologist, and shall result in a detailed technical report that shall be filed with the California Historical Resources Information System, Northwest Information Center, CSU Rohnert Park. Construction in the immediate vicinity of the find shall not recommence until treatment has been completed.

If human remains are discovered, they shall be handled in accordance with State law including immediate notification of the County Medical Examiner/Coroner.

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<sup>1</sup> California Department of Fish and Game.

3. All excavation contracts for the project shall contain provisions for stopping work in the vicinity of a find in the event of exposure of significant archaeological resources during subsurface construction.

In addition, the contract documents shall recognize the need to implement any mitigation conditions required by the permitting agency. In general, the appropriate construction conditions should be included within the General Conditions section of any contract that has the potential for ground disturbing operations.

<b>Monitoring Phase</b>	Applicant/Native American Monitor/Archaeologist
<b>Implementing Party</b>	Applicant/Contractor
<b>Enforcement Agency</b>	Planning and Economic Development Department
<b>Monitoring Agency</b>	Planning and Economic Development Department

**HYDROLOGY & WATER QUALITY**

***Mitigation Measures***

1. The applicant shall comply with Provision C.3 of the San Mateo Countywide STOPPP which requires incorporation of site design and source control measures as well as storm water treatment BMPs to protect water quality. These measures shall be contained in the project plans.
2. Fiber rolls shall be placed along the down slope perimeter of the project site and fabric filters shall be placed over storm drain openings for the duration of construction to prevent the movement of sediment or other particles into the storm drain system. These measures shall be contained in project plans and/or specifications.

<b>Monitoring Phase</b>	Pre-Construction/Construction
<b>Implementing Party</b>	Applicant/Contractor/RWQCB
<b>Enforcement Agency</b>	Planning and Economic Development Department
<b>Monitoring Agency</b>	Planning and Economic Development Department

**NOISE**

***Mitigation Measures***

1. Compressors and other small stationary equipment will be shielded and equipment exhaust will face away from noise-sensitive buildings.



2. Regular equipment maintenance and mufflers will be required on all construction equipment to control noise.

<b>Monitoring Phase</b>	Construction
<b>Implementing Party</b>	Applicant/Contractor
<b>Enforcement Agency</b>	Planning and Economic Development Department
<b>Monitoring Agency</b>	Planning and Economic Development Department

**RESOLUTION NO. 880**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
PACIFICA APPROVING SITE DEVELOPMENT PERMIT (PSD-784-13), FOR  
THE EXPANSION OF THE HOLIDAY INN EXPRESS AT 519 NICK GUST  
WAY, SUBJECT TO CONDITIONS**

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Initiated by: N.D. Patel

**WHEREAS**, an application has been submitted to expand an existing 38-room Holiday Inn Express with 44 rooms, 2,010 square feet of commercial space and additional parking on a 32,704 square foot parcel on property classified C-1/CZ, Neighborhood Commercial within the Coastal Zone Combining District; and

**WHEREAS**, the Planning Commission has adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the expansion of the Holiday Inn Express; and

**WHEREAS**, the Planning Commission has approved a Specific Plan waiver for parking and floor area ratio; and

**WHEREAS**, the proposal will not create inconvenient traffic patterns or parking accessibility problems; and

**WHEREAS**, the proposal will provide adequate landscaping; and

**WHEREAS**, the proposed expansion of the hotel will not restrict light or air on the property or other properties in the area, or discourage additional development in the area; and

**WHEREAS**, the Planning Commission finds that the proposal will enhance the design variety and will not affect the surrounding natural environment; and

**WHEREAS**, the Planning Commission finds that the proposed expansion of the Holiday Inn Express would be consistent with the City's Design Guidelines, Local Coastal Land Use Plan, Zoning Code and uses permitted under the Specific Plan;

**WHEREAS**, the proposed site is physically suitable for the type and density of development, the proposed project will cause no substantial environmental damage, and no public health problems will result from development of the subject parcels; and

**WHEREAS**, the proposed site is surrounded by other pre-existing commercial and multi-family residential development, and the development will be compatible with the surrounding neighborhood, which consists of hotels to the west, highway right-of-way to the east, and a combination of commercial and residential uses to the north; and

**WHEREAS**, the proposed development will not be detrimental to the present or potential surrounding land uses; and

**WHEREAS**, the existing streets in the area of the proposed Project are adequate to carry anticipated traffic related to the Project, and the estimated traffic generation from the expansion of the hotel will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Pacifica does hereby approve the Site Development Permit, subject to conditions of approval incorporated into the August 19, 2013 Planning Commission Staff Report.

\* \* \* \* \*


Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 19th day of August 2013.

AYES, Commissioners: Gordon, Campbell, Brown, Cooper, Nibbelin, and Evans

NOES, Commissioners: None

ABSENT, Commissioners: None

ABSTAIN, Commissioners: Vaterlaus

  
\_\_\_\_\_  
Chuck Evans, Chair

ATTEST:

  
\_\_\_\_\_  
George White, Planning Director

APPROVED AS TO FORM:

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

**RESOLUTION NO. 881**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING USE PERMIT (UP-028-13), FOR THE EXPANSION OF THE HOLIDAY INN EXPRESS AT 519 NICK GUST WAY, SUBJECT TO CONDITIONS**

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Initiated by: N.D. Patel

**WHEREAS**, an application has been submitted to expand an existing 38-room Holiday Inn Express with 44 rooms, 2,010 square feet of commercial space and additional parking on a 32,704 square foot parcel on property classified C-1/CZ, Neighborhood Commercial within the Coastal Zone Combining District; and

**WHEREAS**, the Planning Commission has adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the expansion of the Holiday Inn Express; and

**WHEREAS**, the Planning Commission has approved a Specific Plan waiver for parking and floor area ratio; and

**WHEREAS**, the proposed hotel expansion 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.

**WHEREAS**, the proposed hotel expansion is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the Local Coastal Plan.

**WHEREAS**, the proposed hotel expansion is consistent with the City's adopted Design Guidelines.

**WHEREAS**, the proposed site is physically suitable for the type and density of development, the proposed project will cause no substantial environmental damage, and no public health problems will result from development of the subject parcels; and

**WHEREAS**, the proposed site is surrounded by other pre-existing commercial and multi-family residential development, and the development will be compatible with the surrounding neighborhood, which consists of hotels to the west, highway right-of-way to the east, and a combination of commercial and residential uses to the north; and

**WHEREAS**, the proposed development will not be detrimental to the present or potential surrounding land uses; and

**WHEREAS**, the existing streets in the area of the proposed Project are adequate to carry anticipated traffic related to the Project, and the estimated traffic generation from

the expansion of the hotel will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Pacifica does hereby approve the Use Permit, subject to conditions of approval incorporated into the August 19, 2013 Planning Commission Staff Report.

\* \* \* \* \*

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 19th day of August 2013.

AYES, Commissioners: Gordon, Campbell, Brown, Cooper, Nibbelin, and Evans

NOES, Commissioners: None

ABSENT, Commissioners: None

ABSTAIN, Commissioners: Vaterlaus

  
\_\_\_\_\_  
Chuck Evans, Chair

ATTEST:

  
\_\_\_\_\_  
George White, Planning Director

APPROVED AS TO FORM:

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

**RESOLUTION NO. 882**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT (CDP-338-13), FOR THE EXPANSION OF THE HOLIDAY INN EXPRESS AT 519 NICK GUST WAY, SUBJECT TO CONDITIONS**

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Initiated by: N.D. Patel

**WHEREAS**, an application has been submitted to expand an existing 38-room Holiday Inn Express with 44 rooms, 2,010 square feet of commercial space and additional parking on a 32,704 square foot parcel on property classified C-1/CZ, Neighborhood Commercial within the Coastal Zone Combining District; and

**WHEREAS**, the Planning Commission has adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the expansion of the Holiday Inn Express; and

**WHEREAS**, the Planning Commission has approved a Specific Plan waiver for parking and floor area ratio; and

**WHEREAS**, the proposed hotel expansion is in conformity with the City's certified Local Coastal Program; and

**WHEREAS**, the proposed hotel expansion is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act; and

**WHEREAS**, the proposed site is physically suitable for the type and density of development, the proposed project will cause no substantial environmental damage, and no public health problems will result from development of the subject parcels; and

**WHEREAS**, the proposed site is surrounded by other pre-existing commercial and multi-family residential development, and the development will be compatible with the surrounding neighborhood, which consists of hotels to the west, highway right-of-way to the east, and a combination of commercial and residential uses to the north; and

**WHEREAS**, the proposed development will not be detrimental to the present or potential surrounding land uses; and

**WHEREAS**, the existing streets in the area of the proposed Project are adequate to carry anticipated traffic related to the Project, and the estimated traffic generation from the expansion of the hotel will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Pacifica does hereby approve the Coastal Development Permit, subject to

conditions of approval incorporated into the August 19, 2013 Planning Commission Staff Report.

\* \* \* \* \*

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 19th day of August 2013.

AYES, Commissioners: Gordon, Campbell, Brown, Cooper, Nibbelin, and Evans

NOES, Commissioners: None

ABSENT, Commissioners: None

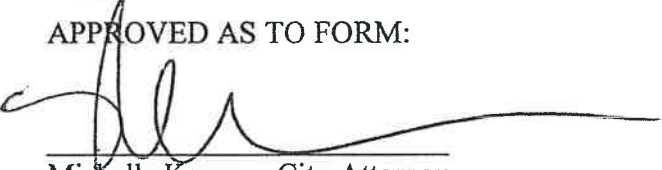
ABSTAIN, Commissioners: Vaterlaus

  
\_\_\_\_\_  
Chuck Evans, Chair

ATTEST:

  
\_\_\_\_\_  
George White, Planning Director

APPROVED AS TO FORM:

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

**RESOLUTION NO. 883**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING VARIANCE (PV-509-13), FOR THE EXPANSION OF THE HOLIDAY INN EXPRESS AT 519 NICK GUST WAY, SUBJECT TO CONDITIONS**

---

Initiated by: N.D. Patel

**WHEREAS**, an application has been submitted to expand an existing 38-room Holiday Inn Express with 44 rooms, 2,010 square feet of commercial space and additional parking on a 32,704 square foot parcel on property classified C-1/CZ, Neighborhood Commercial within the Coastal Zone Combining District; and

**WHEREAS**, the Planning Commission has adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the expansion of the Holiday Inn Express; and

**WHEREAS**, the Planning Commission has approved a Specific Plan waiver for parking and floor area ratio; and

**WHEREAS**, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of the Zoning Code deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;

**WHEREAS**, the granting of the variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area; and

**WHEREAS**, the expansion of the hotel application is consistent with the City's adopted Design Guidelines; and

**WHEREAS**, the proposed hotel expansion is consistent with the applicable provisions of the Local Coastal Plan; and

**WHEREAS**, the proposed site is physically suitable for the type and density of development, the proposed project will cause no substantial environmental damage, and no public health problems will result from development of the subject parcels; and

**WHEREAS**, the proposed site is surrounded by other pre-existing commercial and multi-family residential development, and the development will be compatible with the surrounding neighborhood, which consists of hotels to the west, highway right-of-way to the east, and a combination of commercial and residential uses to the north; and



**WHEREAS**, the proposed development will not be detrimental to the present or potential surrounding land uses; and

**WHEREAS**, the existing streets in the area of the proposed Project are adequate to carry anticipated traffic related to the Project, and the estimated traffic generation from the expansion of the hotel will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Pacifica does hereby approve the Variance, subject to conditions of approval incorporated into the August 19, 2013 Planning Commission Staff Report.

\* \* \* \* \*

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 19th day of August 2013.

AYES, Commissioners: Gordon, Campbell, Brown, Cooper, Nibbelin, and Evans


NOES, Commissioners: None

ABSENT, Commissioners: None

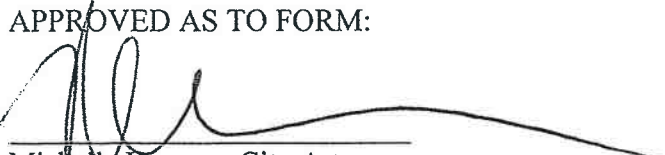
ABSTAIN, Commissioners: Vaterlaus

  
\_\_\_\_\_  
Chuck Evans, Chair

ATTEST:

  
\_\_\_\_\_  
George White, Planning Director

APPROVED AS TO FORM:

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

# STAFF REPORT



PLANNING COMMISSION-CITY OF PACIFICA

**DATE:** August 19, 2013

**ITEM:** 1

## PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of public hearing was published in the Pacifica Tribune on August 7, 2013 and 16 surrounding property owners and interested agencies were notified by mail.

**FILE:** PSD-784-13  
UP-028-13  
CDP-338-13  
PV-509-13

### **APPLICANT/ OWNER:**

N.D. Patel  
519 Nick Gust Way  
Pacifica, CA 94044

**LOCATION:** 519 Nick Gust Way (APN: 022-024-250 & -270 & -280)

### **PROJECT DESCRIPTION:**

Expansion of an existing 38-room Holiday Inn Express.

General Plan: Commercial

Zoning: C-1/CZ, Neighborhood Commercial/Coastal  
Zone

**CEQA STATUS:** A Mitigated Negative Declaration has been prepared for adoption

**ADDITIONAL REQUIRED APPROVALS:** None

**RECOMMENDED ACTION:** Approval, as conditioned.

**PREPARED BY:** Lee Diaz, Associate Planner

**STANDARDS CONFORMANCE:**

<u>Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Area:	10,000 s.f. (min.)	32,704 s.f.	No Change
FAR	65% (max.)	166%	182%*
Bldg. Height:	35' (max.)	N/A	44' 7"
Lot Coverage (bldgs):	N/A	81.7%	86.5%
Bldg. Setbacks:			
-Front (east):	N/A	N/A	18'-5"
-sides (north & south):	N/A	N/A	5'/6.5'
-rear (west):	N/A	N/A	5'-7"
Landscaping:	10% (min.)	11.87%	13.5%
Parking:	51 spaces (min.)	34 spaces	24 spaces*

\*Specific Plan waiver of FAR and parking requirements requested.

**PROJECT SUMMARY**

**A. STAFF NOTES:**

1. **Site Description:** The subject property is located on the west side of Highway 1, at the southwest corner of Rockaway Beach Avenue and Old County Road. The property consists of three parcels totaling 32,704 square feet of lot area. No heritage trees are located on the site. The site currently contains a 38-room hotel, a vacant two-story building with related parking that once served as a restaurant, a vacant two-story residential structure and a large deck. The vacant buildings and large deck will be demolished to make room for the hotel expansion, parking garage and retail space. The Planning Commission recommended approval of the existing 38 room hotel on December 16, 1996. Approval of a height variance and a waiver of Specific Plan development provisions regarding parking and floor area ratio (FAR) was also recommended by the Planning Commission. On January 13, 1997 the City Council approved the plans including the variance, parking and FAR waiver. The parking waiver was for 4 parking spaces and the waiver for the FAR was 166% where 65% is the maximum permitted. The original approval did not include the 13,674 square foot lot which currently contains the vacant two-story commercial structure that was used a restaurant. The applicant recently acquired that portion of the property to expand the hotel. It should be noted that at the time the original hotel was approved, the Planning Commission made recommendations on permits within their purview to the Redevelopment Agency for final approval. The City Council served as the Redevelopment Agency. Since there is no longer a Redevelopment Agency the final approvals are now granted by the Planning Commission.

On May 19, 2008 the Planning Commission recommended approval of a three-story commercial (retail/office) building with subterranean parking on the 13,764 square foot site. On July 14, 2008, the City Council approved the requested permits which included an amendment to the Rockaway Beach Specific Plan to allow office activity, and a waiver of Specific Plan requirements regarding parking and floor area ratio (FAR.). The parking waiver was for 26 on-site parking spaces and the FAR waiver was for 138%. The developer never pursued

construction of the project. The 26 parking waiver expired with this project and is not counted toward the current proposal.

**2. Project Summary:** The proposed project is the expansion of an existing 38-room Holiday Inn Express. A total of 44 guest rooms and 2,010 square feet of retail space would be added to the existing building. The existing 8,500 square foot parking garage would also be expanded to provide 24 additional parking spaces, 3 bicycles parking spaces and 2 motorcycle parking spaces. Two exiting guest rooms will be relocated within the existing building to allow access to the new addition on the north side of the building. Other improvements/additions include a meeting room, great room, fitness area, storage facilities and new bathrooms.

The north side of the existing hotel along Old County Road and Rockaway Beach Avenue would be expanded to accommodate the parking garage, retail space and 36 new guest rooms. As mentioned above, a vacant building with related parking that once housed the Horizons Grill Restaurant occupies the northern portion of the site. It will be demolished to make room for the hotel addition, parking garage and commercial/retail space. The three-story addition consists of the garage including storage area and stairways and commercial retail area on the first floor. The second floor would contain 17 new guest rooms, and fitness area. The third story would have 19 new guest rooms.

The expansion on the south side would also feature three stories of building area. This portion of the property is currently occupied by an existing two-story single-family residence that would be demolished to accommodate 8 new guest rooms and other improvements. The ground level would provide a great room, meeting area, three bathrooms, pantry area, and storage areas. The proposed second and third floor plans would contain 4 new guest rooms on each floor. The proposed expansion on both the north and south sides of the existing building will total approximately 35,617 square feet plus 8,405 square feet of garage area. The overall height of the proposed addition would be approximately 44 feet, 7 inches, whereas the height of the existing building is approximately 41 feet. For aesthetic purposes, a tower on the corner of Rockaway Beach and Old County Road with an overall height of 50 feet, 3 inches is also featured.

Additionally, there will be 539 square feet of new deck area on the southwest side of the building and 936 square feet of additional landscaping. Outdoor benches within the proposed landscaped area along Old County Road will also be provided for the public. Access to parking area would be provided via a 25-foot wide driveway off Old County Road and Nick Gust Way.

The applicant included preliminary green building features such as exterior and interior materials with 10% recycled contents, new water efficient landscaping and irrigation, water efficient fixtures, wood framed elements to be F.S.C. certified, etc. A LEED certification would also be required by the City Ordinance during the building permit process.

**Required Permits:** Pursuant to the Rockaway Beach Specific Plan, all new development proposals require a Use Permit, Site Development Permit and Coastal Development Permit. In addition to these permits the project also includes a height variance, a waiver of the Specific Plan's development regulations regarding Floor Area Ratio (FAR) and minimum on-site parking.

