



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: August 1, 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: July 18, 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: None

CONTINUED PUBLIC HEARING:

- PSD-808-16, CDP-365-16, PV-516-16** **SITE DEVELOPMENT PERMIT PSD-808-16, COASTAL DEVELOPMENT PERMIT CDP-365-16, and 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. The project site is located within the Coastal Zone, and the application was filed on February 22, 2016. Recommended California Environmental Quality Act (CEQA) status: Class 1 Categorical Exemption, Section 15301(e).
Recommended Action: Approve as conditioned.

NEW PUBLIC HEARING:

- CDP-365-16** **COASTAL DEVELOPMENT PERMIT CDP-366-16**, filed by Scott Cirimeli, agent for property owners Chad and Chelsea Pope, to construct a 78 square feet (sq. ft.) addition at first floor and a 728 sq. ft. addition at second floor, a 785 sq. ft. addition to a deck at second floor, to an existing 1,285 sq. ft. two-story single-family residence at 136 Stanley Avenue (APN 023-036-100) in Pacifica. The project site is located within the Coastal Zone and the application was filed on April 13, 2016. Recommended CEQA status: Class 1 Categorical Exemption, Section 15301(e).
Recommended Action: Approve as conditioned.

CONSIDERATION ITEMS: None

COMMUNICATIONS:

Commission Communications:

Staff Communications:

ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than

the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

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

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



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: August 1, 2016

FILE: PSD-808-16
CDP-365-16

ITEM: 1

PUBLIC NOTICE: Notice of Public Hearing was published in the San Mateo County Times on July 8, 2016, and mailed to 138 surrounding property owners and occupants. The Planning Commission continued the public hearing to August 1, 2016, at its regular meeting of July 18, 2016.

APPLICANT: Brian Brinkman
648 Navarre Drive
Pacifica, CA 94044
(650) 922-7993

OWNER: Christian and Ralph Bogeberg
252 Stanley Avenue
Pacifica, CA 94044

PROJECT LOCATION: 252 Stanley Avenue (APN 023-019-210) – Pedro Point

PROJECT DESCRIPTION: Expand an existing two car garage and living space above with a third garage stall and a bedroom above; legalize an existing unpermitted second residential unit; and expand a master bedroom and add a half-bathroom and laundry room to the main unit of an existing three-story residence located at 252 Stanley Avenue. The proposed project includes the expansion of 1,778-square feet (sq. ft.) of total living area to 2,031 sq. ft. of living area for a total increase of 253 sq. ft. After expansion and legalization of the second residential unit, the main house would consist of 1,404 sq. ft. of living area and the second unit would consist of 627 sq. ft. of living area.

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

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

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

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Bonny O'Connor, Assistant Planner

PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS

Table 1. Zoning Standard Conformance

Major Standards	Required	Existing	Proposed
Lot Size	5,000 sq. ft. min	5,000 sq. ft. ¹	No change
Lot Coverage	40% max	30%	35%
Dwelling Unit Size			
<i>Main Unit</i>	850 sq. ft. min	1,778 sq. ft.	1,404 sq. ft. ²
<i>Second Unit</i>	750 sq. ft., or 50% of main unit, whichever is less, max	N/A	627 sq. ft.
Building Height	35'-0" max	37'-1"	No change ³
Landscaping	20% min	52%	44%
Setbacks⁴			
<i>Front (structure)</i>	15'-0" min	8'-2"	15'-0" ⁵
<i>Front (garage)</i>	10'-0" min ⁶	8'-2"	11'-9"
<i>Side</i>	5'-0" min	7'-5" (east) 10'-0" (west)	5'-2" (east) 9'-5" (west)
Parking			
<i>Main Unit</i>	2 covered spaces (18' X 19')	2 garage spaces (21' X 19')	No change
<i>Second Unit</i>	1 space ⁷	N/A	1 garage space (19'x 9')
Notes:			
<ol style="list-style-type: none"> Plan sheets show the lot dimensions at 49.90 feet by 99.83 feet; however the dimensions on the San Pedro Terrace By-the-Sea subdivision map for the property confirms the parcel dimensions to be 50 feet by 100 feet (5,000 sq. ft. total). The reduction in floor area, despite the addition, is attributable to the location of the proposed second residential unit within the subject structure's existing floor area. The proposed additions would not extend the nonconformity of the existing structure's height. The addition of the garage and the second story bedroom for the second residential unit would be 20 feet high. The uppermost point of the main unit's master bedroom addition would be 30 feet high. Rear setback is not shown on the plans; however, this information is not applicable to the proposed development. After implementation of Condition of Approval No. 2 As allowed by PMC Section 9-4.2704(b) based on a site's slope. Government Code Section 65852.2(e) 			

PROJECT SUMMARY

1. General Plan, Zoning, and Surrounding Land Uses

The subject site's General Plan land use designation is Low Density Residential (LDR). The LDR land use designation permits residential development at an average density of three to nine units per acre. Pacifica Municipal Code (PMC) Section 9-4.451 provides that a second residential unit (SRU) which conforms to the applicable zoning standards "shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the existing General Plan and zoning designations for the lot."

The subject site's location is within the R-1 (Single-Family Residential) and CZ (Coastal Zone Combining) zoning districts. The R-1 zone allows development of single-family dwellings with SRUs and the CZ zone supplements the underlying zoning district (R-1) with additional standards. Land uses surrounding the project site consist of single-family residences in the R-1/CZ zoning districts. Most are two- and three-story structures built on a hill sloping upwards away from the coast of the Pacific Ocean.

2. Project Description

The proposed project involves two footprint additions to the existing three-story, lawful nonconforming residence and the legalization of an existing unpermitted SRU at 252 Stanley Avenue. The existing structure is lawful nonconforming because it does not comply with the front setback requirement for the ground-level garage and second-story living area, which must be 10 feet in accordance with PMC Section 9-4.2704(b) based on the site's slope and 15 feet in accordance with PMC Section 9-4.402(d), respectively. Both setbacks are currently constructed at 8'-2".

The first footprint addition would be a 66 sq. ft. expansion to the main unit's master bedroom on the right (west) side of the structure towards its rear. The second footprint addition would be expansion of the existing two car garage and living space above to create a garage stall and bedroom for the unpermitted SRU. Replacement of the exterior siding of the building is also proposed as part of the project. The components of the project are further described below.

The applicant had originally proposed to remove five Heritage Trees in conjunction with this project. However, the severely-degraded condition of these trees and the safety concerns they presented led the owner to apply for a Heritage Tree Permit for removal of the trees in June 2016. The City approved the Permit and the property owner has since removed the trees.

Main Residential Unit

The footprint addition to the main residential unit includes expanding the existing master bedroom on the third floor of the structure. The expansion would project towards the right (west) side lot line, which would not encroach into the side yard setback. In addition, the master bedroom closet would be enlarged, and the staircase leading up to a loft above the master bedroom would be replaced with a pull-down ladder. The proposed project also includes the conversion of an existing utility space, behind the kitchen of the main unit, into a half-bathroom and laundry room.

Second Residential Unit

A previous property owner converted a permitted living room addition (circa 1992) into an unpermitted SRU by closing off a doorway to the main unit, and installing a kitchen. The previous property owner performed the alterations without building permits. Therefore, the existing unpermitted SRU is unlawful under zoning and Residential Code (i.e. Building Code) standards. The unpermitted SRU has been in use for approximately 10 years.

The proposed addition at the front of the structure involves the ground floor and second story. At ground level, the project would expand the existing two-car garage to the left (east) to create a third garage parking stall. The third garage parking stall would satisfy the one parking stall requirement for the SRU. The new garage addition would have an 11'-9" front setback, more than the 10 foot setback allowed by PMC Section 9-4.2704(b) due to the site's slope (the typical front setback for a garage must

be 20 feet). At the second story, the project would add new floor area to create a new bedroom and laundry room for the existing unpermitted SRU. The front setback to the second-story living area proposed by the applicant was 11'-9", which is 3'-3" than the 15 feet required by the R-1 zoning standards. Staff has included Condition of Approval No. 2 to require compliance with the front setback requirement.

Excavation would be necessary to provide room for the front addition. Retaining walls would be constructed along the left (east) and rear (south) sides of the new garage stall. The existing driveway would be widened to provide access to the new garage stall. The driveway widening would also require a retaining wall in the front yard that would extend into the public right-of-way. The portions of the retaining wall in the public right-of-way would require issuance of an encroachment permit by the City Engineer prior to construction. If the City Engineer does not issue an encroachment permit in this case, the project may need to be redesigned since existing slope conditions may not allow for driveway access into the new garage stall.

The purpose for the addition of the bedroom to the SRU is to enhance the existing space which is a studio currently. The purpose for the addition of the garage stall is to bring the SRU into conformity with State law and Pacifica Municipal Code requirements for a legal SRU.

Façade Alterations

The existing exterior dark stained wood siding would be replaced with horizontal fiber cement siding. The new siding would be painted to better fit with the surrounding homes.

3. Municipal Code

The applicant's proposal requires approval of two entitlements under the Pacifica Municipal Code (PMC), including a site development permit (PSD) and coastal development permit (CDP).

The PMC states that applicants shall apply for a PSD and variance to address any development standards described in PMC Sections 9-4.453(a), (b), and (e) with which a proposed SRU cannot comply [PMC Sec. 9-4.453(c)]. The proposed SRU in this case would not comply with the density limitation detailed in PMC Section 9-4.453(e)(2)(i) because the improved street width directly in front of the proposed unit is less than 20 feet, and four SRUs are located within a 500 foot radius of the project site [PMC 9-4.453(e)(2)(i)]. Therefore, the proposed SRU would require a PSD and variance based on PMC Section 9-4.453(c) as written. Notwithstanding the explicit requirement for a variance stated in Section 9-4.453(c), a variance may only be granted to provide relief from the terms of a zoning ordinance due to special circumstances applicable to a specific property. A variance is not appropriate for and should not be applied to grant relief from the density standards contained in PMC Section 9-4.453(e), because they relate to existing development conditions on other properties. Therefore, staff has interpreted that the PSD requirement applies to all standards with which a proposed SRU does not comply, and has further interpreted that the variance requirement in Section 9-4.453(c) applies only to those physical development standards to which variances ordinarily would apply. Because the proposed SRU, as conditioned, would comply with all SRU development standards except the density restriction, only a PSD is required under the SRU standards in Article 4.5 of the Zoning Regulations.

A second project component could require consideration of a variance depending on the Planning Commission's action. As mentioned above, the project plans currently propose a second-story addition

at the front of the residence with a setback of 11'-9", which is 3'-3" less than the 15 feet required by the R-1 zoning standards. Because this is a project element related to the proposed SRU, and because the front setback is a development standard to which a variance ordinarily would apply, staff identified this project element as requiring a variance during initial processing of the project. However, upon further analysis, staff was unable to identify sufficient evidence to justify an approval recommendation for the variance based on the required findings set forth in PMC Section 9-4.3404(a). For this reason, staff included Condition of Approval No. 2 in the draft resolution of approval for the project to require modification of the project plans to comply with the front setback requirement of 15 feet. In the event the Planning Commission determines a variance is appropriate for this project, it would need to identify specific evidence to justify issuance of the variance in accordance with State law and the PMC, or direct staff to gather such evidence and return at a subsequent public hearing, before making its determination on the variance.

- **Site Development Permit PSD-808-16:** The Planning Commission shall not issue a site development permit if the Commission makes any of the following findings [PMC Sec. 9-4.3.204(a)]:
 - i. That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;
 - ii. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses;
 - iii. That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas;
 - iv. That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof;
 - v. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area;
 - vi. That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code;
 - vii. That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;
 - viii. That the proposed development is inconsistent with the City's adopted Design Guidelines; or
 - ix. That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.

In addition to the required findings for site development permit approval, a second residential unit application shall not be approved unless the following supplemental findings can be made (PMC Section 9-4.455):

- x. The second unit is visually integrated and aesthetically compatible with the main dwelling unit;
 - xi. The second unit is aesthetically compatible with the surrounding neighborhood and will not detract from the single-family character and appearance of the property or area;
 - xii. The location and orientation of the second unit will not materially reduce the privacy otherwise enjoyed by residents of adjoining properties;
 - xiii. The second unit will not create excessive ground coverage or over utilization of the parcel in comparison with the existing patterns in the surrounding neighborhood;
 - xiv. The second unit will not create an unduly adverse impact on traffic flow, and road access to the parcel is adequate. The consideration of adequate road access shall include, but need not be limited to, road width, sight distance, existing and potential traffic volume, and emergency vehicle access;
 - xv. The additional density on the property will not create any adverse impacts to the neighborhood; and
 - xvi. That the use of the second residential unit 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.
- **Coastal Development Permit CDP-365-16:** Prior to issuance of a building permit, the Planning Commission must approve a coastal development permit because the project involves development in the Coastal Zone [PMC Sec. 9-4.4303(a)]. The Planning Commission must make two findings in order to approve a CDP application [PMC Sec. 9-4.4304(k)]:
 - i. The proposed development is in conformity with the City's certified Local Coastal Program; and
 - ii. Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.

4. Required Findings

- A. In order to approve the subject Site Development Permit PSD-808-16, the Planning Commission must not make any of the nine findings required by PMC Sections 9-4.3204(a). The following discussion supports the Commission's findings in this regard.
 - i. *That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.*

Discussion: The proposed project proposes a 253-sq. ft. addition to an existing single-family residence with an existing unpermitted SRU. After expansion and legalization, the main house would consist of 1,404 sq. ft. of living area and the second unit would consist of 627 sq. ft. Although the proposed expansion of dwelling area for the SRU would occur in the front of the existing structure, the size and location of the SRU would not create hazardous or inconvenient traffic patterns because the addition, as conditioned, would comply with setback requirements and it would create an additional parking stall that would provide all required SRU parking in an off-street area. The proposed project does not include any other

modifications to the existing roadway or pedestrian facilities that could create a hazardous traffic pattern.

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

Discussion: The proposed project includes the construction of a third garage stall to be added to the existing two-car garage. The setback to the new garage stall would meet the development standards of the Pacifica Municipal Code, considering the front half of the property has a slope greater than 25 percent.

The construction of the third garage stall would provide all parking required under State law for a SRU in an off-street location. Although the existing configuration of the driveway in the center of the property, and the widening of the driveway to provide access to the third garage stall, limits the availability of on-street parking within the property lines of the subject property as intended by PMC Section 9-4.2813(f), the condition is consistent with the development pattern throughout the neighborhood where available on-street parking is limited and suffers from inadequate street design and width. Moreover, off-street parking is the primary requirement of a development, and on-street parking is secondary, which means the project would result in an improvement in parking based on the requirements for a SRU. Without the addition of the third garage stall, parking for the SRU would occur on-street, which could contribute to a hazardous or inconvenient condition to adjacent or surrounding uses.

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

Discussion: The R-1 zoning district requires 20 percent of site area to be landscaping, and the project would provide 44 percent landscaping, more than twice the required amount. Therefore, the proposed project would not provide insufficient landscaped area for the purposes of separating or screening service and storage areas.

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

Discussion: Expansion of the proposed main and second residential unit would meet all height and setback requirements if the project is approved as conditioned. The distance from the property lines resulting from setback compliance would allow for adequate light and air to circulate around the structure.

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

Discussion: The proposed project does not include any commercial or industrial structure. Therefore, this finding is not applicable to the subject project.

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

Discussion: Without adequate review and approval by the City, two project elements could result in damage or destruction of natural features. First, grading at the site would reduce or eliminate some sloped areas to allow construction of the addition and widened driveway. The grading would result in construction of retaining walls. However, the slopes in question are relatively small and are not visually prominent within the surrounding area. Second, unregulated removal of Heritage Trees can damage or destroy natural features in a neighborhood. However, the permit process in place for consideration of Heritage Tree removal ensures that such removal would not result in damage or destruction of natural features unless justified to preserve the health and safety of nearby property owners and occupants. The trees at the site that were removed received approval of a Heritage Tree removal permit and the removal was performed in a way only to remove trees that presented a threat to public health and safety due to their deteriorated condition.

Because the City would review grading plans to ensure slope stability, because on-site grading does not involve prominent or scenic slopes, and because the City has approved a Heritage Tree removal permit for the site based on a site inspection to determine tree health, therefore, the project would not result in excessive damage or destruction of natural features.

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

Discussion: The proposed project would complement the existing various roof line levels of the three-story building, would have horizontal relief with the setback of the front addition to create an interesting front façade, and would have an architectural style which is cohesive with the mixed styles in Pedro Point. Therefore, the project would not result in insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.

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

Discussion:

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

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

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

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

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

Discussion: The proposed designs of the additions retain the positive architectural features of the original structure. The roof line of the second residential unit complements the existing roof line of the existing living space and the roof line on the third floor. The size and shape of the proposed window for the second residential unit corresponds with the existing windows. The roof line of the main unit master bedroom provides a small accent to the existing third story roof. The exterior materials of the entire structure would be changed and would be consistent throughout the entire structure.

Scale. Scale is the measure of the relationship of the relative overall size of the one structure with one or more other structures. A development can be out of scale with its surroundings due to its relative height, bulk, mass, or density.

Discussion: The proposed design of the additions do not substantially increase the scale of the existing structure compared to neighboring structures with similar-sized, uphill lots.

The structure to west of the subject property, 240 Stanley Avenue, is a three-story single family residence. Although the structure includes setbacks, the structure at 270 Stanley Avenue seems more massive than the proposed project as it appears to maximize all building dimensions and the front elevation has only minor projections.

The structure to the east of the subject property, 260 Stanley Avenue, is a three-story single family residence. Although it appears that the structure at 260 Stanley Avenue is not built up against the require side setback, it has a relatively flat front elevation, which creates the appearance of a larger structure. The proposed structure appears less dense and in comparable scale to 260 Stanley Avenue as a result of its stories being tiered.

Neither the main unit master bedroom, nor the second residential unit bedroom additions would expand the height of the existing structure. The addition of 253 sq. ft. to the structure does not create an out of scale building mass.

Consistency. There should be architectural consistency among all building elevations. All elevations need not be identical, but a sense of overall design continuity must occur.

Discussion: As discussed above under Design, the roof line of the second residential unit complements the existing roof line of the existing living space and the roofline of the third floor. The size and shape of the proposed window for the second residential unit corresponds with the existing windows. The roof line of the extension of the main unit master bedroom provides a small accent to the existing third story roof. The exterior materials of the entire structure would be changed and would be consistent throughout the entire structure.

As supported by the discussions provided above, the proposed project would not be inconsistent with the City of Pacifica's adopted Design Guidelines.

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

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

In accordance with PMC Section 9-4.455, approval of a site development permit for a second residential unit application shall not be approved unless the following additional findings can be made:

- x. *The second unit is visually integrated and aesthetically compatible with the main dwelling unit;*

Discussion: The proposed SRU would utilize the existing front portion of the second story. The design of the expansion for the garage space and second residential unit bedroom would visually integrate with the existing structure. The roofline, window style, and building shape would be compatible with existing styles. Additionally, the entire existing exterior dark stained wood siding would be replaced with horizontal fiber cement siding, which would provide a further cohesive appearance. The second unit would be visually integrated and aesthetically compatible with the main dwelling unit.

- xi. The second unit is aesthetically compatible with the surrounding neighborhood and will not detract from the single-family character and appearance of the property or area;*

Discussion: As discussed above under Finding 4.A.x., the SRU would be visually integrated and aesthetically compatible with the main dwelling unit. Additionally, as analyzed under Finding 4.A.viii, the scale of the proposed structure would be compatible with surrounding properties.

The proposed expansion for the second residential unit would enlarge the structure with one garage stall and 187 square feet of living space. While most houses surrounding the subject property have two-car garages, it is not unusual to see a house with a three-car garage, including the neighboring house to west, 240 Stanley Avenue, and a house to the east, 271 Stanley Avenue¹. The addition of 187 square feet to the front of the house does not substantially change the overall size of the house, which would not cause it to become out of character with the surrounding neighborhood.

The second unit would be aesthetically compatible with the surrounding neighborhood and would not detract from the single-family character and appearance of the property or area.

- xii. The location and orientation of the second unit will not materially reduce the privacy otherwise enjoyed by residents of adjoining properties;*

Discussion: The windows on the eastern elevation of the proposed SRU addition, which face the front door and two smaller windows of 260 Stanley, would continue to be screened by four or five smaller trees planted within the western side setback of 260 Stanley Avenue. In regards to the front elevation, the proposed expansion would add one window, which would face the street in the same fashion as existing windows on the front of the building, resulting in no change in privacy enjoyed by properties across the street. The location and orientation of the SRU would not materially reduce the privacy otherwise enjoyed by residents of adjoining properties.

- xiii. The second unit will not create excessive ground coverage or over utilization of the parcel in comparison with the existing patterns in the surrounding neighborhood;*

Discussion: The proposed expansion for the SRU would only increase lot coverage by 5 percent to 35 percent. The maximum allowable coverage in the R-1 zone is 40 percent. The second unit would not create excessive ground coverage or over utilization of the parcel in comparison zoning standards and with the existing patterns in the surrounding neighborhood.

- xiv. The second unit will not create an unduly adverse impact on traffic flow, and road access to the parcel is adequate. The consideration of adequate road access shall include, but need not be limited to, road width, sight distance, existing and potential traffic volume, and emergency vehicle access;*

¹ 271 Stanley Avenue has a permitted second residential unit.

Discussion: The proposed project would not impact the existing road width or sight distance in front of the property. The proposed SRU would be located on a straight segment of Stanley Avenue and, because the project as conditioned would comply with all setback requirements, would not affect site distance, emergency vehicle access, or other traffic-related characteristics of the neighborhood.

- xv. *The additional density on the property will not create any adverse impacts to the neighborhood; and*

Discussion: The expansion of the garage to create a third parking stall would result in a SRU project that provides all required parking under State law. The addition, as conditioned, would also comply with all setback requirements. Because the project would provide required parking and comply with setback requirements, the addition of the SRU would not create any adverse impacts to the neighborhood.

- xvi. *That the use of the second residential unit will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City.*

Discussion: Parking is the characteristic of a proposed SRU that is most likely to generate a harmful neighborhood impact. As discussed above, the project would provide all parking required by State law for an SRU because it includes expansion of the garage to create a third parking stall. All other aspects of the project, as conditioned, would comply with applicable zoning standards except for the density standard in PMC Section 9-4.453(e)(2)(i).

For the reasons set forth in the above analysis in this staff report, the project would not lead to any detrimental impacts to health, safety, or welfare of the persons residing or working in the neighborhood or to the general welfare of the City, despite exceeding the allowable density for SRUs in this neighborhood.

- B. In order to approve the subject Coastal Development Permit (CDP-365-16), the Planning Commission must make the two findings required by PMC Section 9-4.4304(k). The following discussion supports the Commission's findings in this regard.

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

Discussion: The City's certified Local Coastal Program includes a Local Coastal Land Use Plan (LCLUP) that contains policies to further the City's coastal planning activities. The proposed project is consistent with the relevant policy, as discussed below.

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

The proposed project would not interfere with the public's right of access to the sea. The proposed project is located on Stanley Avenue approximately 900 feet (0.17 mile) from the nearest coastal access. Substantial urban development and several streets are located between the project site and the sea. Therefore, the project would not impact or otherwise interfere with the public's right of access to the sea.

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

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

Because the proposed project would be located in an existing area substantially developed with residential units, and would be setback approximately 900 feet (0.17 mile) from the sea, substantial evidence exists to support a Planning Commission finding that the proposed development is in conformity with the City's certified Local Coastal Program.

- ii. Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.*

Discussion: The project site is not located between the nearest public road (Shoreside Drive) and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

5. CEQA Recommendation

Staff analysis of the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 exemption under CEQA Guidelines Section 15301(e)(1), as described below, applies to the project:

15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at

the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

(e) Additions to existing structures provided that the addition would not result in an increase of more than:

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

In this case, the project involves a 253-sq. ft. addition to an existing single-family residence and second residential unit. Therefore, the project is exempt from further analysis under CEQA.

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

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed residential neighborhood and is not located in a sensitive environmental area. Therefore, it would not have a significant impact on the environment.
- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area would have a significant environmental impact. The project involves a 253-sq. ft. addition to an existing single-family residence within a substantially developed residential neighborhood and would not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is zoned for residential use and consists of an existing single-family residence and no habitat value. Therefore, there are no unusual circumstances applicable to the project.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 1 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

6. Staff Analysis

The proposed project would result in a positive improvement to the neighborhood. The existing unpermitted SRU was altered without the benefit of plan review and inspection in accordance with the Residential Code. Accordingly, its legalization would benefit public health and safety. Legalizing the unit

would also allow the creation of a legitimate housing unit, whereas allowing it to continue in an unlawful manner may discourage its rental.

Despite site constraints due to the configuration of the existing building, the applicant has proposed to create a third garage stall to provide adequate off-street parking for the proposed SRU in compliance with State law. As a result, the vehicle of the occupant of the second unit is less likely to be parked on-street, adding to a dense on-street parking environment along Stanley Avenue.

The project as proposed by the applicant does require modification in staff's opinion in order to render the project compliant with zoning standards and to gain staff's recommendation of approval. Of note, the project must be revised to comply with the front setback of 15 feet at the second story of the front addition. Also, the driveway must be narrowed at the left (east) edge of the expanded driveway so as not to exceed the maximum driveway width standard. Staff has included conditions of approval to address these items.

The legalization of the SRU despite its location within 500 feet of four other SRUs would not create hazardous or burdensome impacts on the surrounding neighborhood if the project is approved as conditioned.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission finds the project is exempt from the California Environmental Quality Act; **APPROVES** Site Development Permit PSD-808-16 and Coastal Development Permit CDP-365-16 to legalize an existing second residential unit and to allow an addition to the existing second unit and main residence by adopting the attached resolution, including conditions of approval in Attachment D; and, incorporates all maps and testimony into the record by reference.

