



Scenic Pacifica

Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: August 15, 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: August 1, 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

NEW PUBLIC HEARING:

- UP-77-16** **USE PERMIT UP-77-16**, filed by Julie Cox, to construct two outdoor shower stalls in the rear yard behind an existing commercial suite at Pedro Point Shopping Center, 5450 Coast Highway (APN 023-072-060) in Pacifica. The proposed outdoor showers would be an accessory use to the primary retail store. Recommended CEQA status: Class 1 Categorical Exemption, CEQA Guidelines Section 15301.
Recommended Action: Approve as conditioned.
- PSD-814-16** **SITE DEVELOPMENT PERMIT PSD-814-16**, filed by property owner and applicant Michael O'Connell, to construct a three-story, 3,128 sq. ft. single-family residence and remove more than 20 trees on a 39,049 sq. ft. nonconforming lot at 1693 Higgins Way (APN 023-341-080) in Pacifica. Recommended CEQA status: Class 3 Categorical Exemption, CEQA Guidelines Section 15303.
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 15, 2016

FILE: UP-77-16

ITEM: 1

PUBLIC NOTICE: Notice of Public Hearing was published in Pacifica Tribune on August 3, 2016, and mailed to 23 surrounding property owners and occupants.

AGENT/OWNER: Julie Cox
P.O. Box 3246
Daly City, CA 94015
(760) 297-0334

PROJECT LOCATION: 5450 Coast Highway (APN 023-072-060)

PROJECT DESCRIPTION: Construct two outdoor shower stalls and a screen fence at the rear yard of an existing 1,492 square foot retail space located at 5450 Coast Pacific Highway (APN 023-072-060) in the Pedro Point Shopping Center in Pacifica.

SITE DESIGNATIONS: General Plan: Commercial
Zoning: C-2 (Community Commercial District)

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

ADDITIONAL REQUIRED APPROVALS: None.

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Kevin Valente, Contract Planner

PROJECT SUMMARY

1. Project Description

The existing 1,492-square foot commercial lot at 5450 Coast Highway, Pacifica CA will be used as a dry-goods & gift store called Traveler (The Store) specializing in home goods, apparel, books, sporting goods and other recreational outdoor use products.

The applicant is proposing to develop the approximately 1,000-square foot rear yard area into space for customer use. A use permit is required for the construction of two outdoor shower stalls in the rear yard. One of the showers shall be ADA accessible and the construction of a ramp leading from the rear gate will allow an accessible path of travel to this shower. Both showers would be available for customers to rinse off after beach use on a daily basis during the retail store's hours of operation. The shower stalls include a roof to prevent rainwater from entering drains. The proposed project also includes the construction of a 6'-0" high wooden slat fence in front of the northwest exterior wall to screen utilities.

The rear yard would be filled in with pea-gravel and pavers, moveable patio furniture, and potted drought tolerant plants. Any plants or landscaping would not be in-ground or break the surface, and an irrigation system would not be installed.

Project Site

The project site is currently an existing vacant retail space at the Pedro Point Shopping Center, located between San Pedro Avenue and Halling Way. The site is relatively flat and has little to no vegetation.

The proposed project is in the Coastal Zone within permit jurisdiction of the California Coastal Commission.

Site Specific Design & Construction Details

Construction shall consist of building two outdoor shower stalls and six foot tall fencing to the back wall of the existing building. The remaining improvements to the rear yard include moveable patio furniture and potted plants.

Shower Stall specifications include:

- 2'-3" wide x 2'-6" deep x 5'-6" high (standard stall);
- 5'-0" wide x 2'-6" x deep 5'-6" high (ADA compliant stall);
- Wood and stainless steel materials;
- Low-flow, energy efficient shower heads;
- Water drainage will flow into existing indoor/sewage drain lines within the property lot.

- Roofing to prevent rainwater from entering drains; and
- ADA compliant access ramp.

Parking

According to Section 9-4.2818 of Pacifica Municipal Code (PMC), the existing shopping center is required to provide one parking space for each 300 square feet of gross leasable space. Therefore, for a 1,492-square foot retail space including the 92-square foot loft space and 1,000-square foot outdoor space used by customers nine parking spaces would be required to serve the proposed use.

Currently, there are a total of 139 available parking spaces at the Pedro Point Shopping Center. The current code requirements for existing commercial tenants is 115 vehicle spaces, providing 24 available spaces; therefore, sufficient parking currently exists.

2. General Plan, Zoning, and Surrounding Land Uses

The subject site's General Plan and Local Coastal Land Use Plan land use designation is Commercial. The Commercial classification is identified in the General Plan as follows:

“Indicates the variety of potential commercial uses the City might attract, including visitor- serving commercial, retail commercial, office, heavy commercial and light industrial.”

The proposal is an expansion of an existing Commercial Use, which is appropriate in relation to the requirements of the General Plan and Local Coastal Land Use Plan.

The subject site is located within a C-2 zoning district. Retail stores and shops is a permitted use in the C-2 District. According to Section 9-4.1102(h) of the PMC, all uses in a C-2 zoning district shall be conducted entirely within an enclosed structure, except as otherwise provided in Article 23. Article 23 (9-4.2308(a)) goes on to state uses shall be conducted entirely within an enclosed structure unless a use permit is obtained. A use permit is therefore requested for the portion of the commercial activity which is conducted outside the enclosed structure, namely, the two proposed outdoor shower stalls within the rear yard.

Land uses surrounding the project site consist of commercial uses to the south, vacant private land to the west, Highway 1 to the east, and State Beach to the north.

3. Municipal Code

Per Section 9-4.1102(h) and Section 9-4.2308(a) of the PMC, the applicant's proposal requires the approval of a use permit (UP-77-16) because the project includes outdoor uses in a C-2 zoning district.

- *Use Permit (UP-77-16)*: The Planning Commission must make the following three findings in order to approve a use permit application [PMC Sec. 9-4.3303(a)]:
 - i. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City;
 - ii. That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the Local Coastal Plan; and
 - iii. Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.

- *Coastal Development Permit*: The project site is in the Coastal Zone and is under additional permit jurisdiction of the Coastal Commission. Coastal Commission staff reviewed this proposal and determined that a waiver is appropriate. On July 15, 2016, the California Coastal Commission received a report of this determination and the waiver became effective (see Attachment D).

4. Required Findings

A. In order to approve the subject use permit (UP-77-16), the Planning Commission must make the following three findings required by PMC Section 9-4.3303(a). The following discussion supports the Commission's findings in this regard.

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

Discussion: The introduction of two shower stalls and associated fence screening will be contained within the rear of a commercial property, surrounded predominantly by commercial activities and is not expected to be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City.

- ii. *Required Finding: That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the Local Coastal Plan.*

Discussion: The proposal will expand an existing commercial activity in a commercial area that will provide a visitor-serving commercial use. The project is consistent with

applicable provisions of the General Plan and Local Coastal Land Use Plan. The project is consistent with the uses associated with the C-2 'Community Commercial' District of the Pacifica Municipal Code. All other applicable laws of the City will be complied with as part of this proposal. Further, the California Coastal Commission issued a waiver for this project.

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

Discussion: The proposed fence screening and shower stalls are constructed to a scale appropriate to the existing building, incorporating one accessible shower stall and all construction will be carried out with appropriate materials. Consistency is maintained with the Citywide Design Guidelines which require additions to existing structures to be consistent with the positive architecture already present. The proposal takes advantage of the existing building and upgrades the design and materials at the rear of this property.

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.

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; 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 add shower facilities to an existing commercial use 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 improvements in the rear yard of an existing commercial 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 neighborhood on a site that is already developed as a commercial service yard and will not impact 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

The project represents a positive improvement to the site and will positively impact the wider area. The existing rear portion of this property is underused with associated poor visual appearance. The design of the proposed addition and associated resurfacing will upgrade the appearance of this area and result in positive aesthetic impacts on the surrounding shopping center. Staff supports the applicant's efforts to incorporate an ADA accessible shower. In staff's opinion, as conditioned, the project is consistent with the General Plan and the Local Coastal Plan and the uses permitted in the zoning standards. The project will comply with all zoning development standards. Thus, staff recommends that the Planning Commission approve the proposed project subject to the conditions attached.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission finds the project is exempt from the California Environmental Quality Act; **APPROVES** UP 77-16 by adopting the attached resolution, including conditions of approval in Attachment A; and, incorporates all maps and testimony into the record by reference.

Attachments:

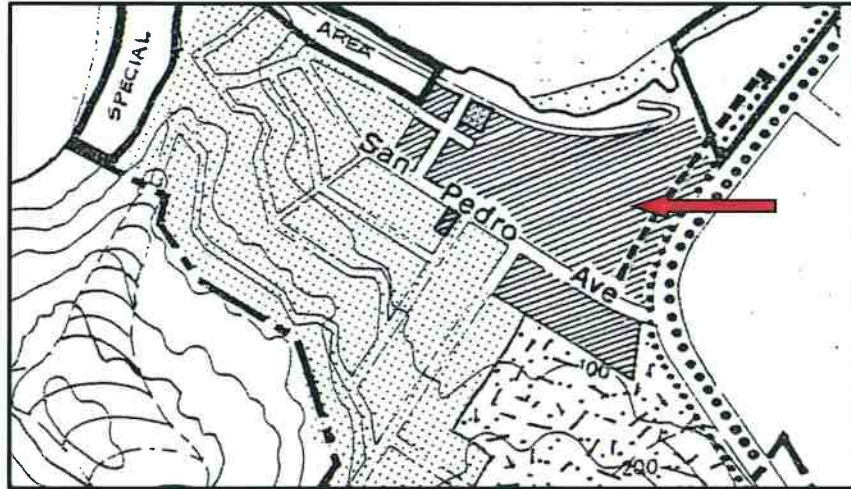
- A. Land Use and Zoning Exhibit
- B. Draft Resolution and Conditions of Approval
- C. Reduced Plans
- D. California Coastal Commission waiver.