**3. Specific Plan, General Plan, Coastal Plan, Zoning, and Surrounding Land Uses:** The City Council adopted the Rockaway Beach Specific Plan on February 24, 1986 to provide a bridge between the Local Coastal Land Use Plan and development proposals. The Specific Plan combines zoning regulations, capital improvement programs, and development standards which seek to stimulate and attract private investment in the area.

The Rockaway Beach Specific Plan establishes overall objectives addressing land use and development, traffic circulation and parking, and the physical appearance and design of buildings. The Plan also provides independent development standards for the Rockaway Beach Specific Plan Area and augments existing standards provided in the Zoning Code. These regulations are designed to implement the General Plan's goals and develop the visitor-serving commercial potential of the area.

The General Plan/Local Coastal Program Land Use Plan designation for the entire Rockaway Beach area is Commercial. The Zoning designation of the site is C-1/CZ (Neighborhood Commercial/Coastal Zone Combining District). Both the General Plan and the Local Coastal Land Use Plan encourage the development of visitor-serving commercial uses. The Specific Plan land use designation for the property is Visitor Commercial. The allowable uses for the Visitor Commercial designation include restaurants, motels, hotels, lodging houses and specialty shops associated with these uses. Other permitted uses include sports or athletic facilities, cultural centers, museums and other similar activities.

The land uses in the Rockaway Beach Specific Plan include a preference for developments that provide public recreation opportunities. Although the proposal does not include a dedication of land for public recreation, the hotel will provide needed visitor-serving commercial uses in the area. According to the Rockaway Beach Specific Plan, visitor-serving commercial uses which upgrade the physical character of the area should be encouraged. In addition, existing housing which precludes successful visitor serving land uses should be eliminated. The proposal includes the removal of an abandoned single-family dwelling and a vacant commercial building that has been unoccupied for the last 10 years.

Surrounding uses include hotels to the west, Rockaway Creek to the south, Highway right-of-way to the east, and a combination of commercial and residential uses to the north.

**4. Municipal Code and Design Guidelines:** The proposal meets most of the development standards for the C-1 (Neighborhood Commercial) Zoning District. No minimum setbacks are required in the C-1 zone unless established as part of the Site Development Permit. However, a variance is required for the overall height of the proposed expansion which would be approximately 44 feet, 7 inches, where the maximum height permitted is 35 feet. The height of the existing hotel is 41 feet.

**a) Building Use and Site Design:** As discussed above, the proposed expansion will consist of three stories with a maximum height of 44 feet 7 inches. A tower element that reaches 50 feet 3 inches would also be featured for visual interest. Retail space and parking would be featured on

the first floor, and 44 new guest rooms on the second and third floors, for approximately 35,617 square feet of gross floor area, exclusive of the 8,405 square foot 24 new car garage. The proposed project would remove a portion of the existing building, a vacant single-family residence, an existing deck and a vacant two-story structure. The proposed project would remain almost entirely within the current development footprint. The second and third floors would cantilever over the first by approximately 3 feet, which are still within the current footprint. Only a small patio and a flow-through planter would be constructed outside of the current development footprint.

Coastal Act Policy No. 24 requires that “the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to, and along, the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality of visually degraded areas.” The project may impair or eliminate private coastal views from nearby existing residential structures, in much the same way that the view of others further inland is altered by the presence of those homes. Furthermore, the alteration of private views is consistent with the effect of development in urban Pacifica and is consistent with the General Plan.

The City’s maximum building height is 35 feet. The Rockaway Beach Specific Plan indicates that buildings two stories in height are permitted; however, three stories may be permitted if a finding can be made that such height will not restrict “coastal view potential” from Highway 1 more than would a two-story structure and will provide an increase in public open space over and above that which would have normally been provided. The proposed maximum height of the building is 44 feet 7 inches. Because the north side of the parcel rises slightly in elevation, the proposed overall height of the building would be higher than the existing hotel as measured at the finished grade, between the lowest point on the site to the topmost point of the roof. A Variance has been requested to allow the increase in building height.

Staff has reviewed the ocean view corridor from Highway 1 and concludes that the applicant’s proposal to construct three-stories on the subject site would not reduce the coastal view more than would a two-story building on the site. The existing vacant two-story structure located on the north portion of the site already affects the ocean views. Additionally, the reduction of height to 35 feet would eliminate one story or the off-street parking area, or would eliminate the gables, an important architectural feature of the building. The existing vegetation and buildings preclude most coastal views from Highway 1 as it parallels the West Rockaway Beach planning area. The elevation of Highway 1 increases as it progresses to the south, thereby opening up limited view of the headlands property and the beach through the Rockaway Beach neighborhood. The primary view from the highway is of the beach and headlands and can be seen from the highway immediately south of the developed portion of the Rockaway Beach neighborhood. The ocean is not visible from this particular viewpoint. Public open space will be provided as part of the development. Benches along the proposed landscaped area fronting Old County Road will be provided to the public. Currently, there is no public space on the subject site. The Rockaway Beach area also has abundant open space less than a block from the site, including a public plaza, an ocean promenade, beach area, and hiking trails.

The proposed design is consistent in scale, massing and height with that of the existing 3-story Holiday Inn Express and with the 3-story Pacifica Motor Inn that abut the site on the south and west sides. The proposal would not substantially degrade the visual character or quality of the site and its surroundings. Proposed exterior features include gable roofs, standing metal roofing, cement plaster siding, cement shiplap siding and trim to match existing exterior finishes. The project will be sufficiently landscaped, meeting City standards and adding interest to the streetscape.

For aesthetic purposes, a tower on the corner of Rockaway Beach and Old County is also featured. The tower will peak at a height of 50 feet 3 inches. Under section 9-4.2501 of the Zoning Ordinance, cupolas, flagpoles, monuments, parapet walls, gas storage holders, water tanks, church steeples and similar structures and mechanical appurtenances are allowed to exceed the height limits with approval of a Site Development Permit. The additional height would not adversely affect scenic vistas. The project would not block scenic vistas from publicly accessible areas or from other existing development. Further, the project is not highly visible from Linda Mar and Pedro Point neighborhoods. The project is mainly visible from a small portion of Highway 1 and from small segments of Fassler, Rockaway Beach Avenue and Roberts Road. On December 15, 2003 the Planning Commission approved a tower element at 446 Old County Road that reaches a height of 54 feet.

**b) Intensity:** The Specific Plan permits a maximum floor area to lot area ratio (FAR) of 65% for this area. The original hotel was granted a FAR waiver for 166%. The lot was only 19,030 square feet when the original hotel was approved. The lot is now 32,704 square feet. The expansion together with the existing hotel would amount to an FAR of 182%. A waiver is permitted upon establishing the necessary findings, as contained at the end of this report, and which relate to the public health, safety and welfare, and overall Specific Plan objectives. Considering that the project, in terms of proposed use and design, is consistent with the Specific Plan objectives and the site is constrained due to its size, and location, staff considers the waiver reasonable. The overall goal of the Specific Plan is to stimulate and attract quality private investment in this area thereby improving the City's economic health and tax base while strengthening the overall image and attractiveness of the area. The proposal would provide 44 additional hotel rooms and 2,010 square feet of retail space which should help stimulate the economic health and tax base of the City. Other projects in the Redevelopment Area, Pacific Motor Inn (103%), 400 Old County Road (111%), 446 Old County Road (129%), and 225 Rockaway Beach (130%), were all granted FAR waivers.

**c) Parking:** The City Council previously discussed the matter of parking in the West Rockaway Beach area in March and April 1998. According to the City Council, it was found that sufficient parking is available, and any existing parking problems are most likely related to the lack of conveniently located centralized spaces rather than total quantity. Other projects in the Rockaway Beach Area, 400 and 420 Old County Road were granted parking waivers. 400 Old County Road was granted a parking waiver for 29 spaces in May 1998 and 420 Old County was granted a waiver for 4 spaces in March 2002. Additionally, a parking waiver for 6 spaces was recently approved by the Planning Commission on February 19, 2013 for a mixed-use project at

411 Dondee Way.

On December 16, 1996 the Planning Commission also recommended approval of a waiver for 4 on-site parking spaces for the original proposal which provided parking for 34 spaces where 38 parking spaces were required. On January 13, 1997 the City Council approved the parking waiver.

The proposed expansion requires a total of 51 (44 for the guest rooms and 7 for the retail space) on-site parking spaces. Per Rockaway Beach Specific Plan standards, one space per guest room and one space per 300 square feet of gross leasable area for retail are required.

As a result of the expansion, 9 parking spaces would be eliminated from the existing 34-car parking garage. One of those spaces would be converted to provide parking for 2 motorcycle spaces. The parking ordinance allows credit for 1 parking space omitted for each 2 motorcycle spaces provided. The proposed expansion will provide 24 additional parking spaces (18 standard spaces, 2 handicapped and 4 compacts spaces) and 2 additional motorcycle spaces. The applicant is allowed an additional credit for 1 parking space for providing the 2 additional motorcycle spaces. Additionally, 9 bicycle parking spaces would also be provided. The total amount of parking that will be provided would be 49 spaces and 4 motorcycle spaces. Therefore, the proposal would require a parking waiver for 34 parking spaces.

An ordinance adopted by the City Council in 1986 allows an in-lieu fee to be paid for each parking space that cannot be provided on-site in the West Rockaway Beach Area. In order to assist in development activities, the in-lieu parking fee payment allows the use of public parking in considering parking requirements on private property. These fees will be used to further reduce any parking impacts by the eventual construction of an additional parking facility. Currently, the fee is set at \$3,000 per space for a total of \$102,000 that will be required to be paid prior to the issuance of the building permit if the project is approved. Findings for approval of the waiver of the parking requirements are contained at the end of this report.

A parking analysis was also done by RKH Civil and Transportation Engineering taking into consideration that the peak parking demands for the individual uses do not all occur at the same time of the day and that the retail and restaurant uses will "capture" a percentage of demand from on-site and existing near-by uses. The analysis indicates a peak parking demand of 75 spaces at full occupancy. The development would be providing 49 vehicles and 4 motorcycle spaces on-site spaces. A parking survey of the Rockaway Beach area was performed on a Friday and Saturday which are typically the busiest days for non-business hotel parking demands. It was recognized that parking occupancy will vary from day to day, seasonally, and during times of unusual events. However, it was determined that there is adequate on-street parking available to accommodate overflow parking from the hotel. The unmet demand would be accommodated in other existing public parking facilities in the West Rockaway area, and on Old County Road directly across from the subject site 17 existing spaces would also be available. The beach south parking lot located adjacent to the site contains 59 parking spaces. The City parking lot on Old County Road is located one block from the site and provides 58 spaces.



The proposed project would also be located directly south from a Farmer's Market that operates from May to November on Wednesday afternoons from 2:30 PM to 6:30 PM. The actual location of the Farmer's Market is between 446 Old County Road and the entrance to the City-owned parking lot. The peak parking demand typically occurs during the late evening through the early morning hours with a second short peak occurring at checkout/check-in time around 11:00 AM. Because the peak parking demand for the project will not occur during the hours of the Farmer's Market, the project will not significantly impact parking demand during the hours of the Farmers Market.

**5. Site Development Permit:** Pursuant to Section 9-4.3204 of the Zoning Code, a Site Development Permit shall not be issued if the Commission makes any of the findings regarding potential traffic patterns, parking accessibility problems, insufficiently landscaped areas, the restriction of light and air on the property or other properties in the area, the creation of a substantial detriment to an adjacent residential district, damage to the natural environment, and insufficient site and structural design variety. In addition, the proposed development must be consistent with the City's Design Guidelines, General Plan, Zoning Code and other applicable laws of the City. Staff believes that the design is consistent with the character of the surrounding neighborhood; that it will not create inconvenient traffic patterns or parking accessibility problems, adequate landscaping will be provided, and the proposal will not restrict light or air to surrounding buildings or discourage additional development in the area. The proposal will enhance the design variety and will not affect the surrounding natural environment. Additionally, staff believes that the proposed hotel expansion would be consistent with the City's Design Guidelines, General Plan, Local Coastal Land Use Plan, Zoning Code and uses permitted under the proposed Specific Plan amendment, and other applicable laws of the City. According to the Rockaway Beach Specific Plan, visitor-serving commercial uses which upgrade the physical character of the area should be encouraged. In addition, the existing vacant house, which precludes successful visitor serving land uses, will be eliminated. The proposal includes the removal of a vacant single-family dwelling and a vacant commercial building that has been unoccupied for the last 10 years.

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**6. Use Permit:** Pursuant to the provisions of the Zoning Code, the Commission may grant a use permit only upon making all of the following findings:

1. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety and welfare of the persons residing or working in the neighborhood or to the general welfare of the City.
2. That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the Local Coastal Plan.
3. Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.

Staff believes that the proposed hotel expansion 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; and that the use is consistent with the City's adopted Design Guidelines, applicable provisions of the General Plan, Rockaway Beach Specific Plan, Local Coastal Plan, and other applicable laws of the City. Staff also believes that the project, as conditioned, will be compatible with the character of the surrounding land use, and will not affect traffic circulation in the area. The proposal will also not obstruct light or reduce views normally enjoyed by the adjacent properties.

**7. Variance:** The Code allows the Planning Commission to grant a Variance to development regulations when the following findings are made:

- a. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of the Zoning Code deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;
- b. That the granting of the variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular improvements in the area; and
- c. Where applicable, the application is consistent with the City's adopted Design Guidelines.
- d. If located in the Coastal Zone, that the application is consistent with the applicable provisions of the Local Coastal Plan.

On the basis of such findings, the Commission may grant, conditionally grant, or deny the application for a Variance.

Staff believes that the location and surroundings of the property limits the ability to expand the existing hotel. The site is small, unusually shaped, bordered by three roadways, a creek, and existing development limiting practical development of the site. According to the Rockaway Beach Specific Plan, the three-story building may be approved if the "coastal view potential" is not reduced more than a two-story building. Staff has determined that the three-story addition would not eliminate a significant amount of view more than the two-story building that exists on the site. Because the north side of the parcel rises slightly in elevation, the proposed overall height of the building would be higher than the existing hotel as measured at the finished grade, between the lowest point on the site to the topmost point of the roof.

Staff believes that granting the Variance will not, under the circumstances of the subject case, materially affect adversely the health or safety of persons residing in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area. By allowing an increase in the maximum height limit, it would not affect the health or safety of

persons residing or working in the neighborhood. The proposed hotel expansion is compatible with the existing hotel and is an overall improvement to the site from its existing conditions.

The proposed hotel expansion is consistent with the City's Design Guidelines, where applicable. The style, design and materials proposed are consistent with the exiting building and are not unlike what is existing in the area, and the building is not out of scale with the neighborhood. In addition, the gables and tower are important architectural features. The coastal view potential is not further eliminated as a three-story building more than a two-story building, thereby meeting the criteria set forth in the Specific Plan. Further, the articulation of wall planes on the building facades create more architectural interest than single-plane walls. This reduces the overall massing of the structure, and reduces the visual impact of the building height.

**8. Coastal Development Permit:** Section 9-4304 (k) of the Municipal Code allows the Planning Commission to issue a Coastal Development Permit based on the findings specified below:

1. The proposed development is in conformity with the City's certified Local Coastal Program; and
2. Where the Coastal Development Permit is issued for a 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.

Staff believes that the proposed hotel expansion is in conformity with the City's Local Coastal Program, and public recreation policies of Chapter 3 of the California Coastal Act. The project is located on an infill site, surrounded predominately by a mix of commercial and residential development. The project is consistent in scale compared to surrounding areas and will have limited, if any, visual consequences. Additionally, staff believes that the project will not negatively impact any access to existing coastal recreation facilities, nor will it increase the demand for additional facilities or negatively affect any existing oceanfront land or other coastal area suitable for recreational use.

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**9. Environmental Review (CEQA):** A Mitigated Draft Negative Declaration has been prepared and circulated. The Draft Mitigated Negative Declaration was available for public review and comment for 30 days, beginning March 1, 2008, and ending April 18, 2008. Two comments were received and are discussed further below. Based on the findings of the Initial Study including the attached mitigation monitoring program, as prepared for the project, it has been determined that the project could have a significant impact upon the environment regarding Biological Resources, Cultural Resources, Hydrology and Water Quality, and Noise, but with implementation of the proposed mitigation measures the potential impacts will be avoided or reduced to insignificant levels. It has also been determined that the project will not have a significant adverse affect upon wildlife resources or the habitat upon which wildlife depends, either individually or cumulatively. Therefore, a Mitigated Negative Declaration has been prepared and attached for adoption (see attachment a & b). Below is a brief discussion of the some pertinent issues addressed in the Mitigated Negative Declaration: Biological Resources,

#### Hydrology and Water Quality, Noise, and Traffic:

**Biological Resources** - Live Oak Associates, Inc. prepared a biological assessment of the project site. The subject property includes two main habitat types, developed/ruderal and urban creek. The developed/ruderal habitat is described as presently disturbed land, and urban creek is described as a natural occurring creek flowing through an urban environment. The project area outside of the creek corridor is currently developed or ruderal. This portion of the project area comprises of the existing hotel with an attached deck, a vacant two-story residential structure. Vegetation is very minimal in these areas. The majority of the area is dominated by low-growing non-native herbaceous vegetation. Species on the site include wild oats, ripgut, Italian ryegrass, soft chess, Italian thistle, cheeseweed mallow, dwarf mallow, wild radish, white stemmed filaree, agapanthus, burclover, scarlet pimpernel, bristly ox tongue, and calla lily. No heritage trees are located on the site.

Rockaway Creek is a small perennial creek comprised of a single stream and drainage from the surrounding hill which drains through a channel scoured annually by winter rains through the urbanized Rockaway neighborhood and under Highway 1 via an extended culvert before ultimately flowing into the Pacific Ocean at Rockaway Beach. In the vicinity of the site, Rockaway Creek is generally clean of garbage debris and herbaceous plants flourish. Biotic values for the reach of Rockaway Creek associated with the site are low, offering minimal canopy cover and an understory comprised mainly of a mixture of native and non-native herbaceous plants and vines, with dense low vegetation within the channel. A portion of the channel occurs within the subject property boundary.

Landscaped plants include sandhill sage, hibiscus, rosemary, and calla lily. Minimal overstory canopy is provided by one small arroyo will on the opposite bank from the site, a culvert along the upstream boundary of the site and a footbridge along the downstream boundary. Naturally growing vegetation include annual bluegrass, agapanthus, black mustard, poison hemlock, white stemmed filaree, sweet fennel, white ramping fumitory, English ivy, smooth cat's ear, cheeseweed mallow, dwarf mallow, burclover, watercress, sour grass, bristly ox tongue, Himalayan blackberry, California blackberry, curly dock, German ivy, solanum, nasturtium, and stinging nettle.