Attachments:

- A. Land Use and Zoning Exhibit
- B. Proposed Project Plans for 252 Stanley Avenue
- C. Map of Second Residential Units within 500 feet
- D. Draft Resolution and Conditions of Approval

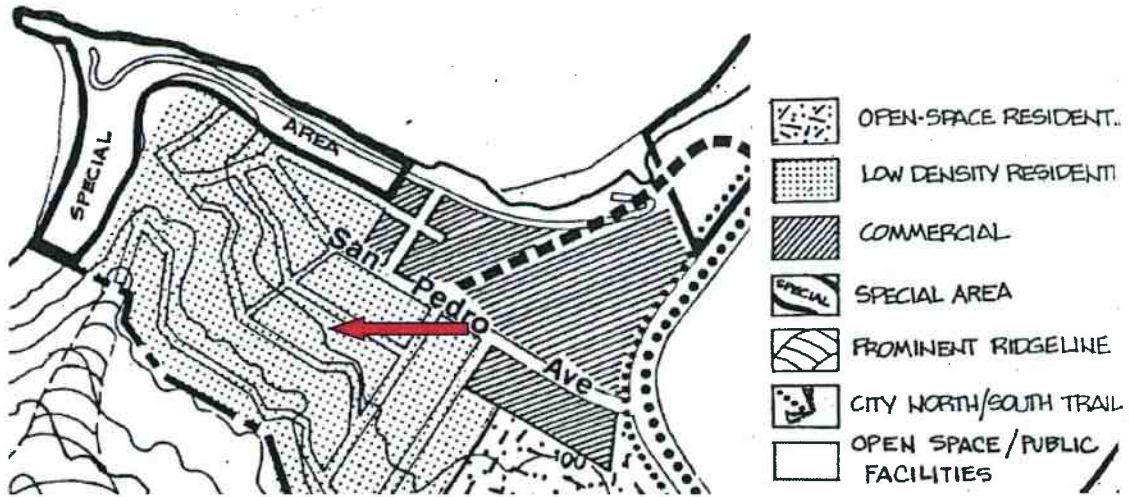
Land Use & Zoning Exhibit

City of Pacifica Planning Department

General Plan Diagram

Neighborhood: Pedro Point

Land Use Designation: Low Density Residential



Zoning Map Diagram

Zoning District: R-1/CZ (Single-Family Residential/Coastal Zone)





VIEW OF AREA OF PROPOSED GARAGE/BEDROOM ADDITION AND (E) TREE TO BE REMOVED



VIEW OF EXISTING HOUSE LOOKING WEST FROM STANLEY AVENUE



VIEW OF EXISTING HOMES AT 252 STANLEY AVENUE AND 260 STANLEY AVENUE



VIEW OF EXISTING HOMES AT 252 STANLEY AVENUE AND 240 STANLEY AVENUE

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

PROJECT SCOPE:
 MISC. SMALL ADDITIONS AND PARTIAL REMODEL AND LEGALIZATION OF 2ND UNIT

PROJECT NAME:
 ADDITION AND REMODEL BOGEBERG RESIDENCE

PROJECT ADDRESS:
 252 STANLEY AVENUE
 PACIFICA, CA 94044

SHEET TITLE:
 EXISTING SITE PHOTOS

Date	11-24-15
Scale	1"=10'
Sheet	1 of 1
Client	
Project	
Drawn	SPM
Checked	
Approved	

Project	
Sheet	
Scale	
Client	
Checked	
Drawn	
Approved	

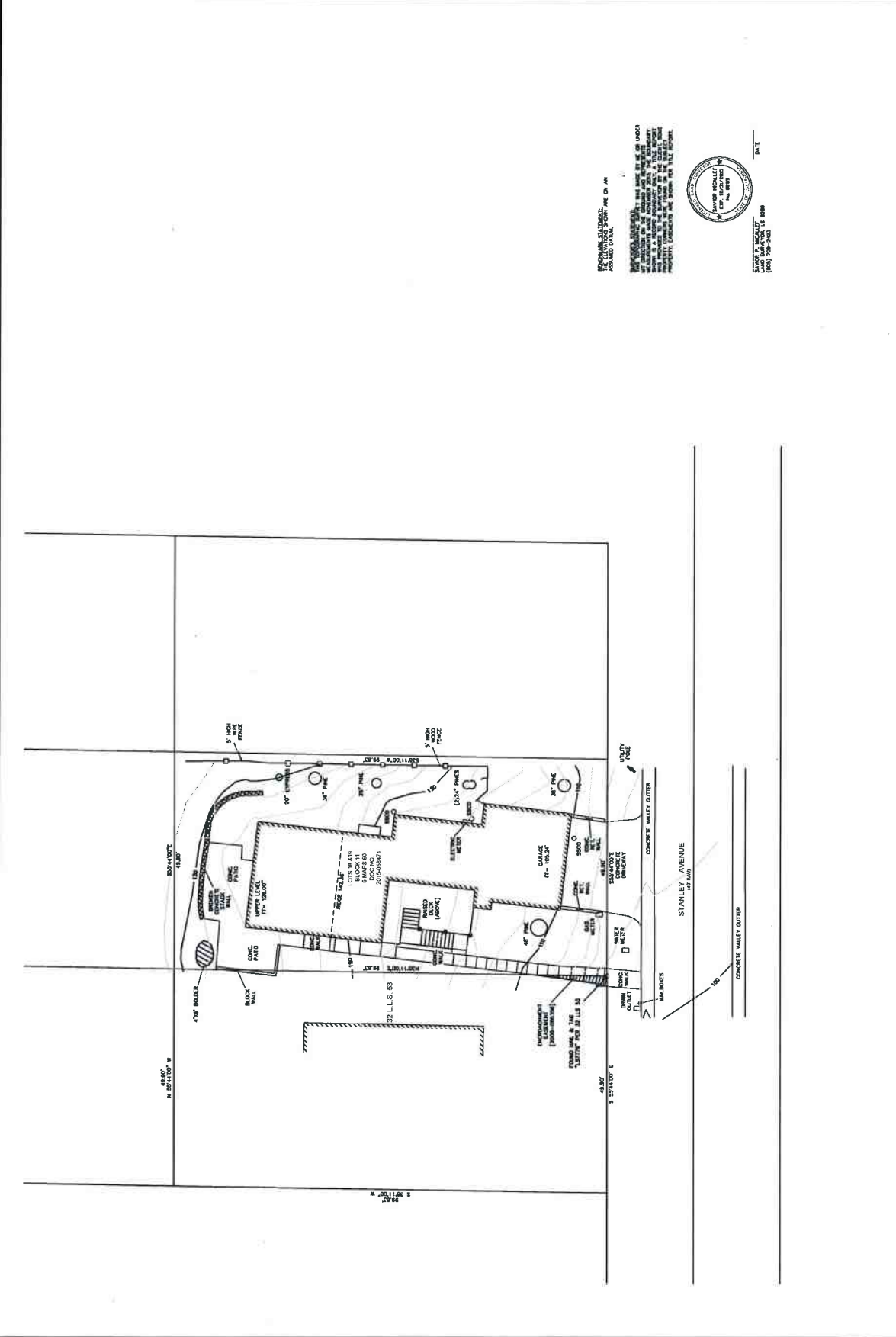
TOPOGRAPHIC SURVEY OF
252 STANLEY AVENUE, PACIFICA, CA 94044
(DOCUMENT NO. 2015-068471, APN 023-019-210)

SKORR P. MCALLEY LAND SURVEYING
421 REDWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/705-2423

RECORDING NOTICE:
ALLIED COUNTY REC-08 44
THIS SURVEY HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK OF ALLIED COUNTY, CALIFORNIA, AND IS AVAILABLE FOR PUBLIC INSPECTION AND RECORDING. THE SURVEYOR'S CERTIFICATE OF TITLE IS SUBJECT TO THE RECORDING ACT AND THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXTENT OF THE RECORDING ACT.



SKORR P. MCALLEY
LAND SURVEYOR
15 8989
DATE



**PROPOSED
SITE PLAN**

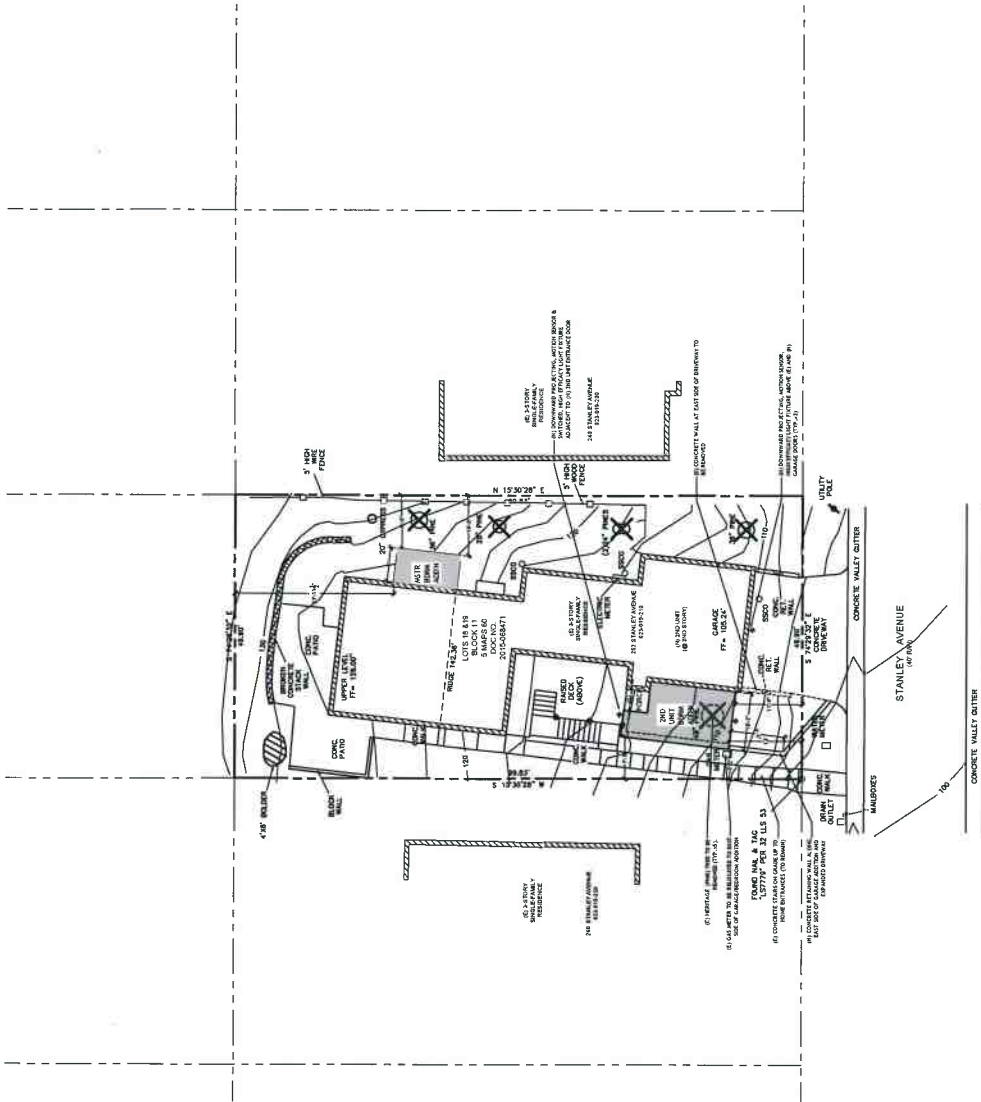
PROJECT NAME:
**ADDITION AND REMODEL
BOGEBERG RESIDENCE**

PROJECT ADDRESS:
**252 STANLEY AVENUE
PACIFICA, CA 94044**

PROJECT SCOPE:
**MISC. SMALL ADDITIONS AND
PARTIAL REMODEL AND
LEGALIZATION OF 2ND UNIT**

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

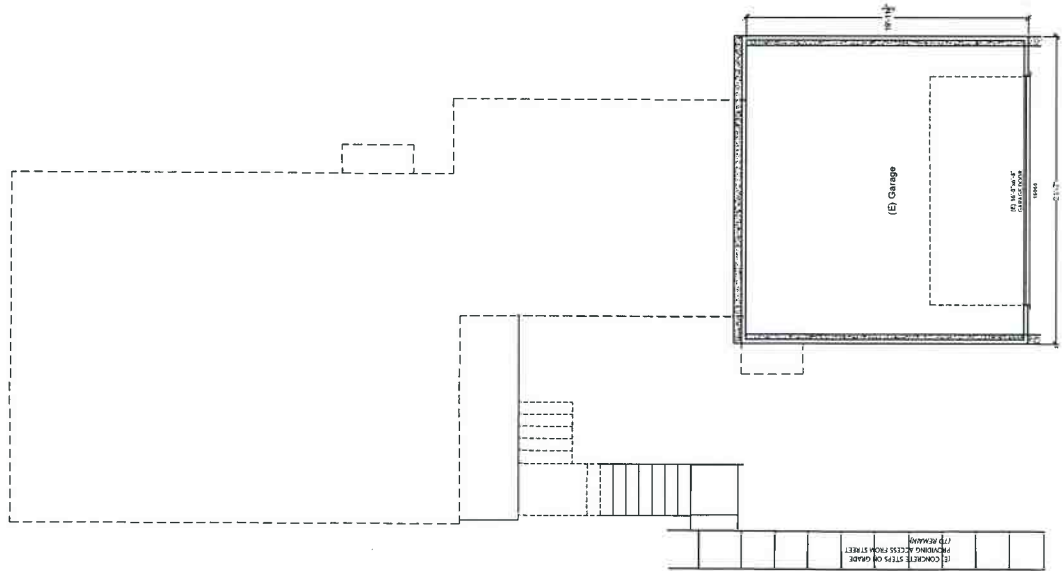
B
BRIAN BRINMAN
DRAFTING & DESIGN
648 Newark Drive
Pacifica, CA 94044
(650) 922-7993



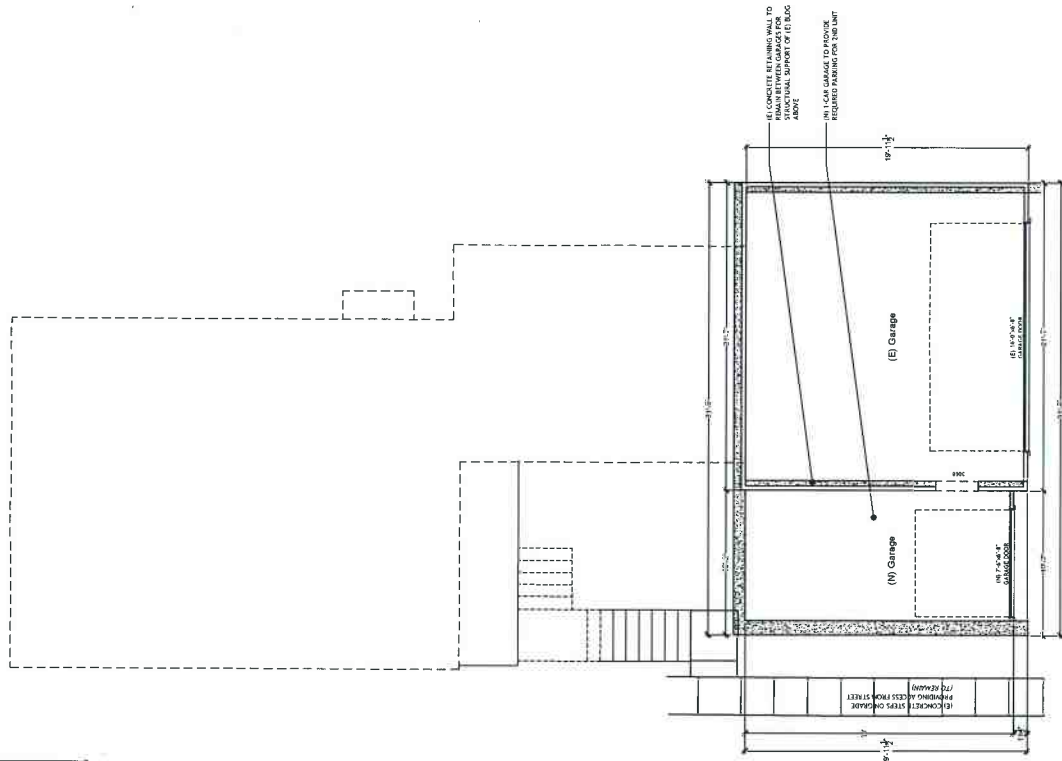
2
A1.1
PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL OR DECK RAILING
	PROPOSED STUD WALL
	PROPOSED 4'-7" HIGH STUD WALL
	EXISTING / PROPOSED CONCRETE WALL



1
AZ.1
SCALE: 1/4" = 1'-0"



2
AZ.1
SCALE: 1/4" = 1'-0"

B
BRIAN BRINDMAN
DRAFTING & DESIGN
648 N. MARKET DR.
PACIFICA, CA 94044
(650) 922-7893

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

PROJECT NAME:
ADDITION AND REMODEL:
BOGBERG RESIDENCE

PROJECT ADDRESS:
252 STANLEY AVENUE
PACIFICA, CA 94044

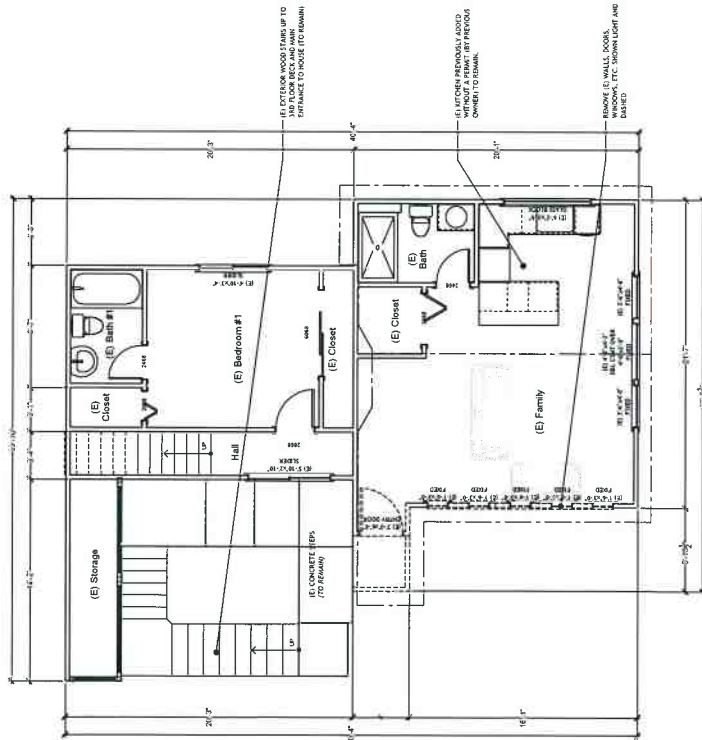
PROJECT SCOPE:
MISC. SMALL ADDITIONS AND
PARTIAL REMODEL, AND
LEGALIZATION OF 2ND UNIT

SHEET TITLE:
EXISTING AND
NEW 1ST
FLOOR PLANS

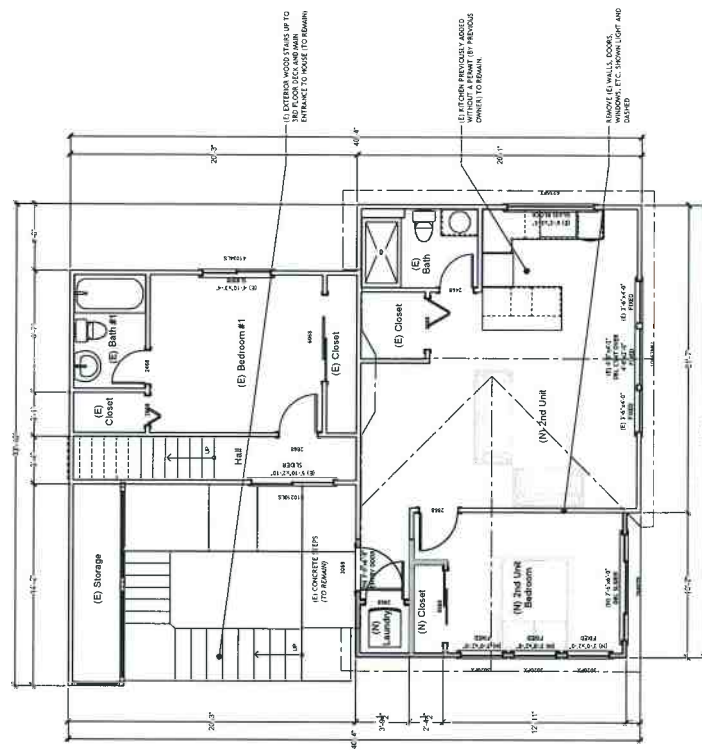
SHEET:
A2.1

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL OR DECK RAILING TO REMAIN
	PROPOSED STUD WALL
	PROPOSED 42" HIGH STUD WALL
	EXISTING / PROPOSED CONCRETE WALL



1
A2.2
EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A2.2
NEW 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

PROJECT ADDRESS:
252 STANLEY AVENUE
BOGGERG RESIDENCE
PACIFICA, CA 94044

PROJECT SCOPE:
MISC. SMALL ADDITIONS AND
PARTIAL REMODEL, AND
LEGALIZATION OF 2ND UNIT

PROJECT NAME:
ADDITION AND REMODEL,
BOGGERG RESIDENCE
PROJECT ADDRESS:
252 STANLEY AVENUE
PACIFICA, CA 94044

SHEET TITLE:
EXISTING AND
NEW 2ND
FLOOR PLANS

SHEET:
A2.2

B

BRIAN BRINKMAN
DRAWING & DESIGN
648 Newport Drive
Pacifica, CA 94044
(650) 922-7993

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

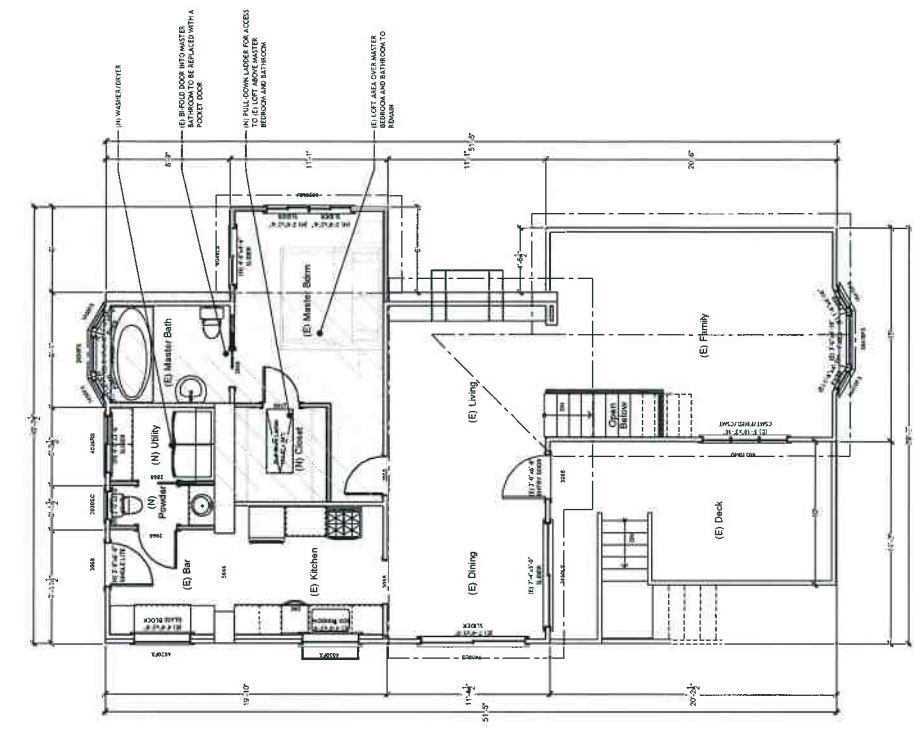
PROJECT NAME
ADDITION AND REMODEL
BOGEBERG RESIDENCE

PROJECT ADDRESS
252 STANLEY AVENUE
PACIFICA, CA 94044

PROJECT SCOPE
MISC. SMALL ADDITIONS AND
PARTIAL REMODEL, AND
LEGALIZATION OF 2ND UNIT

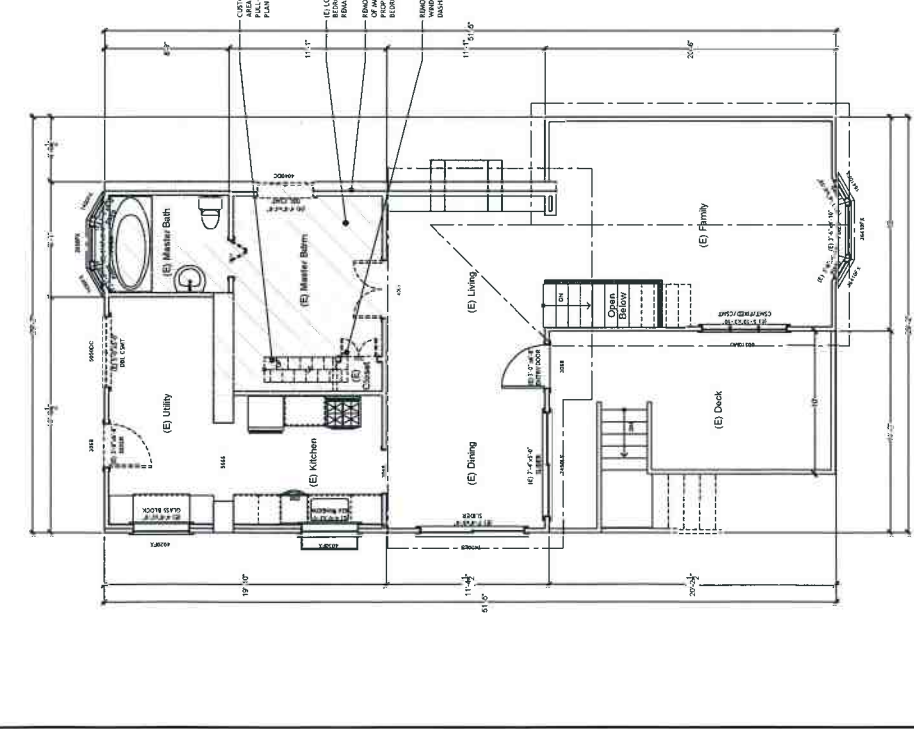
SHEET TITLE
EXISTING AND
NEW 3RD
FLOOR PLANS

SHEET
A2.3



WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL OR DECK RAILING
	PROPOSED STUD WALL
	PROPOSED 42" HIGH STUD WALL
	EXISTING / PROPOSED CONCRETE WALL



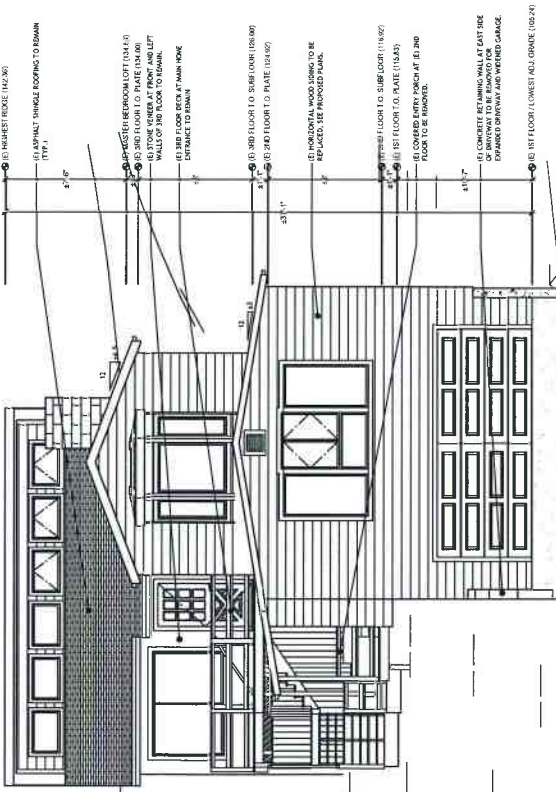
1
AZ.3

EXISTING 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

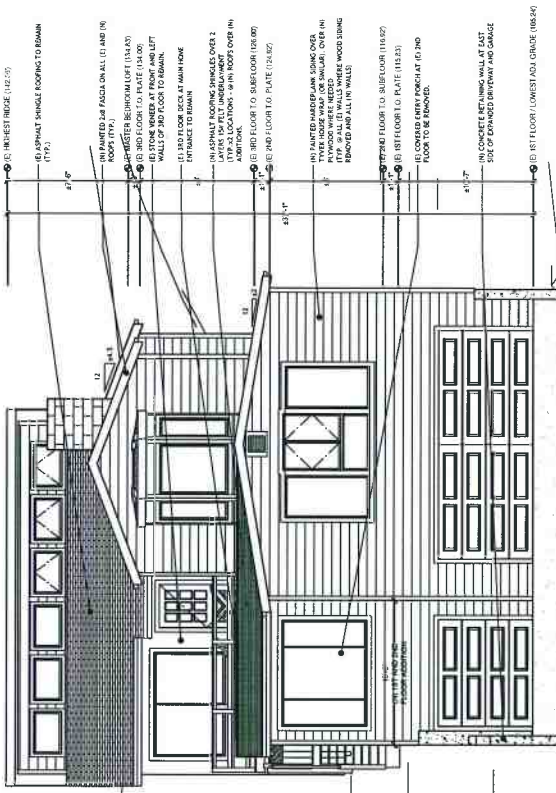


2
AZ.3

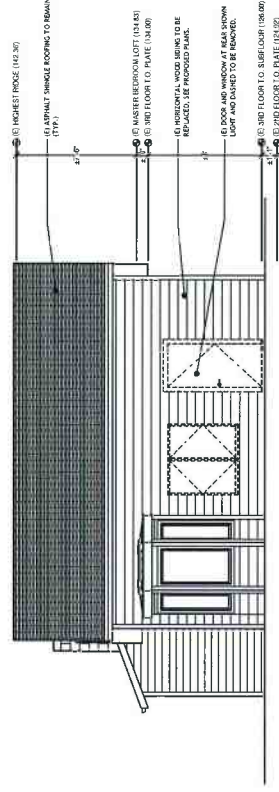
NEW 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



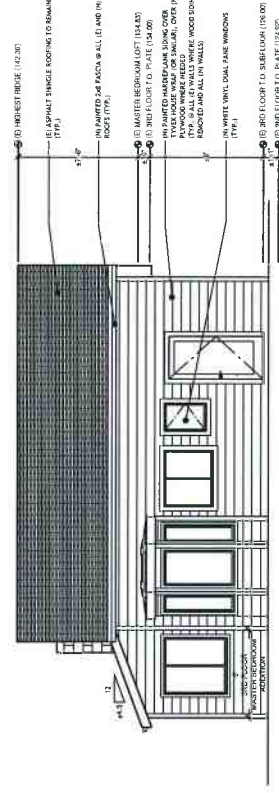
1 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 NEW FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 NEW REAR ELEVATION
SCALE: 1/8" = 1'-0"

BRUN BRINKMAN
DRAFTING & DESIGN
848 Newmans Drive
Pacifica, CA 94044
(650) 922-7883

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWINGS SET
1	04/07/16	PLANNING REVIEW COMMENTS

PROJECT SCOPE:
MISC. SMALL ADDITIONS AND
PARTIAL REMODEL, AND
LEGALIZATION OF 2ND UNIT

PROJECT NAME:
BOGEBERG AND REMODEL
BOGEBERG RESIDENCE
PROJECT ADDRESS:
252 STANLEY AVENUE
PACIFICA, CA 94044

EXISTING AND
NEW FRONT
AND REAR
ELEVATIONS

SHEET
A3.1

B
 BRAUN BRINKMAN
 DRAFTING & DESIGN
 646 Havens Drive
 Pacific, CA 94044
 (650) 922-7939