Land Use & Zoning Exhibit

City of Pacifica Planning Department

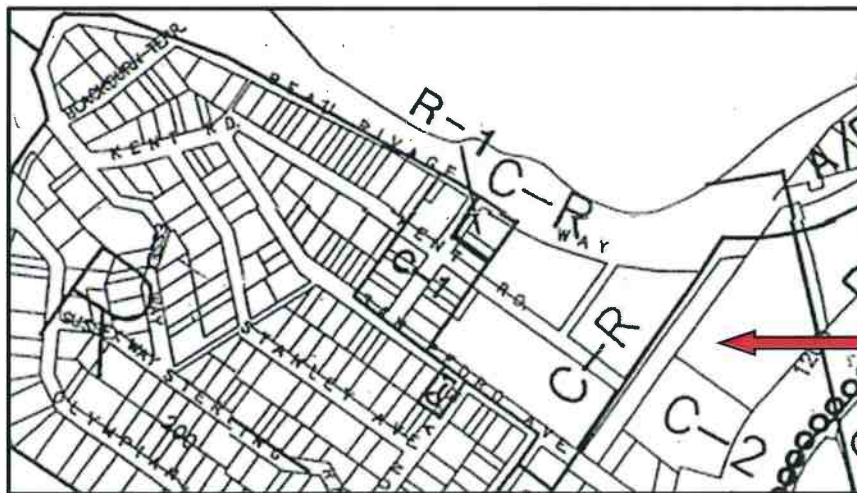
General Plan Diagram

Neighborhood: Pedro Point
Land Use Designation: Commercial



Zoning Map Diagram

Zoning District: C-2 (Community Commercial) and CZ (Coastal Zone Combining)



(Maps Not to Scale)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING USE PERMIT UP-77-16 SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF TWO SHOWER STALLS AT THE REAR OF AN EXISTING COMMERCIAL PROPERTY AT 5450 COAST HIGHWAY (APN 023-072-060), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Julie Cox (“Applicant”).

WHEREAS, an application has been submitted to construct two outdoor shower stalls and a utility fence to screen the existing utilities located at 5450 Coast Highway (APN 023-072-060); and

WHEREAS, the project requires approval of a Use Permit because the proposed use is not entirely within the enclosed structure in a C-2 (Community Commercial) zoning district and therefor a Use Permit must be applied for; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on August 15, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

WHEREAS, the project is within California Coastal Commission additional permit jurisdiction and received a waiver from the Commission on July 15, 2016 (Waiver 2-16-0519-W).

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 Use Permit UP-77-16 for new construction of two outdoor showers within a C-2 zone:

- i. Required Finding: That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be

detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City.

Discussion: The introduction of two shower stalls and associated fence screening will be contained within the rear of a commercial property, surrounded predominantly by commercial activities and is not expected to be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City.

- ii. Required Finding: That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the Local Coastal Plan.

Discussion: The proposal will expand an existing commercial activity in a commercial area that will provide a visitor-serving commercial use. The project is consistent with applicable provisions of the General Plan and Local Coastal Land Use Plan. The project is consistent with the uses associated with the C-2 'Community Commercial' District of the Pacifica Municipal Code. All other applicable laws of the City will be complied with as part of this proposal. Further, the California Coastal Commission issued a waiver for this project.

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

Discussion: The proposed fence screening and shower stalls are constructed to a scale appropriate to the existing building, incorporating one accessible shower stall and all construction will be carried out with appropriate materials. Consistency is maintained with the Citywide Design Guidelines which require additions to existing structures to be consistent with the positive architecture already present. The proposal takes advantage of the existing building and upgrades the design and materials at the rear of this property.

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

1. That the project is exempt from the CEQA as a Class 1 exemption provided in Section 15301 of the CEQA Guidelines.

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;
 - (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 add shower facilities to an existing commercial use 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 improvements in the rear yard of an existing commercial 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 neighborhood on a site that is already developed as a commercial service yard and will not impact an environmentally sensitive area. Therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Use Permit UP-77-16 for construction of two outdoor shower stalls and a screen fence at the rear yard of an existing 1,492 square foot retail space at 5450 Coast Highway (APN 023-072-060), 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 15th day of August 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Josh Gordon, Chair

Use Permit (UP-77-16)
5450 Coast Highway (APN 023-072-060)
August 15, 2016
Page 4

ATTEST:

Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Use Permit (UP-77-16 for construction of two outdoor shower stalls in the rear yard located at 5450 Coast Pacific Highway (APN 023-072-060)

Planning Commission Meeting of August 15, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "A-4 and A-4.1 – 5450 Pacific Coast Highway Pacifica, CA 94044," dated April 4, 2016, and received by the City of Pacifica on June 14, 2016, except as modified by the following conditions.
2. That the approval is valid for a period of one year from the date of final determination. If the use or uses approved is not established within such period of time, the approval shall expire unless the 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 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.
4. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
5. 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.
6. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by

the applicant, City, and/or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

Building Division of the Planning Department

7. 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.
8. Please provide interior elevation drawings of the Accessible Shower. Indicate mounting heights of all devices and appurtenances. Dimension the size and height of the bench.
9. Please provide an exterior elevation drawing indicating height above existing grade.
10. Submit plans which show the following alterations to the proposal, in accordance with the California Building Code:
 - A. The accessible shower stall shall be amended to include the required overall depth (66”) in accordance with (CBC 11B-608.2.1 and 11B-608.2.2);
 - B. Provide a level landing outside of the shower stall door. Depth of the landing and strike side clearances shall comply with CBC Chapter 11B for a forward approach to the door;
 - C. Ramps of 5 percent or greater will require compliant handrails with wheel guides. It is recommended to annotate and construct the slope of the ramp at less than 5 percent or submit details for a proposed handrail and wheel guide.
 - D. Identify the surface material on the ground between the ramp and the gate. This should be a relatively smooth surface at not greater than 2 percent slope in any direction. This should continue past the gate to the rear of the property and provide for a level landing. maneuvering space at the gate and type of hardware should be addressed. Additionally, Truncated Domes would be required as you are entering into a vehicular way.

The above alterations shall be made to the drawings and constructed in accordance with the revised details. The features shall be permanently maintained in this manner.

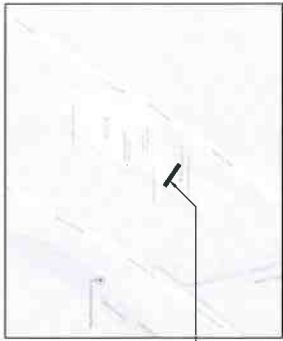
END

INDEX OF DRAWINGS

- A-1 - SITE PLAN
- B - BUILDING INFORMATION
- C - SITE PLAN WORK
- D - GENERAL NOTES
- E - EXISTING REAR FLOOR PLAN
- F - PROPOSED REAR FLOOR PLAN
- G - REAR ELEVATION - EXISTING AND PROPOSED

BUILDING INFORMATION

5450 PACIFIC COAST HWY
 REDWOOD CITY, CA 94064
 PARCEL NO. 023-072-080
 EXISTING LOT AREA = 14,563 SQFT
 PROPERTY ZONE = C-2
 CONSTRUCTED ON: 1987.5



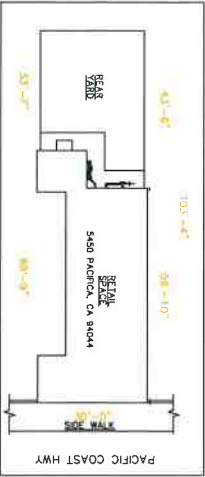
SITE MAP
 Scale: N1S

SCOPE OF WORK

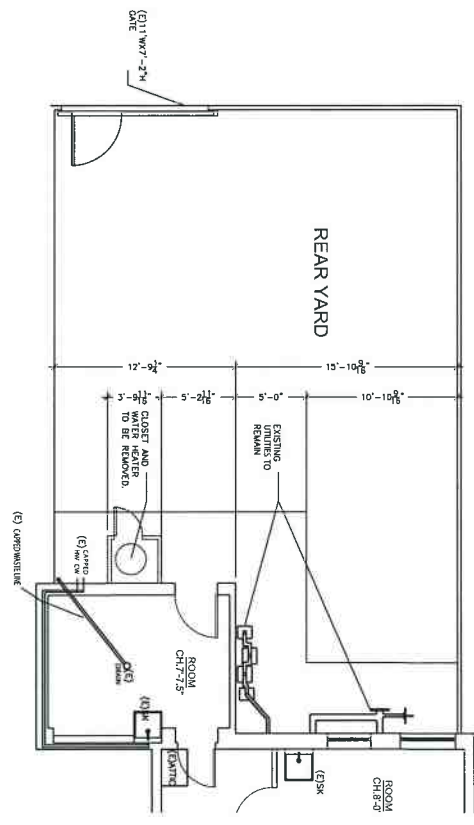
1. SEAS LASH
2. REMOVE EXISTING WATER HEATER AND RELOCATE WATER HEATER HOSE. NEW WATER HEATER MUST BE INSTALLED.
3. PROVIDE TWO OUTSIDE SHOWERS AND EXTEND PLUMBING TO EXISTING DRAIN PITS.
4. SOUTH SIDE SHOWER SHALL BE ADA COMPLIANT REQUIRING 60" WIDE KERB ACCESSION WITH STAIRWAYS. CLOSING SCHEDULE OF 50" X 48" WILL BE INSTALLED.
5. A WOODEN ADA COMPLIANT RAMP WITH 1:12 SLOPE ENTIRE WILL BE CONSTRUCTED IN FRONT OF BOTH SHOWERS STALLS TO PROVIDE WHEELCHAIR ACCESS. SEE ELEVATION PLAN DETAIL.
6. A WOODEN ROOF WILL BE INSTALLED ABOVE OUTDOOR SHOWERS TO PREVENT RAINWATER FROM ENTERING DRAINS. ROOF WILL EXTEND 6" BEYOND STALL WALLS ON ALL SIDES.
7. SHOWERS WILL SIT ABOVE A 6" PADDOCK SO THAT STORM WATER WILL NOT DRAIN INTO SURROUNDING PAVEMENT OCCURS.