Riparian systems serve as dispersal corridors and islands of habitat for an estimated 83% of amphibians and 40% of reptiles in California (Brode and Bury 1984). Healthy riparian systems offer a diversity of vegetative layers and as such these habitats tend to support a diverse array of native wildlife as well as provide movement corridors for some animal species between other habitat types. For this reason, riparian habitats tend to possess high biotic value. However, the reach of Rockaway Creek associated with the project offers only low value habitat for wildlife due to a general lack of structural diversity and woody plants, the extended culvert acting as a barrier to upstream movement that crosses Highway 1, abundant predators such as raccoons and feral cats, and commercial buildings existing under the drip line or within 10 feet of top of the bank both on site and upstream.

The existing development along the southern portion of the site is situated approximately three

feet from the top of the creek bank. As mentioned earlier, the proposed project would remain within the current development footprint. The only encroachment on the creek proposed is in the location of a small patio and flow-through planter on the southwestern corner of the site. The patio and flow-through planter box would be constructed in the ruderal habitat outside of the current development footprint. The flow-through planter would be approximately 5 feet 8 inches from the top of the bank of the creek and the deck would be approximately 2 feet 7 inches from the top of the bank. Flow-through planters are designed to detain and treat runoff without allowing seepage into the underlying soil. Pollutants are removed as the runoff passes through the soil layer and is collected in an underlying layer of gravel or drain rock. A pipe underdrain will be directed to a storm drain and an overflow inlet conveys flows that exceed the capacity of the planter. The flow-through planter box is being installed per the requirements of Provision C-3 of the San Mateo Countywide Water Pollution Prevention Program (STOPPP). Live Oak Associates, Inc. determined that the encroachment of the deck and flow through planter would not pose any significant impacts to the creek. The purpose of the flow-through planter as a water quality featured planted with native vegetation adapted to creek or wet conditions offset this very minor encroachment according to Live Oak Associates, Inc.

According to the biological evaluation, the vacant building to the north provides suitable roosting habitat for the pallid bat and big free-tailed bat, as well as more common bat species protected by the California Fish and Game Code. Mitigation measures will require that the applicant implement to ensure that mortality to special status bats from future ground disturbances is avoided.

The site is not located within a federally protected wetland. No known unique, rare, or endangered species are known to inhabit the site nor is the development location expected to change the diversity of any animals or species in the area. The site location is not a known animal migratory route, riparian habitat, or sensitive natural community, nor will the project have an effect on any such places. Because this is a previously developed site with no heritage trees, the project does not conflict with any local policies protecting biological resources. The project is not included in any adopted Habitat Conservation Plan, Natural Community Plan or any other approved conservation plan. No significant impact on Biological Resources would occur from the Project if the following mitigation measures recommended by the August 11, 2012 biological evaluation for "Holiday Inn Express Expansion Project, 519 Nick Gust Way" are implemented.

1. A detailed bat survey should be conducted to determine if bats are roosting or breeding in the onsite buildings prior to demolition. A qualified bat specialist will look for individuals, guano, staining, and vocalization by direct observation and potential waiting for nighttime emergence. The survey should be conducted during the time of year when bats are active, between April 1 and September 15. If demolition is planned within this timeframe, the survey should be conducted within 30 days of demolition. An initial survey could be conducted to provide early warning if bats are present, but a follow-up survey will be necessary within 30 days. If demolition is planning outside of this timeframe (September 16 through March 31), the survey should be conducted in September prior to demolition. If no bats are observed to be roosting or breeding in these structures, then no further action would be required, and demolition can proceed.

2. If a non-breeding bat colony is found in the structures to be demolished, the individuals should be humanely evicted via the partial dismantlement of the buildings prior to demolition under the direction of a qualified bat specialist to ensure that no harm or “take” would occur to any bats as a result of demolition activities. If a maternity colony is detected in the buildings, then a **construction-free** buffer should be established around the structure and remain in place until it has been that the nursery is no longer active. Demolition should preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery.
3. Measures taken during construction activities should include placing construction fencing along the creek to ensure that construction activities do not inadvertently impact these areas. The project will also be required to follow all Best Management Practices.
4. To minimize the impacts of light and glare entering the creek corridor, lighting should be avoided at the edge of the creek corridor. All lighting on the property should be directed away from the creek corridor whenever possible. Any lighting for pathways on the property should be bollard-type lighting (lights that are low to the ground and do not create much glare).

**Hydrology and Water Quality** - The project will result in covering and/or compacting land that was previously developed with a smaller commercial building on the north side and a residential unit on the south side. The subject site is almost entirely covered with concrete and asphalt, except for some small planting areas along the south, west and north side of the existing building. Because the project will be creating or replacing over 10,000 square feet of impervious surface, it is subject to Provision C.3 of the San Mateo Countywide Stormwater Pollution Prevention Program (STOPPP) which requires that existing stormwater runoff levels be maintained by incorporating site design and source control measures as well as storm water treatment Best Management Practices to protect water quality.

Further, all project grading would take place in the dry season to minimize immediate erosion/siltation effects. Nonetheless, erosion/siltation controls would be required during the construction process. San Mateo County Storm Water Pollution Best Management Practices (BMPs) such as straw mulch, silt fences, sediment basins or traps and/or other measures would be employed during construction as part of the project which would protect water quality in the nearby ocean.

The project is not anticipated to violate any water quality standards or waste discharge requirements. The project is required to be in compliance with Provision C-3 of the San Mateo Countywide STOPPP. The Municipal waste discharge requirements are satisfied because staff from the Wastewater Division of the Public Works Department have reviewed the project and indicated that the sewer connection for the expansion is feasible. Given compliance with all state and local requirements, the project and the proposed mitigation measures, no other impacts are anticipated that would substantially degrade water quality.

The project will be connected to existing improved drainage facilities which include curbs, gutters and storm drains that eventually reach the ocean. The streets and storm drain currently accommodate surface drainage and the additional drainage created by the development would be minimal. According to Wastewater Department staff, the project will not result in additional stormwater runoff that will exceed the capacity of the existing storm water drainage systems. The project will also be required to maintain existing stormwater runoff levels pursuant to Provision C.3 of the San Mateo Countywide STOPPP. Flow-through planters have been incorporated into the proposed site design and will be installed along a portion of the expansion that faces Old County Road and on the southwest corner of the proposed expansion. The entire project site except for the new landscaping will be paved and drainage will not result in substantial erosion or siltation on- or off-site nor will it increase the rate or amount of surface runoff in a manner which will result in flooding on- or off-site.

**Noise** - The expansion of the existing hotel would represent a new source of noise in the area. However, the anticipated noise is expected to be minimal and consistent with existing noise levels in the surrounding neighborhood. Thus, the project will not result in exposure or generation of noise in excess of applicable standards. Moreover, there will be no ground borne noise or vibrations. Although there will be no permanent increase in ambient noise levels, there will be a temporary increase due to construction. Noise will occur during project construction, as with all new construction projects, resulting in increased exterior noise levels within the project vicinity. The hotel guests staying at the existing hotel would be affected by the construction noise. The construction noise, however, would be short-term. According to the owner of the Holiday Inn Express, there is no actual time when the guests are typically in their rooms. Checkout time, however, is at 12:00 p.m. The City of Pacifica's Noise Ordinance regulates construction activities for any project for which a building permit is required within the City of Pacifica. The construction hours are 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays and Sundays.

**Traffic:** RKH Civil and Transportation Engineering prepared a Traffic Impact Analysis for the Old County Commercial Development. This report was peer reviewed by Hexagon Transportation Consultants. The study area included three intersections on State Route 1 (Route 1 and Crespi Drive, Route 1 and Fassler Avenue/Rockaway Beach and Route 1, Reina Del Mar Avenue). Four scenarios have been developed and analyzed in this study. These include existing conditions, background conditions, project conditions and near-term cumulative conditions. The Traffic Impact Analysis also describes LOS (Levels of Service) categories which describe traffic flow conditions and range from A through F, with LOS A describing the best, free-flowing traffic conditions and LOS E and F describing unstable and/or forced traffic conditions, limited operating speeds and/or maneuverability and the occurrence of stoppages and/or delays. In the case of a LOS F the delay would be 60 seconds or more. The City of Pacifica currently considers intersections operating at a LOS E or F to be unacceptable. The City of Pacifica concludes that a project has a significant traffic impact for signalized intersections in Pacifica, if for any peak hour:

- The level of service at the intersection degrades from an acceptable LOS D or better under background conditions to an unacceptable LOS E or F under project conditions, or

- The intersection is already operating at an unacceptable LOS E and the addition of project traffic causes both the critical-movement delay at the intersection to increase by two (2) or more seconds and the demand-to-capacity ratio (V/C) to increase by more than 0.010, or
- The intersection is already operating at an unacceptable LOS F and the addition of project traffic causes both the critical-movement delay at the intersection to increase by one (1) or more seconds and the demand-to-capacity ratio to increase by more than 0.010.

The existing conditions on Route 1 are such that during AM (7-9AM) and PM (4-6PM) peak hours on an average weekday, motorists are faced with heavy traffic and congestion. Two intersections; the intersection at Reina Del Mar Avenue and Route 1 and the intersection at Fassler Avenue and Route 1, are particularly congested and currently operate at unacceptable Levels of Service during at least one peak hour period. During AM peak hours both of the above referenced intersections operate at LOS E which is considered unacceptable. During PM peak hours the Route 1/Fassler Avenue/Rockaway Beach and Route 1/Reina Del Mar Avenue intersections operate at LOS C, which is acceptable. Route 1 and Crespi Drive intersection currently operates at LOS B in the AM peak hours and LOS A during the PM peak hours which is acceptable.

The AM peak hour delays are related to northbound traffic and the PM peak hour delays affect southbound traffic. The project is expected to generate 29 additional vehicle trips during AM peak period and 26 new vehicle trips during the PM peak period. Project generated traffic will create a significant impact at the intersection of Route 1 and Fassler Avenue/Rockaway Beach Avenue during the morning street peak hour. However, modifying the Rockaway Beach Avenue approach to Route 1 to provide a separate right-turn lane and a separate left-through lane will mitigate the impact the project added traffic will have on the intersection during the morning street peak hours. The project adds minimally to the delay at the other two intersections. Both the RKH Draft Traffic Study and the Hexagon peer review of the traffic study concluded that the project with the recommended modification at Rockaway Beach Avenue approach to Route 1 would not have a significant adverse project or cumulative traffic impact because the project would increase delays only minimally at the study intersections and would result in delay and volume-to-capacity ratio increases that fall below the thresholds of significance. Therefore, based on the City's level of service standard and thresholds of significance, the project would not cause a significant impact on traffic at these intersections.

Additionally, based on its knowledge of traffic patterns near the project site, including the non-signalized intersection at Old County Road and Rockaway Beach Avenue, the Pacifica Engineering Department concluded that the project would not result in any safety hazards or significant traffic impacts on such roads or intersections.

On May 6, 2013 the City received comments from the California Coastal Commission and Ken and Steve Aronovsky on the Mitigated Negative Declaration.



The California Coastal Commission has concerns with respect to biological resources and potential hazards, in light of the project's proximity to the creek and wetlands on the southern side of the property. The Coastal Commission feels that an appropriate buffer zone between the creek and the proposed development does not appear to comply with the City of Pacifica Local Coastal Policy C-99 which requires buffer zones along creeks. As a general rule a buffer of at least 100 feet measured from the outward edge of riparian vegetation would be appropriate. Additionally, the Coastal Commission stated that an analysis of potential on-site public recreational access opportunities such as beach access and coastal trailhead should be explored. The Coastal Commission is further concerned with future sea level rise and/or increase storm surge into the creek, which may lead to flooding of the proposed site.

Staff response to Coastal Commission comments:

The area of the proposed southerly addition adjacent to the creek has had previous development over the years. Remnants of various structures are still evident on the ground. These are shown on the plans demarcated by dashed line with notation. While plants and perhaps small animals and insects can certainly appear in this area, they are not likely to stay since the property owner must perform repeated maintenance activities as is needed in the currently facility. Maintenance range from removal of debris as a result of high wind events and occasional overflow of the creek. Furthermore, it would seem that since there has already been a long history of built structures on this north side of the creek all the way to the edge of the ocean, there really isn't a long continuous area of natural habitat this is likely to foster a more lasting community of floral and fauna. The application of the 100-foot buffer retroactively in this area does not appear to serve the spirit of its original intention. Additionally, Coastal Policy C-99 also says that "buffer zones should be identified by environmental study and should be adequate to protect identified habitat areas associated with the creek or riparian vegetation from impacts of development or use on adjacent land." The applicant's biological consultant, Live Oaks Associates Inc., in a report dated May 28, 2013 and July 14, 2013 analyzed the development near the creek and determined that the development including the encroachment of the small deck and flow-through planter would not create any significant impacts to the creek.

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In terms of potential on-site public recreational access opportunities such as beach access and coastal trailhead, public open space will be provided as part of the development. Benches along the proposed landscaped area fronting Old County Road will be provided to the public. Currently, there is no public space on the subject site only a dilapidated vacant building that has been vacant for over 10 years. The West Rockaway Beach area also has abundant recreational opportunities and open space located less than a block from the site, including a public plaza, an ocean promenade, beach area, and hiking trails. The site is physically bounded by sidewalks, streets, pedestrian bridge and a dedicated park. The applicant is proposing to improve the current depilated state of this block which would encourage the public to frequent these local recreational amenities that currently exist in the area.

With regards to potential hazards, these natural events will occur no matter how the development is constructed. The proposed southerly addition relieves that general area from potential scouring of the lands above the northern bank of the ever changing flow-line of the creek. The

proposed structure, held by piles and structural floors, serves to compact the soil and help encapsulate it from onrush waters.

FEMA flood maps indicate that the creek is under flood zone A. This zone has no historical data for base flood elevation although it is generally understood to stay within its banks. The proposed addition will be at least well above a freeboard of 12 inches. According to FEMA published maps, the proposed project is located outside the 100-year storm base plane area. Since the existing and proposed addition is generally open on the ground floor, waters in a rare flood event would not be prevented from flowing out to lower elevations (of which most of the area, including the creek and ocean is further down than the subject site). Additionally, since the existing structure is, and the new structure will be, supported on structural concrete piles and slab construction, it is the most likely to survive flood or sea level rise than conventionally founded building.

Staff response to Ken and Steve Aronovsky's comments:

Ken and Steve Aronovsky are concerned with the generation of excessive ground borne vibration and ground borne noise levels. They believe that the intense vibration of the ground caused by the movement of heavy machinery involved in the related construction activities could destabilize the existing land/soil and buildings in the vicinity, potentially placing the existing Holiday Inn Express, 290 Rockaway Beach, and other nearby buildings in jeopardy. They also believe that the existing Holiday Inn Express building and the building at 290 Rockaway Beach Avenue are situated on poorly compacted fill soil just a few hundred feet from the cliff above the ocean potentially placing the cliff in jeopardy of subsidence and collapse. They feel that significant vibration caused by the movement of heavy machinery could cause an earthquake like shaking effect of the very precarious poorly compacted soil and all buildings situated on this unstable soil.

They also believe that the loud noise and vibration from the heavy machinery will cause a distraction and a dangerous driving environment for the thousands of vehicles driving through the Rockaway Beach Avenue intersection on Highway 1.

Additionally, they state that it is very difficult to enter Rockaway Beach Avenue from Old County Road to access to Highway 1 because of the "very little roadway." They believe that the increase in vehicles coming from the Holiday Inn Express will cause a traffic "Catastrophe" and vehicle accidents, and a dangerous turning situation on Rockaway Beach Ave.

Staff response to Ken and Steve Aronovsky's comments:

The construction of a building is regulated by the International Code Council (ICC), and California Building Codes, which minimize seismic safety risks associated with commercial construction in a seismically active area. Geotechnical engineers are also required by building codes to be employed prior to and during the design of the structure and during construction to alleviate any soil related problems associated with the building under construction and the existing buildings immediately adjacent to the building under construction.

The subject site is generally flat and surrounded by existing roads and other commercial development. Rockaway Creek is located to the southwest of the existing hotel. Moreover, all proposed development on the site would be constructed according to ICC code requirements and based upon the observed geologic conditions of the site.

Furthermore, the applicant submitted a geotechnical report, which concluded that the site is suitable for the proposed construction and would not result in significant geological impacts, provided the recommendations presented in the geotechnical report are incorporated in the project design and construction. The most critical geotechnical items include the foundation type to be constructed and the existing surface soil, which along the creek side of the building consists of poorly compacted fill. In addition, some minor settlement and lateral movement has occurred adjacent to the existing creek; however, it is anticipated that the planned improvements will be founded upon piers that extend well below this depth. By following the recommendations of the geotechnical report as part of the project, no significant geological impacts will occur. A condition of approval will require that the applicant comply with all of the recommendations listed in the geotechnical report.

In terms of noise generated by the construction equipment, the noise from construction equipment is no louder than the traffic related noise already emanating from vehicles traveling on Highway 1. Noise will occur during project construction, as with all new construction projects, resulting in increased exterior noise levels within the project vicinity. The construction noise, however, would be short-term. The City of Pacifica's Noise Ordinance regulates construction activities for any project for which a building permit is required within the City of Pacifica. The construction hours are 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays and Sundays. Given the temporary nature of the noise, the limitation on the hours of construction and the implementation of mitigation measures (compressors and other small stationary equipment will be shielded and equipment exhaust will face away from noise-sensitive buildings and regular equipment maintenance and mufflers will be required on all construction equipment to control noise), the potential noise impact associated with construction would be less than significant levels.

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With regard to comments on the project's traffic impacts, a traffic impact analysis was prepared as part of the environmental review of this project. It is also discussed earlier in the staff report. RKH Civil and Transportation Engineering prepared a Traffic Impact Analysis for the proposal. This report was peer reviewed by Hexagon Transportation Consultants. The study area included three intersections on State Route 1 (Route 1 and Crespi Drive, Route 1 and Fassler Avenue/Rockaway Beach and Route 1, and Reina Del Mar Avenue).