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

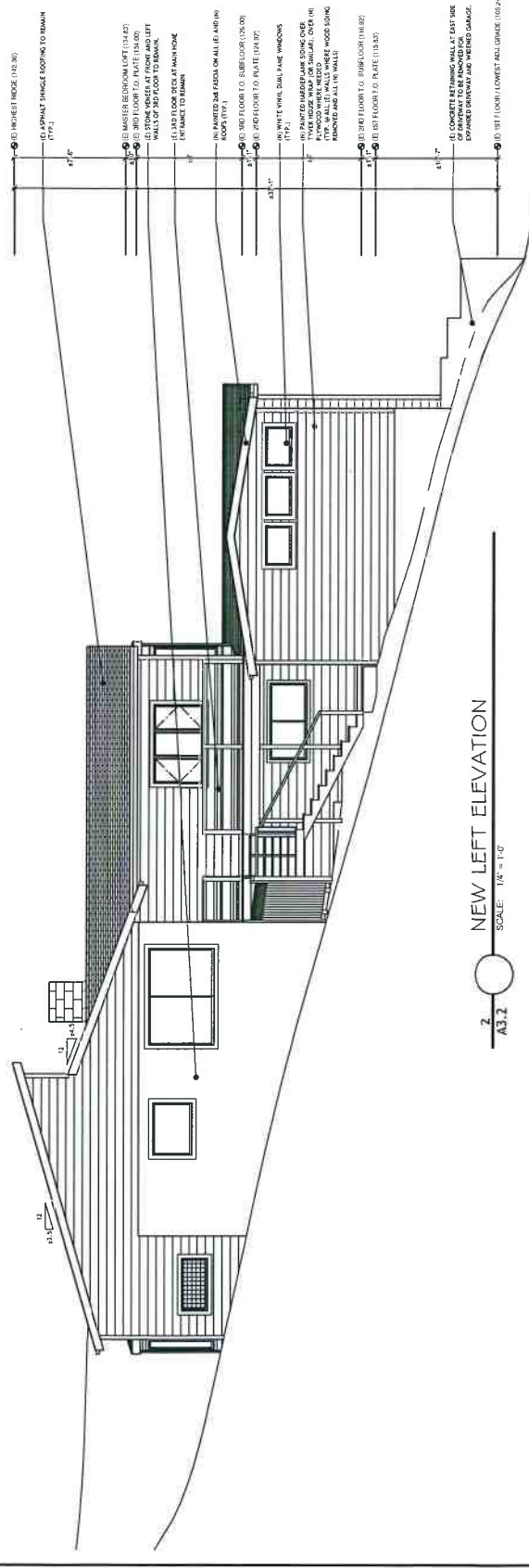
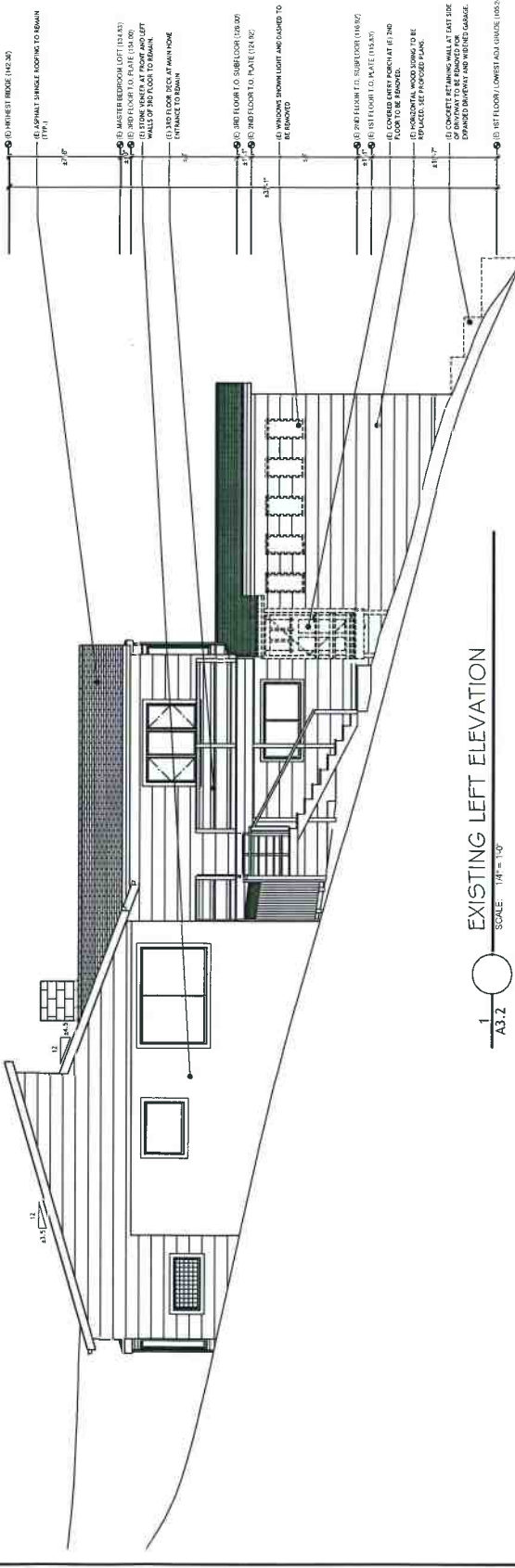
PROJECT NAME:
**ADDITION AND REMODEL
 BOGEBERG RESIDENCE**

PROJECT ADDRESS:
**252 STANLEY AVENUE
 PACIFICA, CA 94044**

PROJECT SCOPE:
 MISC. SMALL ADDITIONS AND
 PARTIAL REMODEL AND
 LEGALIZATION OF 2ND UNIT

SHEET TITLE:
**EXISTING AND
 NEW LEFT
 ELEVATIONS**

SHEET:
A3.2



B
 BRIAN BRIDGMAN
 DRAFTING & DESIGN
 648 Newbury Drive
 Pacific, CA 94044
 (650) 922-7993

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

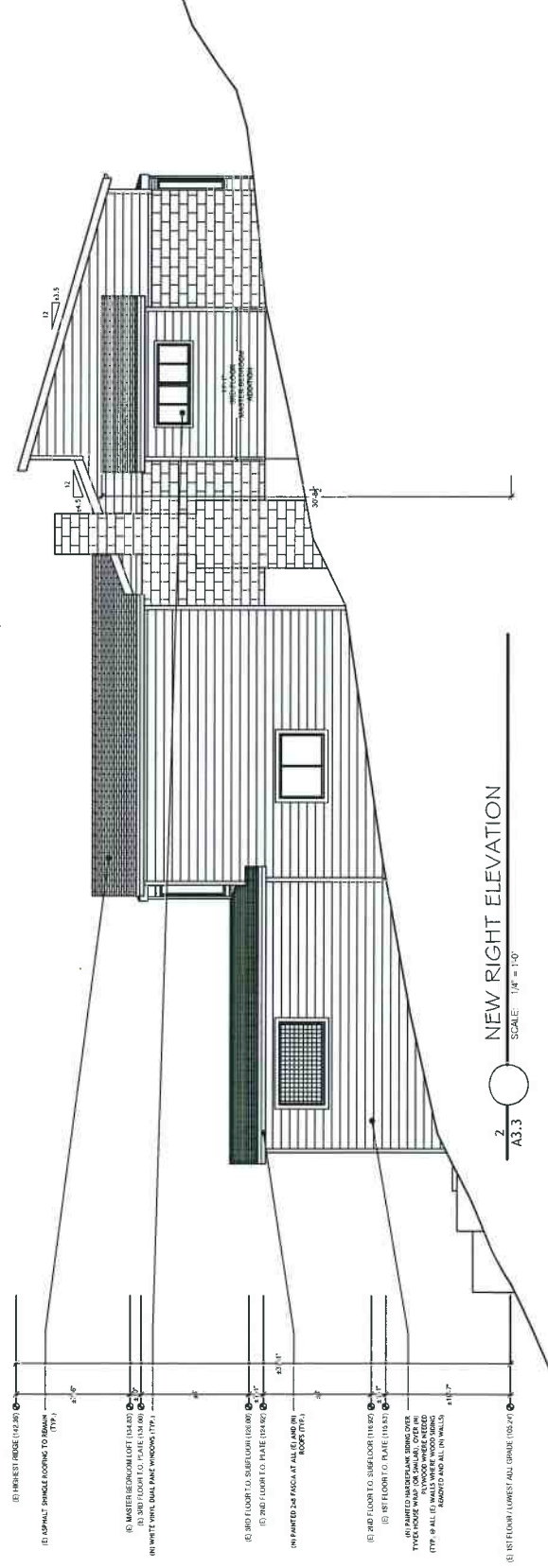
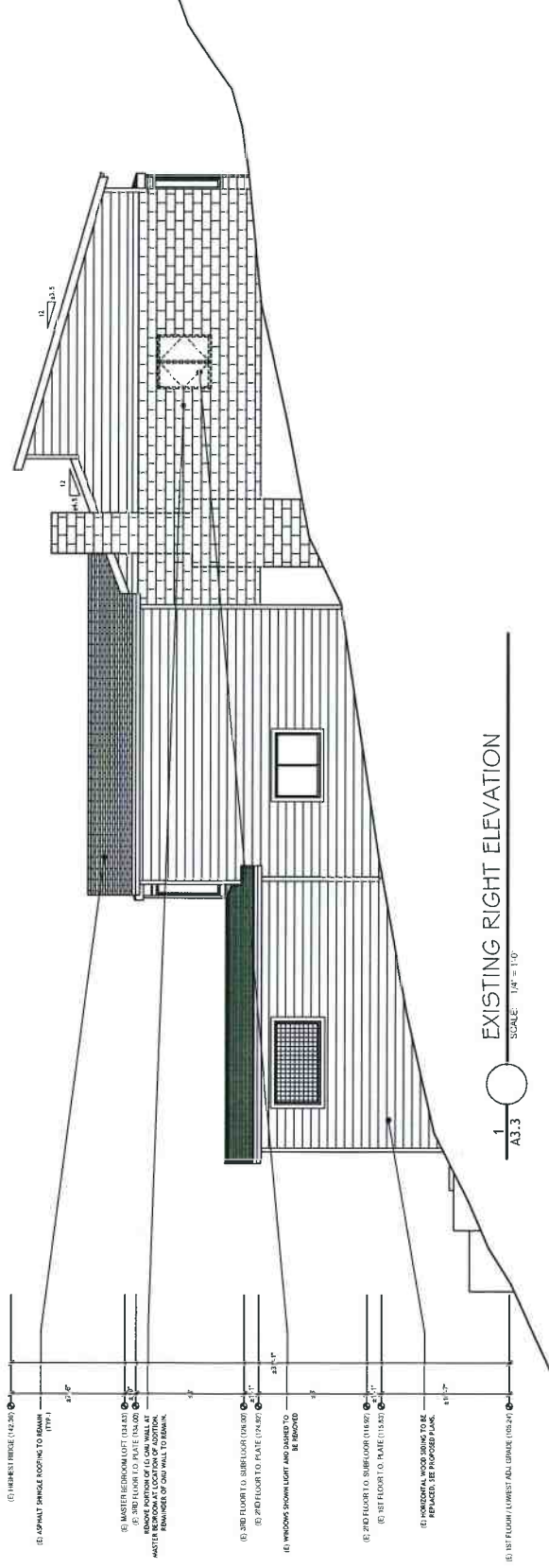
PROJECT SCOPE
 MISC. SMALL ADDITIONS AND
 PARTIAL REMODEL, AND
 LEGALIZATION OF 2ND UNIT

PROJECT NAME
 ADDITION AND REMODEL
 BOGGERG RESIDENCE

PROJECT ADDRESS
 252 STANLEY AVENUE
 PACIFICA, CA 94044




SHEET TITLE
 EXISTING AND
 NEW RIGHT
 ELEVATIONS

SHEET:
A3.3



Map of Second Residential Units within 500 Feet



-  Property with Second Residential Unit
-  500 foot buffer
-  Proposed development site

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT PSD-808-16 AND COASTAL DEVELOPMENT PERMIT CDP-365-16 SUBJECT TO CONDITIONS, FOR ADDITION TO AN EXISTING THREE-STORY SINGLE-FAMILY DWELLING AND LEGALIZATION OF AN EXISTING SECOND RESIDENTIAL UNIT AT 252 STANLEY AVENUE (APN 023-019-210), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Brian Brinkman (“Applicant”).

WHEREAS, an application has been submitted to legalize an existing second residential unit, construct an addition of a third garage space and bedroom above for the second residential unit, and convert a utility space into a half-bathroom and laundry room, and expand a master bedroom of the primary unit in an existing three-story residence located at 252 Stanley Avenue (APN 023-019-210); and

WHEREAS, the project requires approval of a Site Development Permit because the second residential unit does not meet all development standards, and more particularly, the density standard contained in Pacifica Municipal Code Section 9-4.453(e)(2)(i); and

WHEREAS, the project requires approval of a Coastal Development Permit because the project involves development within the Coastal Zone; and, the project does not qualify as a category of excluded development; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on July 18, 2016, at which time the Planning Commission granted the Planning Department their requested continuance to the August 1, 2016, Planning Commission meeting; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a continued public hearing on August 1, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pacifica as follows:

1. The above recitals are true and correct and material to this Resolution.
2. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.
3. The Project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines 15301 (14 Cal.

Code Regs. §15301) and therefore directs staff to file a Notice of Exemption for the Project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby not make the following findings pertaining to Site Development Permit PSD-808-16 for legalization of a second residential unit, which does not comply with the density standard contained in Pacifica Municipal Code Section 9-4.453(e)(2)(i):

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

The proposed project proposes a 253-sq. ft. addition to an existing single-family residence with an existing unpermitted second residential unit (SRU). After expansion and legalization, the main house would consist of 1,404 sq. ft. of living area and the second unit would consist of 627 sq. ft. Although the proposed expansion of dwelling area for the SRU would occur in the front of the existing structure, the size and location of the SRU would not create hazardous or inconvenient traffic patterns because the addition, as conditioned, would comply with setback requirements and it would create an additional parking stall that would provide all required SRU parking in an off-street area. The proposed project does not include any other modifications to the existing roadway or pedestrian facilities that could create a hazardous traffic pattern.

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

The proposed project includes the construction of a third garage stall to be added to the existing two-car garage. The setback to the new garage stall would meet the development standards of the Pacifica Municipal Code, considering the front half of the property has a slope greater than 25 percent.

- i. The construction of the third garage stall would provide all parking required under State law for a SRU in an off-street location. Although the existing configuration of the driveway in the center of the property, and the widening of the driveway to provide access to the third garage stall, limits the availability of on-street parking within the property lines of the subject property as intended by PMC Section 9-4.2813(f), the condition is consistent with the development pattern throughout the neighborhood where available on-street parking is limited and suffers from inadequate street design and width. Moreover, off-street parking is the primary requirement of a development, and on-street parking is secondary, which means the project would result in an improvement in parking based on the requirements for a

SRU. Without the addition of the third garage stall, parking for the SRU would occur on-street, which could contribute to a hazardous or inconvenient condition to adjacent or surrounding uses.

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

The R-1 zoning district requires 20 percent of site area to be landscaping, and the project would provide 44 percent landscaping, more than twice the required amount. Therefore, the proposed project would not provide insufficient landscaped area for the purposes of separating or screening service and storage areas.

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

Expansion of the proposed main and second residential unit would meet all height and setback requirements if the project is approved as conditioned. The distance from the property lines resulting from setback compliance would allow for adequate light and air to circulate around the structure.

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

The proposed project does not include any commercial or industrial structure. Therefore, this finding is not applicable to the subject project.

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

Without adequate review and approval by the City, two project elements could result in damage or destruction of natural features. First, grading at the site would reduce or eliminate some sloped areas to allow construction of the addition and widened driveway. The grading would result in construction of retaining walls. However, the slopes in question are relatively small and are not visually prominent within the surrounding area. Second, unregulated removal of Heritage Trees can damage or destroy natural features in a neighborhood. However, the permit process in place for

consideration of Heritage Tree removal ensures that such removal would not result in damage or destruction of natural features unless justified to preserve the health and safety of nearby property owners and occupants. The trees at the site that were removed received approval of a Heritage Tree removal permit and the removal was performed in a way only to remove trees that presented a threat to public health and safety due to their deteriorated condition.

Because the City would review grading plans to ensure slope stability, because on-site grading does not involve prominent or scenic slopes, and because the City has approved a Heritage Tree removal permit for the site based on a site inspection to determine tree health, therefore, the project would not result in excessive damage or destruction of natural features..

7. *That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.*

The proposed project would complement the existing various roof line levels of the three-story building, would have horizontal relief with the setback of the front addition to create an interesting front façade, and would have an architectural style which is cohesive with the mixed styles in Pedro Point. Therefore, the project would not result in insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.

8. *That the proposed development is inconsistent with the City's adopted Design Guidelines.*

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

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

Discussion: The proposed designs of the additions retain the positive architectural features of the original structure. The roof line of the second residential unit complements the existing roof line of the existing living space and the roof line on the third floor. The size and shape of the proposed window for the second residential unit corresponds with the existing windows. The roof line of the main unit master bedroom provides a small accent to the existing third story roof. The exterior materials of the entire structure would be changed and would be consistent throughout the entire structure.

Scale. Scale is the measure of the relationship of the relative overall size of the one structure with one or more other structures. A development can be out of scale with its surroundings due to its relative height, bulk, mass, or density.

Discussion: The proposed design of the additions do not substantially increase the scale of the existing structure compared to neighboring structures with similar-sized, uphill lots.

The structure to west of the subject property, 240 Stanley Avenue, is a three-story single family residence. Although the structure includes setbacks, the structure at 270 Stanley Avenue seems more massive than the proposed project as it appears to maximize all building dimensions and the front elevation has only minor projections.

The structure to the east of the subject property, 260 Stanley Avenue, is a three-story single family residence. Although it appears that the structure at 260 Stanley Avenue is not built up against the require side setback, it has a relatively flat front elevation, which creates the appearance of a larger structure. The proposed structure appears less dense and in comparable scale to 260 Stanley Avenue as a result of its stories being tiered.

Neither the main unit master bedroom, nor the second residential unit bedroom additions would expand the height of the existing structure. The addition of 253 sq. ft. to the structure does not create an out of scale building mass.

Consistency. There should be architectural consistency among all building elevations. All elevations need not be identical, but a sense of overall design continuity must occur.

Discussion: As discussed above under Design, the roof line of the second residential unit complements the existing roof line of the existing living space and the roofline of the third floor. The size and shape of the proposed window for the second residential unit corresponds with the existing windows. The roof line of the extension of the main unit master bedroom provides a small accent to the existing third story roof. The exterior materials of the entire structure would be changed and would be consistent throughout the entire structure.

As supported by the discussions provided above, the proposed project would not be inconsistent with the City of Pacifica's adopted Design Guidelines.

9. *That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.*

- i. The proposed project would be consistent with the City of Pacifica's General Plan, Local Coastal Plan, or other applicable laws of the City, as described in more detail below and throughout this document.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Site Development Permit PSD-808-16 for legalization of a second residential unit, which does not comply with the density standard contained in Pacifica Municipal Code Section 9-4.453(e)(2)(i):

1. *The second unit is visually integrated and aesthetically compatible with the main dwelling unit.*

The proposed SRU would utilize the existing front portion of the second story. The design of the expansion for the garage space and second residential unit bedroom would visually integrate with the existing structure. The roofline, window style, and building shape would be compatible with existing styles. Additionally, the entire existing exterior dark stained wood siding would be replaced with horizontal fiber cement siding, which would provide a further cohesive appearance. The second unit would be visually integrated and aesthetically compatible with the main dwelling unit.

2. *The second unit is aesthetically compatible with the surrounding neighborhood and will not detract from the single-family character and appearance of the property or area.*

As discussed above under Finding 1, the SRU would be visually integrated and aesthetically compatible with the main dwelling unit. Additionally, as analyzed under Finding 4.A.viii, the scale of the proposed structure would be compatible with surrounding properties.

The proposed expansion for the second residential unit would enlarge the structure with one garage stall and 187 square feet of living space. While most houses surrounding the subject property have two-car garages, it is not unusual to see a house with a three-car garage, including the neighboring house to west, 240 Stanley Avenue, and a house to the east, 271 Stanley Avenue¹. The addition of 187 square feet to the front of the house does not substantially change the overall size of the house, which would not cause it to become out of character with the surrounding neighborhood.

¹ 271 Stanley Avenue has a permitted second residential unit.

- ii. The second unit would be aesthetically compatible with the surrounding neighborhood and would not detract from the single-family character and appearance of the property or area.
3. *The location and orientation of the second unit will not materially; reduce the privacy otherwise enjoyed by residents of adjoining properties.*
- iii. The windows on the eastern elevation of the proposed SRU addition, which face the front door and two smaller windows of 260 Stanley, would continue to be screened by four or five smaller trees planted within the western side setback of 260 Stanley Avenue. In regards to the front elevation, the proposed expansion would add one window, which would face the street in the same fashion as existing windows on the front of the building, resulting in no change in privacy enjoyed by properties across the street. The location and orientation of the SRU would not materially reduce the privacy otherwise enjoyed by residents of adjoining properties.
4. *The second unit will not create excessive ground coverage or over utilization of the parcel in comparison with the existing patterns in the surrounding neighborhood.*
- iv. The proposed expansion for the SRU would only increase lot coverage by 5 percent to 35 percent. The maximum allowable coverage in the R-1 zone is 40 percent. The second unit would not create excessive ground coverage or over utilization of the parcel in comparison zoning standards and with the existing patterns in the surrounding neighborhood.
5. *The second unit will not create an unduly adverse impact on traffic flow, and road access to the parcel is adequate. The consideration of adequate road access shall include, but need not be limited to, road width, sight distance, existing and potential traffic volume, and emergency vehicle access.*

The proposed project would not impact the existing road width or sight distance in front of the property. The proposed SRU would be located on a straight segment of Stanley Avenue and, because the project as conditioned would comply with all setback requirements, would not affect site distance, emergency vehicle access, or other traffic-related characteristics of the neighborhood.

6. *The additional density on the property will not create any adverse impacts to the neighborhood.*

The expansion of the garage to create a third parking stall would result in a SRU project that provides all required parking under State law. The addition, as conditioned, would also comply with all setback requirements. Because the project would provide required parking and comply with setback requirements, the addition of the SRU would not create any adverse impacts to the neighborhood.

7. *That the use of the second residential unit 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.*

Parking is the characteristic of a proposed SRU that is most likely to generate a harmful neighborhood impact. As discussed above, the project would provide all parking required by State law for an SRU because it includes expansion of the garage to create a third parking stall. All other aspects of the project, as conditioned, would comply with applicable zoning standards except for the density standard in PMC Section 9-4.453(e)(2)(i).

For the reasons set forth in the above resolution, and as set forth in greater detail in the analysis in the staff report, the project would not lead to any detrimental impacts to health, safety, or welfare of the persons residing or working in the neighborhood or to the general welfare of the City, despite exceeding the allowable density for SRUs in this neighborhood.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-365-16 for development within the Coastal Zone:

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

The City's certified Local Coastal Program includes a Local Coastal Land Use Plan (LCLUP) that contains policies to further the City's coastal planning activities. The proposed project is consistent with the relevant policy, as discussed below.

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

The proposed project would not interfere with the public's right of access to the sea. The proposed project is located on Stanley Avenue approximately 900 feet (0.17 mile) from the nearest coastal access. Substantial urban development and several streets are located between the project site and the sea. Therefore, the project would not impact or otherwise interfere with the public's right of access to the sea.

- Coastal Act Policy No. 23: New development, except as otherwise provided in this policy, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able

to accommodate it, in other areas with adequate public services and where it would not have significant adverse effects, either individually or cumulatively, on coastal resources... [the remainder of this policy pertains to major land divisions other than condominiums and to visitor-serving facilities, neither of which are part of the proposed development.]

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

Because the proposed project would be located in an existing area substantially developed with residential units, and would be setback approximately 900 feet (0.17 mile) from the sea, substantial evidence exists to support a Planning Commission finding that the proposed development is in conformity with the City's certified Local Coastal Program.

2. Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.

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

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

1. That the project is exempt from CEQA as a Class 1 exemption provided in Section 15303 of the CEQA Guidelines. Section 15301 states in pertinent part as follows:

15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

- (e) Additions to existing structures provided that the addition will not result in an increase of more than:
 - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

In this case, the project involves a 253-sq. ft. addition to an existing single-family residence. Therefore, the project is exempt from further analysis under CEQA.

In this case, the project involves a 253-sq. ft. addition to an existing single-family residence and second residential unit. Therefore, the project is exempt from further analysis under CEQA.

- 2. Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.
 - A. Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed residential neighborhood and is not located in a sensitive environmental area. Therefore, it would not have a significant impact on the environment.
 - B. Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area would have a significant environmental impact. The project involves a 253-sq. ft. addition to an existing single-family residence within a substantially developed residential neighborhood and would not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
 - C. Sec. 15300.2(c): There is no evidence in the record of any possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is zoned for residential use and consists of an existing single-family residence and no habitat value. Therefore, there are no unusual circumstances applicable to the project.
 - D. Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

3. Because the project is consistent with the requirements for a Class 1 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby approve Site Development Permit PSD-808-16 and Coastal Development Permit CDP-365-16 to legalize an existing second residential unit, construct the addition of a third garage space and bedroom above for the second residential unit, and convert a utility space into a half-bathroom and laundry room, and expand of the master bedroom of the primary unit in an existing three-story residence located at 252 Stanley Avenue (APN 023-019-210), subject to conditions of approval included as Exhibit A to this resolution.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 1st day of August 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Josh Gordon, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Site Development Permit PSD-808-16 and Coastal Development Permit CDP-365-16 to legalize an existing second residential unit, construct the addition of a third garage space and bedroom above for the second residential unit, and convert a utility space into a half-bathroom and laundry room, and expand of the master bedroom of the primary unit in an existing three-story residence located at 252 Stanley Avenue (APN 023-019-210)

Planning Commission Meeting of August 1, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "Addition and Remodel: Bogeberg Residence 252 Stanley Avenue, Pacifica, Ca" dated April 7, 2016, and stamped received by the City of Pacifica on April 22, 2016, except as modified by the following conditions.
2. Prior to issuance of a building permit, Applicant shall redesign the proposed second-story bedroom addition for the second residential unit at the front of the residence to comply with the R-1 zone's 15 foot front setback standard contained in Pacifica Municipal Code Section 9-4.402(d).
3. Prior to issuance of a building permit, Applicant shall redesign the proposed driveway to comply with Pacifica Municipal Code Section 9-4.2813(g). The driveway width at the front lot line shall not exceed more than fifty (50%) percent of the total lot frontage or 25 feet.
4. The site development permit and coastal development permit approval is valid for a period of one year from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension.
5. Prior to issuance of a building permit, Applicant shall provide documentation of compliance with Pacifica Municipal Code Section 9-4.453(a)(1), (a)(2), and (d).
6. Site Development Permit PSD-808-16 shall not take effect to legalize the existing second unit until Applicant obtains a building permit for and passes final inspection of the unpermitted renovations that created the second unit, including without limitation the partition wall, kitchen, restroom, entry door, and electrical and plumbing connections thereto. The building permit may be obtained for a standalone project to legalize the

- unpermitted construction, or in conjunction with an overall building permit for the addition project.
7. Occupancy of the second unit is prohibited until the final inspection described in Condition No. 6 is successfully completed.
 8. Prior to the issuance of a building permit, Applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
 9. At all times, Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
 10. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
 11. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.
 12. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and/or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.
 13. Prior to issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director. The landscape plan shall show each type, size, and location of plant materials, as well as the irrigation system. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native, and shall include an appropriate mix of trees, shrubs, and other plantings to soften the expanded structure. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient

irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director.

14. Prior to issuing a grading permit, the City shall require the project applicant to demonstrate that the design and construction of the project is consistent with the recommendations and conclusions of the Geotechnical Investigation and Drainage Analysis prepared for the project.
15. Applicant shall obtain an encroachment permit from the City Engineer prior to construction of any improvements, including retaining walls, within the public right-of-way. In the event Applicant is unable to obtain an encroachment permit for such improvements, the Applicant shall submit an application to the Planning Department to for review and approval of a revision to its application.

Building Division of the Planning Department

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

Engineering Division of Public Works Department

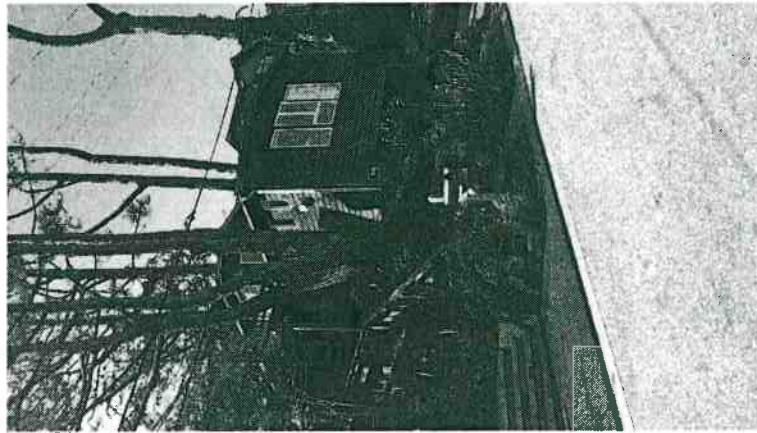
17. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
18. Applicant shall grind and overlay existing asphalt with minimum 2 inch AC to the limits of all utility connection or to street centerline whichever is greater across entire property frontage along Stanley Avenue. All pavement markings and markers shall be replaced in kind.
19. 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.
20. No debris box or equipment shed is allowed in the street or sidewalk. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked, onto Stanley Avenue. Dust control and daily road cleanup will be strictly enforced.

21. Add a note on the Site Plan that says, "Existing curb, sidewalk or street adjacent to property frontage that is damaged or displaced shall be repaired or replaced even if damage or displacement occurred prior to any work performed for this project."
22. Add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."
23. Upon submittal of plans for building permit, applicant shall submit a Drainage Plan to include all existing and proposed drainage improvements at the project site. Drainage improvements shall show how runoff from the property will be directed. All drainage improvements shall include but not limited to swales, concrete gutters, pipes, inlets and headwalls (if needed) and shall be design and constructed to the satisfaction of the City Engineer. All site drainage shall be discharged unto the street.
24. Prior to approval of the Building Permit, applicant shall provide an erosion control plan.
25. A traffic control plan shall be submitted for review by the City Engineer. Lane closures shall be requested 72 hours in advance of schedule and coordinated with Pacifica Police and Fire Departments. Through traffic shall be maintained at all times along Stanley Avenue.
26. A City of Pacifica Encroachment Permit shall be obtained for all work undertaken in the public right-of-way. All work shall be done in accordance with City Standards, Standard Specifications for Public Works Construction (Green Book) or Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction of the City Engineer or his designee and shall be completed prior issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.