GENERAL NOTES

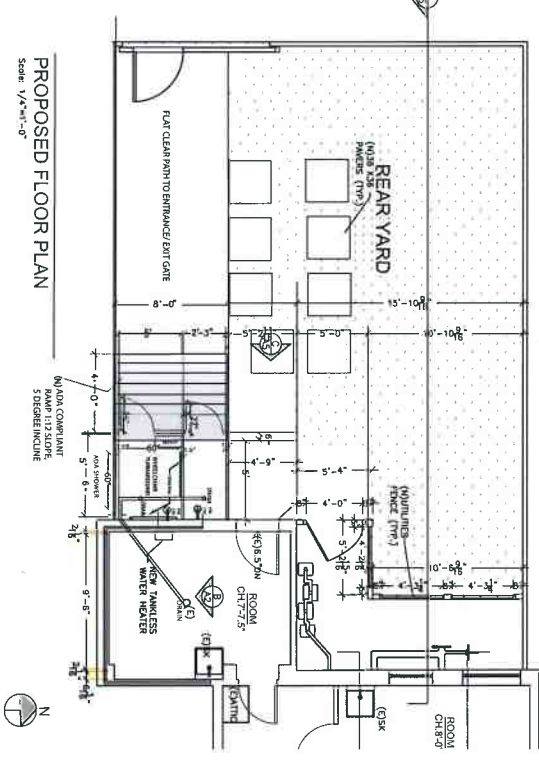
- ALL CONSTRUCTION WORK SHALL COMPLY WITH 2013 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPL), CALIFORNIA MECHANICAL CODE (COM), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC), AND ALL APPLICABLE ORDINANCES.
- ALL PLUMBING FITTINGS WILL COMPLY WITH CALIFORNIA PLUMBING CODE (CPL).
- ALL LIGHTING SHALL BE HIGH EFFICIENCY OR ELSE CONTROLLED BY DIMMER, SWITCH OR OTHER ENERGY EFFICIENT DEVICE.
- PLANS PROVIDE ADA COMPLIANT CLEAR RAMP OF TRAVEL AND ACCESS TO SHOWERS FROM ENTRANCE/EVENT GATE.



PLOT PLAN
 Scale: 1/8"=1'-0"



EXISTING FLOOR PLAN
 Scale: 1/4"=1'-0"



PROPOSED FLOOR PLAN
 Scale: 1/4"=1'-0"

Topview Design Solutions
 450 North Mantilla Ave Apt. C301
 Sunnyvale, CA 94085
 (650) 931-7356
 www.topviewdesign.com

Date	Scope

Project: COMMERCIAL
 Job Site: 5450 PACIFIC COAST HWY
 LOCATION: REDWOOD CITY, CA 94064

Drawing Title: INDEX OF DRAWINGS
 Drawing Number: A-4

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CALIFORNIA 94105-2219
PH (415) 904-5260 OR (415) 904-5200 FAX (415) 904-5400
WWW.COASTAL.CA.GOV



RECEIVED
JUL 21 2016
CALIFORNIA COASTAL COMMISSION

NOTICE OF PERMIT WAIVER EFFECTIVENESS

July 19, 2016

To: Julie Cox

From: Nancy Cave, District Manager
Patrick Foster, Coastal Program Analyst

Subject: Coastal Development Permit (CDP) Waiver 2-16-0519-W


Please note that CDP Waiver 2-16-0519-W was reported to the California Coastal Commission on July 15, 2016 and became effective as of that date. CDP Waiver 2-16-0519-W allows for:

A proposal to construct two shower stalls in the 1,000 square foot rear storage lot of an existing retail store within the Pedro Point Shopping Center

At: 5450 Coast Hwy, Pacifica (San Mateo County) (APN(s): 023072060)

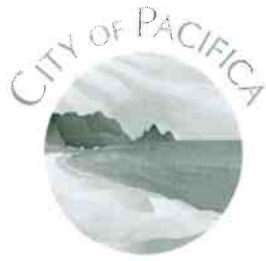
Please be advised that CDP Waiver 2-16-0519-W only authorizes the development as proposed and described in the Commission's files; any changes to the proposed and described project may require a CDP to account for the changes or a CDP for the entire project. If you have any questions, please contact Patrick Foster in the North Central Coast District Office at the address and phone number above.

Sincerely,

John Ainsworth 
Acting Executive Director

Patrick Foster
Coastal Program Analyst

ATTACHMENT D



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: August 15, 2016

FILE: PSD-814-16

ITEM: 2

PUBLIC NOTICE: Notice of Public Hearing was published in the Pacifica Tribune on August 3, 2016, and mailed to 85 surrounding property owners and occupants.

APPLICANT Mike O'Connell
AND OWNER: 900 Rosita Road
Pacifica, CA 94044

PROJECT LOCATION: 1693 Higgins Way (APN 023-341-080) – Linda Mar

PROJECT DESCRIPTION: Construct a new 3,128 square foot, three-story single-family residence on a vacant 39,049 square foot nonconforming lot.

SITE DESIGNATIONS: General Plan: Low Density Residential (LDR) and Open Space Residential (OSR)
Zoning: R-1 (Single Family Residential) and B-5 (Lot Size Overlay)

RECOMMENDED CEQA STATUS: Class 3 Categorical Exemption, Section 15303.

ADDITIONAL REQUIRED APPROVALS: None. Subject to appeal to the City Council.

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Ranu Aggarwal, Contract 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.)	1 acre (43,560 sq. ft.)	39,049 sq. ft.	No change
Lot Width	150' min	267'	No change
Lot Coverage	30% max	0%	4.3%
Impervious Surface	30% max	0%	12.4%
Height	35'-0" max	N/A	31'-11"
Landscaping	20% min	N/A	87.6% (landscaping & natural vegetation)
Setbacks			
-Front	25'-0" min (house) 10'-0" min (garage) ¹	N/A	35'-7¾" (house) 7'-6" (garage)
-Side	20'-0" min	N/A	48'-5 ¼" (left) 161' (right)
-Rear	25'-0" min (house)	N/A	60'-5"
Parking	Two garage spaces (18'-0" W X 19'-0" L min)	N/A	Two garage spaces (20' W X 20' L)

PROJECT SUMMARY

1. General Plan, Zoning, and Surrounding Land Uses

The subject site contains two General Plan land use designations. The first is Low Density Residential (LDR) which applies generally to the western half of the site. The second is Open Space Residential (OSR) which applies generally to the eastern half of the site (see Attachment A). 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 OSR Land Use designation allows residential, agricultural and recreational uses if consistent within the objectives stated within the General Plan. Residential development densities are designated at an average density of more than 5 acres for each residential unit.

The proposed single-family residence would be constructed predominantly on the portion of the lot with an LDR designation. On this basis, the density standard of the LDR designation will apply (average density of three to nine units per acre). The average density of single-family residential development within the approximately 3.47-acre LDR-designated block along the

¹ Where a parcel has a slope of 25% or greater within the front yard, PMC Section 9-4.2704(b) establishes the front setback to a garage. In this case, the project qualifies for a reduced setback of 10 feet. A condition of approval in the draft resolution of approval addresses the process to review and approve the final front setback to the garage.

north side of Higgins Way between 1619 Higgins Way and the LDR portion of the subject site, inclusive, is four units per acre (13 existing units plus one proposed unit). A somewhat denser development pattern exists north of the subject site along Monte Verde Drive due to smaller lot sizes. When adding the density of the LDR-designated area between 990 and 1072 Monte Verde Drive (approximately 2.71 acres and 19 units) to the area along Higgins Way, the average density is five units per acre (again, including the proposed unit at 1693 Higgins Way). Even if the two vacant lots on this block of Higgins Way were to be developed in the future, the area would remain consistent with the General Plan density standards with a resulting density of either five or six units per acre, depending on the area analyzed. Therefore, on the basis of average density in those LDR-designated areas in the immediate vicinity as well within an expanded neighborhood area, the proposed project would be consistent with the General Plan density standards for the LDR designation.

The subject site's location is within the R-1 (Single Family Residential) zoning district with a B-5 (Lot Size Overlay). The B-5 overlay requires one acre or 43,560 sq. ft. minimum lot area per dwelling unit. The subject lot is 39,049 square feet and thus, is a nonconforming lot.

Land uses surrounding the vacant project site consist primarily of vacant land and single-family residences. Single-family residences are located to the west and north of the site. Those homes along Higgins Way are mostly two- and three-story structures built on steep down slopes from the street. A school, Montessori School of Linda Mar, is also located in the area on the south side of Higgins Way. Large vacant parcels in private ownership exist to the south of the site in unincorporated San Mateo County.

The parcel to the east of the site is zoned A (Agricultural) with a B-5 (Lot Size Overlay), which allows for the development of one single-family residence upon approval of a Conditional Use Permit. Such a development would require at least a one acre minimum lot size for construction of a single-family dwelling unit.

2. Municipal Code and Other Development Regulations

Site Development Permit

The project requires Planning Commission approval of a site development permit prior to issuance of a building permit because it proposes construction of a single-family residence on a nonconforming lot. Single-family residences in the R-1 zoning district may be constructed without a site development permit on nonconforming lots provided a project meets applicable development standards for the R-1 zoning district and those supplementary development standards for nonconforming lots in PMC Section 9-4.3002(a). The project as proposed does not meet the development standards for nonconforming lots because it proposes a structure height greater than 20 feet.