The existing conditions on Route 1 are such that during AM (7-9AM) and PM (4-6PM) peak hours on an average weekday, motorists are faced with heavy traffic and congestion. Two intersections; the intersection at Reina Del Mar Avenue and Route 1 and the intersection at Fassler Avenue and Route 1, are particularly congested and currently operate at unacceptable Levels of Service during at least one peak hour period. During AM peak hours both of the above referenced intersections operate at LOS E which is considered unacceptable. During PM peak

hours the Route 1/Fassler Avenue/Rockaway Beach Avenue, and Route 1/Reina Del Mar Avenue intersections operate at LOS C, which is acceptable. Route 1 and Crespi Drive intersection currently operates at LOS B in the AM peak hours and LOS A during the PM peak hours which is acceptable.

The AM peak hour delays are related to northbound traffic and the PM peak hour delays affect southbound traffic. The project is expected to generate 29 additional vehicle trips during AM peak period and 26 new vehicle trips during the PM peak period. Project generated traffic will create a significant impact at the intersection of Route 1 and Fassler Avenue/Rockaway Beach Avenue during the morning street peak hour. However, modifying the Rockaway Beach Avenue approach to Route 1 to provide a separate right-turn lane and a separate left-through lane will mitigate the impact the project added traffic will have on the intersection during the morning street peak hours. The project adds minimally to the delay at the other two intersections. Both the RKH Draft Traffic Study and the Hexagon peer review of the traffic study concluded that the project with the recommended modification at Rockaway Beach Avenue approach to Route 1 would not have a significant adverse project or cumulative traffic impact because the project would increase delays only minimally at the study intersections and would result in delay and volume-to-capacity ratio increases that fall below the thresholds of significance. Therefore, based on the City's level of service standard and thresholds of significance, the project would not cause a significant impact on traffic at these intersections.

**10. Summary:** Staff considers the proposed hotel expansion to be consistent with the overall plan objectives defined in the Rockaway Beach Specific Plan. Specifically, the project expands additional visitor-serving, hotel/commercial activity as part of an integrated development pattern. The overall goal of the Specific Plan is to stimulate and attract quality private investment in this area thereby improving the City's economic health and tax base while strengthening the overall image and attractiveness of the area. The proposal includes the removal of a dilapidated vacant single-family dwelling and a vacant commercial building that has been unoccupied for the last 10 years, thereby substantially improving the area.

Staff also believes the proposal does not appear out of character with the existing mix of land uses. The design quality and attractiveness is equal to or greater than surrounding development. Additionally, the height and size of the building will not diminish any views from the Highway 1 corridor.

## RECOMMENDATIONS AND FINDINGS

### **B. Recommendation:**

Staff recommends that the Planning Commission ADOPT the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and APPROVE the Site Development Permit (PSD-784-13), Use Permit (UP-028-13), Coastal Development Permit (CDP-338-13), Variance, (PV-509-13), and waiver of Specific Plan development provisions regarding parking and Floor Area Ratio (FAR), for the expansion of the Holiday Inn Express located at 519 Nick Gust Way, subject to the following conditions:

Planning Department:

1. Development shall be substantially in accord with the Plans titled "HOLIDAY INN EXPRESS PACIFICA ADDITION, 519 NICK GUST WAY, PACIFICA, CA, 94044 consisting of twenty-two (22) sheets, revised on 07-12-13.
2. The three parcels (022-024-250 & -270 & -280) shall be merged into one parcel prior to the approval of the building permit.
3. Prior to the issuance of a building permit, the applicant/developer shall pay an in-lieu parking fee for the continued development of centralized parking in the West Rockaway Beach Area. This fee shall be calculated at the rate of \$3,000 per space for the 34 spaces required, but not provided on site, equivalent to \$102,000.
4. Prior to the issuance of a building permit, the applicant/developer shall submit information on exterior finishing, including colors and materials, subject to approval by the Planning Director.
5. The applicant shall incorporate into the building permit plans all the recommendations listed in the geotechnical investigation for the proposed three story commercial building prepared by Michelucci & Associates, Inc., dated December 30, 2011.
6. The applicant shall incorporate into the building permit plans all the recommendations listed in the Traffic Study for the proposed three story hotel expansion prepared by RKH Civil and Transportation Engineering., revised on October 15, 2012.
7. All improvements to the State right-of-way shall require an encroachment permit from Caltrans.
8. ~~Best Management Practices (BMPs) such as straw mulch, silt fences, sediment basins or traps and/or other measures shall be employed during construction to control erosion/siltation.~~
9. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Planning Director prior to the issuance of a building permit. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent buildings. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. Show fixture locations, where applicable on all building elevations.
10. Adequate, accessible, and convenient Recycling Areas shall be provided within the development. The dimensions of Recycling Areas shall be adequate to accommodate receptacles sufficient to meet the recycling needs of the Development Project. An adequate

number of bins or containers shall be provided in Recycling Areas to allow for the collection and loading of recyclable materials generated by the Development Project. Recycling Areas shall be designed to be architecturally compatible with nearby structures and with the existing topography and vegetation. Recycling areas shall provide unobstructed access for collection vehicles and personnel. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to Recycling Areas. Areas adjacent to Recycling Areas shall be adequately protected from any adverse impacts associated with Recycling Areas by means of measures such as adequate separation, fencing and landscaping. Recycling Areas shall be located so they are at least as convenient for those persons who deposit, collect, and load the recyclable materials placed therein as the locations where solid waste is collected and loaded. Whenever feasible, areas for collecting and loading recyclable materials shall be located adjacent to the solid waste collection areas.

11. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within the proposed enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. If water cannot be diverted from these areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.
12. The applicant/developer shall submit a final landscape plan for approval by the Planning Director prior to the issuance of a building permit. All landscaping shall be maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides. The landscape plan shall show each type, size and location of plant materials. The landscaping shall be installed prior to occupancy. Landscaping materials included on the plan shall be appropriate to site specific characteristics such as soil type, topography, climate, amount of timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment. Landscaping shall incorporate native plants. All landscaping on the site shall be adequately maintained and replaced when necessary as determined by the Planning Director.
13. All transformers, HVAC units, backflow preventors and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
14. Building permit drawings and subsequent construction shall substantially conform to the approved planning application drawings. Any modifications shall be reviewed by the Planning Director, who shall determine whether the modifications require additional approval by the Planning Commission.

15. The applicant shall hereby agree to 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. 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.
16. Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights, prior to building permit issuance. All roof equipment shall be screened to the Planning Director's satisfaction.
17. The applicant shall comply with all Mitigation Measures and implement the Mitigation, Monitoring and Reporting Program adopted as part of the Mitigated Negative Declaration and attached to the Resolution adopting the Mitigated Negative Declaration. Prior to building permit approval, the project applicant must demonstrate compliance with all mitigation measures or provide evidence ensuring that any future requirements of the mitigation measures will be met in accordance with the MMRP.
18. The following BMP controls shall be implemented at the construction site:
  - Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives;
  - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
  - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction site;
  - Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality;
  - Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;

- Apply non-toxic soil stabilizers to inactive construction areas;
  - Enclose, cover, water twice daily, or apply non-toxic soil binders to expose stockpiles (dirt, sand, etc.);
  - Limit traffic speeds on unpaved roads to 15 mph;
  - Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
  - Replant vegetation in disturbed areas as quickly as possible;
  - Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site; and
  - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
19. The applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.
20. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning washwater) shall be discharged to the creek, storm drain system, the street or gutter.
21. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
22. The property owner(s) shall keep the property in a clean and sanitary condition at all times.

Fire Department:

23. Fire sprinkler system shall be "one-system."
24. Fire alarm system shall be "one-system."
25. Photovoltaic system shall comply with NCFR requirements.
26. Fire apparatus access shall meet all fire code requirements.
27. Fire flow for type and size of structure shall be met.



Public Works Department/Engineering Division:

28. All proposed utility laterals shall be underground.
29. Applicant shall install curb ramps at the intersection of Rockaway Beach Avenue and Old County Road and at the end of Nick Gust Way.
30. Applicant shall install restripe the crosswalk at the intersection of Rockaway Beach Avenue and Old County Road.
31. Applicant shall install a new sidewalk, curb and gutter t the end of Nick Gust Way.
32. Drainage for the proposed planters shall connect to the existing storm drain inlet along Old County Road.
33. Applicant shall install a new streetlight at the end of Nick Gust Way.
34. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
35. An Encroachment Permit must be obtained for all work within City right-of-way. All proposed improvements within City right-of-way shall be constructed per City Standards.
36. Applicant shall overlay existing asphalt with minimum 2 inch AC the whole street width across the entire property frontage along Nick Gust Way and to the centerline of Rockaway Beach and Old County Road.
37. 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 completion of the building permit.

C. FINDINGS:

1. Findings for Adoption of Mitigated Negative Declaration: The Planning Commission finds that on the basis of the Mitigated Negative Declaration and the whole record before it, that there is no substantial evidence that the proposed project, as conditioned, will have any significant adverse impacts on the environment provided mitigation measures contained in the Mitigation Monitoring and Reporting Program are incorporated. The Commission also finds that the Mitigated Negative Declaration reflects the Commission's independent judgment and analysis.
2. Findings of Approval for Site Development Permit: The Planning Commission determines that the proposed hotel/commercial expansion as conditioned, is consistent with the General

Plan, Local Coastal Plan, Municipal Zoning Code, Rockaway Beach Specific Plan, and other applicable City laws. Specifically, the location, size and intensity of the proposed hotel expansion, including design, is consistent with the character of the surrounding neighborhood; and the proposal will not restrict light or air to surrounding buildings or discourage additional residential development in the area. The proposal enhances the design variety of the area and would not impact traffic patterns in the vicinity or create parking accessibility problems. Sufficient landscaping and public open space areas would also be provided. The Commission also finds that, as conditioned, the proposal is consistent with the applicable provisions of the City's Design Guidelines for coastal, infill and commercial development. The Commission further finds that the proposed development, as conditioned, is consistent with the City's Design Guidelines, General Plan, Zoning Code and other applicable laws of the City.

The Planning Commission also determines that the decorative tower that would extend beyond the roofline of the three story hotel development would enhance the positive characteristics of the building and of the surrounding neighborhood mix. The Commission further finds that the proposed tower extension is consistent with the City's Design Guidelines, General Plan, Zoning Code and other applicable laws of the City:

**3. Findings for Approval of a Use Permit:** The Planning Commission finds that the proposed hotel expansion 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; and that the use is consistent with the City's adopted Design Guidelines, applicable provisions of the General Plan, Local Coastal Plan, Rockaway Beach Specific Plan, Design Guidelines, and other applicable laws of the City. In particular, the Commission finds that the project, as conditioned, will be compatible with the character of the surrounding land use, and will not affect traffic circulation in the area. The Commission further finds that the proposal will not obstruct light or reduce views normally enjoyed by the adjacent properties, and the quality of building design and materials is equal to or greater than that of the surrounding development.

**4. Findings for Approval of Coastal Development Permit:** The Planning Commission finds that the proposed hotel expansion is, as conditioned, in conformity with the City's Local Coastal Program, and Public recreation policies of Chapter 3 of the California Coastal Act. In particular, the proposal is located on an infill site, surrounded by existing development including commercial, residential and mixed uses. The project is consistent in scale compared to surrounding areas and will have limited, if any, visual consequences. The project will not negatively impact any access to existing coastal recreation facilities, nor will it increase the demand for additional facilities or negatively affect any existing oceanfront land or other coastal area suitable for recreational use. The proposal will not have significant adverse effects, either individually or cumulative, on coastal resources.

**5. Findings for Specific Plan Waiver (Parking and Floor Area Ratio):** The Planning Commission finds that the project as proposed will not, under the circumstances of the particular case materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case,

be materially detrimental to the public welfare or injurious to property or improvements in the area. In addition, the Commission finds that the proposed hotel expansion is consistent with overall Rockaway Specific Plan objectives and promotes the goals and purposes contained therein. In particular, the proposal will establish visitor serving uses in the area and is consistent with previously approved projects. The Commission also finds that parking needs for the project are adequately provided, given existing parking supply and demand, and proposed conditions including required contribution of in-lieu fees. Further, two public parking lots and 17 public parking spaces exist near the site. The beach south parking lot is located adjacent to the site and contains 59 parking spaces. The City parking lot on Old County Road is located one block from the site and provides 58 spaces. The 17 parking spaces are located directly across the site on Old County Road. In addition, the Commission finds that the increase in FAR for the project will not increase the parking beyond the project's means nor for that of surrounding businesses.

**6. Findings for a Variance:** The Commission finds that, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of Zoning Ordinance provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. The special circumstances that apply to the property are: 1). The site is small, rises slightly in elevation, unusually shaped, bordered by three roadways, a creek, and existing development subsequently limiting practical development of the site;. 2). According to the Rockaway Beach Specific Plan, the three-story buildings may be approved if the "coastal view potential" is not reduced more than a two-story building. Staff has determined that the three-story addition would not eliminate a significant amount of view more than the two-story building that exists on the site; 3). There are developments in the Rockaway Beach area that exceed the maximum building height permitted; the proposed hotel expansion would be consistent with previously approved developments in the vicinity.

The Commission finds that granting the Variance will not, under the circumstances of the subject case, materially affect adversely the health or safety of persons residing in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area. The Planning Commission finds that the subject site, by allowing an increase in the maximum height limit, would not affect the health or safety of persons residing or working in the neighborhood. The proposed hotel expansion is compatible with the existing hotel and is an overall improvement to the site from its existing conditions.

The Commission finds that the proposed hotel expansion is consistent with the City's Design Guidelines, where applicable. The style, design and materials proposed are consistent with the existing building and are not unlike what is existing in the area, and the building is not out of scale with the neighborhood. In addition, the gables and tower are important architectural features. The coastal view potential is not further eliminated as a three-story building more than a two-story building, thereby meeting the criteria set forth in the Specific Plan. Further, the Commission finds that articulation of wall planes on the building facades create more architectural interest than single-plane walls. This reduces the overall massing of the structure, and reduces the visual impact of the building height.

COMMISSION ACTION

**D. MOTION FOR APPROVAL:**

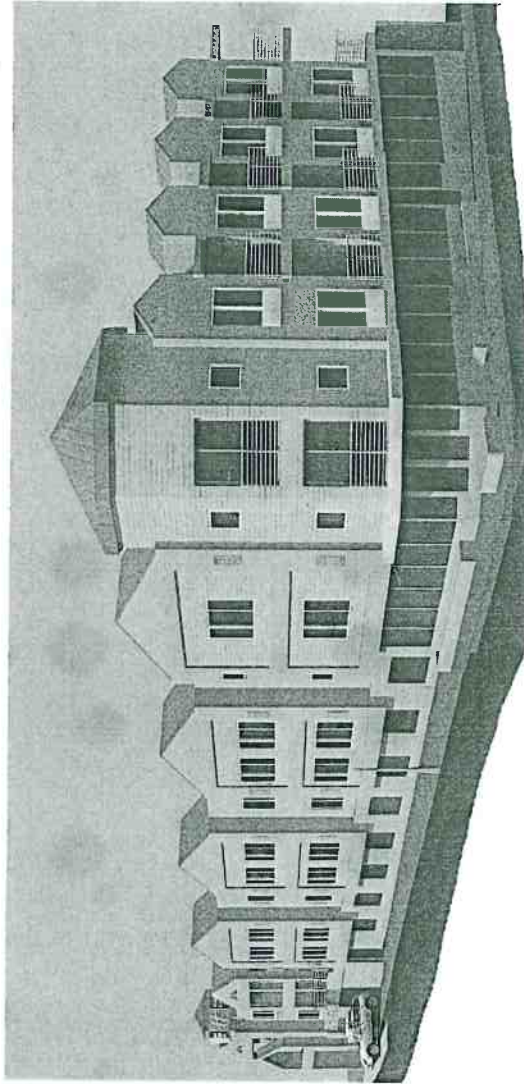
1. Move that the Planning Commission **ADOPT** the attached resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the expansion of the Holiday Inn Express attached as an exhibit.
2. Move that the Planning Commission **APPROVE** PSD-784-13, UP-028-13, CDP-338-13, PV-509-13, and waiver of Specific Plan development provisions regarding parking and Floor Area Ratio (FAR), subject to conditions one (1) through thirty-seven (37) and adopt the findings contained in the August 19, 2013 staff report and incorporate all maps and testimony into the record by reference, and **ADOPT** the following resolutions:
  - P.C. Resolution for Site Development Permit
  - P.C. Resolution for Use Permit
  - P.C. Resolution for Coastal Development Permit
  - P.C. Resolution for Variance

**ATTACHMENTS:**

- a. Initial Study/Mitigated Negative Declaration
- b. Letter from California Coastal Commission, dated May 6, 2013
- c. Letter via email from Ken & Steve Aronovsky, dated May 5, 2013
- d. Resolution (Adopting Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Plan)
- e. P.C. Resolution (Site Development Permit)
- f. P.C. Resolution (Use Permit)
- g. P.C. Resolution (Coastal Development Permit)
- h. P.C. Resolution (Variance)
- i. Conceptual Plans (Planning Commission only)

# HOLIDAY INN EXPRESS PACIFICA ADDITION

519 NICK GUST WAY, PACIFICA, CA 94044



## ATTACHMENT J

CITY OF PACIFICA  
**APPROVED**  
 PED. PLANNING COMMISSION  CITY COUNCIL  
 Subject to Conditions of Approval & as noted on plans  
*J. J. J.*  
 Staff Signature: \_\_\_\_\_ Approved Date: 09/19/2013  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 OF THE PLANNING DEPARTMENT

### ECT DIRECTORY

**OWNER:** NVI RANI, INC.  
 519 NICK GUST WAY  
 PACIFICA, CA 94044  
**CONTACT:** N.D. PATEL  
 (650) 692-3434

**LANDSCAPE ARCHITECT:** KLA LANDSCAPE ARCHITECTURE  
 151 N. NORLIN ST.  
 SONORA, CA 95370  
**CONTACT:** TOM HOLLOWAY  
 (209) 532-2856

**BIOLOGIST:** LIVE OAK ASSOCIATES, INC.  
 6840 VIA DEL ORO SUITE 220  
 SAN JOSE, CA 95119  
**CONTACT:** MELISSA DENENA  
 (408) 476-6827

**ECT:** RYS ARCHITECTS, INC.  
 10 MONTEREY BLVD.  
 SAN FRANCISCO, CA 94131  
**CONTACT:** ROBERT SAUVAGEAU  
 (415) 841-9090

**J.C. ENGINEERING**  
 225 ROCKAWAY BEACH AVE. #400  
 PACIFICA, CA 94044  
**CONTACT:** JAVIER CHAVARRIA  
 (650) 355-0615