END



VIEW OF AREA OF PROPOSED
GARAGE/BEDROOM ADDITION
AND (E) TREE TO BE REMOVED



VIEW OF EXISTING HOUSE
LOOKING WEST FROM
STANLEY AVENUE



VIEW OF EXISTING HOMES AT
252 STANLEY AVENUE AND
260 STANLEY AVENUE



VIEW OF EXISTING HOMES AT
252 STANLEY AVENUE AND
240 STANLEY AVENUE

B
BRIAN BRINKMAN
DRAWING & DESIGN
568 Newbury Drive
Pacifica, CA 94044
(925) 822-7930

REV	DATE	DESCRIPTION
0	02/18/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

PROJECT SCOPE:
MISC. SMALL ADDITIONS AND
PARTIAL REMODEL, AND
LEGALIZATION OF 2ND UNIT

PROJECT NAME:
ADDITION AND REMODEL:
BOGGERG RESIDENCE

PROJECT ADDRESS:
252 STANLEY AVENUE
PACIFICA, CA 94044

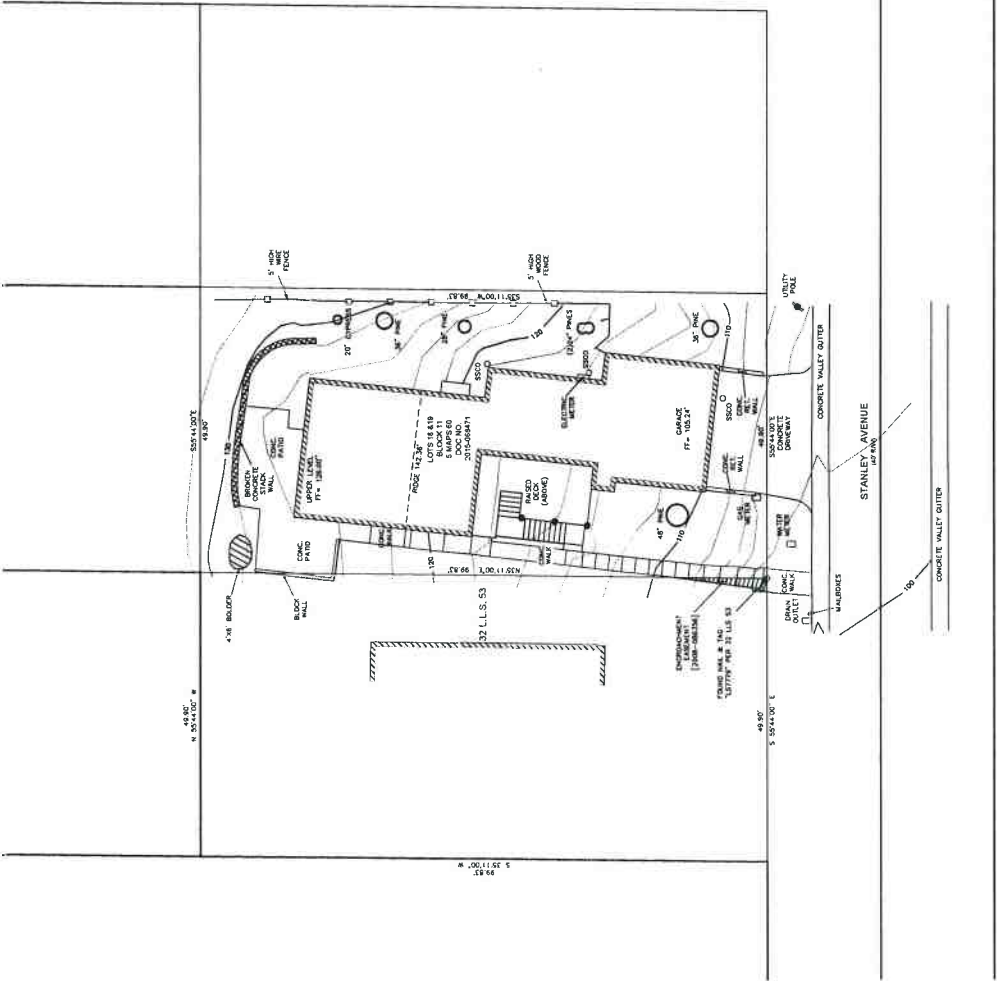
SHEET TITLE:
EXISTING SITE
PHOTOS

SHEET
A0.1

DATE	11-24-15
PROJECT	NO
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
DATE	

TOPOGRAPHIC SURVEY OF
 252 STANLEY AVENUE, PACIFICA, CA 94044
 (DOCUMENT NO. 2015-068471, APN 023-019-210)

SKYOR P. MCALLEE LAND SURVEYING
 421 WILSON DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 655/709-2423



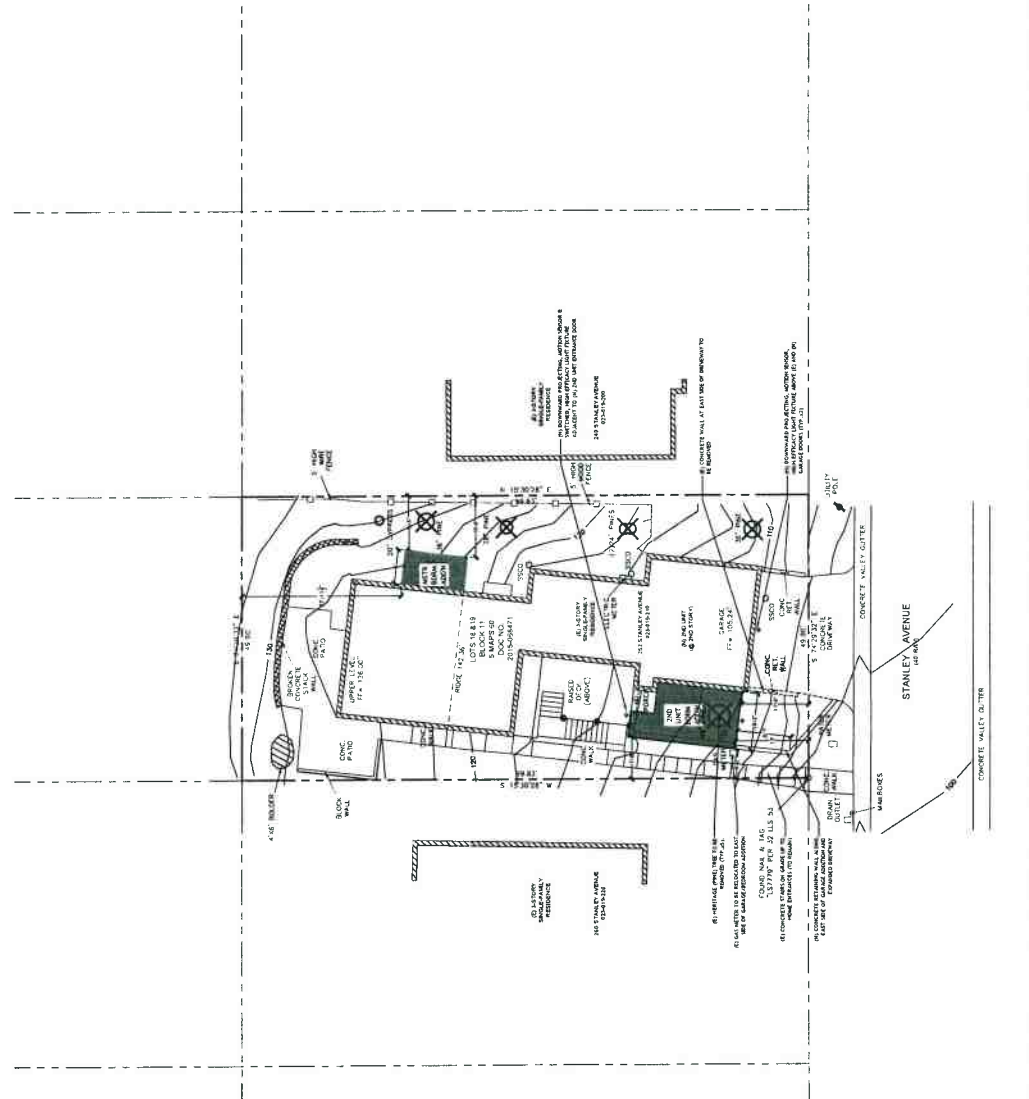
NOT TO SCALE
 THIS PLAN IS A SUMMARY OF THE SURVEY DATA AND DOES NOT REPRESENT THE ORIGINAL SURVEY DATA.
 THE ORIGINAL SURVEY DATA IS AVAILABLE UPON REQUEST.
 THE SURVEY WAS CONDUCTED ON 11/24/15.
 THE SURVEYOR IS SKYOR P. MCALLEE, LICENSE NO. 15839.
 THE SURVEY WAS CONDUCTED IN PACIFICA, CALIFORNIA.



DATE

REV	DATE	DESCRIPTION
0	02/16/18	PRELIMINARY DRAWING SET
1	04/07/18	PLANNING REVIEW COMMENTS

PROJECT NAME: **ADDITION AND REMODEL BOGBERG RESIDENCE**
 PROJECT ADDRESS: **252 STANLEY AVENUE PACIFICA, CA 94044**
 PROJECT SCOPE: **MISC. SMALL ADDITIONS AND PARTIAL REMODEL AND LEGALIZATION OF 2ND UNIT**



PROPOSED SITE PLAN
 SCALE: 1" = 10'0"

B
 648 N. Main Ave
 Pacific, CA 94044
 (850) 222-7808

BRIAN BINKMAN
 DRAFTING & DESIGN

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

PROJECT SCOPE:
 MISC. SMALL ADDITIONS AND
 PARTIAL REMODEL AND
 LEGALIZATION OF 2ND UNIT

PROJECT NAME:
 ADDITION AND REMODEL:
 BOGGERG RESIDENCE

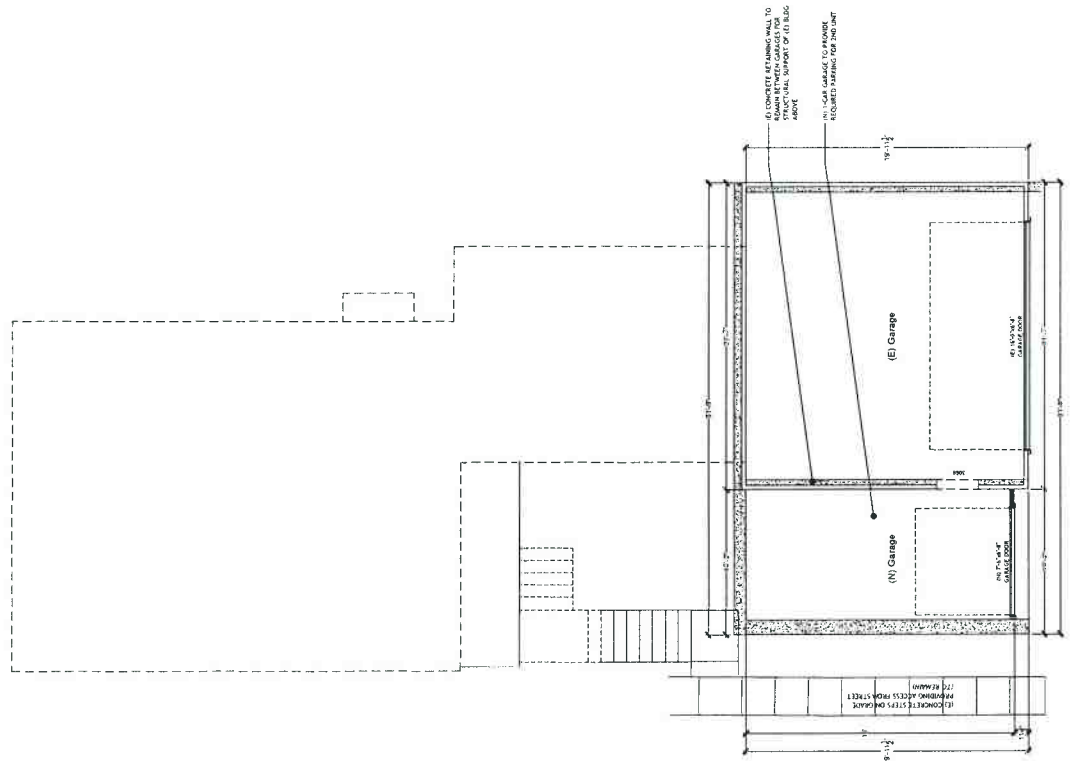
PROJECT ADDRESS:
 252 STANLEY AVENUE
 PACIFICA, CA 94044

SHEET TITLE:
 EXISTING AND
 NEW 1ST
 FLOOR PLANS

SHEET
A2.1

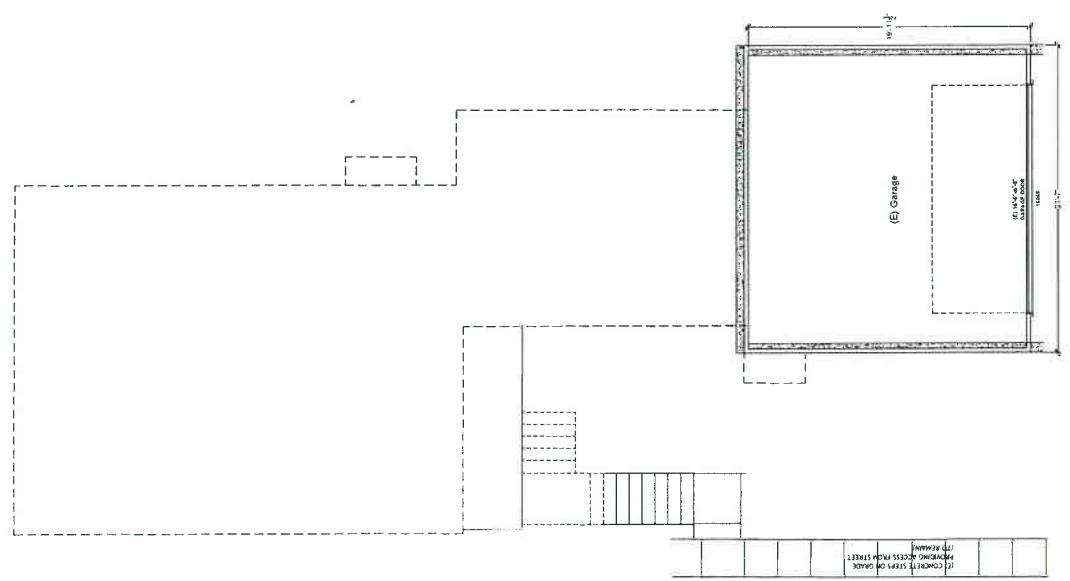
WALL LEGEND

-----	EXISTING WALL TO BE REMOVED
-----	EXISTING WALL OR DECK RAILING TO REMAIN
-----	PROPOSED STUD WALL
-----	PROPOSED 42" HIGH STILD WALL
-----	EXISTING / PROPOSED CONCRETE WALL



2
 AZ.1
 SCALE 1/4" = 1'-0"

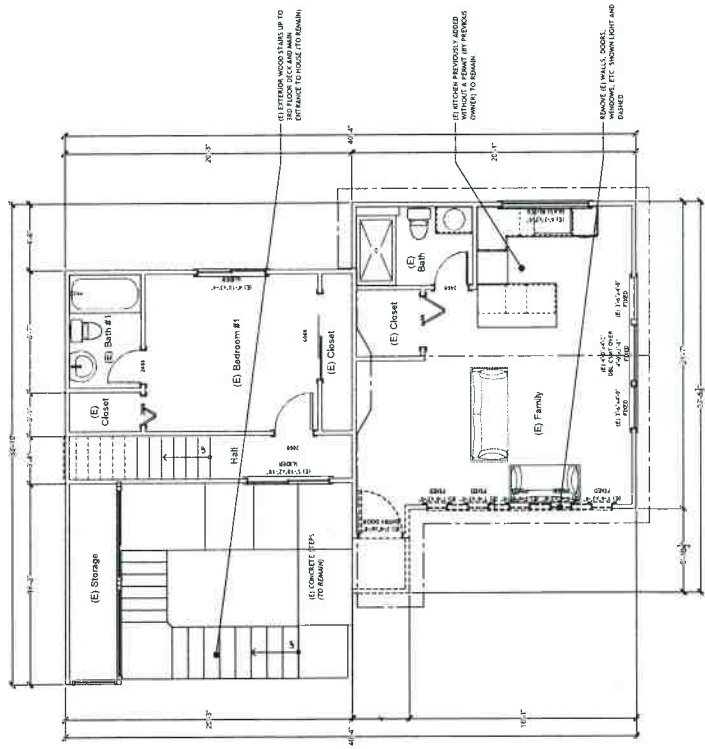
NEW 1ST FLOOR PLAN



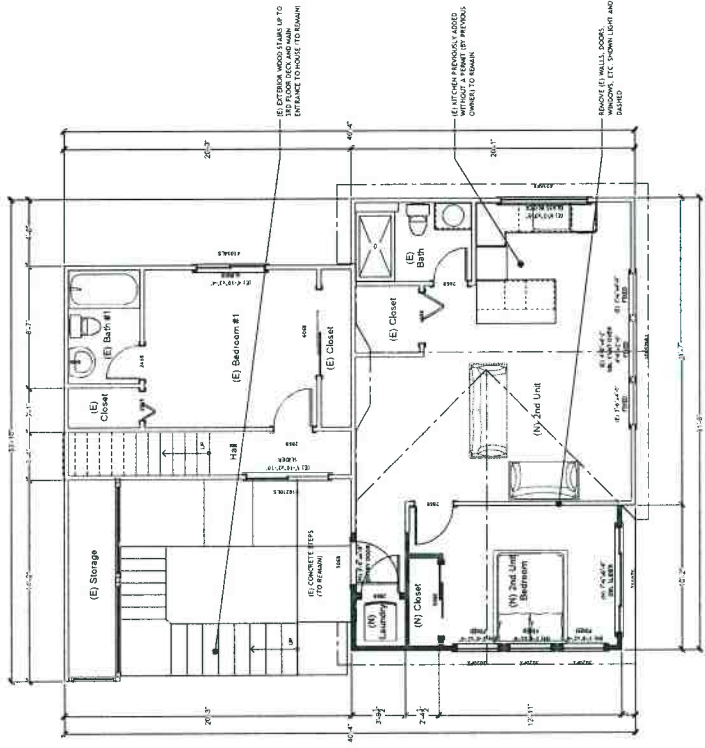
1
 AZ.1
 SCALE 1/4" = 1'-0"

EXISTING 1ST FLOOR PLAN

WALL LEGEND	
-----	EXISTING WALL TO BE REMOVED
-----	EXISTING WALL OR DECK RAILING TO REMAIN
-----	PROPOSED STUD WALL
-----	PROPOSED 42" HIGH STUD WALL
-----	EXISTING / PROPOSED CONCRETE WALL



1
EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
NEW 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NAME ADDITION AND REMODEL BOGGERG RESIDENCE	PROJECT ADDRESS 252 STANLEY AVENUE PACIFICA, CA 94044	PROJECT SCORE MISC. SMALL ADDITIONS AND PARTIAL REMODEL AND LEGALIZATION OF 2ND UNIT
SHEET TITLE EXISTING AND NEW 2ND FLOOR PLANS	SHEET A2.2	
DESCRIPTION	DATE	REV
PRELIMINARY DRAWING SET	02/16/16	0
PLANNING REVIEW COMMENTS	04/07/16	1



 BRYAN BRINKMAN
 DRAFTING & DESIGN
 668 Havana Drive
 Pacifica, CA 94044
 (650) 822-7883

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

PROJECT NAME:
**ADDITION AND REMODEL:
 BOGGERG RESIDENCE**

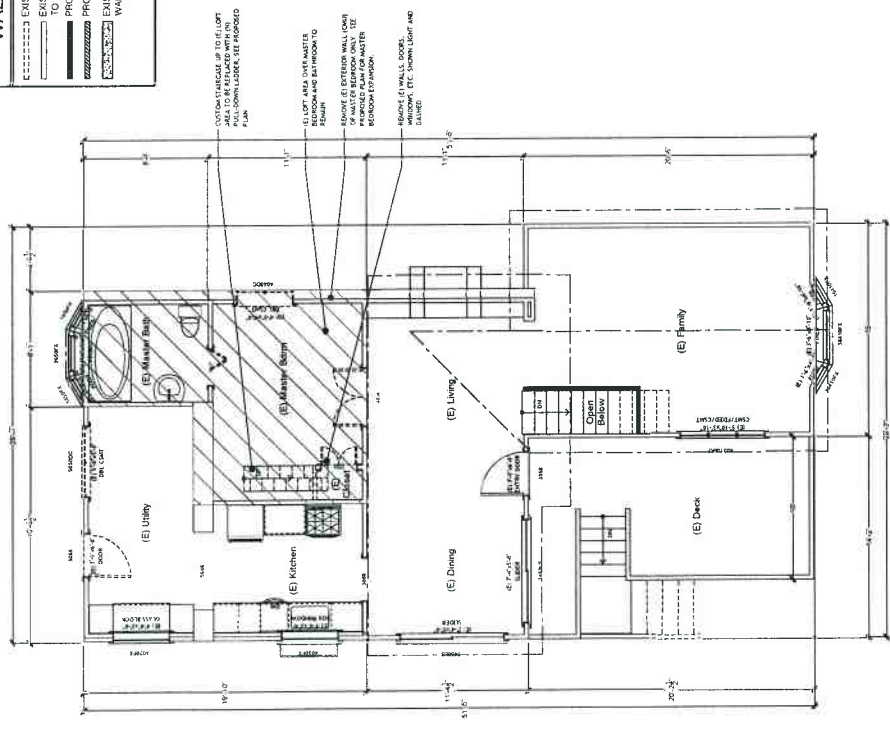
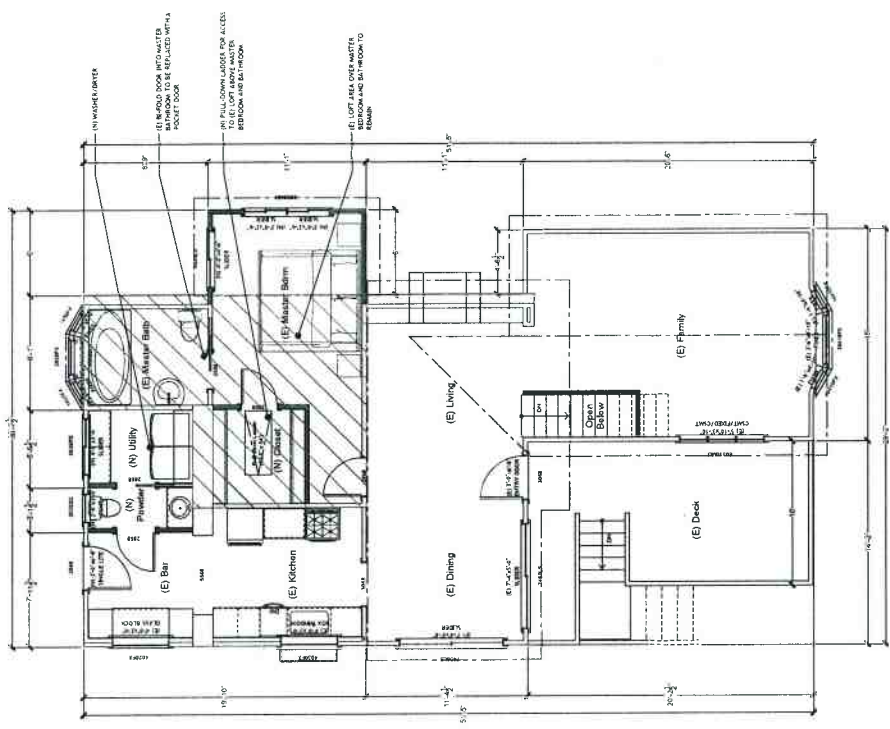
PROJECT ADDRESS:
**252 STANLEY AVENUE
 PACIFICA, CA 94044**

PROJECT SCOPE:
 MISC. SMALL ADDITIONS AND
 PARTIAL REMODEL AND
 LEGALIZATION OF 2ND UNIT

SHEET TITLE:
**EXISTING AND
 NEW 3RD
 FLOOR PLANS**

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL OR DECK RAILING TO REMAIN
	PROPOSED STUD WALL
	PROPOSED 42" HIGH STUD WALL
	EXISTING / PROPOSED CONCRETE WALL



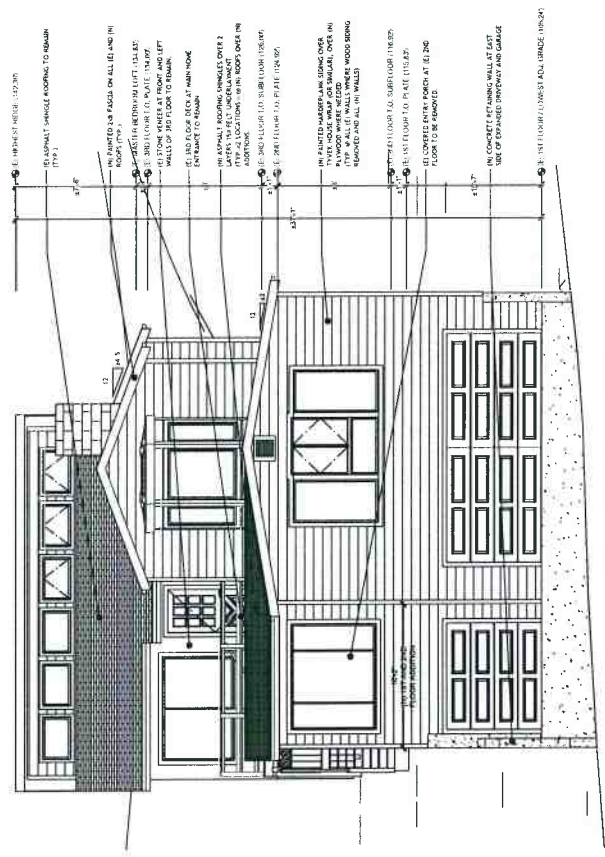
REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

PROJECT SCOPE
MISC. SMALL ADDITIONS AND
PARTIAL REMODEL AND
LEGALIZATION OF 2ND UNIT

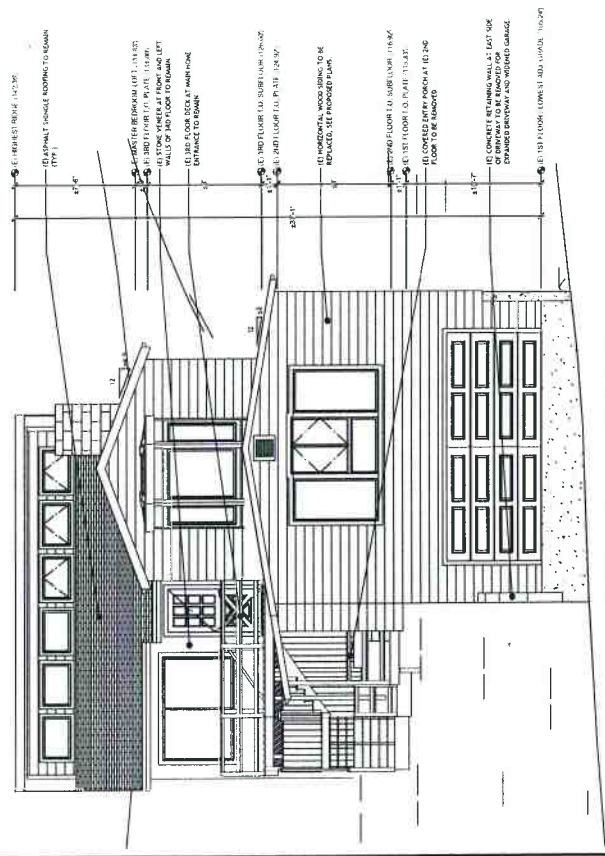
PROJECT NAME:
ADDITION AND REMODEL
BOGGERG RESIDENCE
PROJECT ADDRESS:
252 STANLEY AVENUE
PACIFICA, CA 94044

SHEET TITLE:
EXISTING AND
NEW FRONT
AND REAR
ELEVATIONS

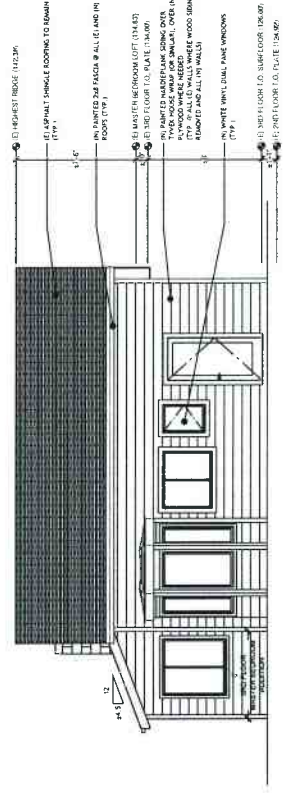
SHEET
A3.1



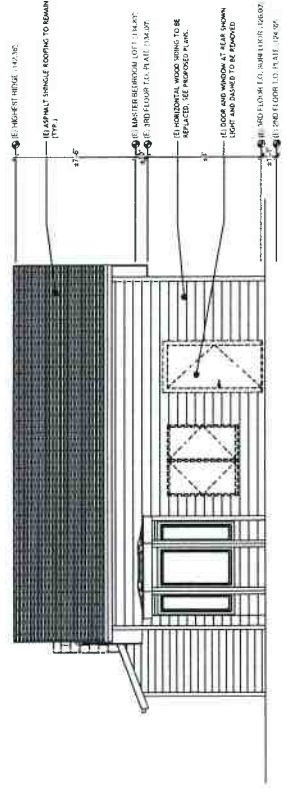
2 NEW FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 NEW REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"

- (1) BRICK CHIMNEY (12" DIA.)
- (2) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (3) PAINTED BRICK ON ALL EXTERIOR WALLS (TYP.)
- (4) BRICK CHIMNEY (12" DIA.)
- (5) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (6) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (7) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (8) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (9) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (10) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (11) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (12) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (13) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (14) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (15) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (16) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (17) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (18) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (19) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (20) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (21) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (22) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (23) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (24) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (25) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (26) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (27) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (28) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (29) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (30) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (31) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (32) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (33) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (34) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (35) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (36) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (37) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (38) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (39) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (40) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (41) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (42) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (43) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (44) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (45) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (46) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (47) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (48) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (49) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (50) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (51) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (52) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (53) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (54) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (55) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (56) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (57) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (58) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (59) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (60) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (61) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (62) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (63) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (64) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (65) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (66) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (67) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (68) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (69) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (70) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (71) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (72) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (73) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (74) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (75) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (76) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (77) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (78) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (79) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (80) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (81) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (82) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (83) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (84) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (85) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (86) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (87) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (88) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (89) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (90) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (91) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (92) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (93) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (94) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (95) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (96) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (97) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (98) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (99) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)
- (100) ASPHALT SHINGLE ROOFING TO REMAIN (TYP.)