Pursuant to PMC Section 9-4.3204, a site development permit cannot be issued if the Planning Commission finds that the project would create any of the problems summarized below:

- a. Vehicular or pedestrian traffic hazards
- b. Hazardous access to off-street parking areas
- c. Insufficient landscaped areas
- d. Restricted light and air on the property or other surrounding properties
- e. Creation of a substantial detriment to an adjacent residential district
- f. Excessive damage to natural features
- g. Monotonous site and structure design
- h. Inconsistency with the City's adopted Design Guidelines
- i. Inconsistency with the General Plan, Local Coastal Plan, or other laws of the City

The specific findings for approval of a site development permit are explained in greater detail later in this staff report.

Tree Removal

The applicant proposes to remove 37 existing eucalyptus trees in conjunction with this project (Attachment E). The City's Heritage Tree Preservation Ordinance does not protect eucalyptus trees of any size [PMC Section 4-12.02(c)(1)]. However, Ordinance No. 636-C.S., adopted as an urgency ordinance in November 1995, and Ordinance No. 673-C.S., adopted as a regular ordinance in September 1999, regulate logging within the City. These ordinances prohibit the removal of 20 or more trees unless the removal is approved in conjunction with a permit requiring Planning Commission or City Council approval. In this case, the project requires Planning Commission approval of a site development permit, and the Planning Commission must consider whether to grant approval for the removal of the trees in conjunction with its consideration of whether to approve the site development permit. The ordinances do not contain mandatory findings or other standards required to approve a logging operation.

In assessing the tree removal request, staff considered the vegetation management principles for wildland-urban interface (WUI) construction. The subject site has many characteristics of a WUI since it currently has substantial forested land coverage, is located on a steeply-sloped parcel, and is adjacent to vast undeveloped, forested lands to the east and south.

The San Mateo County Fire Safe Council, an organization of fire chiefs within San Mateo County, recommends establishment of two buffer areas surrounding residences built along the WUI (known as defensible spaces). The first defensible space extends 30 feet around a structure and requires extensive removal of potential fuel for a wildfire. Recommended activities include removing branches that overhang a roof, creating separation between trees, and trimming trees to create minimum 10 feet of separation between them. The second defensible space has less restrictive standards and pertains mostly to planting patterns to ensure horizontal separation between trees as well as removing fallen leaves and other fuels.

Attachment E demonstrates the approximate 30- and 100-foot defensible space buffers at the project site. The buffers, by definition, stop at one's property line where legal authority to perform maintenance work effectively ends. The diagram shows six trees within the 30-foot buffer and 14 trees within 30-100 feet. Outside of both buffers, 10 trees are located elsewhere on the site and seven trees are located within the public right-of-way in front of the site.

Each tree in Attachment E is assigned a number for identification purposes. Staff recommends Planning Commission approval of the removal of trees within the 30-foot buffer (#12 and 14-18) and the tree within the approximate footprint of the detached garage (#19). Staff also recommends removal of the trees within the western portion of the public right-of-way (#1-4). These trees are located in the vicinity of the proposed driveway for the site.

Staff does not have a recommendation related to removal of the trees within the 100-foot buffer, but among those, the Commission may wish to consider the benefit to views from the structure that may result from removal of trees in the northwest corner of the site (#9-11 and 13). Staff does not recommend approval of tree removal outside the 100-foot buffer. The trees along the eastern property boundary may provide a helpful buffer to any future development of the parcel to the east (#28-37). Staff similarly does not recommend approval of removal of trees along the center segment of public right-of-way (#5-7). The applicant has proposed a retaining wall in the vicinity of these trees, but the retaining wall design may remain feasible without removal of the trees. Staff has included a condition of approval to require a report prepared by a certified arborist to determine whether the retaining wall, in its current design and configuration, will harm these trees. In the event retaining wall construction is infeasible without harming the trees, staff's recommended condition includes a requirement for the applicant to relocate the proposed retaining walls further from the trees. Beyond consideration of tree removal alone, the Planning Commission may also consider whether planting of any replacement trees is appropriate through the final landscaping plan required for the project.

Complete Streets Policy

The applicant must extend and improve Higgins Way in order to access his property. The right-of-way improvements would extend approximately 75 feet beyond the current end of Higgins Way. This includes approximately 33 feet beyond the current end of pavement to reach the new driveway and 25 feet beyond the new driveway to allow ample street area to back out of the driveway, consistent with the swing parking standards in PMC Section 9-4.2709. In accordance with Administrative Policy No. 74, the right-of-way improvements constructed for the project would include a full-width street, curbs, and sidewalk along the north side of Higgins Way. The applicant may, seek to enter into a reimbursement agreement to recover from adjacent owners of undeveloped lands to the south and east their fair share of the right-of-way improvements at such time as those properties develop. In particular, the fair share recovery would apply to the street improvements on the south half of the Higgins Way right-of-way.

3. Project Description

A. Background

The applicant applied for a building permit to construct this project on April 16, 2014. City staff, including Planning Division, Building Division, Engineering Division, Wastewater Division, and North County Fire Authority plan reviewers, reviewed the application and provided comments shortly thereafter. The applicant submitted responses to staff's comments in April 2015. In response to the second and subsequent staff reviews, the applicant submitted revised application materials again in March 2016 and May 2016. The last staff review occurred in July 2016, at which time staff notified the applicant that approval of a site development permit was necessary before issuance of a building permit.

Initial Planning Division reviews in April 2014, April 2015, March 2016, and May 2016 did not identify the project site as a nonconforming lot, which triggered the requirement for a site development permit as explained above. Upon identification of this project element, staff prioritized processing of this application and expediently prepared it for a public hearing. Less than six weeks transpired from issuance of the latest plan check comments to this public hearing before the Planning Commission.

B. Project Site

The vacant site is located in Linda Mar neighborhood at the southern fringe of the City. It has an approximately 55 percent slope from Higgins Way downward to the rear of the property towards Monte Verde Drive. The site has dense tree cover, primarily from eucalyptus trees. Higgins Way provides access to the site. This street traverses the hillside from west to east. The improved section of the street ends at the site where a gate is installed to restrict automobile access. Beyond the gate, Higgins Way continues eastward as Pedro Mountain Road (a trail) that is approximately 12 feet wide and unimproved. The right-of-way width of Higgins Way is 50 feet.

C. Single-family Residence

The applicant proposes to construct a new 3,128 sq. ft., three-story single-family residence on a vacant 39,049 sq. ft. nonconforming lot. As described above, the lot does not conform to the minimum one acre lot size of the B-5 (Lot Size Overlay) district. The site's steep slope has influenced many design elements of the project, including the terracing of the improvements to minimize grading and the prevalence of retaining walls throughout much of the development area. By definition in PMC Section 9-4.2502, the retaining walls at the site will be up to 1 foot in height as measured from the higher adjacent ground level. When measured from the lower adjacent ground level, the retaining walls will range from 1 to 10.5 feet in height. The taller of the retaining walls are located behind the driveway and proposed residence with limited visibility from the public right-of-way. Staff has incorporated a condition of approval into the

draft resolution of approval to require that all exterior surfaces of the retaining walls, including those visible from the public right-of-way, will have a decorative finish.

The first floor will consist of a family room, bedroom, and bathroom, and will include a crawl space which will house utilities. The second floor will include a master suite, three additional bedrooms, and a bathroom. This floor will also include a laundry room. The third floor will consist of a great room, a den/study, dining room, kitchen, and a bathroom. The main exterior access to the residence will be at the third floor through an entry bridge that will connect the main entrance door to the driveway. Off-street parking will be provided within a detached garage oriented close to the front property line. Interior access between all three floors will be provided by a stairway, located in the rear portion of the house. All floors will have decks facing generally to the east.

A driveway will run nearly parallel to Higgins Way and provide access to the two car garage located in the front setback of the site. As noted above, the garage will have a smaller front setback than is customary for most single-family residential projects. The slope of the lot results in a situation where the Zoning Regulations allow a reduced front setback of 10 feet from the garage to the front property line. The plans, as proposed, show a front setback to the garage of 7'-6". Staff has included a condition of approval to require an increase to 10 feet for the front setback to the garage.

D. Landscaping

The project proposes to remove 37 eucalyptus trees from the site and adjacent public right-of-way and to install a mix of ground covers and shrubs in their place. The project also proposes to plant 11 trees (California Buckeye) in the right-of-way in front of the driveway into the site. The trees would serve to screen the site from the street. Landscaping in the public right-of-way will require issuance of an encroachment permit by the City Engineer. In the event the City Engineer denies issuance of an encroachment permit for certain features, this feature shall be omitted from the project. A detailed landscape plan shall be required at the building permit stage if the Planning Commission approves the project.

4. Required Findings

SITE DEVELOPMENT PERMIT

Pursuant to PMC Section 9-4.3204, a site development permit cannot be issued if the Planning Commission finds that the project would have one or more of following negative impacts (finding followed by staff discussion):

- A. 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 increase in housing would not substantially increase traffic since only one new residential unit is proposed, in an area of established residences. The proposed development will provide adequate emergency access and will have no effect on alternative transportation modes. Therefore, the location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

- B. 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 land use will not result in a hazardous or inconvenient condition with respect to off-street parking areas. The proposed increase in housing would not substantially increase traffic since only one new residential unit is proposed. Vehicular access will be from Higgins Way, which will be improved in front of the property with sufficient width and visibility for safe ingress and egress from the site. The proposed garage and driveway would provide the two garage spaces and guest parking in the driveway necessary to satisfy off-street parking required by the Zoning Regulations. Therefore, no hazardous or inconvenient condition to adjacent or surrounding uses will be created with respect to the relationship of off-street parking area to traffic and accessibility of off-street parking.

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

Discussion

The proposed garbage and recycling containers, and storage areas would all be located downslope on the site in the vicinity of the garage and would not be immediately visible from the street. In addition, adequate landscaping in the form of several California Buckeye trees is proposed along the front property line in the public right-of-way to separate and screen these areas from the street. Therefore, sufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites.