### SHEET INDEX

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 C2 TENTATIVE MAP  
 C3 ELEVATION  
 C4 GRADING PLAN  
 C5 DRAINAGE & UTILITIES  
 C6 DETAILS  
 C7 NEW INTERSECTION WORK  
 A1 ARCHITECTURAL SITE PLAN  
 A2 FIRST FLOOR PLAN & LANDSCAPE PLAN  
 A3 SECOND FLOOR PLAN & ROOF PLANTING PLAN  
 A4 THIRD FLOOR PLAN  
 A5 ROOF PLAN  
 A6.1 GUEST ROOM PLANS  
 A6.2 GUEST ROOM PLANS  
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 A7.2 EXTERIOR ELEVATIONS  
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 A9 RENDERED STREET ELEVATIONS  
 A10 SITE SECTIONS  
 A11 MASSING STUDIES  
 A12 PHOTO SIMULATION

**TRAFFIC ENGINEER:** RKH CIVIL & TRANSPORTATION ENGR  
 837 COLUMBA LANE  
 FOSTER CITY, CA 94404  
**CONTACT:** RICHARD HOPPER  
 (650) 212-0837

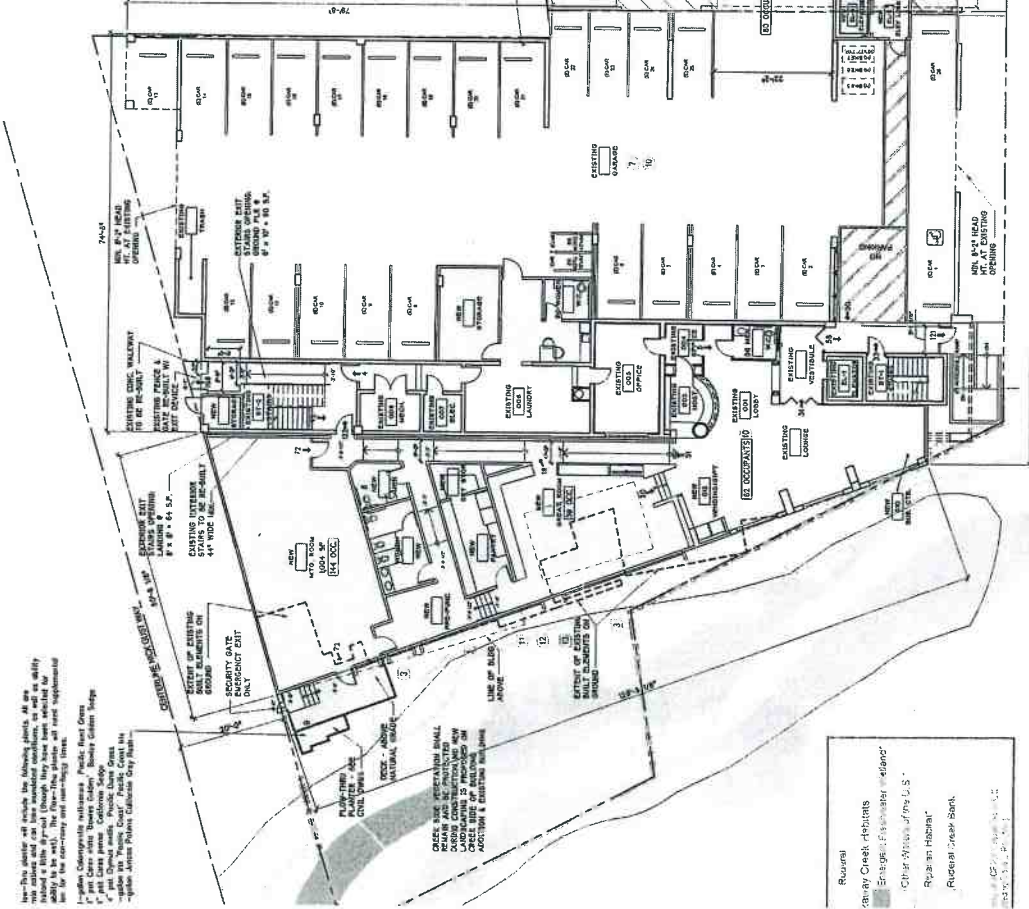
**SOILS ENGINEER:** MICHELUCCI & ASSOCIATES, INC.  
 1801 MURCHISON DR SUITE 88  
 BURLINGAME, CA 94010  
**CONTACT:** JOSEPH MICHELUCCI  
 (650) 692-0163



- ### GREEN BUILDING KEYNOTES
1. NEW PAINTERS & FINISHES
  2. LOW VOC PAINTS & FINISHES
  3. LOW VOC ADHESIVES
  4. RECYCLED CARPETING
  5. RECYCLED FLOORING
  6. RECYCLED FLOORING
  7. RECYCLED FLOORING
  8. RECYCLED FLOORING
  9. RECYCLED FLOORING
  10. RECYCLED FLOORING
  11. RECYCLED FLOORING
  12. RECYCLED FLOORING
  13. RECYCLED FLOORING
  14. RECYCLED FLOORING
  15. RECYCLED FLOORING

### PRELIMINARY PROPOSED GREEN BUILDING FEATURES

Feature	Value	Notes
1. LEED GOLD CERTIFICATION	100%	100% LEED GOLD CERTIFICATION
2. ENERGY STAR RATED APPLIANCES	100%	100% ENERGY STAR RATED APPLIANCES
3. ENERGY STAR RATED LIGHT FIXTURES	100%	100% ENERGY STAR RATED LIGHT FIXTURES
4. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
5. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
6. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
7. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
8. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
9. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
10. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
11. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
12. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
13. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
14. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
15. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
16. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
17. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
18. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
19. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
20. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
21. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
22. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
23. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
24. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
25. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
26. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
27. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
28. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
29. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
30. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
31. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
32. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
33. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
34. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
35. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
36. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
37. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
38. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
39. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
40. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
41. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
42. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
43. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
44. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
45. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
46. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
47. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
48. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
49. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
50. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
51. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
52. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
53. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
54. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
55. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
56. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
57. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
58. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
59. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
60. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
61. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
62. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
63. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
64. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
65. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
66. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
67. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
68. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
69. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
70. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
71. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
72. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
73. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
74. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
75. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
76. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
77. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
78. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
79. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
80. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
81. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
82. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
83. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
84. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
85. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
86. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
87. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
88. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
89. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
90. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
91. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
92. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
93. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
94. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
95. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES
96. ENERGY STAR RATED DRYERS	100%	100% ENERGY STAR RATED DRYERS
97. ENERGY STAR RATED AIR CONDITIONERS	100%	100% ENERGY STAR RATED AIR CONDITIONERS
98. ENERGY STAR RATED WATER HEATERS	100%	100% ENERGY STAR RATED WATER HEATERS
99. ENERGY STAR RATED REFRIGERATORS	100%	100% ENERGY STAR RATED REFRIGERATORS
100. ENERGY STAR RATED WASHING MACHINES	100%	100% ENERGY STAR RATED WASHING MACHINES



### PLANTING LEGEND

Plant Name	Quantity	Size	Plant Use
San Jacinto Tree	3	12-Gal	Low
Koala	2	15-Gal	Medium
Banberry	16	1-Gal	Low
WJ Liliac	8	5-Gal	Medium
Cape Rush	7	5-Gal	Low
New Zealand Tree Fern	4	5-Gal	Low
Sea Lavender	12	1-Gal	Low
New Zealand Fern	12	5-Gal	Low

**1** FIRST FLOOR PLAN & LANDSCAPE PLAN  
SCALE 3/32" = 1' - 0"

PROJ. N

CENTRAL HE ROCKAWAY BEACH AVE

PLANTING LEGEND

Issues:

Plant Name	Scientific Name
HAK LAU	Hibiscus burbankii
SHI CHU	Pittosporum crassifolium
ARC UVO	Acetostaphylos uva-ursi
CHO HOR	Chorizanthe stricta
CHO ATO	Chorizanthe stricta
LUP RC	Lupinus arboreus
LUP PER	Lupinus arboreus
PHO 3IN	Phormium tenax

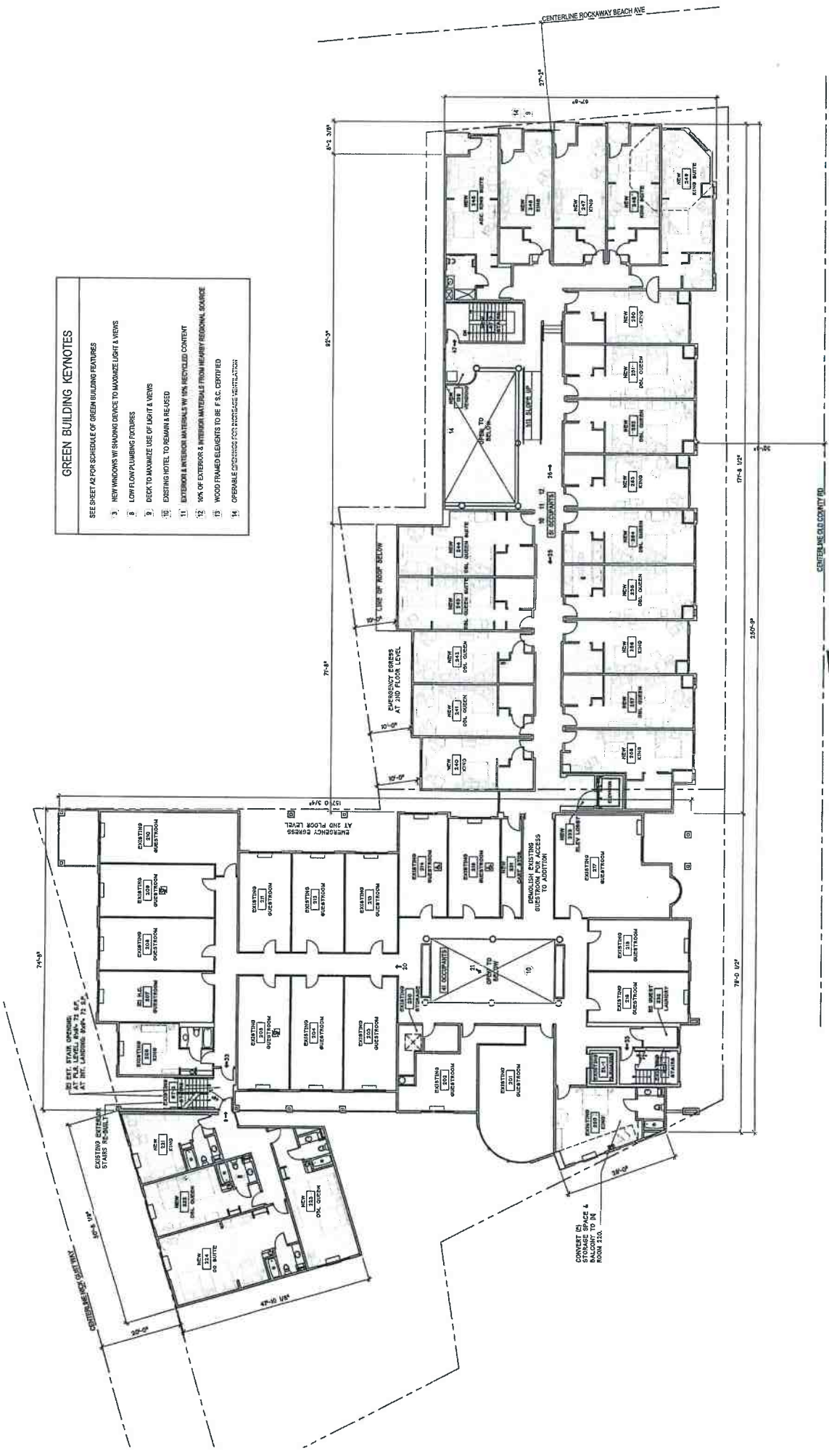




**GREEN BUILDING KEYNOTES**

SEE SHEET AS FOR SCHEDULE OF GREEN BUILDING FEATURES

3. NEW WINDOWS W/ SHADING DEVICE TO MAXIMIZE LIGHT & VIEWS
8. LOW FLOW PLUMBING FIXTURES
9. DECK TO MAXIMIZE USE OF LIGHT & VIEWS
10. EXISTING HOTEL TO REMAIN & RE-USE
11. 10% OF EXTERIOR & INTERIOR MATERIALS W/ 10% RECYCLED CONTENT
12. WOOD FRAMED ELEMENTS TO BE F.S.C. CERTIFIED
13. OPERABLE SHADINGS FOR NATURAL VENTILATION

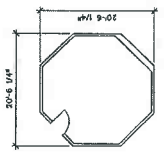


1 THIRD FLOOR PLAN  
SCALE: 3/32" = 1' - 0"

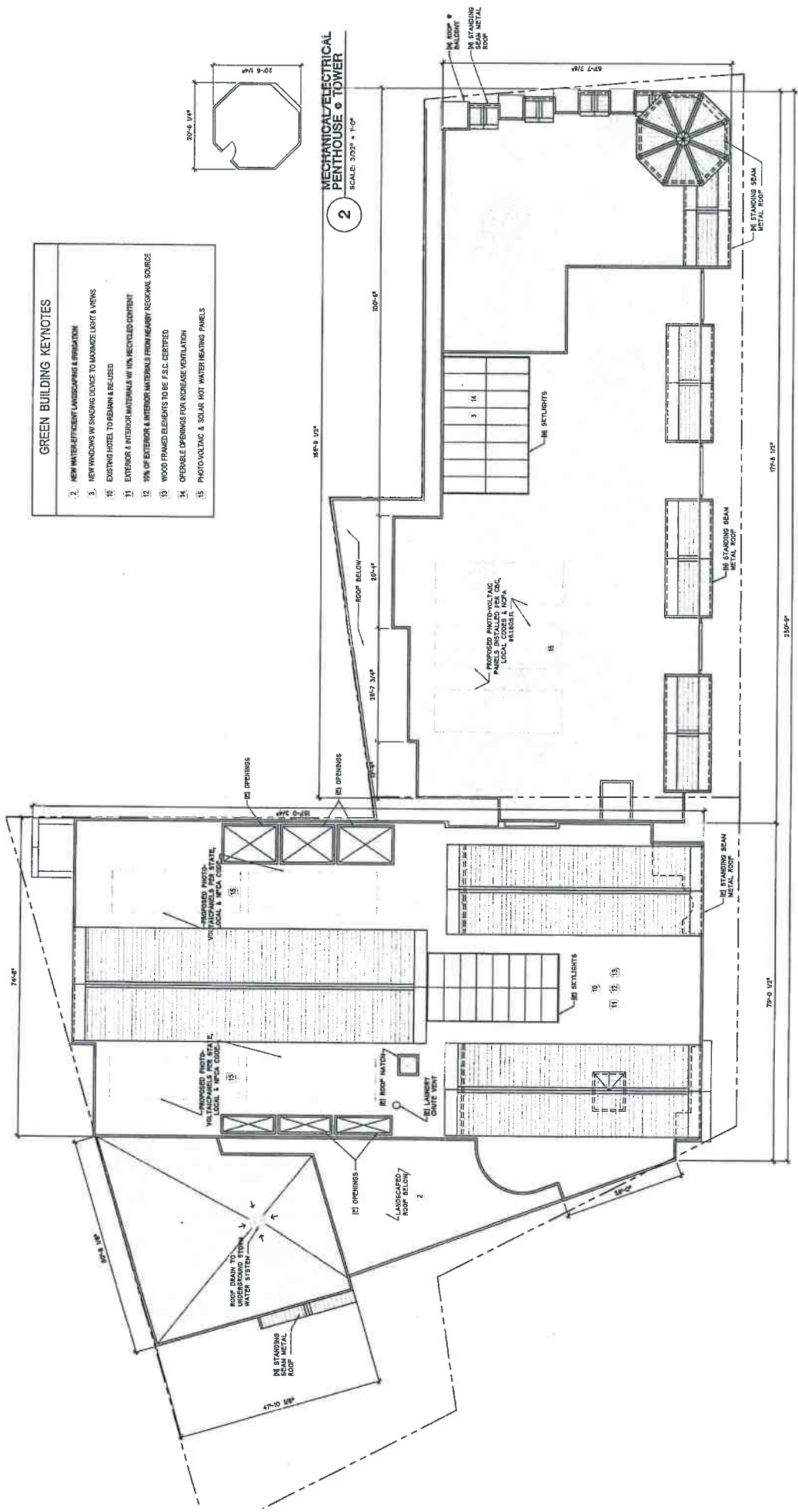
CENTERLINE ROCKAWAY BEACH AVE

CENTERLINE COUNTY RD

- GREEN BUILDING KEYNOTES**
2. NEW WATER-EFFICIENT LANDSCAPING & IRRIGATION
  3. NEW WINDOWS W/ SHADING DEVICE TO MAXIMIZE LIGHT & VIEWS
  10. EXISTING HOTEL TO REMAIN & RE-USED
  11. EXTERIOR & INTERIOR MATERIALS W/ 10% RECYCLED CONTENT
  12. 10% OF EXTERIOR & INTERIOR MATERIALS FROM NEARBY/REGIONAL SOURCE
  13. WOOD FRAMED ELEGANTS TO BE F.S.C. CERTIFIED
  14. OPERABLE OPENINGS FOR INCREASE VENTILATION
  15. PHOTOVOLTAIC & SOLAR HOT WATER HEATING PANELS