REV	DATE	DESCRIPTION
0	02/16/16	PRELIMINARY DRAWING SET
1	04/07/16	PLANNING REVIEW COMMENTS

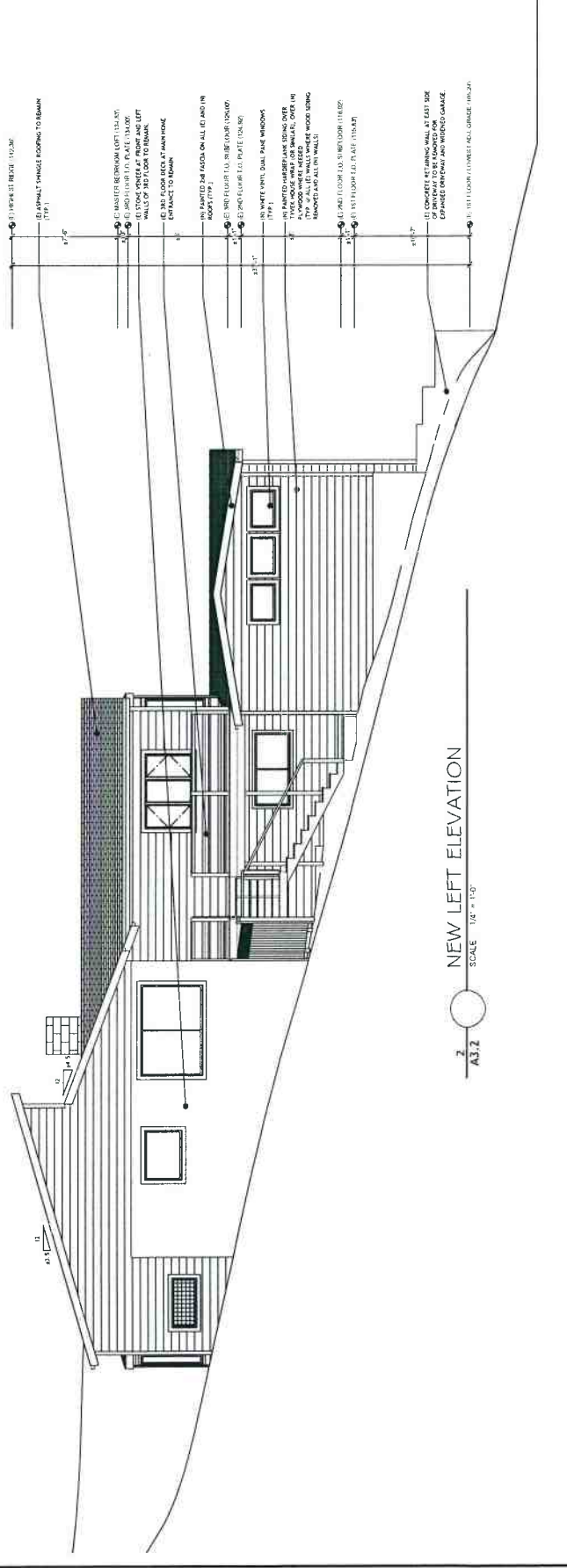
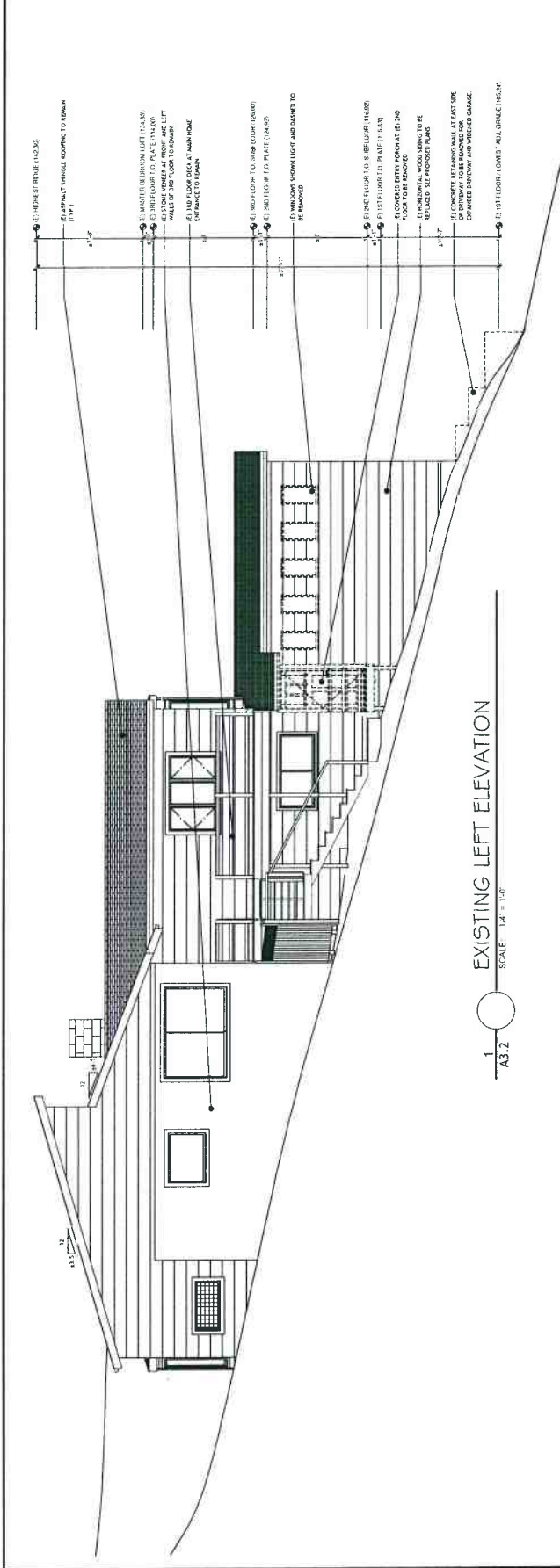
PROJECT SCOPE
MISC. SMALL ADDITIONS AND
PARTIAL REMODEL AND
LEGALIZATION OF 2ND UNIT

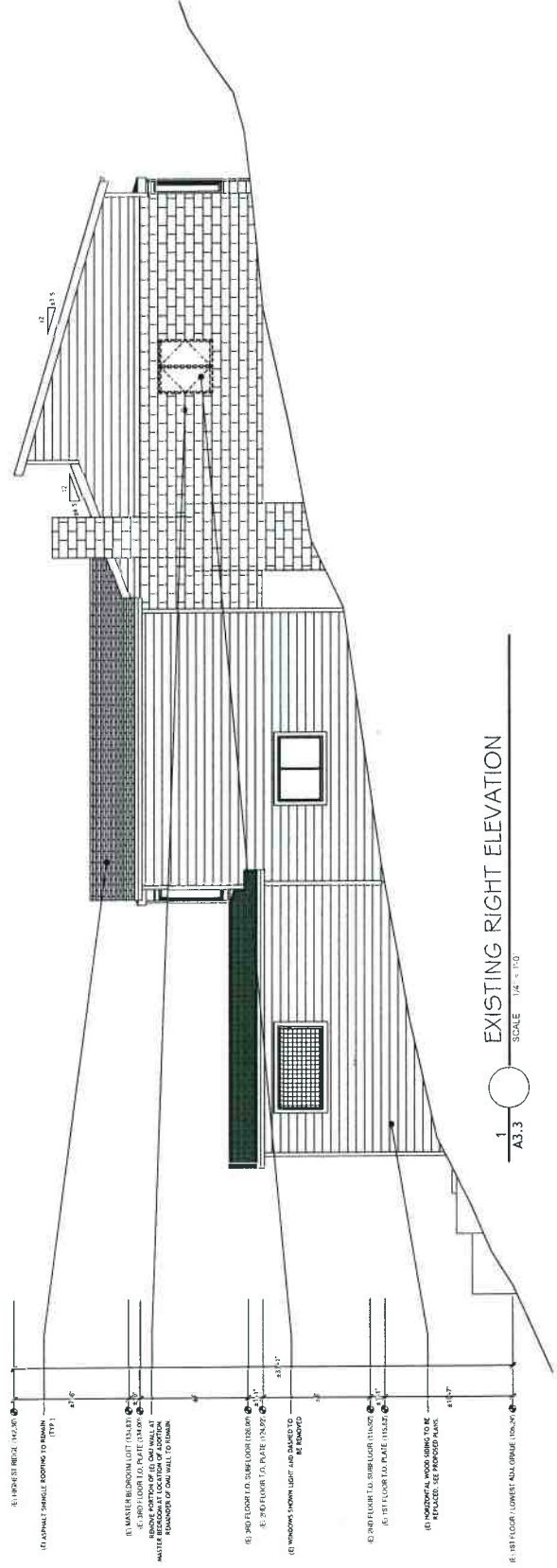
PROJECT NAME
ADDITON AND REMODEL:
BOGGERG RESIDENCE

PROJECT ADDRESS
252 STANLEY AVENUE
PACIFICA, CA 94044

SHEET TITLE:
EXISTING AND
NEW LEFT
ELEVATIONS

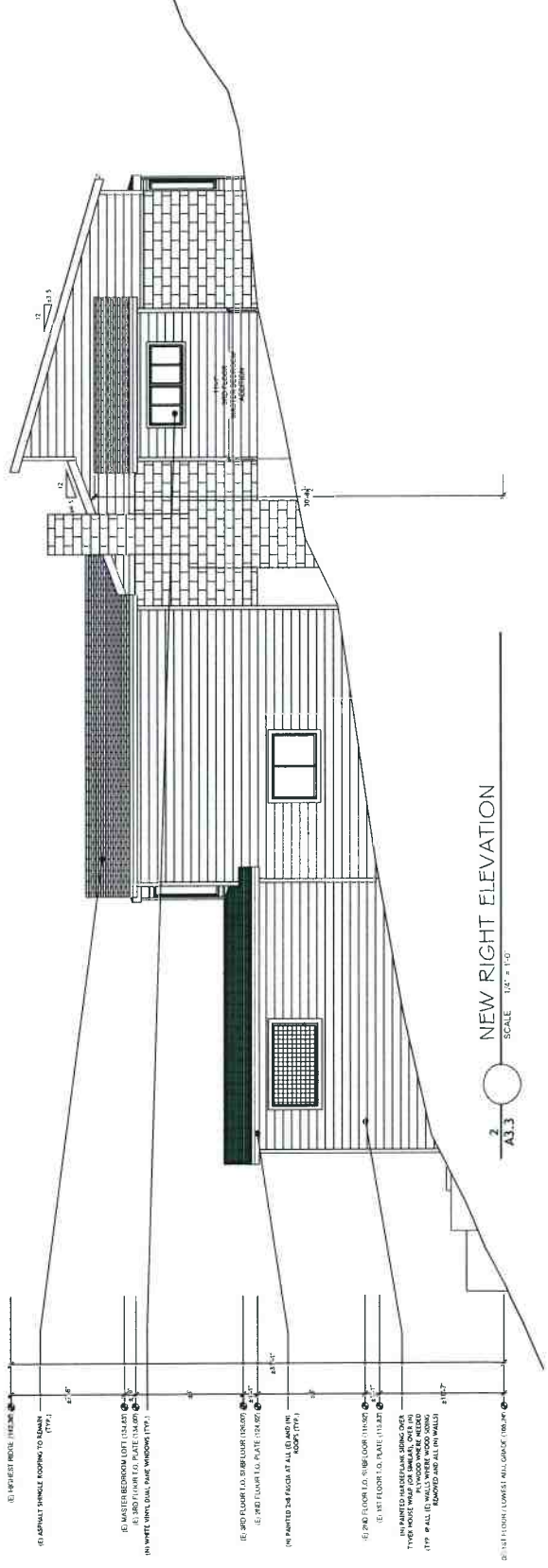
SHEET
A3.2





1
A3.3

EXISTING RIGHT ELEVATION
 SCALE 1/4" = 1'-0"



2
A3.3

NEW RIGHT ELEVATION
 SCALE 1/4" = 1'-0"



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: August 1, 2016

FILE: CDP-366-16

ITEM: 2

PUBLIC NOTICE: Notice of Public Hearing was published in the Pacifica Tribune on July 20, 2016, and mailed to 118 surrounding property owners and occupants.

AGENT: Scott Cirimeli
217 Roberts Road
Pacifica, CA 94044
(925) 708-5431

OWNER: Chad Pope
136 Stanley Ave.
Pacifica, CA 94044

PROJECT LOCATION: 136 Stanley Ave. (APN 023-036-100) – Pedro Point

PROJECT DESCRIPTION: Construct addition of 78 square feet (sq. ft.) at first floor, 728 sq. ft. at second floor, and 778 sq. ft. of exterior deck at second floor to an existing 1,285 sq. ft. lawful nonconforming single-family residence on a 7,405 sq. ft. lot.

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

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

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

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Robert Smith, Assistant Planner

PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS

ZONING STANDARDS CONFORMANCE:

<u>Major Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size (sq. ft.)	5,000	7,405	No change
Coverage	40% max	24%	38%
Height	35'-0" max	28'-4"	28'-4"
Landscaping	20% min	65%	52%
Setbacks			
-Front	15'-0" min (house) 20'-0" min (garage)	24'-8"	21'-3"
-Side	5'-0" min	4'-7" (Left)*- 12'-1" (Right)*	No change (left) No change (right)
-Rear	20'-0" min	16'-7"	No change
Parking	Two garage spaces (18'-0" W X 19'-0" L min)	Two garage spaces 20'-9" W X 19'-2" L)	Two garage spaces (20'-10" W X 21'-6" L)

*When facing the building.

PROJECT SUMMARY

1. General Plan, Zoning, and Surrounding Land Uses

The subject site's General Plan land use designation is Low Density Residential (LDR). The LDR land use designation permits residential development at an average density of three to nine units per acre (an average lot area of 4,840-14,520 square feet per unit). The existing single-family residence on a 7,405 square feet (sq. ft.) lot is consistent with the use type and densities allowed within the LDR land use designation.

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

Land uses surrounding the project site consist entirely of single-family residences in the R-1/CZ zoning districts. Most are two- and three-story structures built on steep slopes. The neighborhood surrounding the project site features a rather steep downward grade of approximately 25 percent between Essex Way (the next street west of the project site) and San Pedro Avenue (the next street east of the project site).

2. Municipal Code

The applicant's proposal requires Planning Commission approval of a Coastal Development Permit (CDP) prior to issuance of a building permit because (i) the addition will increase building height, bulk, or floor

area of an existing single-family structure by 10 percent or more [PMC Sec. 9-4.4303(h)(2)]; and, (ii) the project does not qualify as a category of excluded development since it is located within the Coastal Commission's appeal jurisdiction [PMC Sec. 9-4.4303(i)(2)]. The Planning Commission must make two findings in order to approve a CDP application [PMC Sec. 9-4.4304(k)]:

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

ii. Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.

The subject site is also considered lawful nonconforming because the existing single-family residence does not comply with the minimum side and rear setback standard in the R-1 zoning district (5 feet to the side and 20 feet to the rear). San Mateo County Assessor records indicate the existing house was constructed in 1938, prior to the City's incorporation in 1957, and staff presumes the structure complied with the standards in place at the time of its construction. PMC Section 9-4.3001 *et seq.* regulates alterations to nonconforming structures. Because the new structures will not increase the extent of nonconformity of the side or rear setbacks, no use permit is required [PMC 9-4.3002(c)(2)].

3. Project Description

A. Single-family Residence

The applicant proposes to construct multi-level additions to an existing two-story single-family residence. The existing structure appears as two stories when viewed from the front (northeast elevation) along Stanley Avenue. The 7,405 sq. ft. lot slopes upwards towards the rear of the lot at an approximately 15 percent grade, with part of the front elevation screened by a 33 percent cross slope when viewed from the street (northeast elevation). The first floor is referred to as the "lower level" in the project plans (Attachment C). The existing living area totals 1,285 sq. ft. of conditioned floorspace at the second floor or "upper level". An existing 719 sq. ft. garage is located on the first floor or "lower level" with vehicle access from Stanley Avenue and will remain unconditioned space following the proposed 78 sq. ft. addition. The overall footprint of the existing house, including existing deck areas, is approximately 1,755 sq. ft. (24 percent lot coverage).

The applicant proposes to add 728 sq. ft. of living area over one floor with 78 sq. ft. of additional unconditioned garage area at the first floor. The resulting footprint will increase to 2,813 sq. ft. including the proposed deck of 778 sq. ft. (38 percent lot coverage) with the majority of the added floor area constructed at the new second floor.

i. Second Floor

The second floor addition, the most significant element of the project, will contain an extended living and kitchen area with a new dining room. The extended living area will open out onto the extended deck, partially above the garage, to 778 sq. ft. The addition will extend the footprint of the structure towards Stanley Avenue, however the addition will not encroach on the required front setback of 15

feet. The new second floor will be 3'-5" closer to the front property line but will remain 6'-3" behind the setback required by the R-1 zoning standards. At the rear of the home (south west elevation), a modest second floor addition of 98 sq. ft. will also be added, becoming part of the master suite. This area is currently in use as a deck.

The overall height of the house inclusive of the new second floor will not change from its existing 28'-4" above finished grade at its highest point, which is over 6 feet below the 35 feet limit in the R-1 zone.

ii. First Floor

The applicant has proposed minor changes to the existing 719 sq. ft. of the first floor. The garage will be extended by 78 sq. ft., mostly at the front and side of the existing garage. A notable element of the redesigned garage and parking arrangement is the incorporation of 'swing type parking' as allowed in PMC Sec 9-4.2813(g) for lots with more than 50 feet of frontage.

B. Decks and Stairways

The project will include a substantial amount of new decks with associated railings. There is an existing rooftop deck atop the garage at the second floor. The garage-top deck will be substantially increased, including large doorways to connect living areas to the deck. Stairways have not been included to the first floor and therefore no stairways will exist in required setbacks. Within the covered deck areas, adjacent to the house, the applicant has proposed downward-facing overhead lighting.

The applicant has proposed a total of 778 sq. ft. of new deck area comprised of open and covered deck at the second floor. The applicant has not proposed to replace the rear deck which will be enclosed to become part of the master suite.

C. Architectural Styling

The scope of work being performed will require the applicant to replace all existing roofing and siding on the structure. The new dark gray asphalt shingle roofing and wood siding will be similar in color and character to existing and surrounding materials.

Many of the structures in the immediate vicinity have no identifiable style but rather reflect a mix of mostly contemporary features with some elements of chalet styling. While the neighborhood lacks a strong design theme, the proposed project's incorporated materials are common throughout the neighborhood. Extensive deck areas are a common feature of several homes in the vicinity.

D. Landscaping

The applicant has proposed to install new landscaping as part of the project, which is native, low water tolerant and will be serviced by a drip irrigation system. Planting will be varied with groundcover and larger canopy species. Staff has included a condition of approval requiring installation of the detailed landscaping plan which will effectively soften the structural mass of the project and result in an improved site aesthetic.

4. Required Findings

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

- i. Required Finding: *The proposed development is in conformity with the City's certified Local Coastal Program.*

Discussion: The City's certified Local Coastal Program includes a Local Coastal Land Use Plan (LCLUP) that contains policies to further the City's coastal planning activities. The proposed project is consistent with many of these policies, as discussed below.

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

The proposed project does not interfere with the public's right of access to the sea. It will be undertaken on an existing developed lot more than 500 feet from the nearest coastal access point. Between the sea and the subject site there is substantial urban development and several streets. Therefore, the project will have no impact or otherwise interfere with the public's right of access to the sea.

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

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

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

- ii. Required Finding: *Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.*

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

5. CEQA Recommendation

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

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

* * * * *

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

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

(2) 10,000 square feet if:

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

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

The subject proposal to construct an addition to an existing single-family residence fits within the scope of a Class 1 categorical exemption. As identified in the staff report above and the attachments thereto, the project (1) includes an addition of 806 sq. ft. to an existing 1,285 sq. ft. structure, which is an addition of less than 10,000 sq. ft.; (2) will occur in an area where water, sewer, electrical, telecommunications, police, and fire infrastructure and services are available to allow for maximum development in the General Plan; and, (3) will occur in a substantially developed existing neighborhood which is not located in an environmentally sensitive area. Therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

6. Staff Analysis

Overall, the project will result in a positive improvement to the site. The design of the proposed addition and significant renovation to the existing structure will upgrade the appearance of the structure and result in positive aesthetic impacts on the surrounding neighborhood. Furthermore, the project will implement extensive landscaping over the site with native, draught tolerant species that

enhance the neighborhood amenity. The height of the proposed structure will be well below the 35 feet height limit.

Combined with other façade treatments including new window designs and stacked flagstones, the project will result in a significant aesthetic improvement to the structure from the combination of architectural detailing and variety of materials.

Landscaping will benefit the visual appearance of the property. Planting will be varied with groundcover and larger canopy species improving the overall aesthetic of the site.

Inclusive of the conditions of approval in the attached resolution (Attachment B), staff recommends that the Planning Commission approve the project.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find the project is exempt from the California Environmental Quality Act; **APPROVE** Coastal Development Permit CDP-366-16 by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporate all maps and testimony into the record by reference.

Attachments:

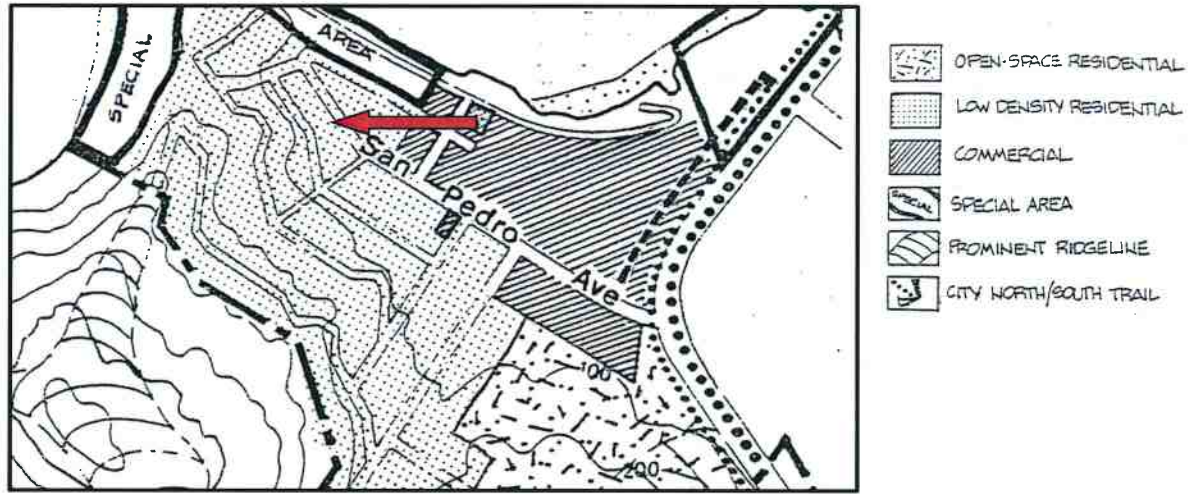
- A. Land Use and Zoning Exhibit
- B. Draft Resolution and Conditions of Approval
- C. Site Plan, Floor Plan, Elevations, and Landscape Plan

Land Use & Zoning Exhibit

City of Pacifica Planning Department

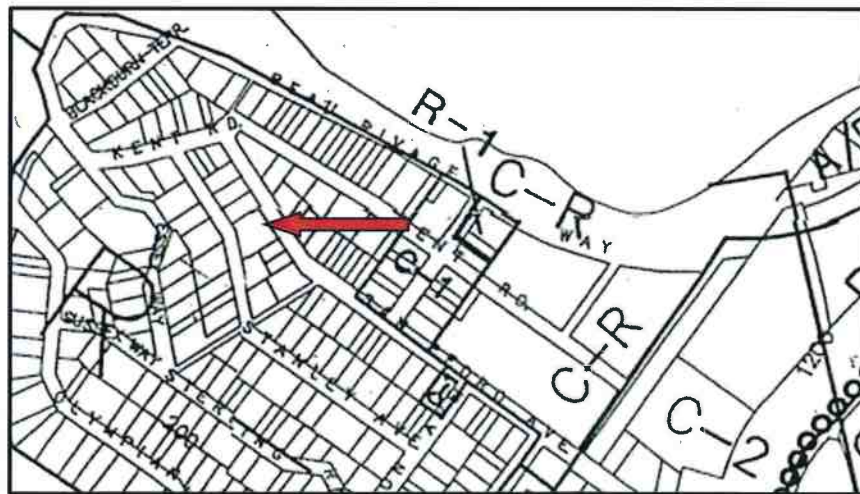
General Plan Diagram

Neighborhood: Pedro Point
Land Use Designation: Low Density Residential



Zoning Map Diagram

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



(Maps Not to Scale)

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT CDP-366-16, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A 78 SQUARE FEET ADDITION AT FIRST FLOOR, 728 SQUARE FEET ADDITION AT SECOND FLOOR, AND 778 SQUARE FEET DECK AT SECOND FLOOR TO AN EXISTING 1,285 SQUARE FEET LAWFUL NONCONFORMING SINGLE-FAMILY RESIDENCE AT 136 STANLEY AVENUE (APN 023-036-100), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Chad Pope (“Applicant”).

WHEREAS, an application has been submitted to construct a 806 square feet (sq. ft.) addition to an existing 1,285 sq. ft. lawful nonconforming single-family residence at 136 Stanley Avenue (APN 023-036-100); and

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

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on August 1st, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pacifica as follows:

1. The above recitals are true and correct and material to this Resolution.
2. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.
3. The Project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines 15301 (14 Cal. Code Regs. §15301) and therefore directs staff to file a Notice of Exemption for the Project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-366-16 for development within the Coastal Zone:

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

- A. The City's certified Local Coastal Program includes a Local Coastal Land Use Plan (LCLUP) that contains policies to further the City's coastal planning activities. The project is consistent with the following LCLUP policies:
 - i. Coastal Act Policy No. 2: *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rock coastal beaches to the first line of terrestrial vegetation.*
 - a. The proposed project does not interfere with the public's right of access to the sea. It will be undertaken on an existing developed lot more than, 500 feet from the nearest coastal access point. Between the sea and the subject site there is substantial urban development and several streets. Therefore, the project will have no impact or otherwise interfere with the public's right of access to the sea.
 - ii. Coastal Act Policy No. 23: *New development, except as otherwise provided in this policy, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources... [the remainder of this policy pertains to land divisions and visitor-serving facilities, neither of which are part of the subject project.]*
 - a. The new development proposed with this project is located within an existing developed area. The Pedro Point neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed with single-family homes. Therefore, development will not occur outside of existing developed areas.
 - B. Because the proposed project will be undertaken in an existing area substantially developed with single-family homes, and will be setback several hundred feet from the sea; therefore, there is substantial evidence in the record to support the Planning Commission's finding that the proposed development is in conformity with the City's certified Local Coastal Program.
2. Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.
 - A. The subject site is not located between the nearest public road and the shoreline; therefore, this Coastal Development Permit finding does not apply to this project.

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

1. That the project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 exemption provided in Section 15301 of the CEQA Guidelines.

A. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

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

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

(2) 10,000 square feet if:

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

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

B. The Planning Commission finds that substantial evidence establishes that this project is subject to this exemption. The project consists of construction of an addition to an existing single-family residence. As identified in the staff report and the attachments thereto, the project (1) includes an addition of 806 sq. ft. to an existing 1,285 sq. ft. structure, which is an addition of less than 10,000 sq. ft.; (2) will occur in an area where water, sewer, electrical, telecommunications, police, and fire infrastructure and services are available to allow for maximum development in the General Plan; and, (3) will occur in a substantially developed existing neighborhood which is not located in an environmentally sensitive area. Therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

- C. The Planning Commission further finds that the evidence in the record supports a finding that none of the exceptions of Section 15300.2 of the CEQA Guidelines is applicable.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Coastal Development Permit CDP-366-16 for construction of a 806 sq. ft. addition to an existing 1,285 sq. ft. lawful nonconforming single-family residence at 136 Stanley Avenue (APN 023-036-100), subject to conditions of approval included as Exhibit A to this resolution.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 1st day of August 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Josh Gordon, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Coastal Development Permit CDP-366-16 for construction of a 806 sq. ft. addition to an existing 1,285 sq. ft. lawful nonconforming single-family residence at 136 Stanley Avenue (APN 023-036-100)

Planning Commission Meeting of August 1, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "Pope Residence," dated revised 15 June 2016, and stamped received by the City of Pacifica on June 22, 2016, except as modified by the following conditions.
2. That the approval or approvals is/are valid for a period of one year from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension.
3. Applicant shall construct the project in accordance with the drawings and information submitted on exterior finishes, including colors and materials.
4. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
5. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
6. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.
7. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any

approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and/or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

8. Due to the existing nonconforming side and rear yard setbacks of 4'-7" and 16' respectively, Applicant shall not install any new structure or other materials within the side or rear yard of the site including without limitation bay windows, covered porches, exposed beams, or other architectural features.
9. The submitted landscape plan showing each type, size, and location of plant materials, as well as the drip irrigation system shall be completed consistent with the landscape plans prior to occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director.
10. Applicant shall construct and maintain the 'swing type' parking arrangement in accordance with the drawings and information submitted in line with the provisions of PMC Section 9-4.2709 (c) (1).

Building Division of the Planning Department

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

Engineering Division of Public Works Department

12. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
13. Applicant shall grind and overlay existing asphalt with minimum 2 inch AC to the limits of all utility connection or to street centerline whichever is greater across entire property frontage along Stanley Avenue. All pavement markings and markers shall be replaced in kind.
14. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a

- licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to completion of the building permit.
15. No debris box or equipment shed is allowed in the street or sidewalk. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked, onto Stanley Avenue. Dust control and daily road cleanup will be strictly enforced.
 16. Add a note on the Site Plan that says, "Existing curb, sidewalk or street adjacent to property frontage that is damaged or displaced shall be repaired or replaced even if damage or displacement occurred prior to any work performed for this project."
 17. Add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."
 18. Upon submittal of plans for building permit, applicant shall submit a Drainage Plan to include all existing and proposed drainage improvements at the project site. Drainage improvements shall show how runoff from the property will be directed. All drainage improvements shall include but not be limited to swales, concrete gutters, pipes, inlets and headwalls (if needed) and shall be design and constructed to the satisfaction of the City Engineer. All site drainage shall be discharged unto the street.
 19. Prior to approval of the Building Permit, applicant shall provide an erosion control plan.
 20. A traffic control plan shall be submitted for review by the City Engineer. Lane closures shall be requested 72 hours in advance of schedule and coordinated with Pacifica Police and Fire Departments. Through traffic shall be maintained at all times along Stanley Avenue.
 21. A City of Pacifica Encroachment Permit shall be obtained for all work undertaken in the public right-of-way. All work shall be done in accordance with City Standards, Standard Specifications for Public Works Construction (Green Book) or Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction of the City Engineer or his designee and shall be completed prior issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.
 22. Due to anticipated construction that may occur concurrently with this project in the nearby vicinity of the project, specifically at 135 Stanley Avenue, the City Engineer shall require a traffic control plan addressing transportation impacts the construction activity may have on residents on Stanley Avenue.

Conditions of Approval: Addition to Nonconforming Single-family Residence in Coastal Zone
136 Stanley Avenue (APN 023-036-100)
August 1, 2016
Page 4

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

END

HOUSE LOCATION PLAN

PACIFICA

136 STANLEY AVENUE

SAN MATEO COUNTY

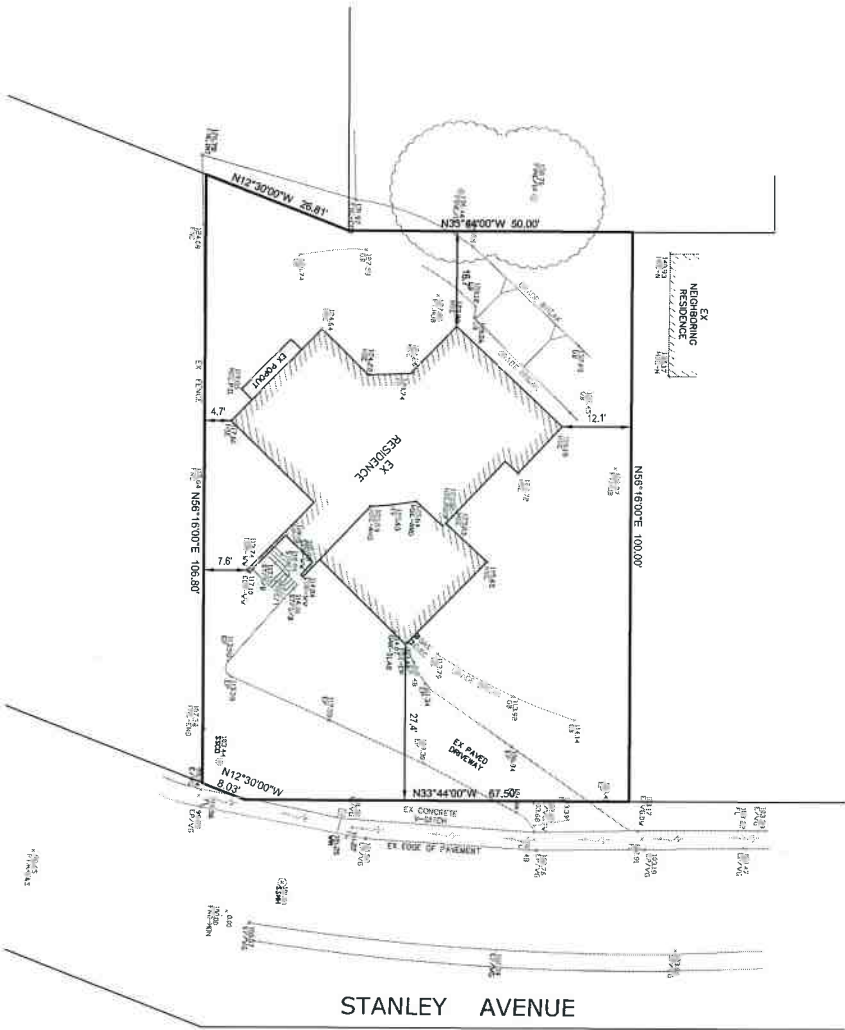
CALIFORNIA

JAMES E. DEBOLT
REGISTERED ARCHITECT
R.C.E. 2788

NO.	REVISIONS	DATE



Debolt Civil Engineering
 811 San Ramon Valley Boulevard
 Danville, California 94526
 Tel: 925/433-3333
 Fax: 925/433-4378
 james@deboltce.com
 james@deboltce.com



Vicinity Map



NEW CONSTRUCTION TO MEET THE FOLLOWING APPLICABLE CODES AND STANDARDS

CALIFORNIA BUILDING PLUMBING ELECTRICAL AND MECHANICAL CODES 2019 EDITIONS
 ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS 2019
 2019 EDITION OF THE CALIFORNIA BUILDING AND ENERGY CODE
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

1. This site plan is based on site plan drawings submitted by the owner and the local city or county government. The designer does not assume responsibility for the accuracy of property lines and their relationship to existing and proposed structures.

MEASUREMENTS ARE APPROXIMATE AND WILL NEED TO BE VERIFIED IN THE FIELD. WHEN LAYOUT OR DETAIL QUESTIONS ARISE, THE DESIGNER SHOULD BE CONTACTED.

TYPE OF CONSTRUCTION: V.B. OCCUPANT GROUP R37/LU-1 SINGLE FAMILY RESIDENCE

Scope of Work

1. Remove existing the damaged roof per plan
2. Repair roof to match existing per roof framing plan and elevations
3. Remove existing the damaged sliding, sheathing and trusses per plan and elevation
4. Replace sliding, sheathing, vapor barrier and trusses per plan
5. Re-install electrical sub panel
6. Remove bathrooms and downstairs kitchen per plan
7. Build new exterior ramp per plan

Sheet Index

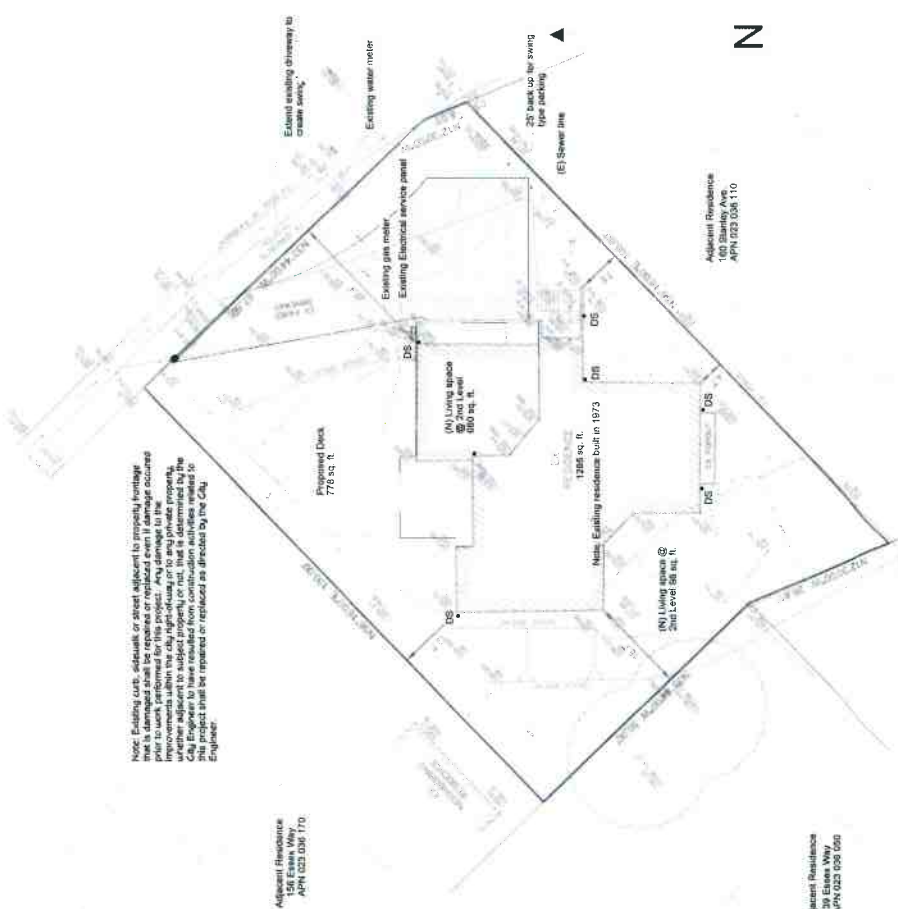
- Sheet 1 Site Plan
 Sheet 2 Existing Floor Plans
 Sheet 3 Proposed 1st level floor plan
 Sheet 4 Proposed 2nd level floor plan
 Sheet 5 Existing Elevations and Proposed Elevations
 Sheet 6 Existing Elevations and Proposed Elevations
 Sheet 7 Cross Section Details
 Sheet 8 Landscape Plan
 Sheet 9 Site Specific Plan and Sample Board
 Sheet 10
 Sheet 11

Site Analysis

Lot Size: 7,409 sq. ft.
 Lot Covered by roofs and decks: 1,755 sq. ft.
 (E) Lot Coverage: 24 %
 Footprint increase: 1,090 sq. ft.
 Total lot coverage after proposed remodel: 2,845 sq. ft. or 35%
 Breakdown:
 (E) Garage and Basement level (unconditioned) 774 sq. ft.
 70 sq. ft.
 (P) Garage and Basement level expansion: 747 sq. ft.
 Total of first level unconditioned space after remodel: 1,205 sq. ft.
 (E) Second level (conditioned space) 1,205 sq. ft.
 (P) Second level added conditioned space: 129 sq. ft.
 Total Conditioned space after remodel: 2,013 sq. ft.
 Proposed Elevated Deck 705 sq. ft.

ZONING DATA TABLE

MAJOR STANDARDS	REQUIRED	EXISTING	PROPOSED
Lot Size:	5,000 sq. ft.	7,409 sq. ft.	7,409 sq. ft.
Lot Coverage:	40% max.	24 %	30%
Height:	35'-0" max.	28'-4"	28'-4"
Landscape:	20% min.	65%	52%
Setbacks:			
Front:	19' min. (house)	24'-0"	21'-0"
Side:	20' min. (garage)	26'-0"	24'-0"
Rear:	5' min.	5'K 7.5L	5'K 7.5L
Front Yard:	20' min.	16.7'	20' new work
Front Yard:	Two garage spaces	1 driveway	Two garage spaces



Note: Existing walls, electrical or other adjacent to property boundary may be damaged or removed or replaced even if damage occurred prior to work performed for this project. Any damage to the adjacent property shall be repaired or replaced at the discretion of the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer.

Note: Down spouts shall be vegetated areas. No heritage trees shall be removed. All adjacent lots extend onto this parcel.

SITE PLAN
 A 1" = 10'

1. 4.105.3 Grading and paving.
 Construction plans shall indicate how the site grading or drainage system will manage all stormwater runoff. This attention is mainly an exterior remodel, so no grading or paving is proposed.

Revised 15June2016

Designed by:
 Mission Addition, Inc.
 Scott Crimell
 Pacifica, CA 94044
 425 708 5431
 scrimell@aol.com

SITE PLAN / SITE ANALYSIS

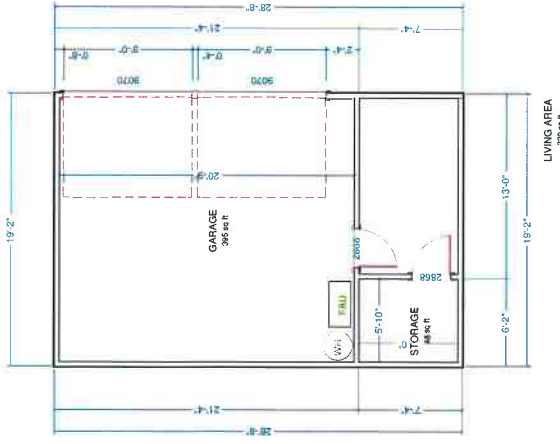
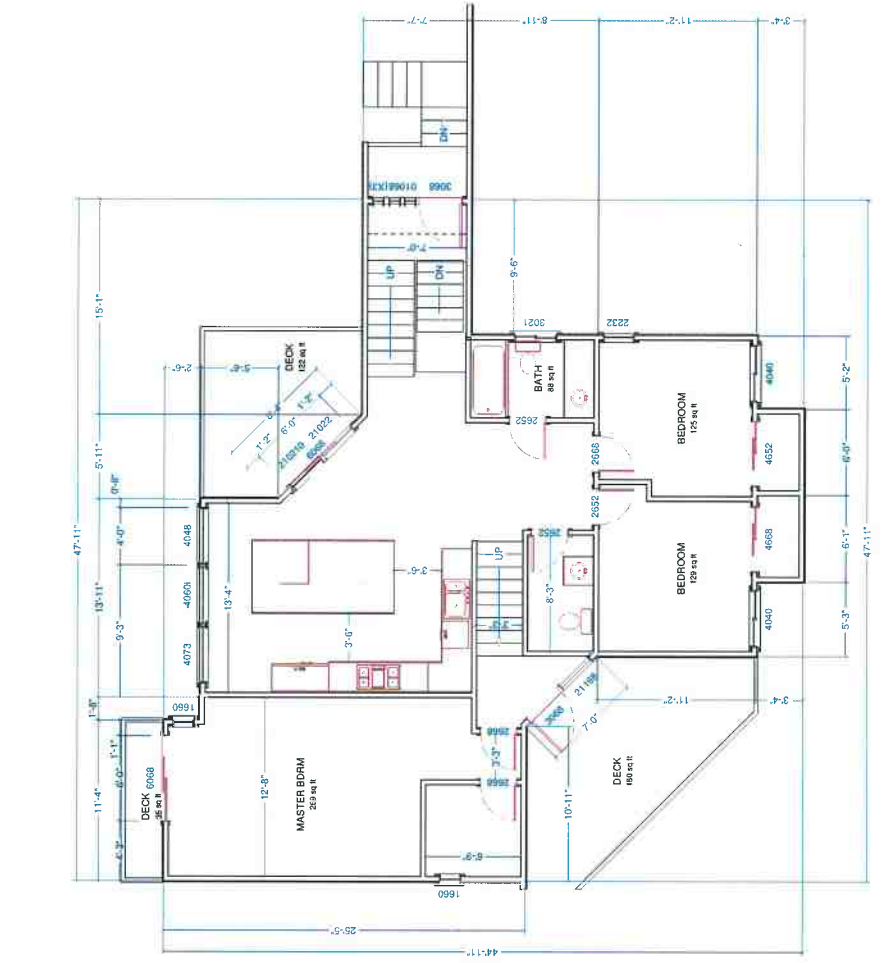
Pope Residence
 136 Stanley Ave.
 Pacifica, CA 94044
 APN 023 036 100

Revised 15June2016

Designed by:
 Scott Crimell, Inc.
 Pacifica, CA 94044
 425 708 5431
 scrimell@aol.com

Existing Floor Plans

Pope Residence
 136 Stanley Ave.
 Pacifica, CA 94044
 APN 023 036 100



Existing Upper Level Floor Plan

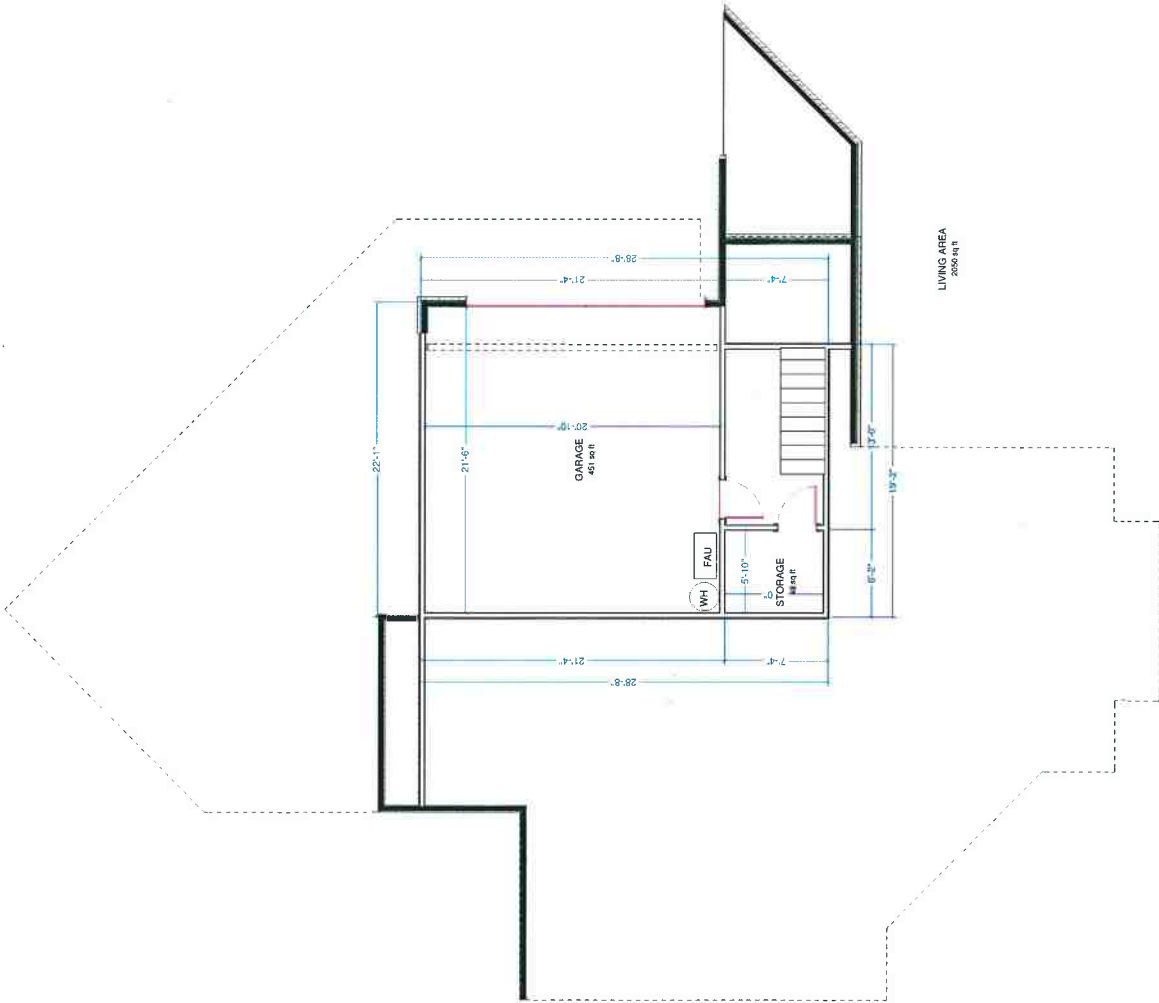
Existing Lower Level Floor Plan

Revised 15June2016

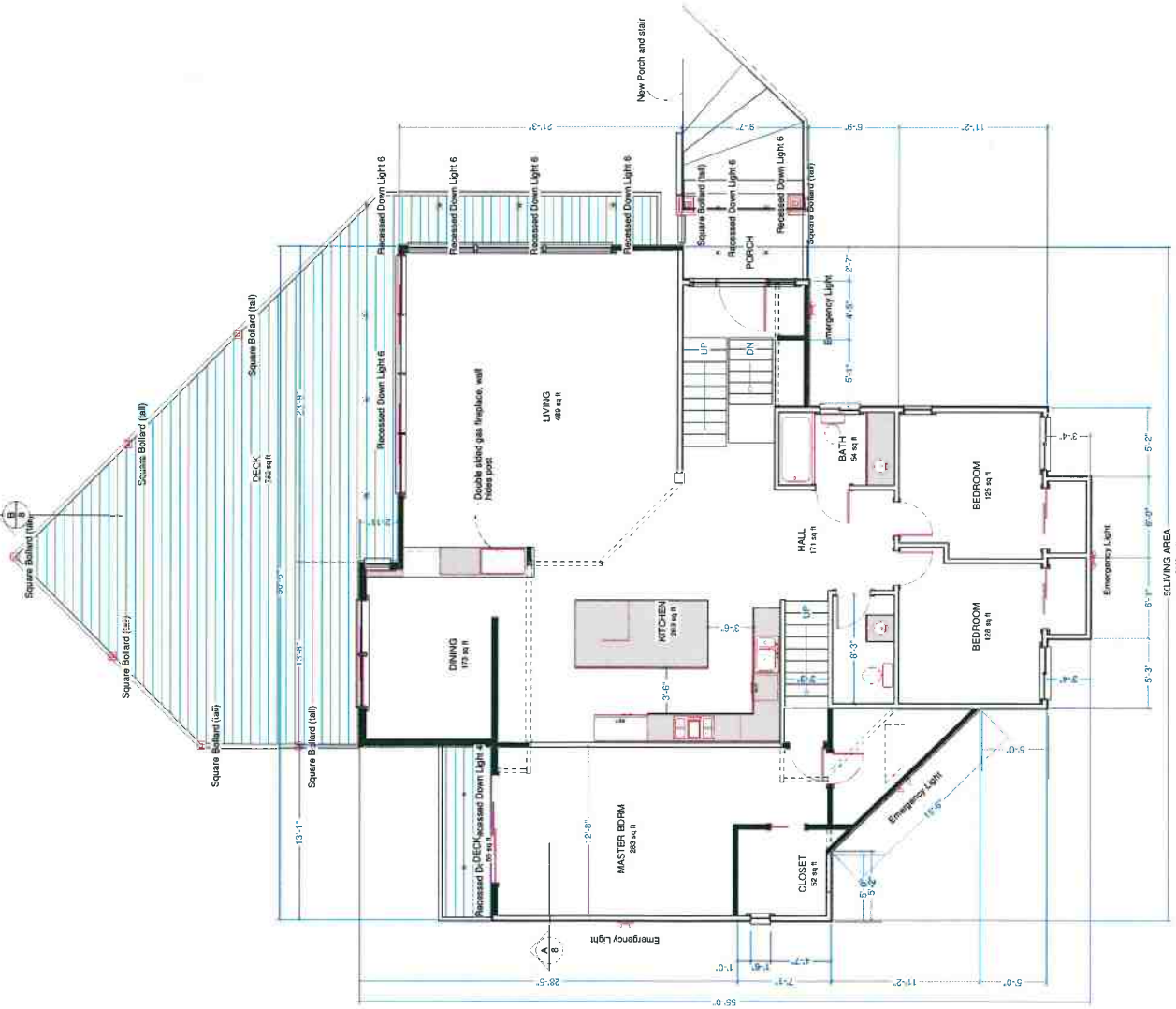
Designed by:
Mission Addition, Inc.
Scott Cirmell
925 702 5431
scirmell@aol.com

Proposed Floor Plan First Level

Pope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100



A Proposed Floor Plan First Level
1/4" = 1'-0"



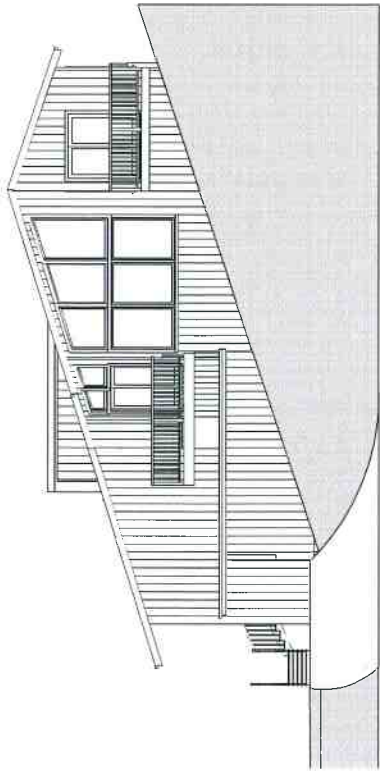
A Proposed Floor Plan Main Level
1/4" = 1'-0"

Pope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100

Proposed Lighting Plan
Exterior Lighting Plan

Designed by:
Mission Addition, Inc.
Scott Crimell
Pacifica, CA 94044
425 708 5431
scrimell@aol.com

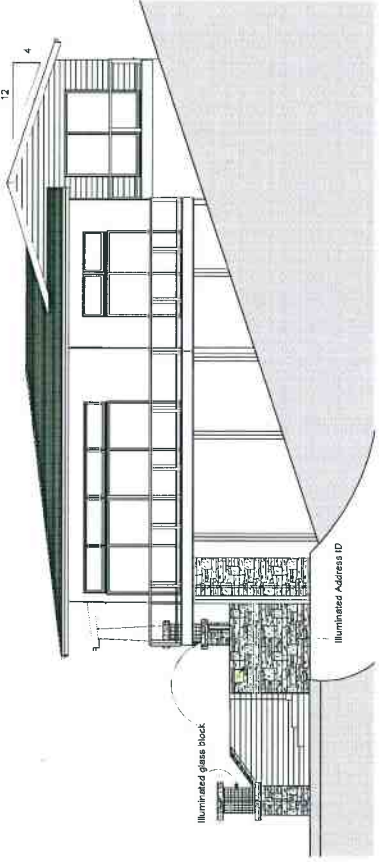
Revised 15June2016



Existing North Elevation

3/16" = 1'-0"

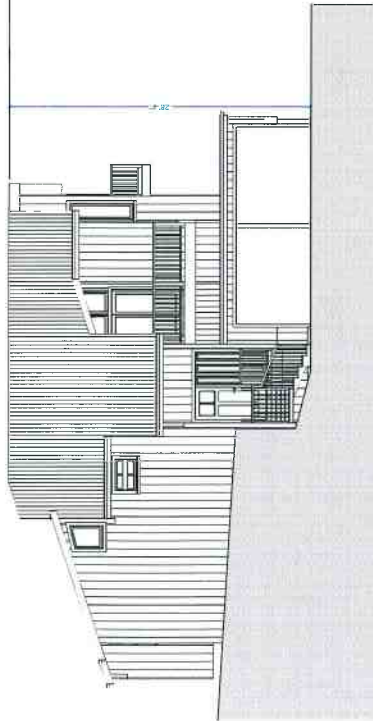
D



Proposed North Elevation

3/16" = 1'-0"