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

Discussion

The project proposes development of a 3,128 sq. ft. residence with a 400 sq. ft. detached garage on a 39,049 sq. ft. site. The location of the proposed building allows for a setback of 48.51' from the common property line between the site and the residential property to the west. Area to the east and south of the property is open space. Appropriate setbacks for the residence will ensure that there are no light and air impacts to surrounding properties, should these properties eventually be developed. The project also will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, since the proposed single-family residence is a use consistent with and will be constructed at a scale consistent with the existing development pattern in the neighborhood. Therefore, the project will not unreasonably restrict or cut out light and air on the property or on other properties in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.

- E. 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 development is a residential project and no improvements to any commercial or industrial structures are proposed. Therefore, this finding is inapplicable to the subject project.

- F. 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.*

Discussion

The vacant site is currently covered with vegetation, including eucalyptus trees that are proposed for removal. Eucalyptus trees are not protected under the City's Heritage Tree Preservation Ordinance. Moreover, the Planning Commission will consider the value of the trees as a natural feature, and determine whether the removal of the eucalyptus trees will be detrimental to the site. Assuming the Planning Commission grants approval to remove some or all of the trees, the only other potentially significant natural feature present on the site is the natural grade.

The severe topography of the project site presents significant challenges to minimizing excavation. However, the proposed retaining walls contain the development area and the applicant has proposed a multi-level design of three stories to avoid a one level solution that would have substantially increased the

amount of grading. Moreover, given the relatively large area of the site (nearly one acre), the area of disturbance related to development will be relatively minimal in proportion. Therefore, the project will not excessively damage or destroy natural features or the natural grade of the site.

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

Discussion

The proposed development includes decks and railings to provide visual relief and variety in a building characterized by clean surfaces and lines and simple geometry. The project incorporates large windows on the north side to take advantage of down slope views from the property. However, the project could introduce visual interest in the front (south) and left (west) side elevations that face Higgins Way and the adjacent neighbor's property, respectively, through a greater variety in the exterior treatment on these sides. Staff has proposed a condition of approval for incorporation of siding with a cedar-type appearance on the south and west façades to provide variation in exterior treatment to avoid monotony. Landscaping and decorative finishes on retaining walls could potentially provide visual interest around the structures. Staff has included a condition of approval for application of decorative surfaces on the retaining walls for visual interest. Therefore, as conditioned, there would be sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance of the project.

H. 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, as conditioned, the proposed improvements at the site are consistent with the City's adopted Design Guidelines. Major areas of project consistency with the Design Guidelines include the following (Design Guidelines guidance followed by staff discussion):

SITE PLANNING

i. *Screening. Exterior trash and storage areas, service yards, landing docks and ramps, electrical utility boxes, etc., should be screened from view of all nearby streets and adjacent structures in a manner that is compatible with building and site design. Such facilities should be conveniently located, but must not interfere with the circulation and parking on the site.*

Discussion

As indicated above, garbage and recycling containers, and storage areas would all be located in the garage area and would have no visual impacts or interfere with the circulation and parking on site.

BUILDING DESIGN

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

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

Discussion

There are four existing homes within 300 feet of the project site on Higgins Way, which staff referenced as a basis for comparison of building design. These homes are located on the north side of Higgins Way and all have down-sloping lots. These residences all have pitched tile or shingle roofs, front facing garages, and terraces/patios and railings visible from the street. The prevalent materials and colors include wood siding and stucco in neutral and pastel colors and light colored or white window frames.

Generally speaking, these homes have a low profile from the street. Garage doors are the most prominent features on the street facing façade of these homes; the garage of the residence at 1689 Higgins Way, nearest to the site, is the highest feature of the building and prominently visible from the street.

The project proposes a contemporary architectural style with clean lines, a standing seam metal barrel roof and decks with railings on all three floors, where the third floor deck beyond the garage would be visible down slope from the street. The project proposes windows that match and are compatible in size with the windows on the neighboring residences assessed. The rear (north) and right (east) elevation possess visual interest as a result of variation in exterior materials (smooth stucco and horizontal wood siding) and location of windows and decks located on the eastern side of the building. Overall the building could potentially be enhanced with variation in materials on the front and the left side façade to lend visual interest.

The project minimizes the visibility of the garage from the street, with a side facing garage shielded by a retaining wall. This feature of the design, while a departure from adjacent homes, could potentially enhance the street view. Overall, in staff's assessment, the proposed project, as conditioned, would be in character with and complement the surrounding neighborhood.

iii. *Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an entire city. A development can be "out of scale" with its surroundings due to its relative height, bulk, mass, or density.*

A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects, particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City's height limitation is a maximum only, and the maximum height may often be inappropriate when considered in the context of surrounding development and topography. The "carrying capacity" of a given site is also an important factor in determining appropriate scale and lot coverage. As with the height limitation, the City's lot coverage limitation is a maximum only.

Discussion

The homes assessed along Higgins Way in the vicinity of the site have excavated to create living areas with the garages on the top-most floor. The residences approach the maximum 35 feet building height for the B-5 zoning district as a result of their orientation on lots with steep slopes.

The proposed project will have a garage at the level of the third floor with main entrance to the building on the third floor with two floors below. Building height will be 31'-11" feet. The proposed project, when compared to those residences situated on lots in the vicinity, is in scale with the neighborhood.

iv. Details. *Use architectural features and details to help create a sense of human scale. Wall insets, balconies, window projections, etc., are examples of building elements which may help reduce the scale of larger buildings.*

Discussion

The proposed development includes decks and railings to provide visual relief and variety in a building characterized by clean surfaces and lines and simple geometry. The project incorporates a significant number of large windows on the north side to take advantage of down slope views from the property. Additionally, a wide panel of horizontal wood siding spanning the second and the third floor vertically provides visual relief on this side of the building. However, as earlier indicated, the project could introduce visual interest in the front (south) and left (west) elevation through a greater variety in the exterior treatment on these sides. Staff has included a condition of approval for incorporation of horizontal wood-type siding along with smooth stucco siding on the south and western façade to avoid monotony and visually break up the mass of the building.

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

Discussion

Primarily, cedar siding at the north facing windows of Bedroom 1 on the second floor and windows of the Great Room on the third floor will be a different material than the smooth stucco siding applied to the rest of the building. The decks on all the stories have cedar railings. The project features a metal seam barrel roof with painted fascia running on all sides of the building.

The wide wood panel spanning the second and the third floor and the decks add interest to the rear and the right (east) side façade of the building, respectively. The material change integrates well and fascia on all sides of the building provide consistency.

While the same style of roof (seam metal barrel) is a factor in promoting internal cohesiveness, in staff's assessment, compatibility within the neighborhood would be better achieved with a sloping slate roof (gable to the sides) considering the style of roofs of the neighboring buildings. Additionally, in staff's opinion, the front (south) and the left (west) façade could be further articulated as discussed above under previous findings. Staff has included a condition of approval for incorporation of horizontal wood-type siding along with smooth stucco siding on the south and western façade for a more cohesive relationship between the facades of the building. There are no historical or architecturally significant structures in the neighborhood.

One important factor when considering the architectural compatibility of the structure is that the final materials selection may change. In particular, all wood materials discussed in this staff report may be replaced with nonwood materials. The basis for this replacement is the potential for the building to be designed in accordance with California Building Code (CBC) Chapter 7A standards which pertain to wildland-urban interface construction standards. Staff has included a condition of approval that provides the applicant an option to construct the project in accordance with Chapter 7A standards if full compliance with fire access standards is impractical. Of note, the severely sloping topography on both sides of the right-of-way appear to present significant challenges to design of a compliant fire truck turnaround feature that would normally be a required element in this type of project.

Staff, when reviewing this project, provided the applicant with a Chapter 7A design alternative in recognition of this practical difficulty. Construction to conventional California Fire Code standards could result in significant engineering and construction costs due to the retaining walls that would be necessary. It is also possible that the design could prove infeasible considering the topography of the immediate area and the location of the right-of-way relative to the neighboring property owner's property line to the south.

The major requirement to comply with Chapter 7A standards is to install noncombustible materials on the exterior of a structure. Ordinary wood materials, such as cedar siding and wood decking, are combustible and would not satisfy this requirement. In some cases, treated wood may be used. However, it may also be necessary to use nonwood, noncombustible materials that have a wood-like appearance to balance the architectural aesthetic considerations of the project with the fire prevention performance standards of the CBC. Regardless the material

used, staff will review the proposed materials to ensure an appearance that is consistent with this and other findings for this project.

vi. *Color. Building color should be compatible with the neighborhood and should reinforce and complement the visual character of the building's environment. Multiple colors applied to a single building should relate to changes of material or form.*

Discussion

The project proposes dark colors for both the stucco and wood siding, which are not particularly complimentary of the color schemes in nearby residences. In order for the building colors to complement the visual environment and better relate the colors to changes in material, staff suggests a light colored stucco with natural colored cedar-type siding and has included this direction in a condition of approval for Planning Commission consideration. As conditioned, the building color would be compatible with the neighborhood and would reinforce and complement the visual character of the building's environment.

vii. *Privacy. Consideration should be given to the impact of development on the privacy of surrounding properties. Use judicious window placement and appropriate landscaping to help minimize the potential for loss of privacy.*

Discussion

There is one nearby adjacent neighbor to the west side of the site. Areas to the east and the south are open space. The lot size and siting of building and location of windows of the proposed project will yield a development which preserves the privacy of the neighboring home to the west at 1689 Higgins Way. The project maintains a minimum setback of 48.45 feet from the common property line on the west side. The proposed building is so oriented that the windows on this side do not face the adjacent façade of the neighboring building. As such, there will be no impact to the privacy of the residence at 1689 Higgins Way.

The properties to the rear (north) of the project site are located down slope along Monte Verde Drive. The distance between these buildings and the proposed project is at least 100 feet and the proposed building orientation is such that its rear façade does not directly face the homes to the rear of the subject property. Additionally vegetation in between will prevent loss of privacy for neighbors at the rear of the project site.