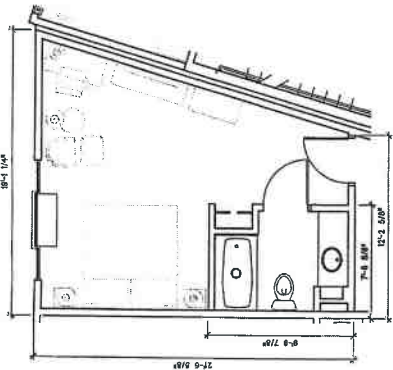


**MECHANICAL/ELECTRICAL  
PENTHOUSE & TOWER**  
SCALE: 3/32" = 1'-0"

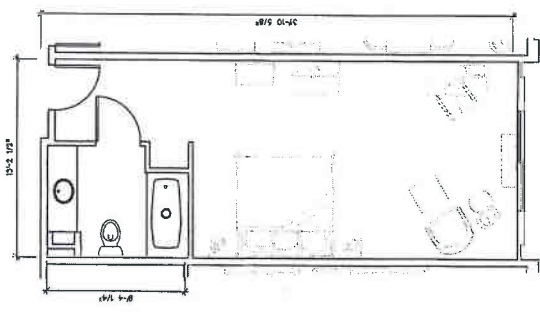


**1 ROOF PLAN**  
SCALE: 3/32" = 1'-0"

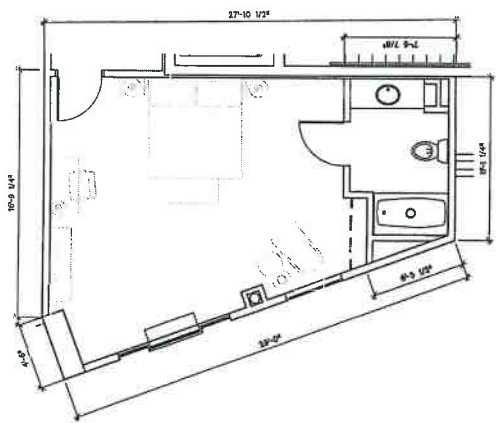
PROJ. N



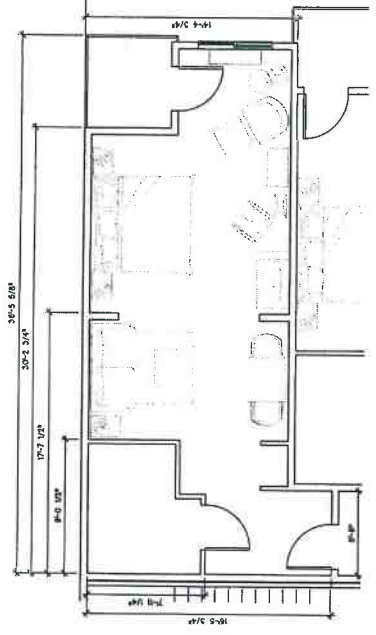
1 ENLARGED KING PLAN  
SCALE: 1/4" = 1' - 0"  
ROOMS: 121 & 221



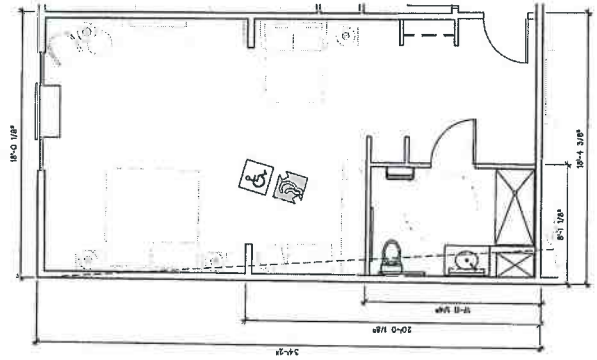
2 ENLARGED KING SUITE PLAN  
SCALE: 1/4" = 1' - 0"  
ROOMS: 145, 146, 245 & 246



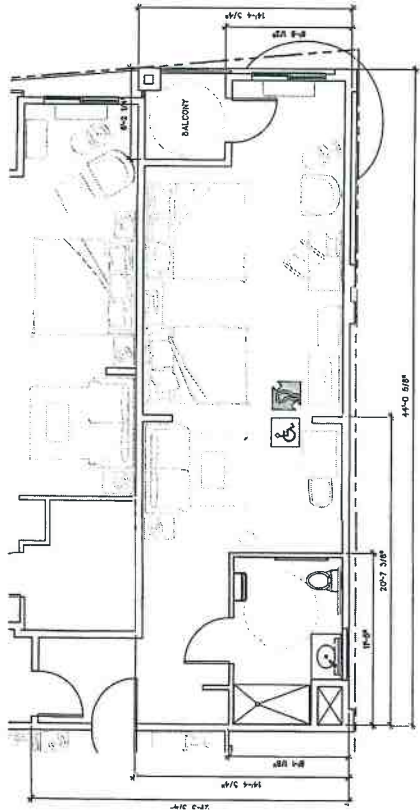
3 ENLARGED KING PLAN  
SCALE: 1/4" = 1' - 0"  
ROOMS: 120 & 220



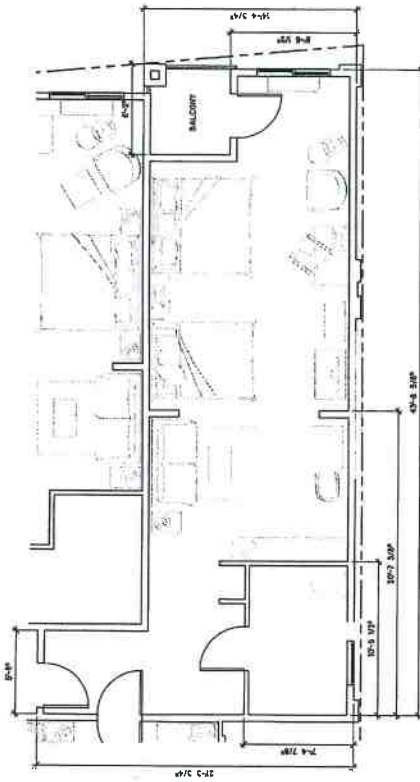
4 ENLARGED ACC. KING SUITE PLAN  
SCALE: 1/4" = 1' - 0"  
ROOM: 124



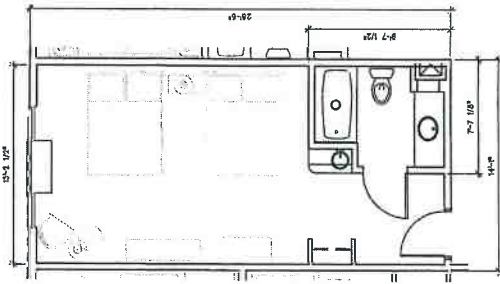
5 ENLARGED ACC. KING SUITE PLAN  
SCALE: 1/4" = 1' - 0"  
ROOM: 124



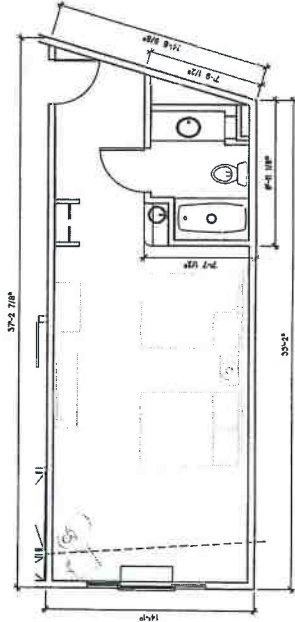
1 ENLARGED ACC. DOUBLE QUEEN / KING SUITE PLAN  
SCALE: 1/4" = 1' - 0" ROOM: 148



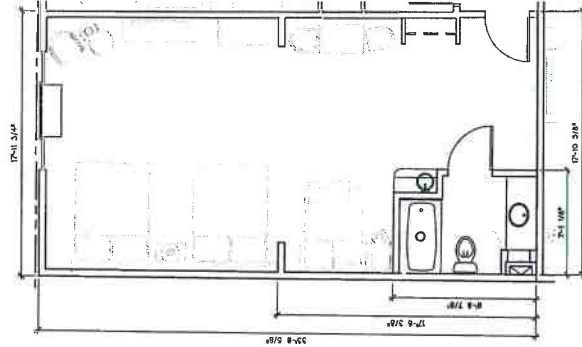
2 ENLARGED DOUBLE QUEEN / KING SUITE PLAN  
SCALE: 1/4" = 1' - 0" ROOM: 249



3 ENLARGED DOUBLE QUEEN PLAN  
SCALE: 1/4" = 1' - 0" ROOMS: 122, 151, 152, 154, 155, 157, 158, 221, 231, 252, 254, 254, 255, 257 & 258

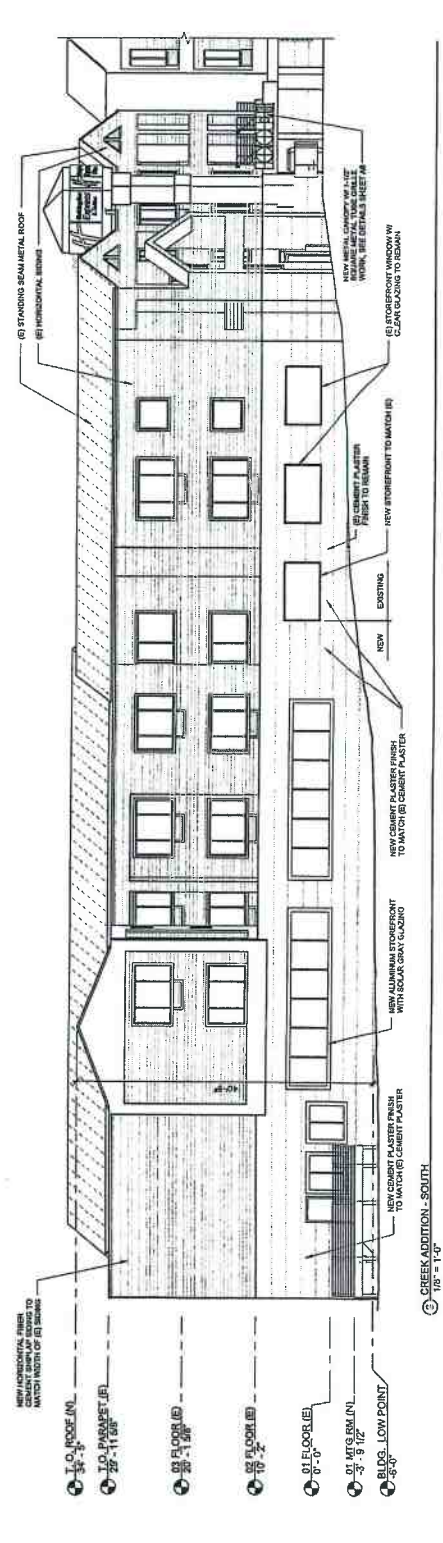
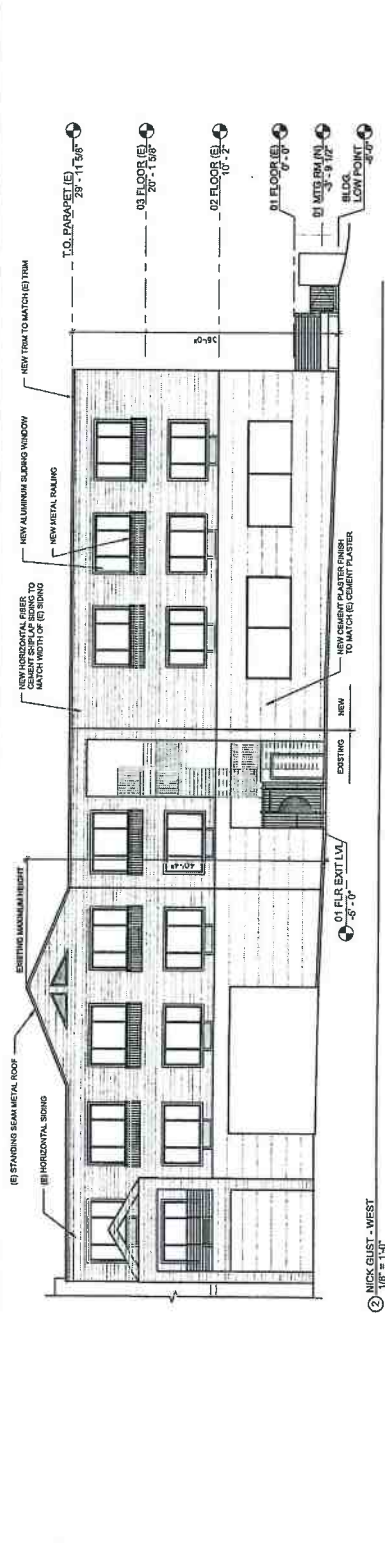
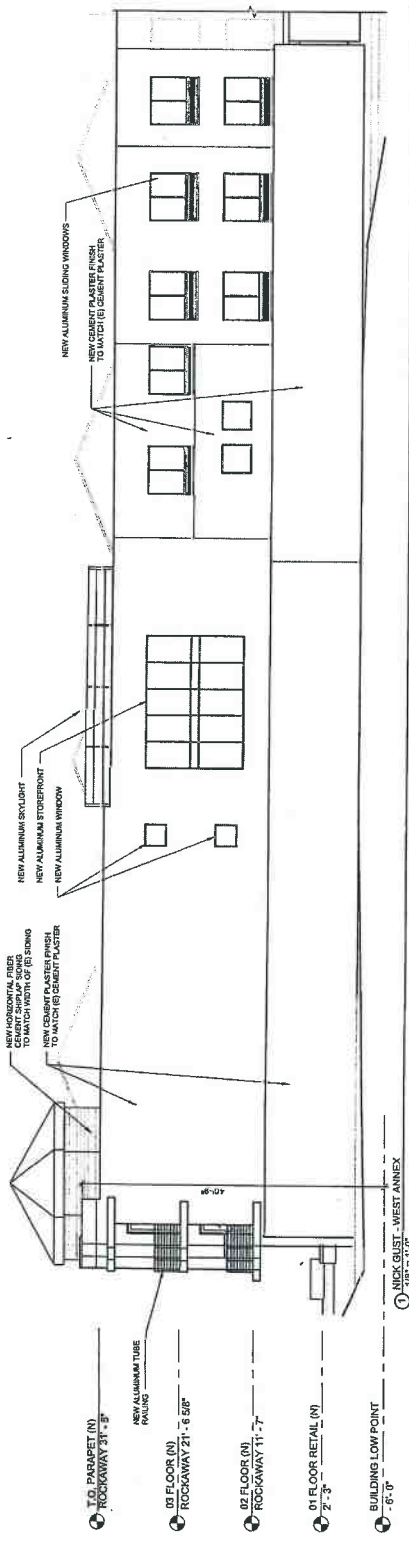


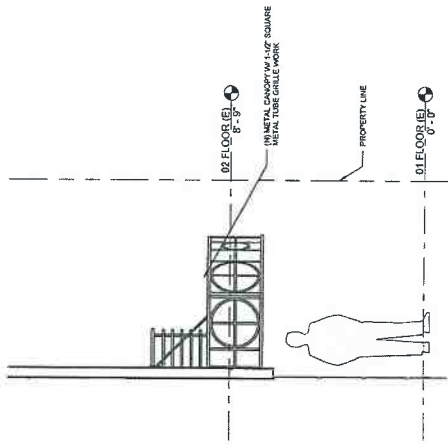
4 ENLARGED DOUBLE QUEEN PLAN  
SCALE: 1/4" = 1' - 0" ROOMS: 123 & 223



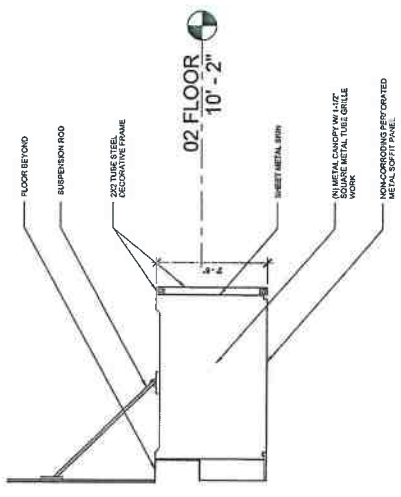
5 ENLARGED DOUBLE QUEEN SUITE  
SCALE: 1/4" = 1' - 0" ROOM: 224



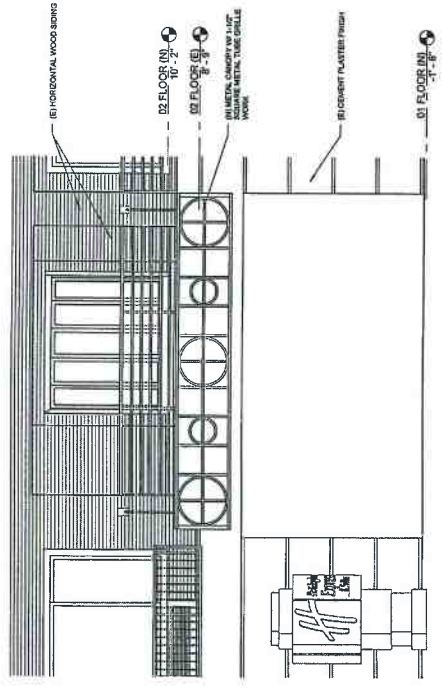




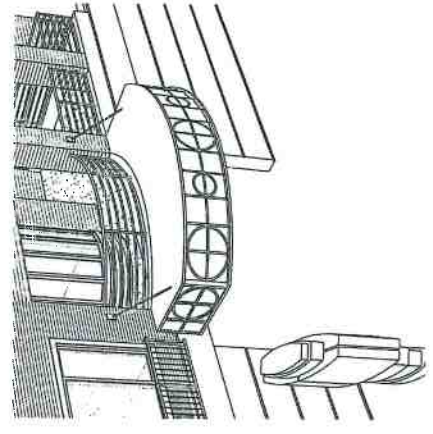
1 ENLARGED CANOPY SECTION  
3/8" = 1'-0"



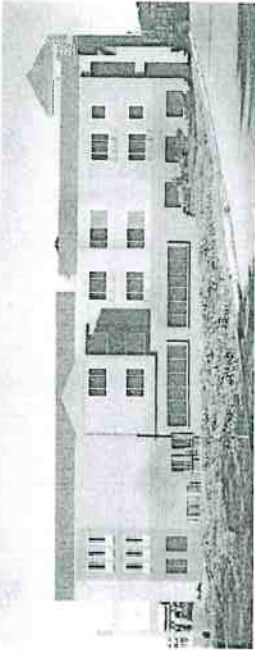
2 CANOPY DETAIL  
3/8" = 1'-0"



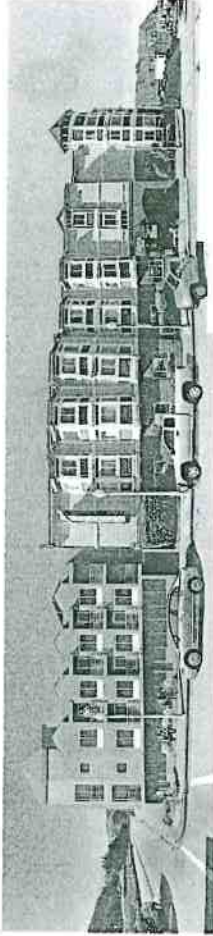
3 ENLARGED CANOPY ELEVATION  
3/8" = 1'-0"