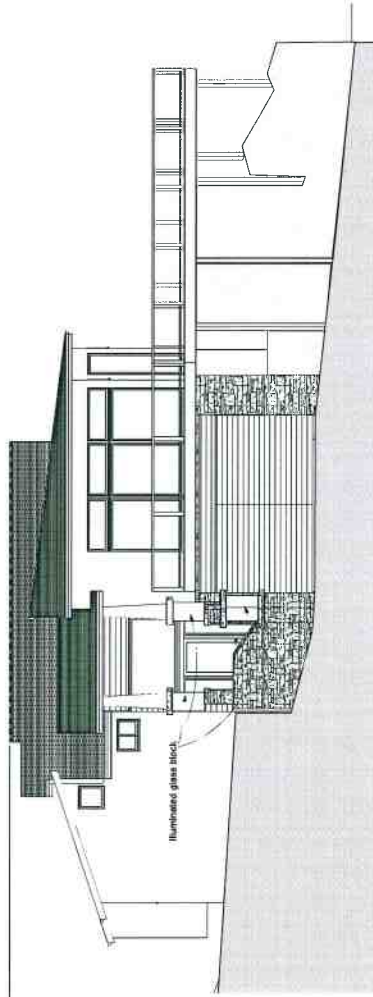
B



Existing East Elevation

3/16" = 1'-0"

C



Proposed East Elevation

3/16" = 1'-0"

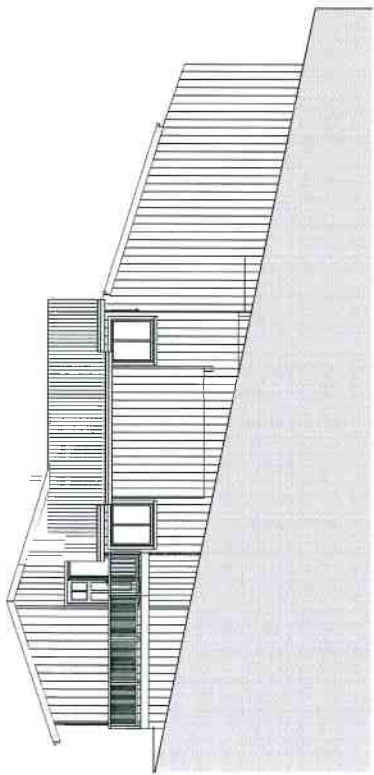
A

Existing and Proposed Elevations

Pope Residence
136 Stanley Ave.
Pacific, CA 94044
APN 023 036 100

Revised 15June2016

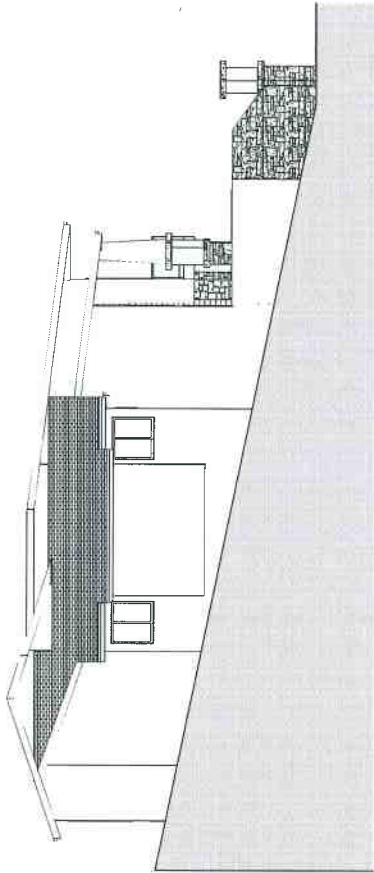
Designed by:
Mission Addition, Inc.
Scott Crimell
Pacific, CA 94044
925 708 5431
scrimell@aol.com



Existing South Elevation

3/16" = 1'-0"

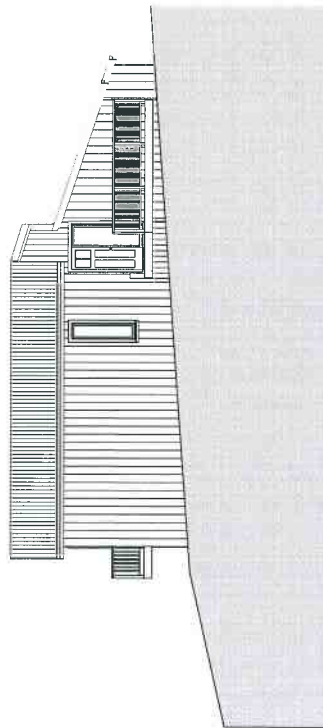
D



Proposed South Elevation

3/16" = 1'-0"

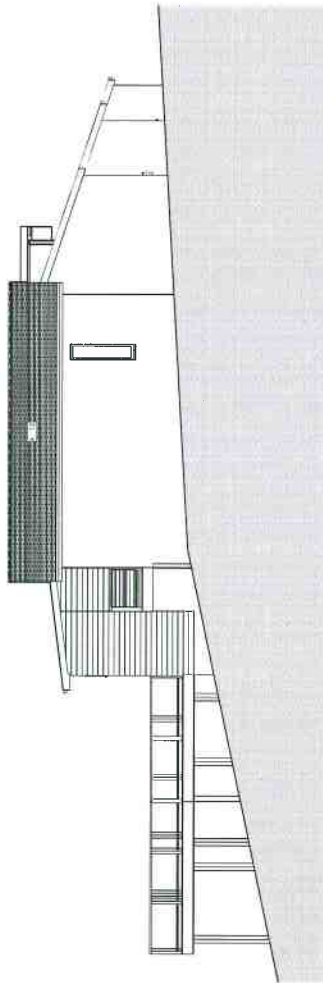
B



Existing West Elevation

3/16" = 1'-0"

C



Proposed West Elevation

3/16" = 1'-0"

A

Existing and Proposed Elevations

Pope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100

Designed by:
Mission Addition, Inc.
Scott Cirmell
94044 Pacifica, CA
945 708 5431
scirmell@aol.com

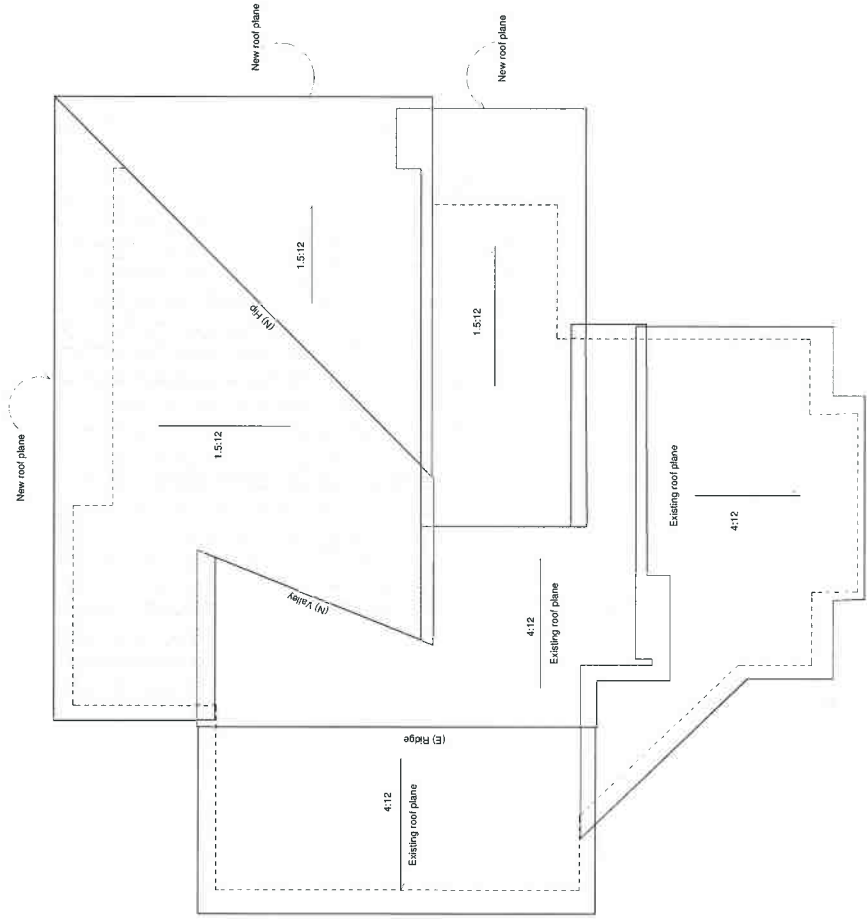
Revised 15june2016

Pope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100

Proposed Roof Plan

Designed by:
Mission Addition, Inc.
Scott Chirmell
5000 Pacifica, CA 94044
925 703 5431
schirmell@aol.com

Revised 15June2016



Proposed Roof Plan

1/4" = 1'-0"

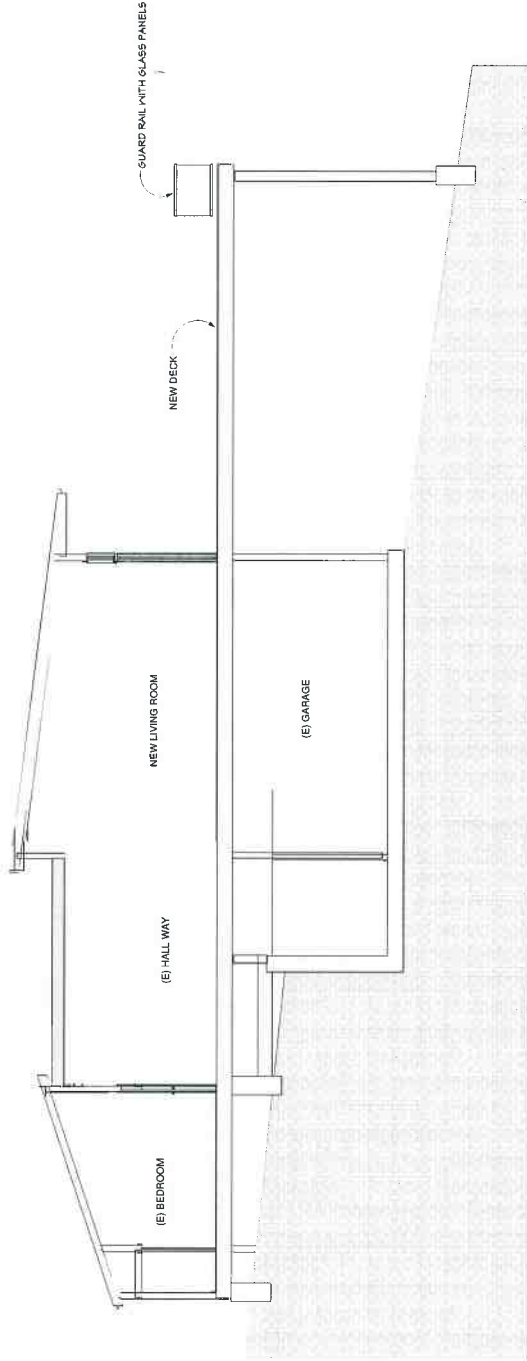
A

Revised 15June2016

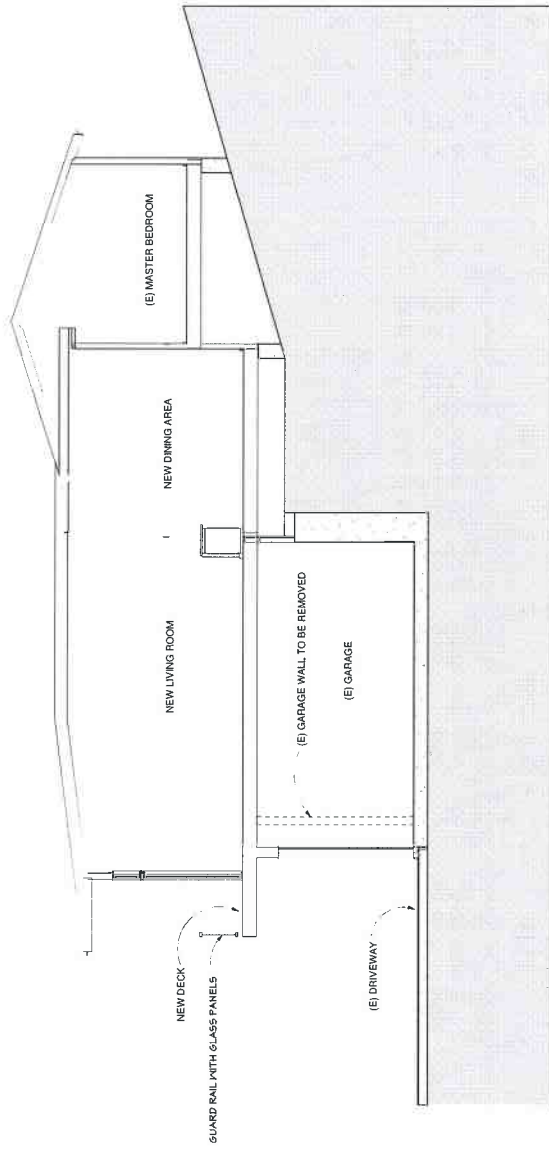
Designed by:
Mission Addition, Inc.
Scott Crimell
Pacifica, CA 94044
425.708.5431
scrimell@aol.com

Cross Sections

Pope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100



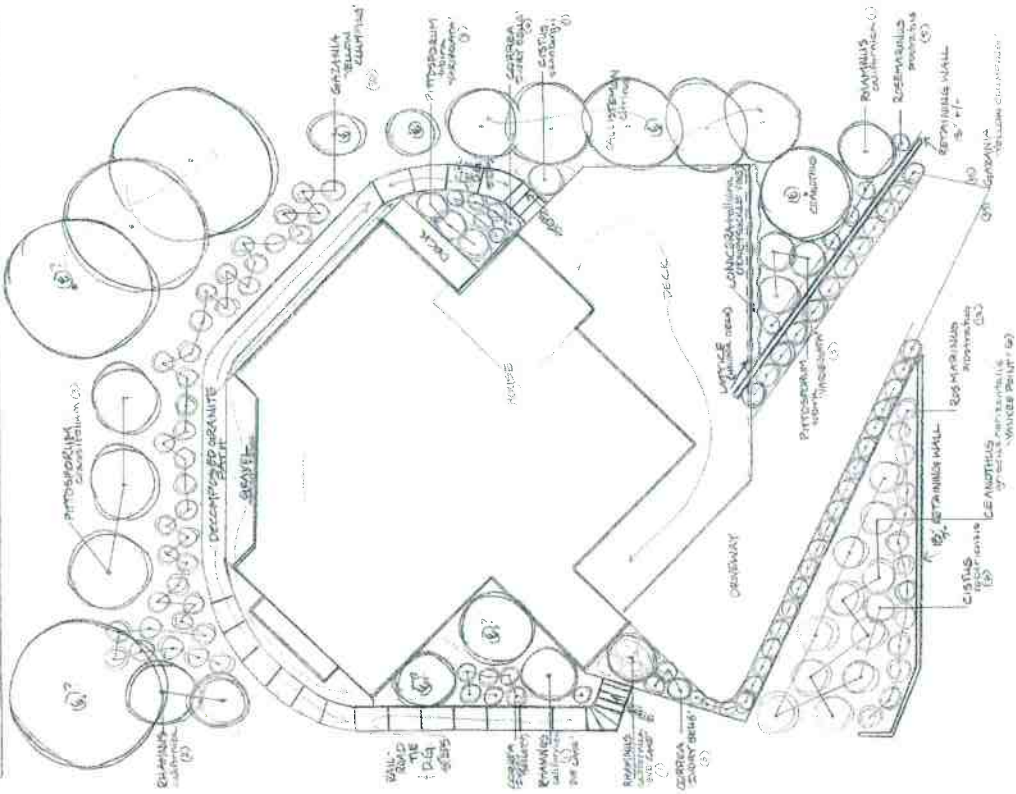
B
Cross Section Detail
1/4" = 1'-0"



A
Cross Section Detail
1/4" = 1'-0"

NOTES:

- RETAINING WALL ALONG STREET TO PREVENT EROSION - TO MATCH OTHER WALLS SEE TAB 10
- SAND FILLING AROUND ALL AREAS TO BE GRADED TO 1/4" IN 12" TO PREVENT EROSION
- SLOPED BACK TO BE ADAPTED TO SLOPE IN ALL PLANTING AREAS - SEE SECTION PLANS
- PLANTS CHECKED FOR PROPER SPACING AND DEPTH AS WELL AS COMPATIBLE
- ALL PLANTS PLANTED ON A SLOPE TO HAVE SUFFICIENT SOIL TO OBTAIN WATER AND TO PREVENT SOIL EROSION



Landscape Plan

NTS

A

Revised 15June2016

Carla Lazzarini Design
650.996.5166
Half Moon Bay, CA

Landscape Plan

Pope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100

sheet 9 of 11



Street Perspective View



Street Perspective View (downslope)



Dimensional Composition Roof



Stacked flagstone



Ground Rail Detail: Black anodized aluminum with structural glass panels, 42" high



Wood Siding: 1 1/8" V groove dark stained redwood or Hardiplank to match

Revised 15June2016

Designed by:
 Mission Addition, Inc.
 Scott Crimell
 Pacifica, CA 94044
 425 708 5431
 scrimell@aol.com

Color Study and Sample Board

Pope Residence
 136 Stanley Ave.
 Pacifica, CA 94044
 APN 023 036 100



NEW CONSTRUCTION TO MEET THE FOLLOWING APPLICABLE CODES AND STANDARDS

CALIFORNIA BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL CODES 2019 EDITIONS
 2019 RESIDENTIAL CODE
 2019 OCCUPANCY GROUP RESIDENTIAL CODE
 2019 FIRE PREVENTION BUILDING AND SAFETY CODE
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

1. This site plan is based on information furnished by the owner and the field data or existing information. The designer makes no responsibility for the accuracy of property lines and their relationship to existing and proposed structures.
 MEASUREMENTS ARE APPROXIMATE AND NOT TO BE VERIFIED IN THE FIELD. WHEN LAYOUT OR DETAIL QUESTIONS ARISE, THE DESIGNER SHOULD BE CONTACTED.

TYPE OF CONSTRUCTION: I-3
 OCCUPANCY GROUP: R3/U-1
 SINGLE FAMILY RESIDENCE

Scope of Work

- 1 Demo existing fire damaged roof per plan
- 2 Repair roof to match existing per roof framing plan and annotations
- 3 Demo existing fire damaged siding, sheathing and linings per plan and elevation
- 4 Repair siding, sheathing, vapor barrier and linings per plan
- 5 Re-locate electrical sub panel
- 6 Remodel bathroom and downstairs kitchen per plan
- 7 Build rear exterior ramp per plan

Sheet Index

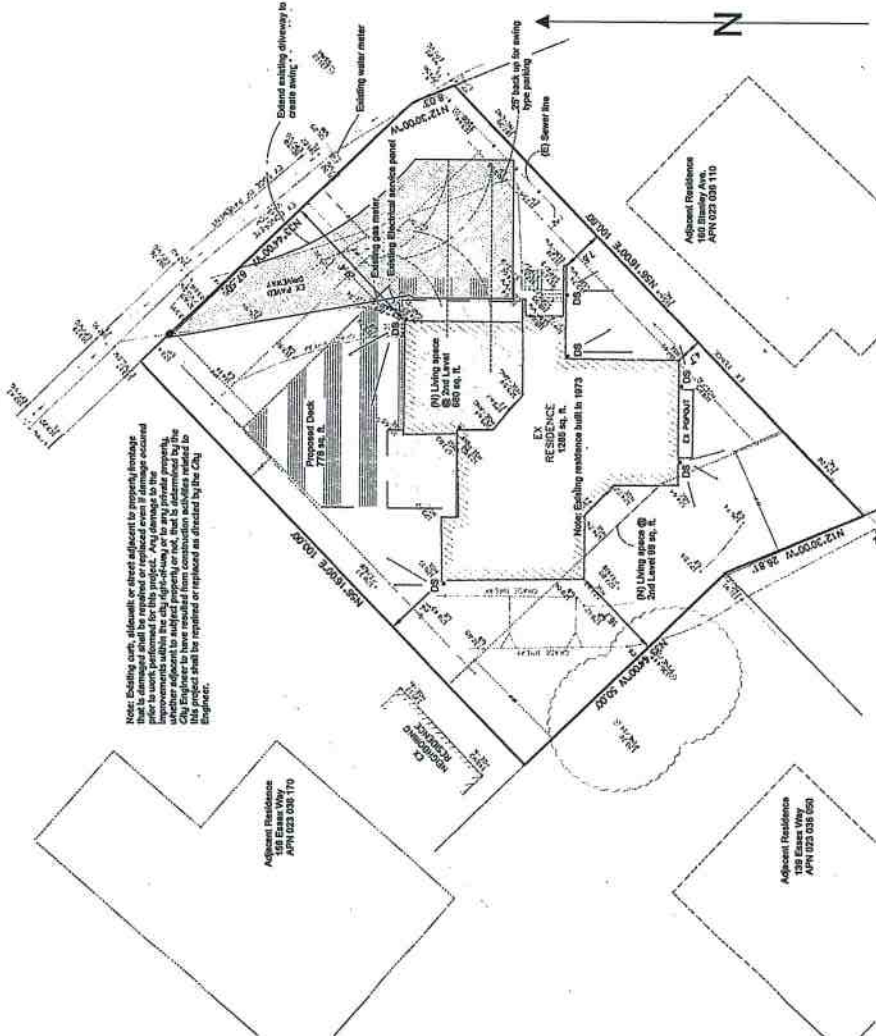
- Sheet 1 Site Plan
- Sheet 2 Existing Floor Plans
- Sheet 3 Proposed Roof Framing Plans
- Sheet 4 Proposed Siding, Sheathing and Linings
- Sheet 5 Existing Elevations and Proposed Elevations
- Sheet 6 Existing Elevations and Proposed Elevations
- Sheet 7 Cross Section Details
- Sheet 8 Landscape Plan
- Sheet 9 Annotations for notes and sample board
- Sheet 10
- Sheet 11

Site Analysis

Lot Size: 7,403 sq. ft.
 Lot Covered by roof and decks: 1,759 sq. ft.
 (E) Lot coverage: 24.8%
 Footprint Increase: 1,099 sq. ft.
 Total lot coverage after proposed remodel: 2,858 sq. ft. or 38.6%
 Breakdown:
 (E) Garage and Decking level (unconditioned): 719 sq. ft.
 (F) Garage and Basement level expansion: 70 sq. ft.
 Total of first level unconditioned space after remodel: 797 sq. ft.
 (E) Second level (conditioned space): 1,295 sq. ft.
 (F) Second level added conditioned space: 728 sq. ft.
 Total conditioned space after remodel: 2,019 sq. ft.
 Proposed Elevated Deck: 795 sq. ft.

ZONING DATA TABLE

M-LUR STANDARDS	REQUIRED	EXISTING	PROPOSED
Lot Size:	5,000 sq. ft.	7,403 sq. ft.	7,403 sq. ft.
Lot coverage:	40% max	24.8%	38.6%
Height:	35' or max	29'-4"	29'-4"
Landscaping:	20% min.	65%	52%
Setbacks:			
Front:	15' min. (house)	24'-0"	21'-0"
Side:	20' min. (garage)	26'-0"	24'-0"
Rear:	5' min.	5' or 7.5'	5' or 7.5'
Parking:	20' min.	16.7'	20' rearwork
		1 driveway	Two garage spaces



SITE PLAN
 1" = 10'

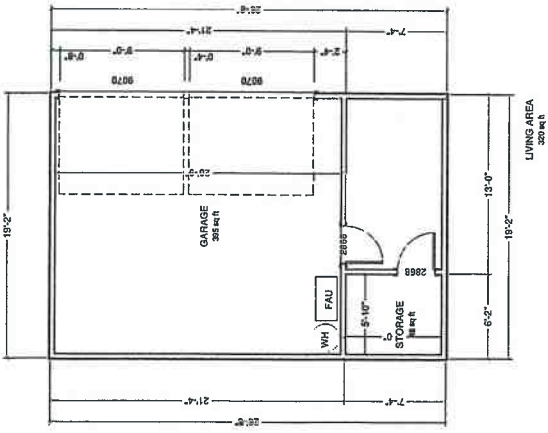
4.003.5 Grading and paving.
 Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.
 This illustration is merely an illustrative example, no grading or paving is proposed.

Revised 15 June 2016

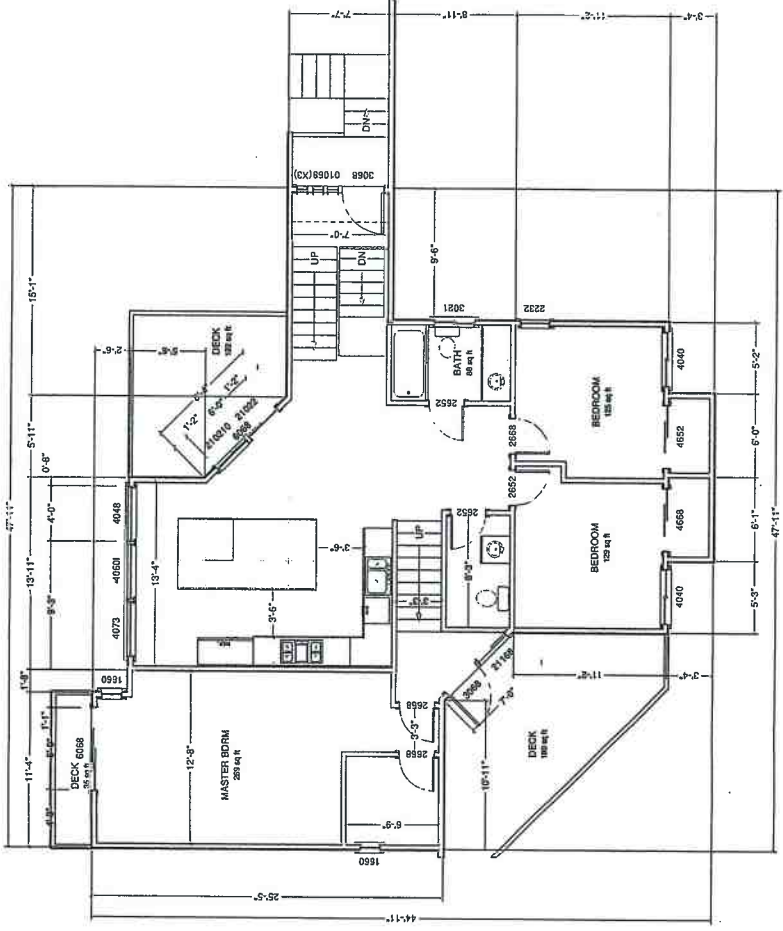
Designed by:
 Scott Chmell
 Pacific, CA 94044
 schmell@aol.com

SITE PLAN / SITE ANALYSIS

Pope Residence
 136 Stanley Ave.
 Pacific, CA 94044
 APN 023 036 100



Existing Lower Level Floor Plan
1/4" = 1'-0"



Existing Upper Level Floor Plan
1/4" = 1'-0"

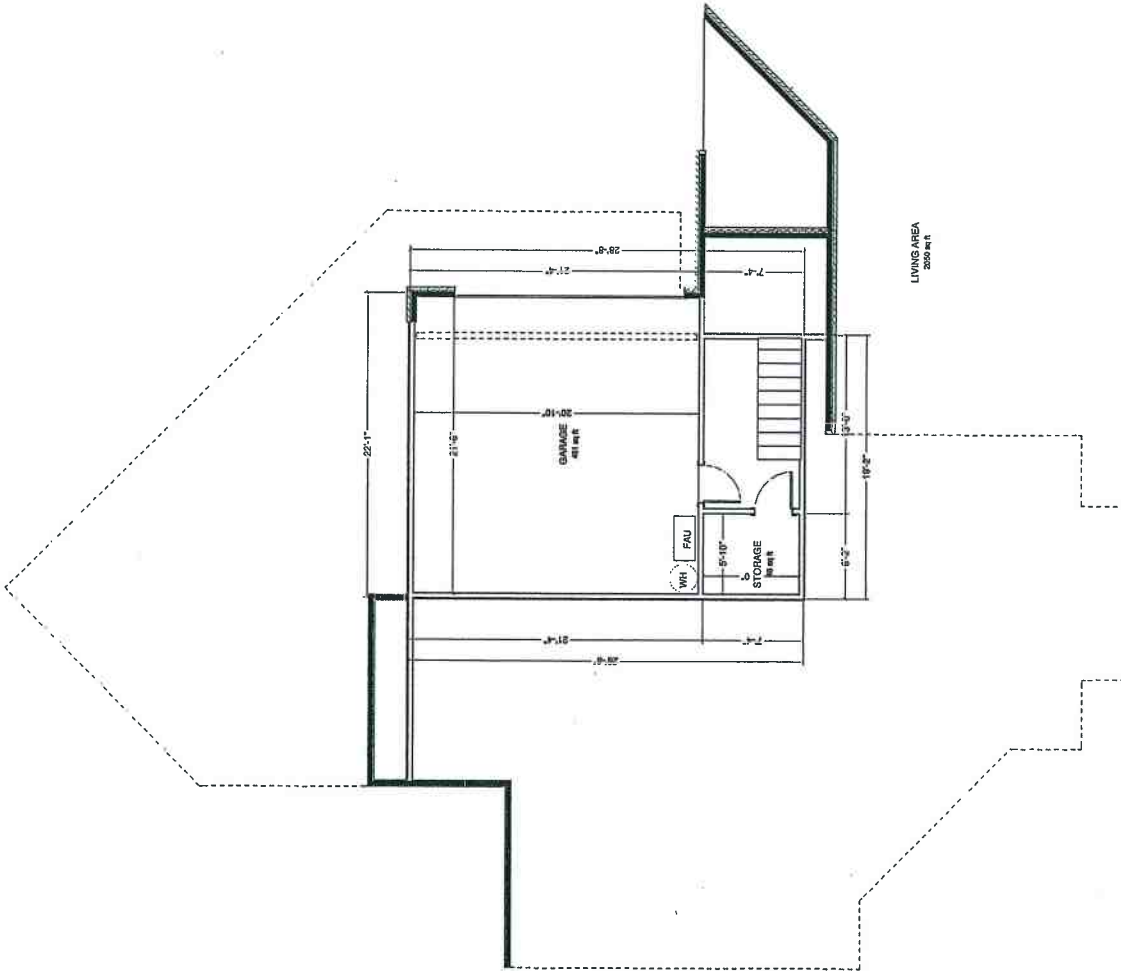
Revised 15June2016

Designed by:
Mission Addition, Inc.
Scott Chrmel
Pacifica, CA 94044
425.108.5431
schrmel@aol.com