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

Discussion

All sides of the proposed residence are somewhat consistent in terms of material and detailed treatments in that the project proposes same shape and style windows and a wooden fascia of the same color on all sides. However, while the rear and the right side elevations are well articulated and possess visual interest, the front and the left side elevations lack relief. As indicated earlier, in staff's opinion, use of siding with a cedar-type appearance on the front and the left elevations as specified in a condition of approval will create greater architectural consistency. Use of the same roof style over the entire residence is a positive feature. However, in staff's opinion, a pitched slate roof instead of the currently proposed standing seam metal barrel roof will make the project more compatible with its surroundings. Staff has not included a condition requiring this modification to the roof of the proposed building, but rather has raised the matter for consideration by the Planning Commission.

HILLSIDE DEVELOPMENT

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

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

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

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

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

Discussion

The severe topography of the project site presents significant challenges to minimizing excavation. The applicant has proposed a multi-level design of three stories to avoid a one level solution that would have substantially increased the amount of grading. The living area steps down the slope, as necessary, to minimize grading to the maximum extent practicable. Where required, retaining walls have a profile of 1 to 10.5 feet from the lower adjacent ground level. The retaining walls are terraced to minimize wall height and the tallest of them are located behind the driveway shielded from the public right-of-way. This trade-off reduces usable outdoor area for the applicant in order to minimize grading and the height of the retaining walls. On balance, the project is consistent with this design guideline.

SUBSTANDARD LOT

- x. *Neighborhood Compatibility. Radical changes from an established neighborhood building style may be unacceptable to the residents and may provide a jarring contrast to existing development.*

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

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

Discussion

The project is located in the B-5 lot size overlay, which requires minimum lot size of 1 acre (43,560 sq. ft.) rendering the site nonconforming. However the lots in the vicinity are smaller and carry lot size overlay designations B-3, B-2, and B-1 going downhill toward Adobe Drive to the west. The minimum lot size requirements in B-3, B-2, and B-1 overlays are 10,000 sq. ft., 7,500 sq. ft. and 6,000 sq. ft., respectively. As such, the concerns related to substandard lots which are often smaller than the surrounding neighborhood do not apply in this case. See above discussion regarding 'Building Design' for project compatibility with the neighborhood. In particular, the multi-level design to minimize grading and the orientation of the driveway along the elevation contours of the property result in a project that relates to and follows the site topography to work with the slope, not against it.

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

Discussion

The proposed residential development, as conditioned, is consistent with the General Plan, Pacifica Municipal Code, and all applicable City laws. As conditioned, the location, size and design of the proposed residential project is consistent with the character of the surrounding Low Density Residential neighborhood. As noted above, the project would be consistent with the density standards for the LDR land use designation in the Land Use Element of the General Plan. The project is also consistent with Land Use Element Policy No. 8 related to the protection and enhancement of the individual character of each neighborhood, as discussed above under 'Building Design', as well as Circulation Element Policy No. 4 related to safe access, consistent with the level of development. The project will be required to improve a portion of Higgins Way in front of the property and meet applicable standards for the driveway for safe ingress and egress from the site. The project is not inconsistent with any applicable General Plan standards. The project site is

located outside of the Coastal Zone, and the Local Coastal Plan is not applicable to the project.

The proposed development, as conditioned, meets all applicable zoning standards, except for minimum lot size in the B-5 lot size overlay. However, upon approval of this site development permit, the project would be compliant with the required approval of the permit for construction on a nonconforming lot.

5. CEQA Recommendation

Staff analysis of the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 3 exemption provided in Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures). Section 15303 states in part:

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

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

The subject proposal to construct a single-family residence fits within the scope of a Class 3 categorical exemption. Specifically, the project (1) includes one single-family residence; and, (2) is located within R-1 (Single Family Residential) zoning district where the Pacifica Municipal Code authorizes single-family residential uses. For these reasons, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.

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

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed 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 construction of one single-family residence within a substantially developed residential neighborhood and staff is aware of no evidence of impending development of other similar projects in the area that 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 the hillside development pattern is consistent with the development pattern of many other homes along the north side of Higgins Way. There is no evidence to indicate the site has any value as critical habitat. Therefore, there are no unusual circumstances applicable to the project.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

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

6. Staff Analysis

The topography of the project site is the dominant factor driving the design choices for the project. The extreme slope of the site has resulted in a project near the maximum height allowable under the zoning standards, although the project will remain consistent with similarly developed residences in the vicinity. Despite the challenges presented by the slope at the site, the applicant has proposed a project that, as conditioned, would meet or exceed all zoning standards despite it being proposed on a nonconforming lot. Additionally, the removal of some or all eucalyptus trees from the site and adjacent public right-of-way would not adversely impact the neighborhood because new landscaping will be installed in conjunction with the project.

7. Summary:

Staff has determined that, as conditioned, the project would satisfy all zoning regulations and applicable development standards, and will be consistent with the General Plan. The project would result in a new single-family residence that, as conditioned, would be consistent with the Design Guidelines. The project will be a positive addition to the neighborhood and will preserve the privacy of existing residences in the vicinity. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the Resolution.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find the project is exempt from the California Environmental Quality Act; **APPROVE** Site Development Permit PSD-814-16 by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporate all maps and testimony into the record by reference.

Attachments:

- A. Land Use and Zoning Exhibit
- B. Draft Resolution and Conditions of Approval
- C. Site Plan, Floor Plan, Elevations, and Landscape Plan
- D. Color Rendering
- E. Tree Removal Plan

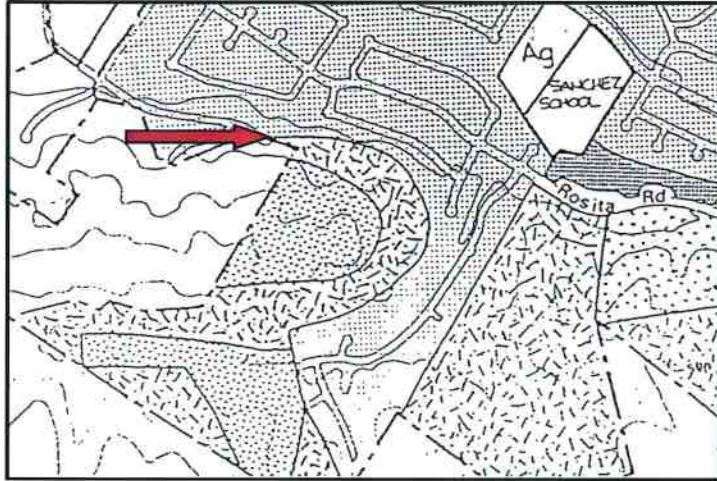
Land Use & Zoning Exhibit

City of Pacifica Planning Department

General Plan Diagram

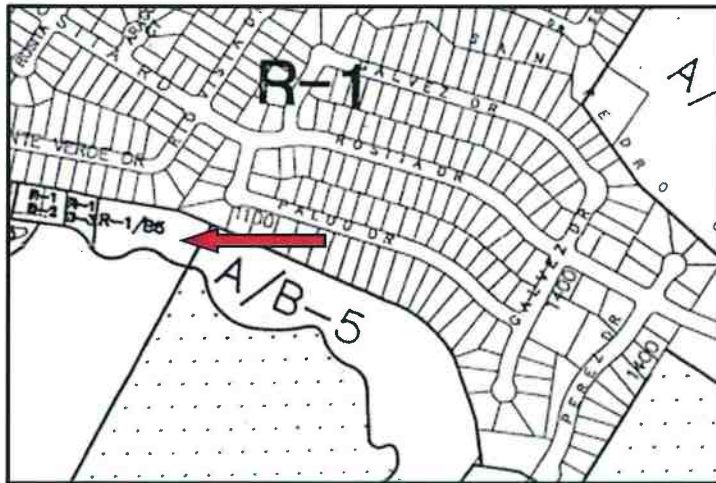
Neighborhood: Linda Mar

Land Use Designation: Low Density Residential (LDR) and Open Space Residential (OSR)



Zoning Map Diagram

Zoning District: R-1 (Single Family Residential) and B-5 (Lot Size Overlay)



RESOLUTION NO. ____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA
APPROVING SITE DEVELOPMENT PERMIT
PSD-814-16, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A SINGLE-
FAMILY RESIDENCE ON A VACANT NONCONFORMING LOT AND REMOVAL OF
20 OR MORE TREES WITHIN THE R-1 (SINGLE FAMILY RESIDENTIAL) AND B-5
(LOT SIZE OVERLAY) ZONING DISTRICT AT 1693 HIGGINS WAY (APN 023-341-
080), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA).**

Initiated by: Mike O'Connell ("Applicant").

WHEREAS, an application has been submitted to construct a new 3,128 square foot, three-story single-family residence on a 39,049 square feet vacant lot at 1693 Higgins Way (APN 023-341-080); and

WHEREAS, the project requires approval of a Site Development Permit, prior to issuance of a building permit, because the project site is a nonconforming lot and the project does not comply with the development standards for nonconforming lots contained in Pacifica Municipal Code (PMC) Section 9-4.3002(a); and

WHEREAS, the project requires approval of the removal of 20 or more trees in accordance with City Council Ordinance Nos. 636-C.S. and 673-C.S; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on August 15, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference; and

WHEREAS, the Planning Commission has determined, based on the analysis contained in the staff report, that the project is exempt from the California Environmental Quality Act (CEQA) as a Class 3 "New Construction or Conversion of Small Structures" categorical exemption per Section 15303 of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings:

1. Site Development Permit Findings:

The Planning Commission of the City of Pacifica does not make the following findings pertaining to Site Development Permit PSD-814-16, relating to new construction on a nonconforming lot.