4 CANOPY PERSPECTIVE



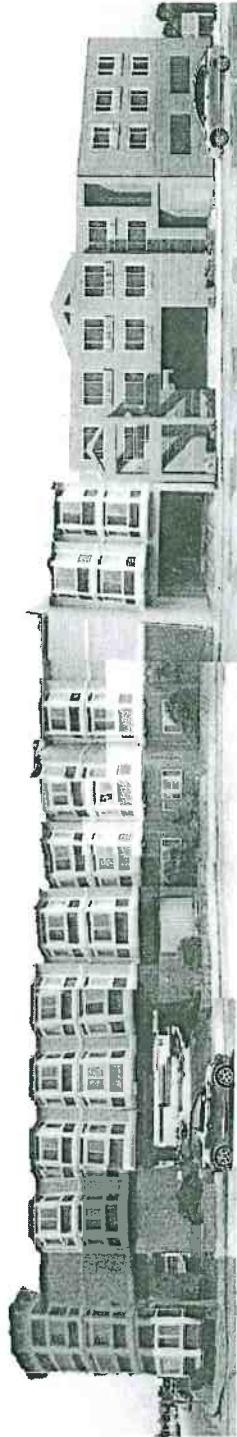
2 CREEK SIDE ELEVATION  
SCALE: 1/8" = 1' - 0"



1 ROCKAWAY BEACH AVE ELEVATION  
SCALE: 1/8" = 1' - 0"

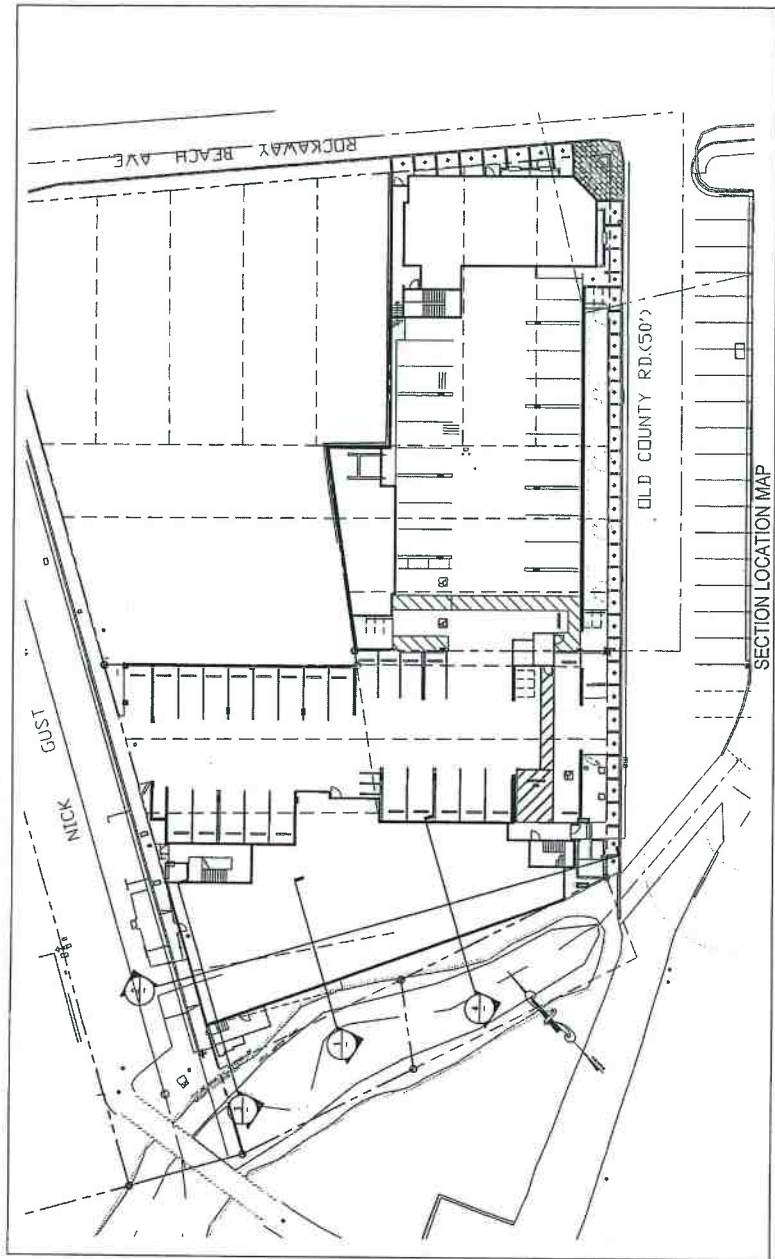


3 OLD COUNTY ROAD ELEVATION  
SCALE: 1/8" = 1' - 0"

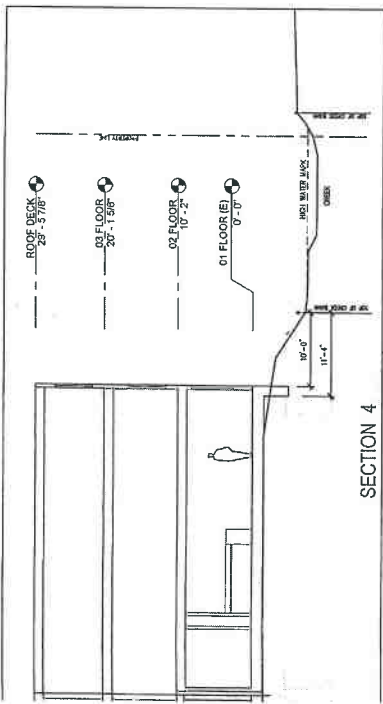


4 NICK GUST WAY ELEVATION  
SCALE: 1/8" = 1' - 0"

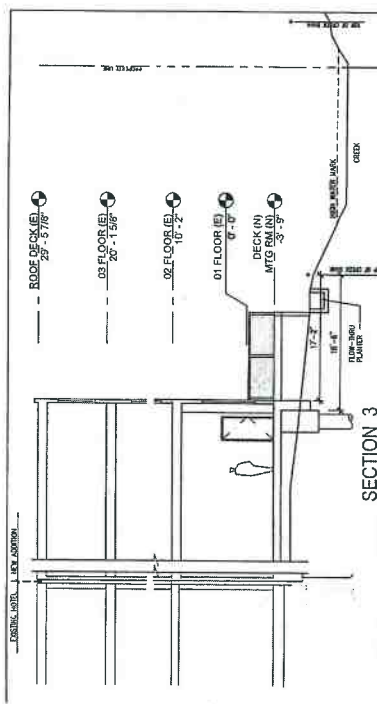




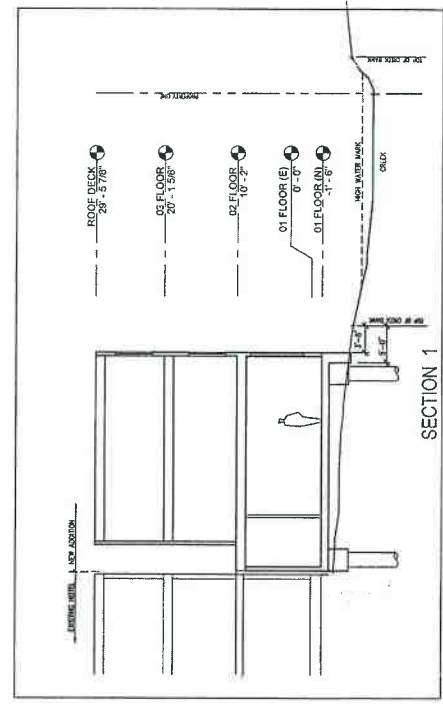
SECTION LOCATION MAP



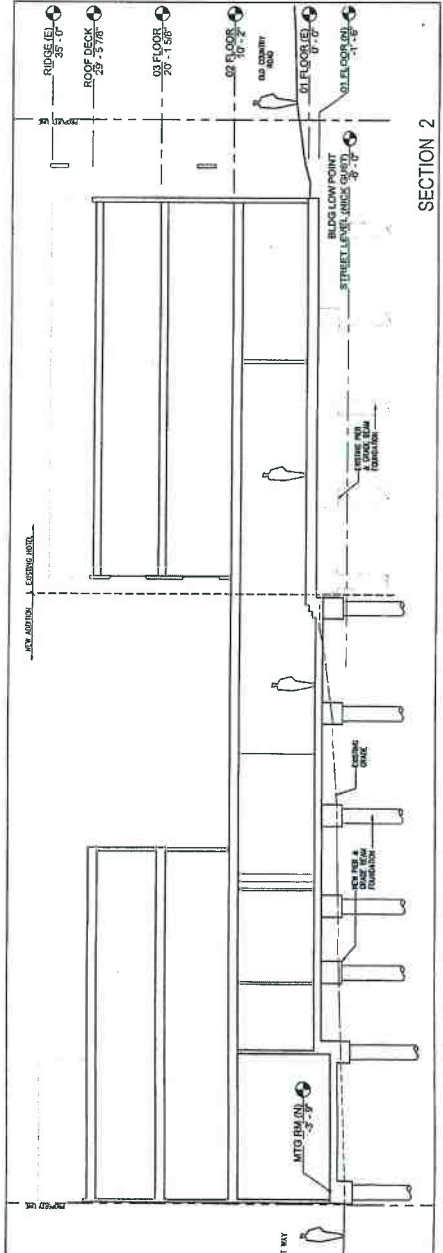
SECTION 4



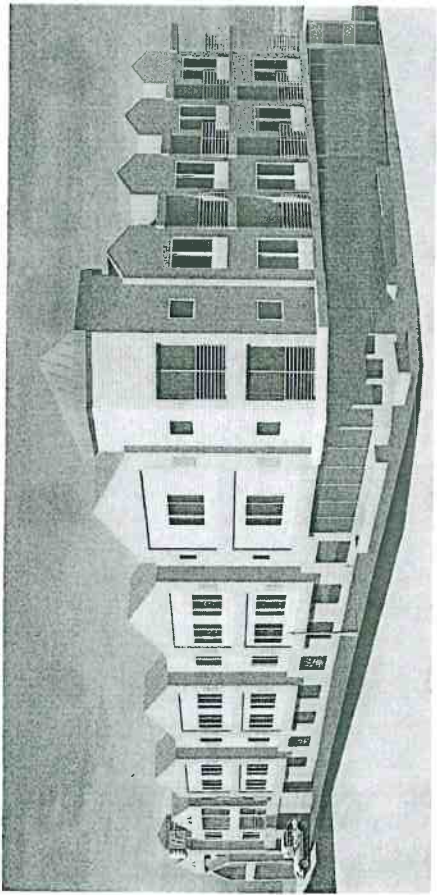
SECTION 3



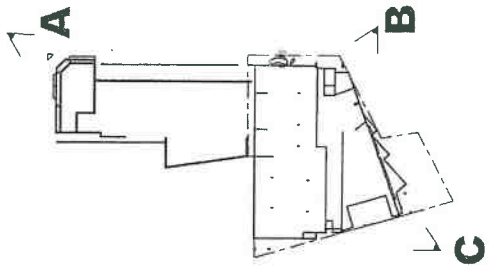
SECTION 1



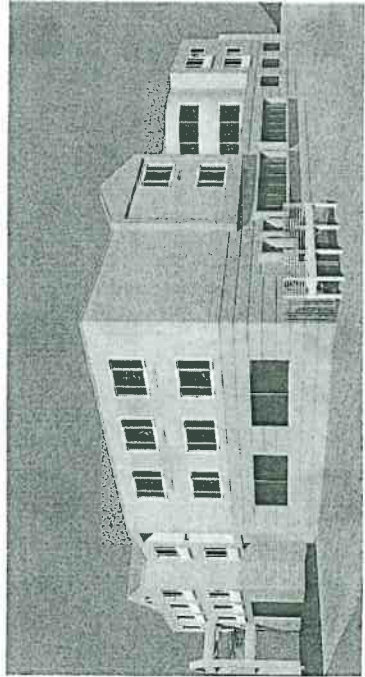
SECTION 2



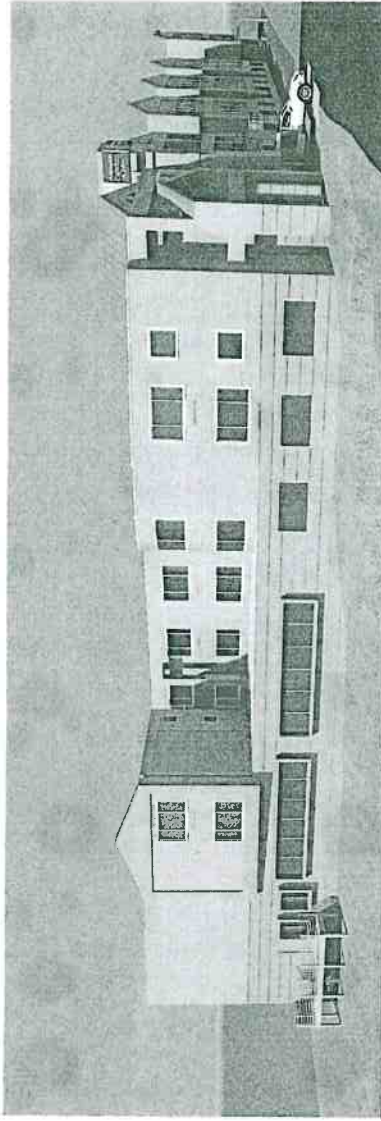
① MASSING - COUNTRY MASSING - OLD COUNTY ROAD & ROCKAWAY BEACH AVE  
 1/2" = 1'-0"



② MASSING - CAMERA LEGEND OLD COUNTRY  
 1" = 50'-0"



③ MASSING - FROM NECK GUST WAY at CREEK  
 1/2" = 1'-0"

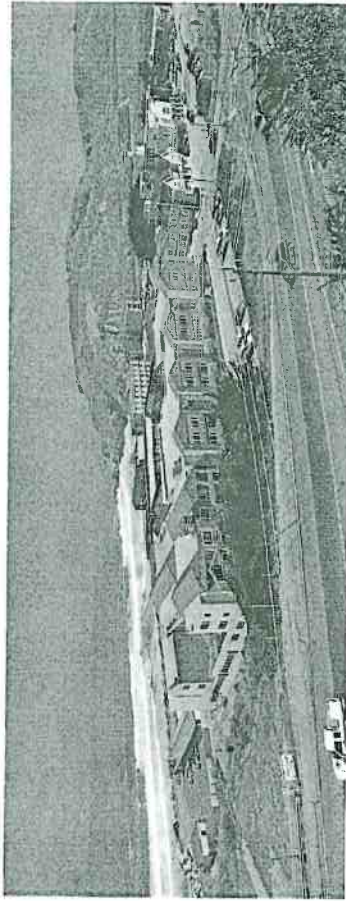


④ MASSING VIEW FROM CREEK  
 1/2" = 1'-0"



1 LOOKING SOUTH from HIGHWAY ONE

SCALE: NO SCALE



2 LOOKING NORTH from the HILL ACROSS HIGHWAY ONE

SCALE: NO SCALE

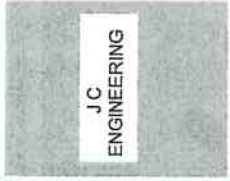


3 LOOKING WEST from FESSLER AVENUE

SCALE: NO SCALE







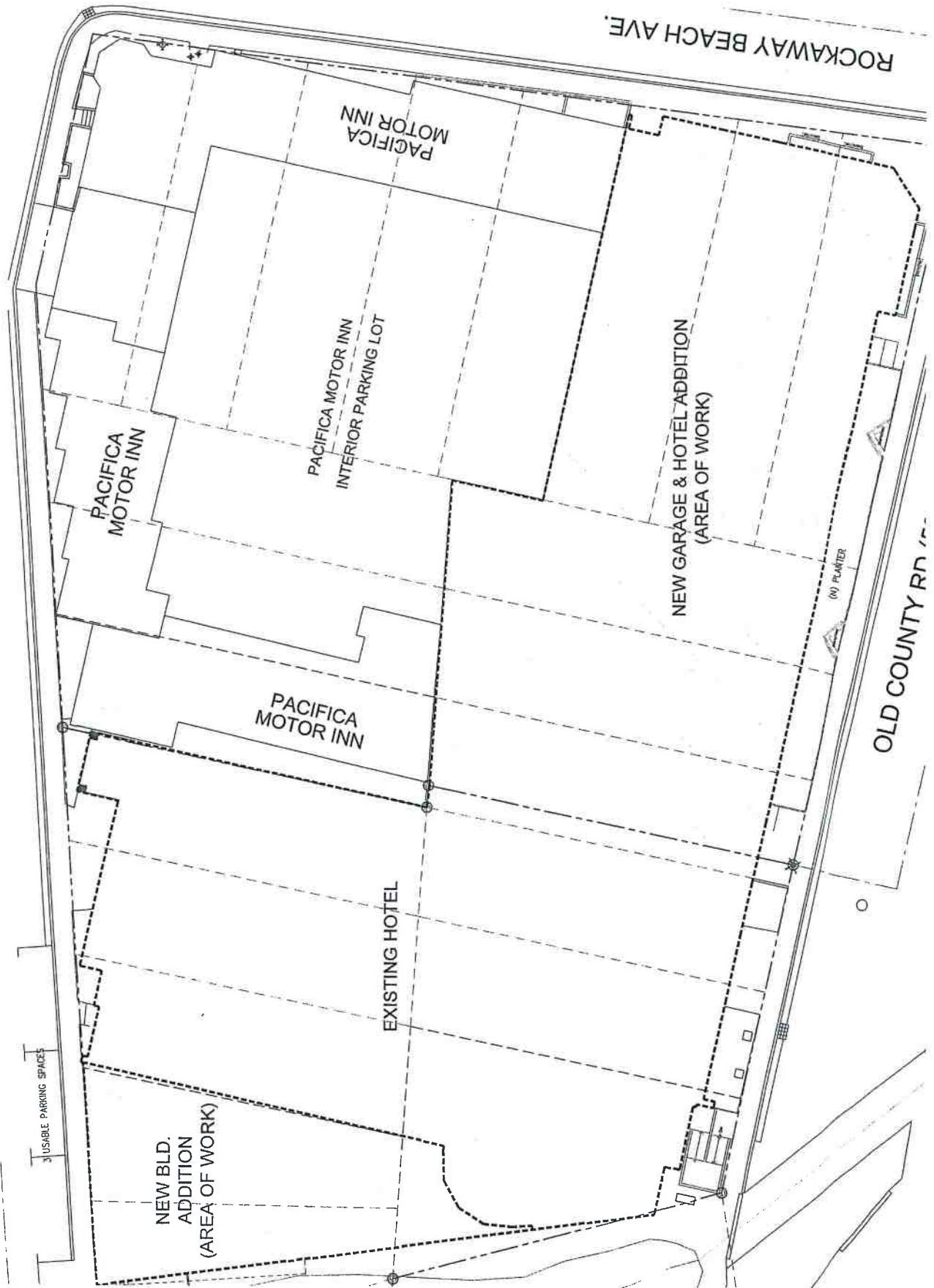
225 ROCKAWAY BEACH AVE. NO 400  
 PACIFICA, CA 94044  
 TEL: (415) 353-9999  
 FAX: (415) 353-9998