Proposed Floor Plan First Level

Pope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100

sheet 3 of 11



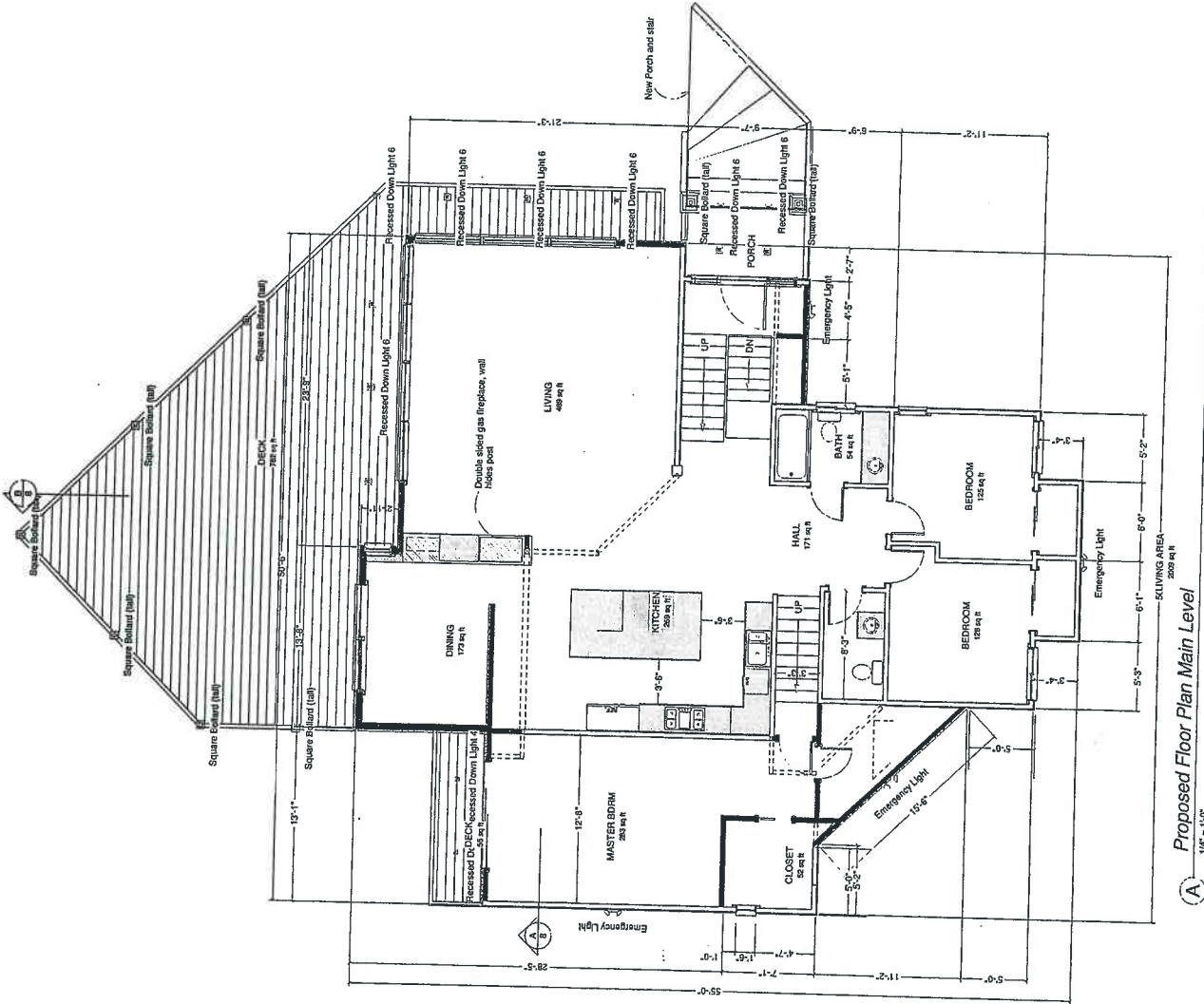
(A) Proposed Floor Plan First Level
1/4" = 1'-0"

Revised 15June2016

Designed by
Mission Addition, Inc.
Scott Chinnell
425.708.5431
schinnell@aol.com

*Proposed Lighting Plan
Exterior Lighting Main Level and*

Pope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100



Proposed Floor Plan Main Level
1/4" = 1'-0"

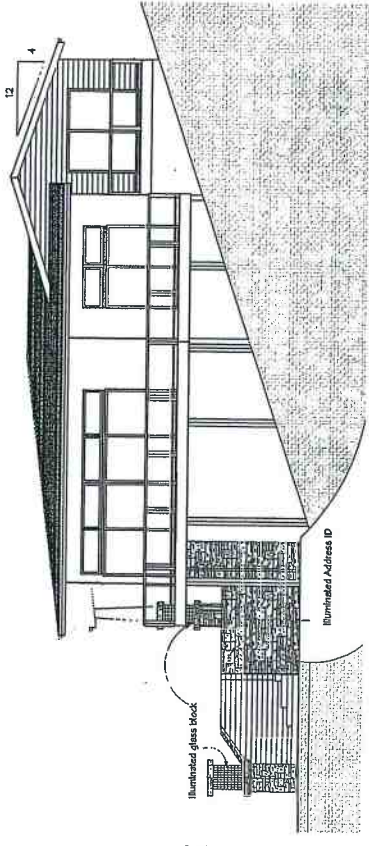
(A)

Fope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100

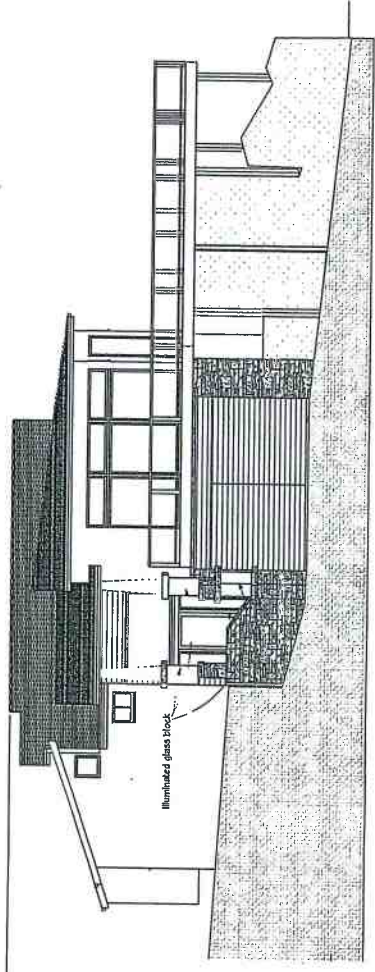
Existing and Proposed Elevations

Designed by:
Mission Addition, Inc.
Scott Chinnell
Pacifica, CA 94044
925.708.5491
schinnell@aol.com

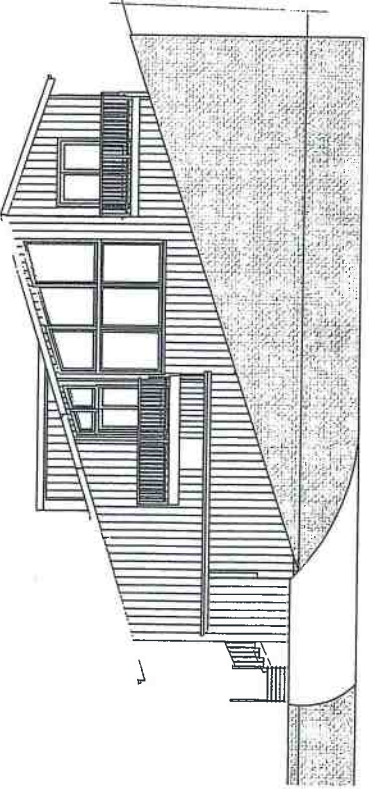
Revised 15June2016



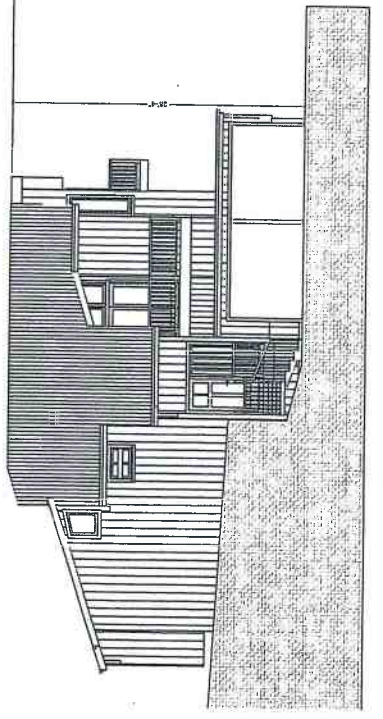
(B) Proposed North Elevation
3/16" = 1'-0"



(A) Proposed East Elevation
3/16" = 1'-0"



(D) Existing North Elevation
3/16" = 1'-0"



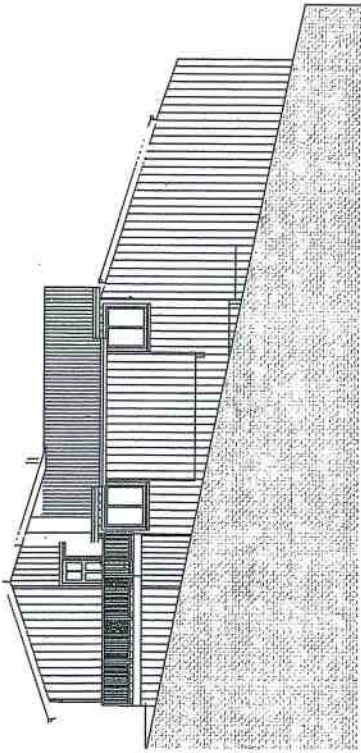
(C) Existing East Elevation
3/16" = 1'-0"

Revised 15June2016

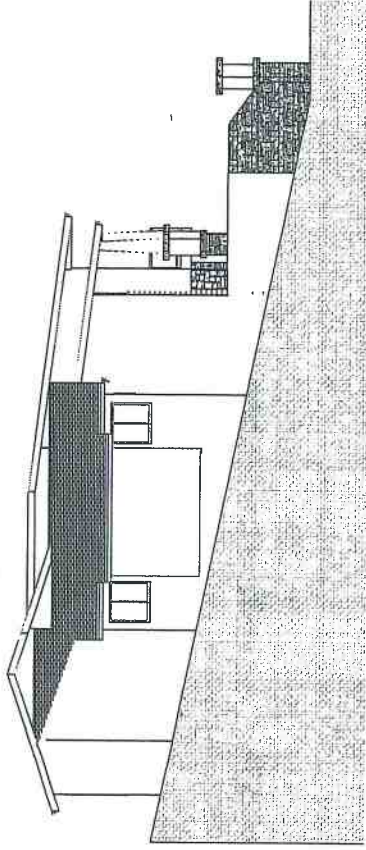
Designed by:
Mission Addition, Inc.
Scott Chinnell
Fachica, CA 94044
425.708.5431
schinnell@aol.com

Existing and Proposed Elevations

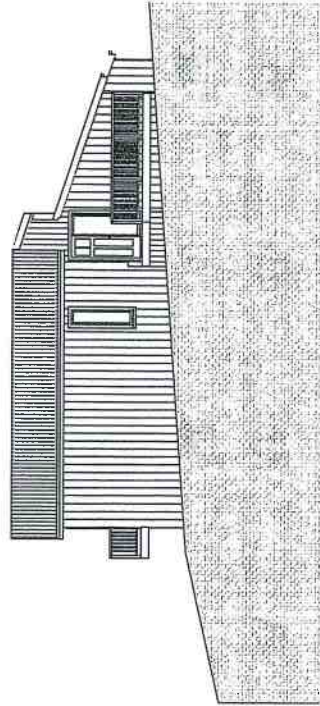
Pope Residence
136 Stanley Ave.
Fachica, CA 94044
APN 023 036 100



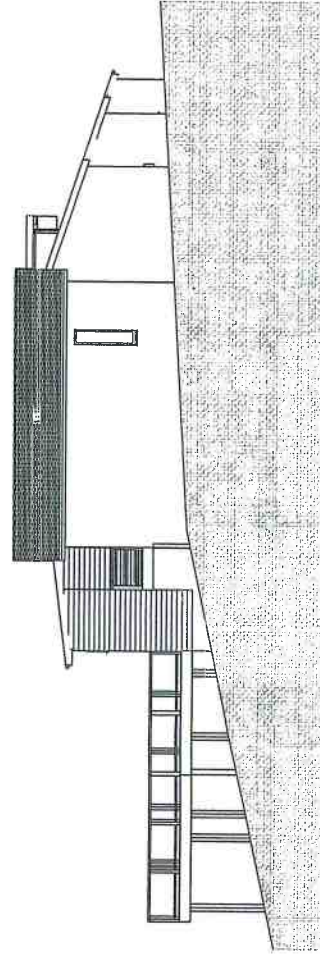
(D) Existing South Elevation
3/16" = 1'-0"



(B) Proposed South Elevation
3/16" = 1'-0"



(C) Existing West Elevation
3/16" = 1'-0"



(A) Proposed West Elevation
3/16" = 1'-0"

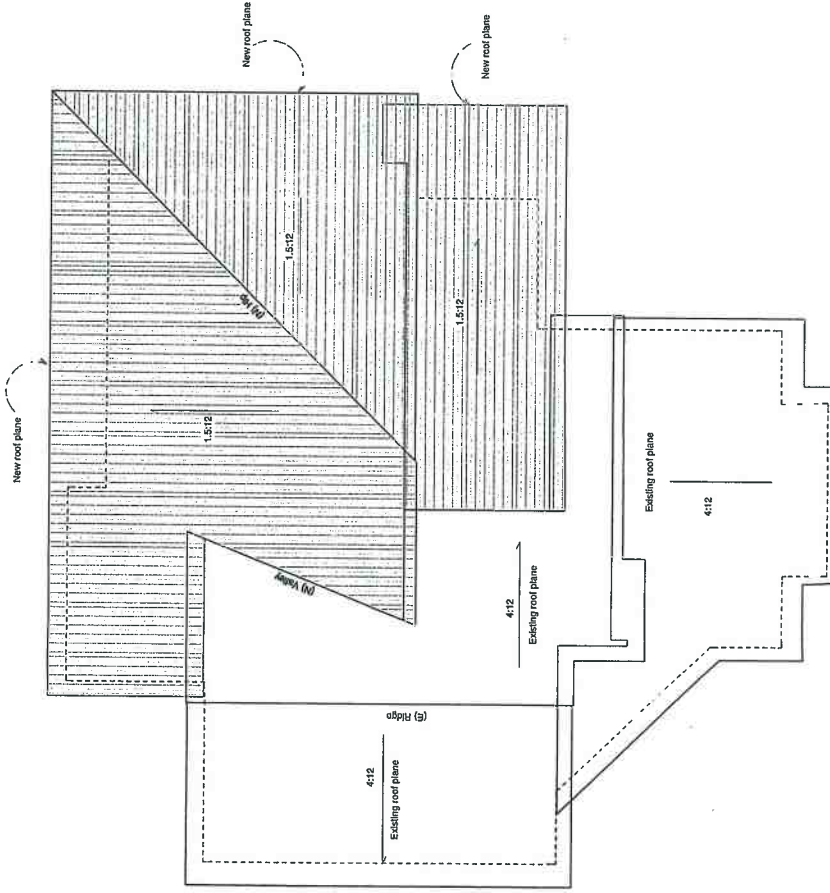
Revised 15 June 2016

Designed by:
Mission Addition, Inc.
Scott Chinnell
136 Stanley Ave.
Pacifica, CA 94044
425.706.5431
schinnell@aol.com

Proposed Roof Plan

Pope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100

sheet 7 of 11



Proposed Roof Plan

1/8" = 1'-0"

A

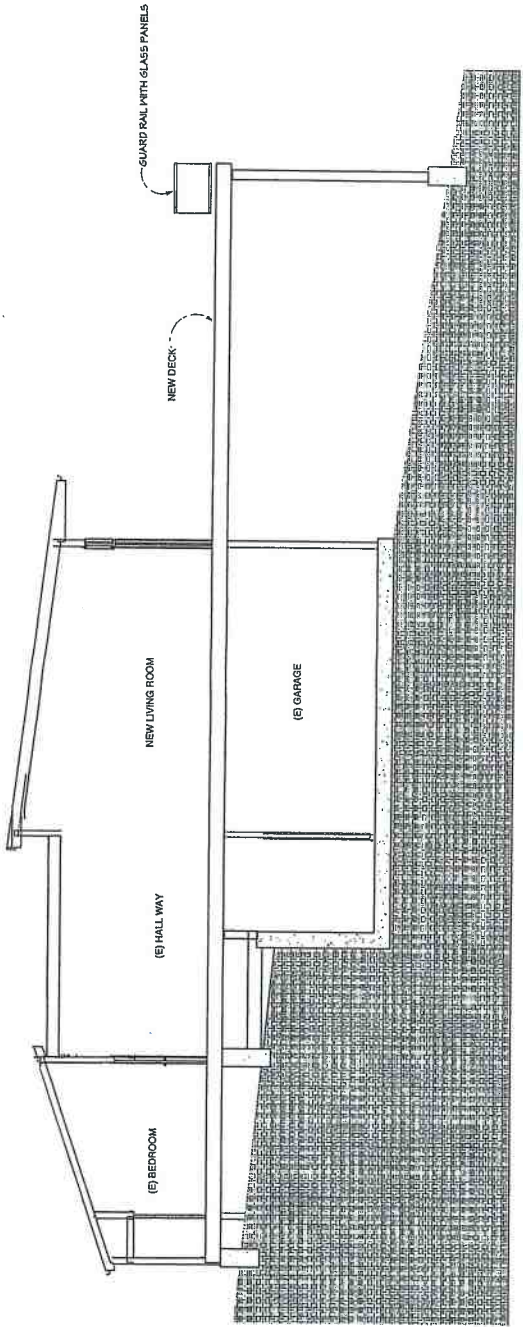
Revised 15June2016

Designed by:
Mission Addition, Inc.
Scott Crimell
Pacifica, CA 94044
425.708.5491
schimell@aol.com

Cross Sections

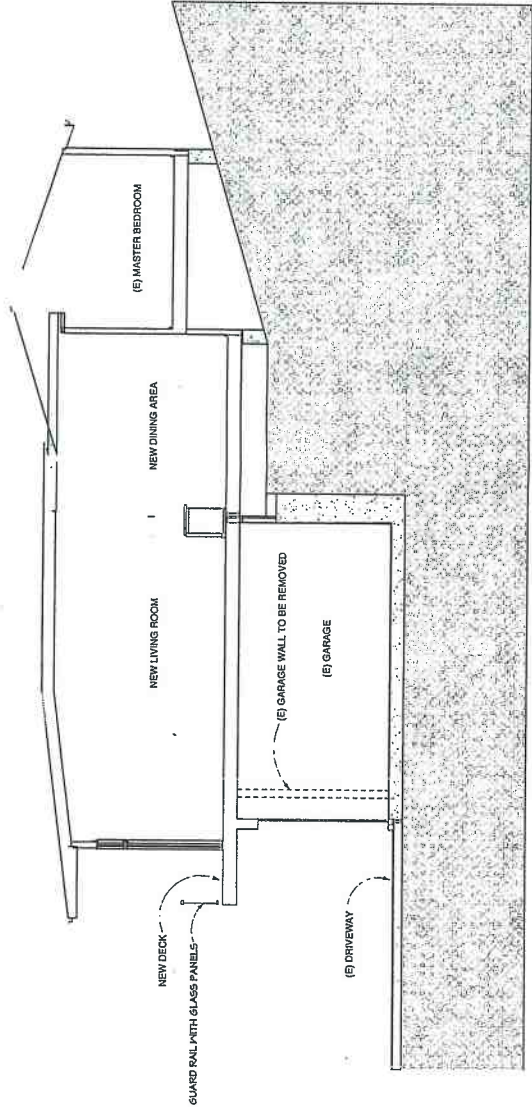
Pope Residence
136 Stanley Ave.
Pacifica, CA 94044
APN 023 036 100

sheet 8 of 11



B Cross Section Detail

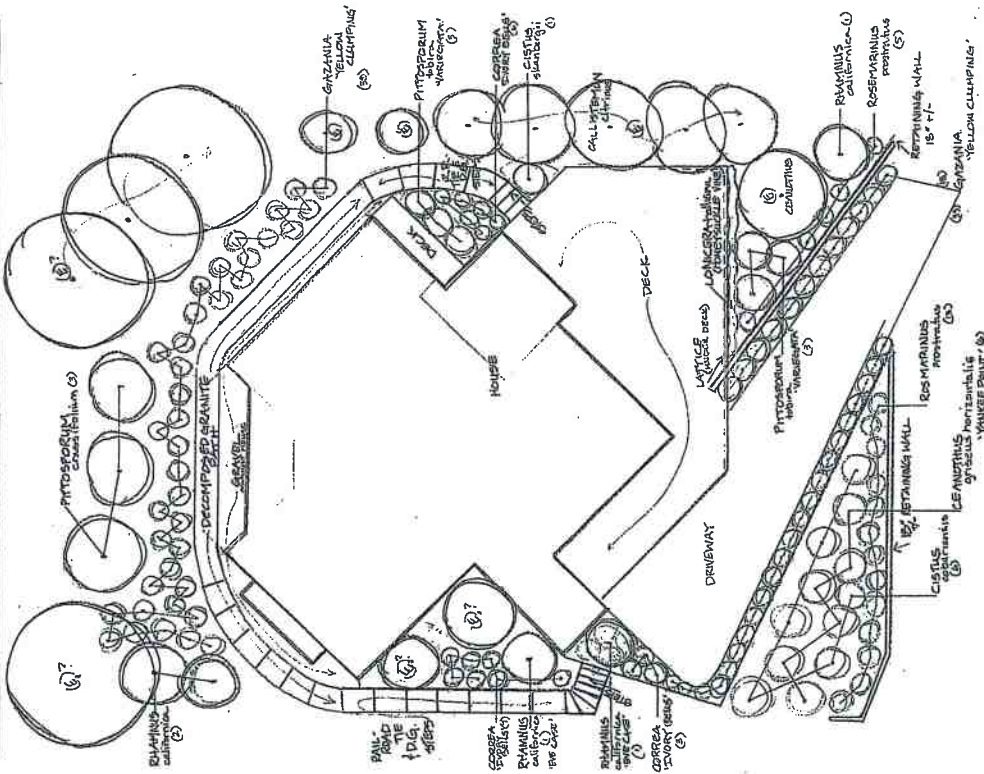
1/4" = 1'-0"



A Cross Section Detail

1/4" = 1'-0"

NOTES:
 1. RETAINING WALL ADJACENT TO DRIVEWAY TO PREVENT EROSION - TO MATCH OTHER WALL (SEE TABLE)
 2. CONSIDERED BACKSLOPE TO BE PROTECTED BY 12" x 12" x 18" IN SPA ON 10% SLOPE
 3. SLOPES SHALL BE MAINTAINED AT ALL TIMES. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER
 4. ALL PLANTS TO BE INSTALLED TO BE CALLED OUT BY NAME IN THIS PLAN. NAME OF COMPANIBLE
 5. ALL PLANTS PLANTED ON A SLOPE TO HAVE SOIL BLENDS AVAILABLE TO RETAIN WATER AND
 TO PREVENT SOIL EROSION



Landscape Plan

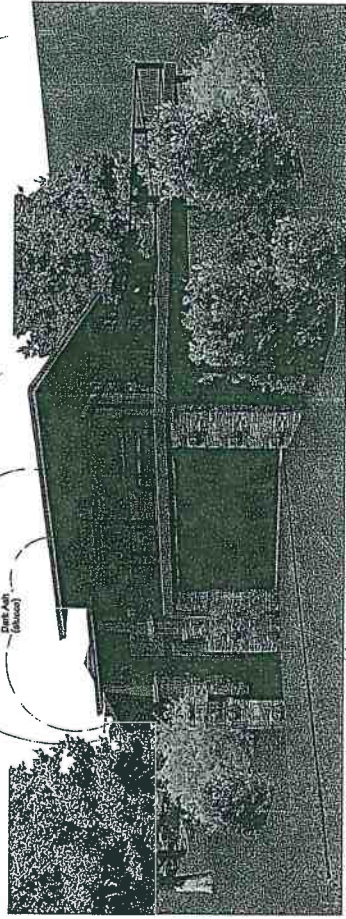
NTS

(A)



Street Perspective View

Black ash aluminum encased windows
 Dark Ash (Succo)
 Wood Siding: 1x6, V groove dark stained redwood or Hemlock to match

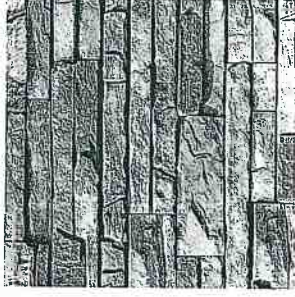


Street Perspective View (downslope)

Black ash aluminum encased windows
 Dark Ash (Succo)
 Stacked flagstone
 Grand Rail Fence: Black anodized aluminum with structural glass panels, 42" high



Dimensional Composition Roof



Stacked flagstone



Grand Rail Fence: Black anodized aluminum with structural glass panels, 42" high



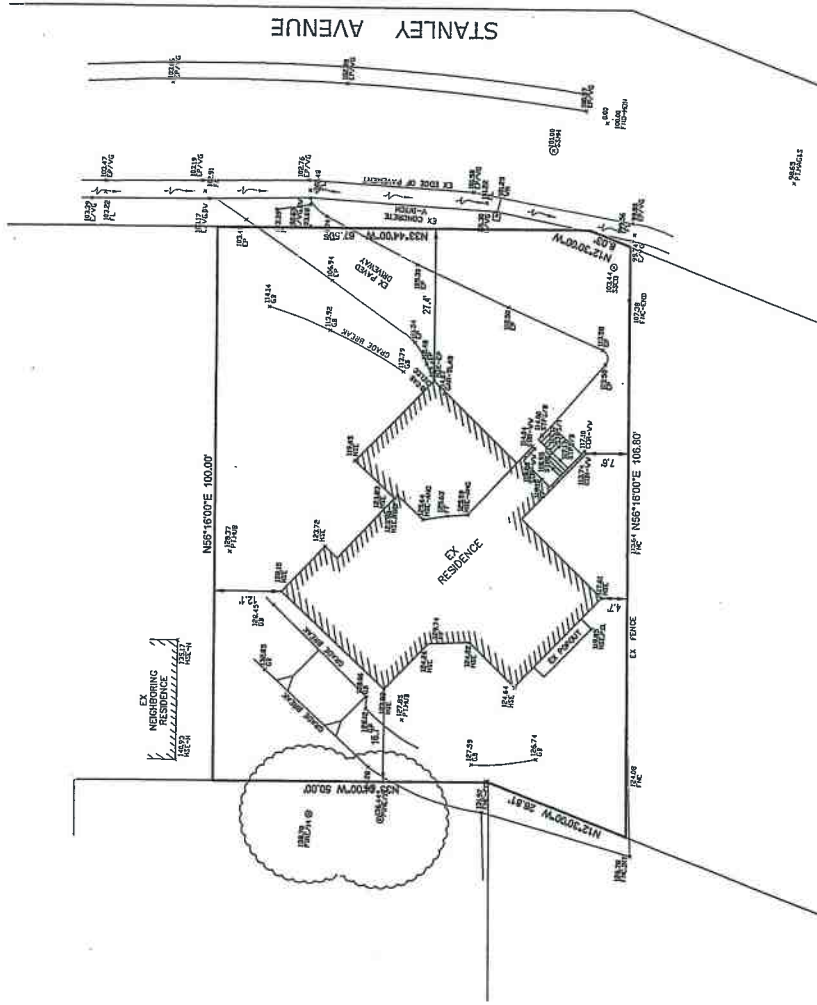
Wood Siding: 1x6, V groove dark stained redwood or Hemlock to match

Revised 15June2016

Designed by
 Mission Addition, Inc.
 Scott Crimell
 Pacific, CA 94044
 425.708.5431
 scrlmell@aol.com

Color Study and Sample Board

Pope Residence
 136 Stanley Ave.
 Pacific, CA 94044
 APN 023 036 100



HOUSE LOCATION PLAN

136 STANLEY AVENUE

PACIFICA SAN MATEO COUNTY CALIFORNIA

JAMES LOGGINS
 REVIEW DATE: 03/11/18
 DATE: 03/11/18

DeBolt Civil Engineering
 814 So. Bascom Avenue
 San Francisco, California 94108
 Tel: 925/837-3780
 Fax: 925/837-4378
 debolt@debolte.com

DATE: 2/14/18
 DRAWN BY: JML
 CHECKED BY: JML
 JOB NO.: 1803

Source: www.pacificaplan.com