- a. *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 increase in housing will not substantially increase traffic since only one new residential unit is proposed, in an area of established residences. The proposed development will provide adequate emergency access and will have no effect on alternative transportation modes. Therefore, the location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

- b. *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 land use will not result in a hazardous or inconvenient condition with respect to off-street parking areas. The proposed increase in housing will not substantially increase traffic since only one new residential unit is proposed. Vehicular access will be from Higgins Way, which will be improved in front of the property with sufficient width and visibility for safe ingress and egress from the site. The proposed garage and driveway will provide the two garage spaces and guest parking in the driveway necessary to satisfy off-street parking required by the Zoning Regulations. Therefore, no hazardous or inconvenient condition to adjacent or surrounding uses will be created with respect to the relationship of off-street parking area to traffic and accessibility of off-street parking.

- c. *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 proposed garbage and recycling containers, and storage areas will be located downslope on the site in the vicinity of the garage and will not be immediately visible from the street. In addition, adequate landscaping in the form of several California Buckeye trees is proposed along the front property line in the public right-of-way to separate and screen these areas from the street. Therefore, sufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites.

- d. 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.*

The project includes development of a 3,128 sq. ft. residence with a 400 sq. ft. detached garage on a 39,049 sq. ft. site. The location of the proposed building allows for a setback of 48.51' from the common property line between the site and the residential property to the west. Area to the east and south of the property is open space. Appropriate setbacks for the residence will ensure that there are no light and air impacts to surrounding properties, should these properties eventually be developed. The project also will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, since the proposed single-family residence is a use consistent with and will be constructed at a scale consistent with the existing development pattern in the neighborhood. Therefore, the project will not unreasonably restrict or cut out light and air on the property or on other properties in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.

- e. 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 development is a residential project and no improvements to any commercial or industrial structures are proposed. Therefore, this finding is inapplicable to the subject project.

- f. 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.*

The vacant site is currently covered with vegetation, including eucalyptus trees that are proposed for removal. Eucalyptus trees are not protected under the City's Heritage Tree Preservation Ordinance. The Planning Commission authorizes removal of several of the trees because they have no value as a natural feature, and the removal of the eucalyptus trees will not be detrimental to the site.

The severe topography of the project site presents significant challenges to minimizing excavation. However, the proposed retaining walls contain the development area and the applicant has proposed a multi-level design of three stories to avoid a one level solution that would have substantially increased the amount of

grading. Moreover, given the relatively large area of the site (nearly one acre), the area of disturbance related to development will be relatively minimal in proportion. Therefore, the project will not excessively damage or destroy natural features or the natural grade of the site.

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

The proposed development includes decks and railings to provide visual relief and variety in a building characterized by clean surfaces and lines and simple geometry. The project incorporates large windows on the north side to take advantage of down slope views from the property. However, the project could introduce visual interest in the front (south) and left (west) side elevations that face Higgins Way and the adjacent neighbor's property, respectively, through a greater variety in the exterior treatment on these sides. Therefore, the Planning Commission requires incorporation of siding with a cedar-type appearance on the south and west façades to provide variation in exterior treatment to avoid monotony. Landscaping and decorative finishes on retaining walls will provide visual interest around the structures. Therefore, as conditioned, there will be sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance of the project.

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

The analysis below supports the Planning Commission's finding that the project is consistent with the City's adopted Design Guidelines.

SITE PLANNING

- i. Screening. Exterior trash and storage areas, service yards, landing docks and ramps, electrical utility boxes, etc., should be screened from view of all nearby streets and adjacent structures in a manner that is compatible with building and site design. Such facilities should be conveniently located, but must not interfere with the circulation and parking on the site.*

As indicated above, garbage and recycling containers, and storage areas will be located in the garage area and would have no visual impacts or interfere with the circulation and parking on site.

BUILDING DESIGN

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

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

There are four existing homes within 300 feet of the project site on Higgins Way, which staff referenced as a basis for comparison of building design. These homes are located on the north side of Higgins Way and all have down-sloping lots. These residences all have pitched tile or shingle roofs, front facing garages, and terraces/patios and railings visible from the street. The prevalent materials and colors include wood siding and stucco in neutral and pastel colors and light colored or white window frames.

Generally speaking, these homes have a low profile from the street. Garage doors are the most prominent features on the street facing façade of these homes; the garage of the residence at 1689 Higgins Way, nearest to the site, is the highest feature of the building and prominently visible from the street.

The project proposes a contemporary architectural style with clean lines, a standing seam metal barrel roof and decks with railings on all three floors, where the third floor deck beyond the garage would be visible down slope from the street. The project proposes windows that match and are compatible in size with the windows on the neighboring residences assessed. The rear (north) and right (east) elevation possess visual interest as a result of variation in exterior materials (smooth stucco and horizontal wood siding) and location of windows and decks located on the eastern side of the building. Overall the building could potentially be enhanced with variation in materials on the front and the left side façade to lend visual interest, and the project has been conditioned to include these improvements.

The project minimizes the visibility of the garage from the street, with a side facing garage shielded by a retaining wall. This feature of the design, while a departure from adjacent homes, could potentially enhance the street view. Overall, the proposed project, as conditioned, will be in character with and complement the surrounding neighborhood.

iii. *Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an entire city. A development can be “out of scale” with its surroundings due to its relative height, bulk, mass, or density.*

A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects, particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City’s height limitation is a maximum only, and the maximum height may often be inappropriate when considered in the context of surrounding development and topography. The “carrying capacity” of a given site is also an important factor in determining appropriate scale and lot coverage. As with the height limitation, the City’s lot coverage limitation is a maximum only.

The homes assessed along Higgins Way in the vicinity of the site have excavated to create living areas with the garages on the top-most floor. The residences approach the maximum 35 feet building height for the B-5 zoning district as a result of their orientation on lots with steep slopes.

The proposed project will have a garage at the level of the third floor with main entrance to the building on the third floor with two floors below. Building height will be 31’-11” feet. The proposed project, when compared to those residences situated on lots in the vicinity, is in scale with the neighborhood.

iv. *Details. Use architectural features and details to help create a sense of human scale. Wall insets, balconies, window projections, etc., are examples of building elements which may help reduce the scale of larger buildings.*

The proposed development includes decks and railings to provide visual relief and variety in a building characterized by clean surfaces and lines and simple geometry. The project incorporates a significant number of large windows on the north side to take advantage of down slope views from the property. Additionally, a wide panel of horizontal wood siding spanning the second and the third floor vertically provides

visual relief on this side of the building. However, as earlier indicated, the project could introduce visual interest in the front (south) and left (west) elevation through a greater variety in the exterior treatment on these sides. The Planning Commission has included a condition of approval for incorporation of horizontal wood-type siding along with smooth stucco siding on the south and western façade to avoid monotony and visually break up the mass of the building.

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

Primarily, cedar siding at the north facing windows of Bedroom 1 on the second floor and windows of the Great Room on the third floor will be a different material than the smooth stucco siding applied to the rest of the building. The decks on all the stories have cedar railings. The project features a metal seam barrel roof with painted fascia running on all sides of the building.

The wide wood panel spanning the second and the third floor and the decks add interest to the rear and the right (east) side façade of the building, respectively. The material change integrates well and fascia on all sides of the building provide consistency.

The front (south) and the left (west) façade must be further articulated as discussed in the staff report. Accordingly, the Planning Commission has included a condition of approval for incorporation of horizontal wood-type siding along with smooth stucco siding on the south and western façade for a more cohesive relationship between the facades of the building. There are no historical or architecturally significant structures in the neighborhood.

Due to fire safety considerations, including the feasibility of constructing a compliance fire apparatus turnaround and construction in wildland-urban interface (WUI) areas as set forth in California Building Code (CBC) Chapter 7A, all wood materials described in this project may be replaced with nonwood materials. This approval includes a condition of approval that provides the applicant an option to construct the project in accordance with Chapter 7A standards if full compliance with fire access standards is impractical. Of note, the severely sloping topography on both sides of the right-of-way appear to present significant challenges to design of a compliant fire truck turnaround feature that would normally be a required element in this type of project. Construction to conventional California Fire Code standards could result in significant engineering and construction costs due to the retaining walls that would be necessary. It is also possible that the design could prove

infeasible considering the topography of the immediate area and the location of the right-of-way relative to the neighboring property owner's property line to the south. Regardless the material used, the Planning Commission authorizes staff to review the proposed materials during building permit review to ensure an appearance that is consistent with this and other findings for this project.

vi. *Color. Building color should be compatible with the neighborhood and should reinforce and complement the visual character of the building's environment. Multiple colors applied to a single building should relate to changes of material or form.*

The project proposes dark colors for both the stucco and wood siding, which are not particularly complimentary of the color schemes in nearby residences. In order for the building colors to complement the visual environment and better relate the colors to changes in material, the Planning Commission has conditioned the project to include light colored stucco with natural colored cedar-type siding. As conditioned, the building color would be compatible with the neighborhood and would reinforce and complement the visual character of the building's environment.

vii. *Privacy. Consideration should be given to the impact of development on the privacy of surrounding properties. Use judicious windows placement and appropriate landscaping to help minimize the potential for loss of privacy.*

There is one nearby adjacent neighbor to the west side of the site. Areas to the east and the south are open space. The lot size and siting of building and location of windows of the proposed project will yield a development which preserves the privacy of the neighboring home to the west at 1689 Higgins Way. The project maintains a minimum setback of 48.45 feet from the common property line on the west side. The proposed building is so oriented that the windows on this side do not face the adjacent façade of the neighboring building. As such, there will be no impact to the privacy of the residence at 1689 Higgins Way.

The properties to the rear (north) of the project site are located down slope along Monte Verde Drive. The distance between these buildings and the proposed project is at least 100 feet and the proposed building orientation is such that its rear façade does not directly face the homes to the rear of the subject property. Additionally vegetation in between will prevent loss of privacy for neighbors at the rear of the project site.