CIVIL AND STRUCTURAL ENGINEERS  
 REVISIONS

HOLIDAY INN EXPRESS  
 OLD COUNTY RD. - ROCKAWAY  
 PACIFICA, CA 94044  
 APN : 022 - 024 - 270

Sheet: SITE PLAN

DATE	ISSUED FOR
06/03/11	PLANNING
10/26/11	PLANNING
03/09/12	PLANNING
06/07/12	PLANNING
09/24/12	PLANNING
10/10/12	PLANNING



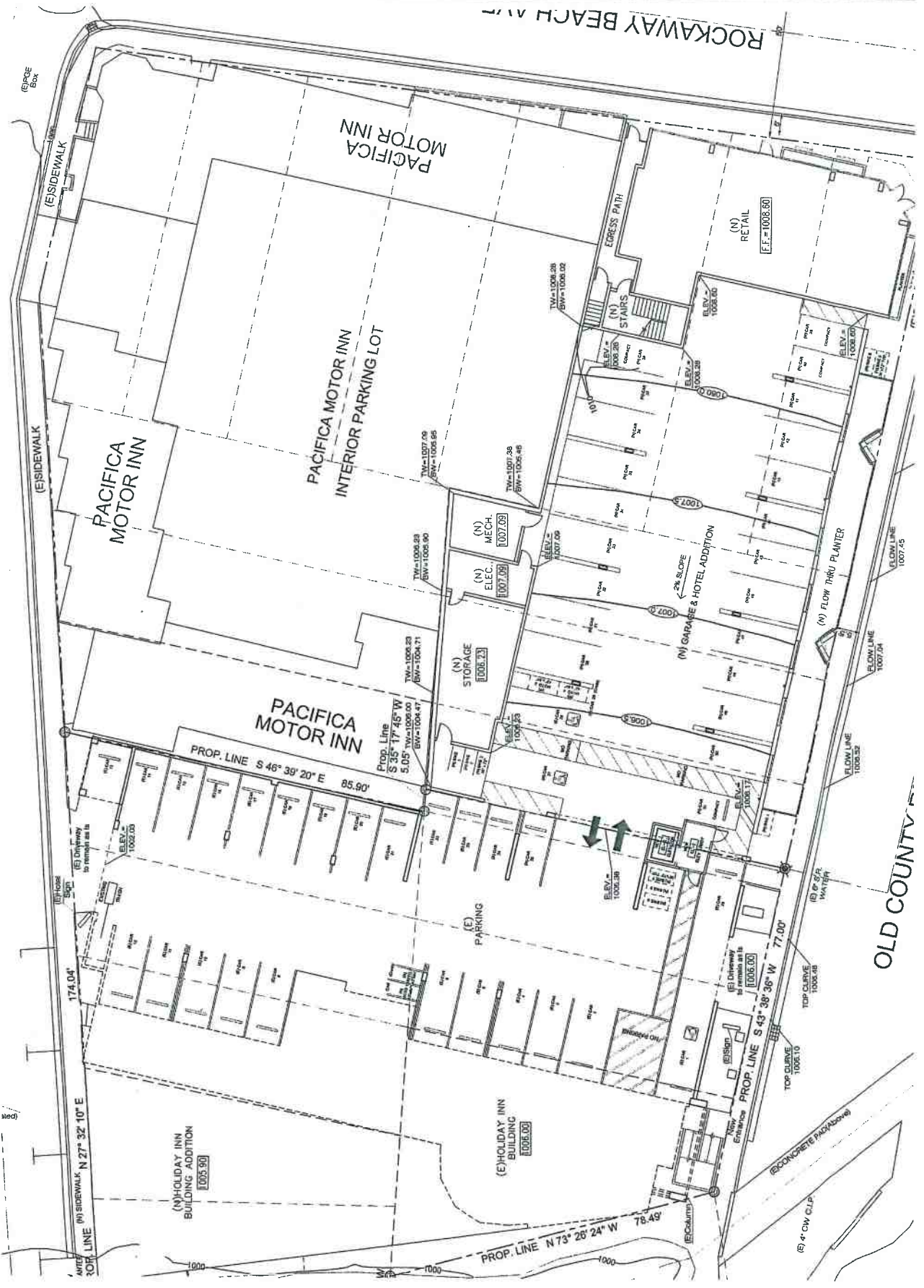
JC  
ENGINEERING

225 ROCKAWAY BEACH AVE. NO. 408  
PACIFICA, CA 94044  
PHONE: (415) 351-8115  
FAX: (415) 351-8115  
CIVIL AND STRUCTURAL ENGINEERS  
REMARKS:

HOLIDAY INN EXPRESS  
PACIFICA, CA 94044  
APN: 022 - 024 - 270

Sheet:  
GRADING PLAN

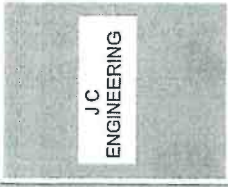
DATE	ISSUED FOR
06/03/11	PLANNING
10/26/11	PLANNING
02/20/12	PLANNING
06/07/12	PLANNING
10/10/12	PLANNING









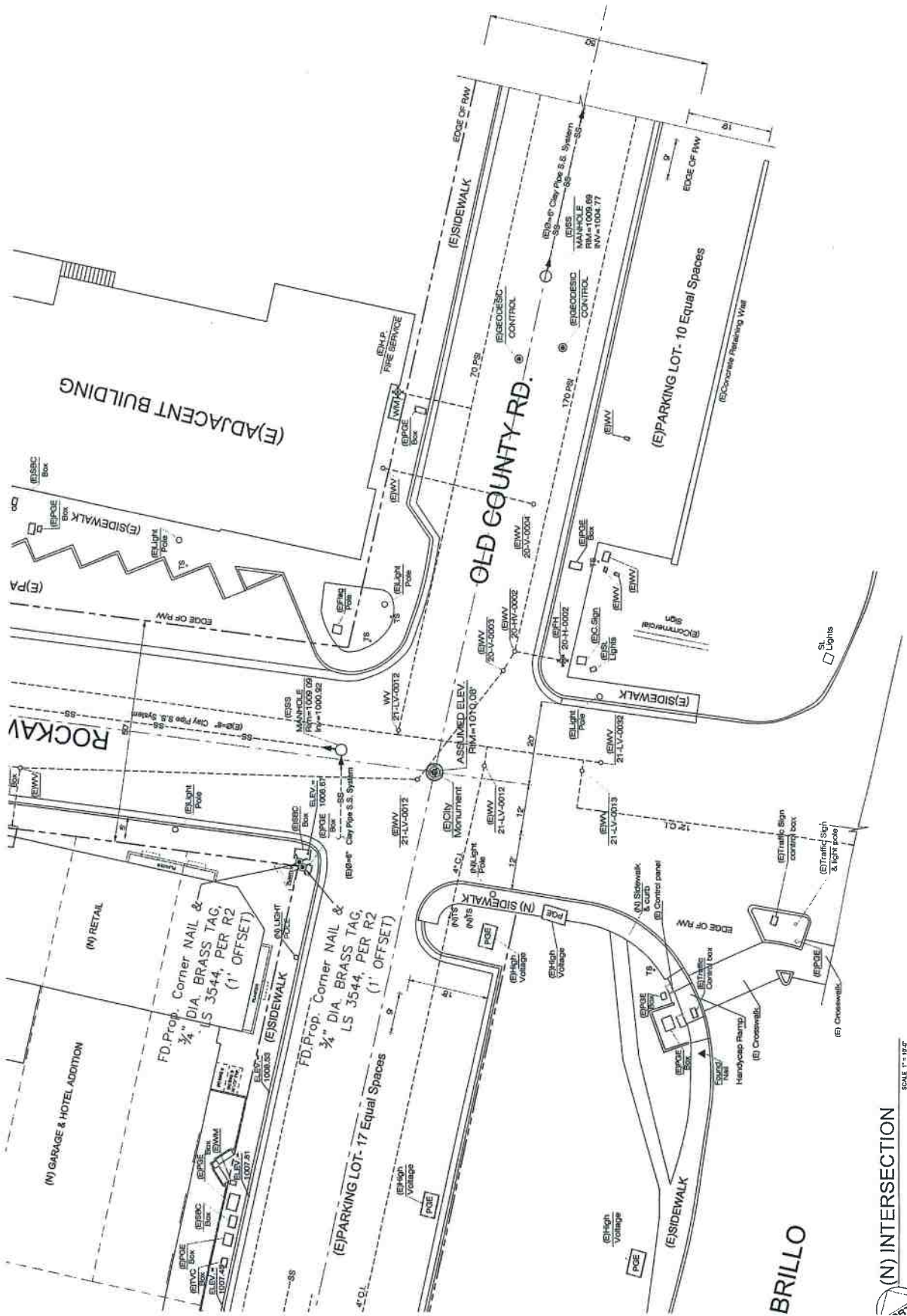


225 ROCKAWAY BEACH AVE. NO 400  
 PACIFICA, CA 94044  
 (650) 353-8815  
 FAX (650) 353-8800  
 CIVIL AND STRUCTURAL ENGINEERS  
 REGISTERED

HOLIDAY INN EXPRESS  
 OLD COUNTY RD. - ROCKAWAY  
 PACIFICA, CA 94044  
 APN : 022 - 024 - 270

Sheet: (N) INTERSECTION

DATE	ISSUED FOR
08/20/11	PLANNING
10/20/11	PLANNING
02/07/12	PLANNING
08/07/12	PLANNING
09/24/12	PLANNING
10/10/12	PLANNING



(N) INTERSECTION  
 SCALE 1"=10'



Scenic Pacifica  
Incorporated Nov. 22, 1957

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## PLANNING COMMISSION Staff Report

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**DATE:** July 18, 2016

**ITEM:** 2

**SUBJECT:** Proposed continuance of Site Development Permit PSD-808-16, Coastal Development Permit CDP-365-16, and Variance PV-516-16, initiated by Brian Brinkman, applicant for property owners Christian and Ralph Bogeberg, to legalize an existing secondary unit, construct a bedroom for the secondary unit, construct a third garage stall, expand the size of the master bedroom of the primary unit and convert an existing utility space to a half bathroom and laundry room at 252 Stanley Avenue (APN 023-016-210).

### **DISCUSSION**

On May 26, 2016, the Planning Department determined the application for the above mentioned project complete. Staff prepared and posted all of the required noticing for the public hearing. However, during preparation of the staff report, staff identified additional aspects of the project that require further analysis with respect to the findings necessary for a project determination. Staff is in the process of revising the staff report and needs additional time to complete its research and develop its analysis and recommendations.

### **RECOMMENDED COMMISSION ACTION**

Motion to continue Site Development Permit PSD-808-16, Coastal Development Permit CDP-365-16, and Variance PV-516-16 to the Planning Commission meeting of August 1, 2016.



**CITY OF PACIFICA  
AGENDA MEMO**

**DATE:** July 13, 2016  
**TO:** Planning Commission  
**FROM:** Tina Wehrmeister, Planning Director  
**SUBJECT:** **Agenda Item No. 3:** Appointment of one Planning Commissioner to the Library Advisory Committee

---

Commissioner Clifford has notified staff that he is unable to serve on the Library Advisory Committee (LAC).

It is requested that the Commission re-appoint one member to the LAC. The January 19, 2016 staff report with Committee background and information is attached.

The first meeting of the LAC is scheduled on Wednesday, July 27<sup>th</sup> at 6:00pm.

**RECOMMENDED COMMISSION ACTION**

Appoint one member of the Planning Commission to the Library Advisory Committee.



**CITY OF PACIFICA  
AGENDA MEMO**

**DATE:** January 19, 2016  
**TO:** Planning Commission  
**FROM:** Tina Wehrmeister  
**SUBJECT:** **Agenda Item No. 2:** Appointment of one Planning Commissioner to the Library Advisory Committee

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On January 11, 2016 the City Council created the Library Advisory Committee (LAC). The LAC will serve in an advisory capacity to staff and will assist staff in making recommendations to the City Council. Specific Committee duties are as follows:

The LAC will serve to involve a large cross-section of the community in the Library project planning and design and will facilitate transparency and communication. The proposed LAC duties are as follows:

1. Increase project transparency by holding meetings open to the community and subject to Brown Act requirements.
2. Assist City staff by providing feedback on project priorities, direction, and selection of professional consultants such as architects.
3. Facilitate communication between the City and community in various ways including engaging in public outreach to solicit feedback and opinions on the Library project. Most Committee members are appointed as representatives of other community stakeholder groups. As representatives of those groups, Committee members are expected to share information, gather feedback and to report back to the Library Advisory Committee.

Committee Membership: The LAC will have up to 14 members including nine members of existing City commissions and committees and community boards and organizations. Up to five members will be at-large appointments made by the City Council to represent families with children, seniors, sharp park area residents, service organizations, and environmental organizations.

The LAC will also have two City Council liaison members. Meetings will be attended by County Library and JPA staff. Meetings will be organized and facilitated by City staff and, when appropriate, project design professionals and consultants.

Membership Terms and General Committee Provisions:

- Except for the At-large community members, who shall be appointed by the City Council, each community commission, committee, board, or organization listed above shall appoint one person to serve on the LAC as their representative.
- There are no set terms except that appointees shall be replaced if they are no longer representing or serving the designated community group.
- No compensation is awarded to members for their services.
- Members shall be over 18 years of age.
- When the specific purpose for the Committee is accomplished, or no later than one year after the library opens, the Committee will be disbanded unless extended by action of the City Council.
- The Committee shall select one of its members to act as a Chair and another to act as Vice Chair on an annual cycle as of date of establishment.
- The Planning Department serves as secretary to the Committee.
- Two members of the City Council are appointed as liaisons to the Committee.
- The Committee shall hold open meetings subject to the Brown Act and shall abide by the rules set out in the Commission and Committee Handbook as amended from time to time.
- The Council may remove at any time by majority vote any committee member.

**COMMISSION ACTION REQUESTED**

Appoint one member of the Planning Commission to the Library Advisory Committee.

**ATTACHMENT**

City Council resolution creating the Library Advisory Committee

RESOLUTION NO. 02-2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA  
CREATING THE LIBRARY ADVISORY COMMITTEE

WHEREAS, on November 23, 2015 the City Council directed staff to move forward with several actions toward constructing a new Pacifica Library including creation of a Library Advisory Committee (LAC); and

WHEREAS, the LAC will serve in an advisory capacity to staff; and

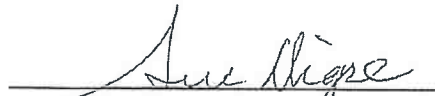
WHEREAS, the LAC duties, membership, terms, and general provisions shall be as described in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pacifica does hereby authorize the creation of the Library Advisory Committee (LAC).

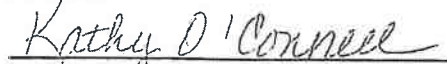
\* \* \*

Passed and adopted at a regular meeting of the City Council of the City of Pacifica on January 11, 2015, by the following vote of the members thereof:

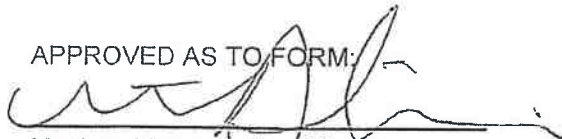
AYES, Councilmembers: Keener, Nihart, Ervin, O'Neill, Digre  
NOES, Councilmembers: None  
ABSENT, Councilmembers: None  
ABSTAIN, Councilmembers: None

  
Sue Digre, Mayor

ATTEST:

  
Kathy O'Connell, City Clerk

APPROVED AS TO FORM:

  
Matthew Visick, Acting City Attorney

# EXHIBIT A

## Pacifica Library Advisory Committee

### Duties

The Library Advisory Committee (LAC) shall:

1. **Increase project transparency** by holding meetings open to the community and in compliance with Brown Act requirements.
2. Assist City staff by providing feedback on various elements of the project such as project priorities, direction, and selection of professional consultants as needed.
3. Facilitate communication between the City and community in various ways including engaging in public outreach to solicit feedback and opinions on the Library project. Most Committee members are appointed as representatives of other community stakeholder groups. As representatives of those groups, Committee members are expected to share information, gather feedback and to report back to the Library Advisory Committee and otherwise foster two-way communication.

### Membership

The LAC shall be made up of 14 individuals as shown in the table below. Two Council members shall be appointed as Committee liaisons.

<b>Appointed by City committees and commissions; and community boards and organizations (1 appointment each)</b>	<b>At-large Community members (Up to 5 Council appointments)</b>
<ul style="list-style-type: none"><li>➤ Planning Commission</li><li>➤ Economic Development Commission</li><li>➤ Parks, Beaches, and Rec. Commission</li><li>➤ Pacifica Library Foundation</li><li>➤ Pacifica Friends of the Library</li><li>➤ Chamber of Commerce</li><li>➤ Pacifica School District</li><li>➤ Jefferson School District</li><li>➤ Citizens Bond Oversight Committee (future)</li></ul>	<p>At-large appointment shall represent the following segments of the community:</p> <ul style="list-style-type: none"><li>➤ Families with children</li><li>➤ Seniors</li><li>➤ Sharp Park Resident</li><li>➤ Service Organizations</li><li>➤ Environmental Organizations</li></ul>

### Terms and General Provisions

The LAC shall include representatives of the commissions, committees, and community groups listed above. Except for the at-large community members, who shall be appointed by the City Council, each commission, committee, or group shall appoint one person to serve on the LAC as their **representative**. There are no set terms except that the appointees shall be replaced if they are no longer representing or serving the designated community group. No compensation is awarded to members for their services. When the specific purpose for the Committee is accomplished, or no later than one year after the library opens, the Committee will be disbanded unless extended by action of the City Council.

The Committee shall select one of its members to act as a Chair and another to act as Vice Chair on an annual cycle as of date of establishment. The Planning Department serves as secretary to the Committee. Two members of the City Council are appointed as liaisons to the Committee.

The Committee shall hold open meetings subject to the Brown Act and shall abide by the rules set out in the Commission and Committee Handbook as amended from time to time.

The Council may remove at any time by majority vote any committee member.