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

All sides of the proposed residence are somewhat consistent in terms of material and detailed treatments in that the project proposes same shape and style windows and a wooden fascia of the same color on all sides. However, while the rear and the right side elevations are well articulated and possess visual interest, the front and the left side elevations lack relief. The use of siding with a cedar-type appearance on the front and the left elevations will create a project with architectural consistency.

HILLSIDE DEVELOPMENT

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

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

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

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

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

The severe topography of the project site presents significant challenges to minimizing excavation. The applicant has proposed a multi-level design of three stories to avoid a one level solution that would have substantially increased the amount of grading. The living area steps down the slope, as necessary, to minimize grading to the maximum extent practicable. Where required, retaining walls have a profile of 1 to 10.5 feet from the lower adjacent ground level. The retaining walls are terraced to minimize wall height and the tallest of them are located behind the driveway shielded from the public right-of-way. This trade-off reduces usable outdoor area for the applicant in order to minimize grading and the height of the retaining walls. On balance, the project is consistent with this design guideline.

SUBSTANDARD LOT

- x. Neighborhood Compatibility. *Radical changes from an established neighborhood building style may be unacceptable to the residents and may provide a jarring contrast to existing development.*

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

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

The project is located in the B-5 lot size overlay, which requires minimum lot size of 1 acre (43,560 sq. ft.) rendering the site nonconforming. However the lots in the vicinity are smaller and carry lot size overlay designations B-3, B-2, and B-1 going downhill toward Adobe Drive to the west. The minimum lot size requirements in B-3, B-2, and B-1 overlays are 10,000 sq. ft., 7,500 sq. ft. and 6,000 sq. ft., respectively. As such, the concerns related to substandard lots which are often smaller than the surrounding neighborhood do not apply in this case. See the staff report discussions regarding 'Building Design' for project compatibility with the neighborhood. In particular, the multi-level design to minimize grading and the orientation of the driveway along the elevation contours of the property result in a project that relates to and follows the site topography to work with the slope, not against it.

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

The proposed residential development, as conditioned, is consistent with the General Plan, Pacifica Municipal Code, and all applicable City laws. As conditioned, the location, size and design of the proposed residential project is consistent with the character of the surrounding Low Density Residential neighborhood. The project will be consistent with the density standards for the LDR land use designation in the Land Use Element of the General Plan. The project will also be consistent with Land Use Element Policy No. 8 related to the protection and enhancement of the individual character of each neighborhood, as discussed above under 'Building Design', as well as Circulation Element Policy No. 4 related to safe access, consistent with the level of development. The project will be required to improve a portion of Higgins Way in front of the property and meet applicable standards for the driveway for safe ingress and egress from the site, including an area to safely back out of the driveway onto Higgins Way. The project is not inconsistent with any applicable General Plan

Exhibit A

Conditions of Approval: Site Development Permit PSD-814-16, to Construct a Single-family Residence on a Vacant Lot in the R-1 (Single Family Residential)/B-5 (Lot Size Overlay) Zoning District, 1693 Higgins Way (APN 023-341-080)

Planning Commission Meeting of August 15, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "New Single Family Home: 1693 Higgins Way, Pacifica, CA" revised May 19, 2016, and stamped received July 13, 2016, except as modified by the following conditions.
2. The Site Development Permit approval is valid for a period of two years from the date of final determination. If the use approved is not established within such period of time, the approval 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. The front setback for the proposed detached garage shall be revised to be 10 feet as allowed by PMC Section 9-4.2704(b) because of the slope of the front yard and because no curb adjacent to an improved street will be present. The revised garage location shall be as close as possible to the current location shown on the plans, and shall be subject to review and approval by the Planning Director. If the Planning Director determines the revised location of the garage results in a substantial change to the project, she shall refer this permit to the Planning Commission for consideration of a permit amendment.
4. 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. The applicant shall use light colored smooth stucco and natural colored cedar wood siding on the rear (north) and left (west) elevations to break up the monotony of these elevations. Additionally, the applicant shall paint window frames a light color or white. Where California Building Code or California Fire Code compliance requires use of noncombustible materials at the exterior of the structure, any combustible materials previously proposed in the staff report or other conditions of approval for the exterior of the structure (including without limitation wood siding or decking) may be replaced with comparable noncombustible materials with a similar aesthetic, to the satisfaction of the Planning Director.
5. Horizontal wood (cedar) siding shall be incorporated in the front elevation and left (west) side elevation of the building. The siding shall be applied as a vertical band spanning the first to the third floor and shall be a minimum width of 10 feet on the left side of the front façade and right side of the left (west) facade such that the siding meets at the corner of the building. This information shall be shown in the building permit plan set and shall be subject to approval of

the Planning Director.

6. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director and City Engineer. 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. All landscaping shall be installed consistent with the final landscape plan prior to issuance of a certificate of 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.
7. Installation of the landscaping shown on the approved landscape plan in the public right-of-way at the front of the residence will require approval of an encroachment permit by the City Engineer. In the event the City Engineer does not approve an encroachment permit for installation of this landscaping, the Planning Commission's approval of this project shall remain valid with omission of the landscaping in the public right-of-way.
8. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. The plan shall show fixture locations, where applicable, on all building elevations.
9. All transformers, HVAC units, backflow preventers and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
10. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within an approved enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. Prior to the issuance of a building permit, Applicant shall provide construction details for any required enclosure for review and approval by the Planning Director.
11. Prior to the issuance of a building permit, Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights. All roof equipment shall be screened to the Planning Director's satisfaction.

12. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.
13. 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.
14. Applicant shall incorporate at least one low impact development site design measure from Items a through i of Worksheet C of the C.3 and C.6 Development Review Checklist, and shall clearly indicate in the plans for the building permit submittal where the measure(s) is/are incorporated on the site.
15. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
16. 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.
17. That all exposed retaining wall surfaces shall have a decorative finish which may include, but shall not be limited to, decorative block, stone veneer, or colored and stamped concrete, to the satisfaction of the Planning Director.
18. 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.
19. Applicant may remove the following trees, as indicated in Attachment E to the staff report: 1-4, 12, 14-19. Applicant shall not remove the following trees: 5-11, 13, and 20-37. Applicant shall submit a report prepared by a certified arborist to determine whether retaining wall construction for the driveway may harm trees 5-7. In the event the arborist's report concludes construction of the retaining walls in their current design or configuration may harm the trees, applicant shall relocate or redesign the retaining wall so as not to harm the trees in accordance with the

arborist's recommendations, to the satisfaction of the Planning Director.

Building Division of the Planning Department

20. Applicant's proposal requires review and approval of a building permit by the Building Official.
21. Prior to issuance of a building permit, submit shoring plans for review and approval by the Building Official.
22. Prior to issuance of a building permit, applicant shall submit an updated soils report for review by the Building Official. All recommendations contained in the soils report shall be incorporated into the final construction drawings submitted for review during the building permit process.

Engineering Division of Public Works Department

23. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented, and the construction BMPs plans sheet from the Countywide program shall be included in the project plans.
24. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Higgins Way. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
25. Existing curb, sidewalk or other street improvements adjacent to the property frontage that are damaged or displaced shall be repaired or replaced as determined by the City Engineer even if damage or displacement occurred prior to any work performed for this project.
26. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to occupancy of the first unit.
27. Applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but are not limited to:
 - a. an accurate survey plan, showing:
 - i. survey marks and identifying the reference marks or monuments used to establish the property lines;

- ii. property lines labeled with bearings and distances;
 - iii. edge of public right-of-way;
 - iv. any easements on the subject property
- b. a site plan, showing:
- i. the whole width of right-of-way of Higgins Way, including existing and proposed improvements such as, but not limited to, new pavement, driveway approach, sidewalk, curb & gutter, existing underground utilities and trenches for proposed connections, boxes for underground utility connections and meters, existing power poles and any ground-mounted equipment, street monuments, any street markings and signage;
 - ii. the slope of Higgins Way at the centerline;
 - iii. measurements to adjacent driveways within 25 feet of the left and right property lines
 - iv. any existing fences, and any structures on adjacent properties within 10 feet of the property lines
- c. All plans and reports must be signed and stamped by a California licensed professional.
- d. Provide a flexible pavement design by a registered professional for the new portion of Higgins Way.
- e. Provide structural calculations, signed and stamped by a registered professional, for all retaining walls within the City right-of-way.
- f. Provide a design level geotechnical report, signed and stamped by a registered professional, for all retaining walls within the City right-of-way
- g. All site improvements including utilities and connections to existing mains must be designed according to the City Standards and to the satisfaction of the City Engineer.
28. An Encroachment Permit must be obtained for all work within public right-of-way. All proposed improvements within public right-of-way shall be constructed per City Standards, to the satisfaction of the City Engineer and prior to issuance of a certificate of occupancy.
29. No private structures, including but not limited to fences, mailboxes, or stairs shall encroach into the public right-of-way. Retaining walls and other structures necessary for the construction of street, sidewalk, or other public improvements may be located within the public right-of-way if authorized with an encroachment permit issued by the City Engineer.
30. All utilities shall be installed underground from the nearest box or joint pole.
31. All proposed sanitary sewer system and storm drain system elements, including detention facilities, shall be privately maintained up to their connections to the existing mains.

32. The driveway approach must be ADA compliant with no more than 2% cross slope for a width of at least 48 inches. The transition from 2% out-slope to the in-slope driveway shall be sufficiently gradual to avoid vehicles to contact the pavement at the grade breaks. Driveways within City right-of-way shall not exceed 18% grade and any portion exceeding 15% grade shall be grooved concrete.
33. Per the adopted City of Pacifica Complete Street Policy, development of the required portion of Higgins Way shall include bicycle and pedestrian facilities. These improvements shall be installed to the City Engineer's satisfaction prior to issuance of a certificate of occupancy.
34. Applicant shall extend Higgins Way per City of Pacifica Administrative Policy No. 42 from the current end of the improved street until 25 feet beyond the applicant's driveway in order to serve this development (approximately 75 feet of street extension). Administrative Policy No. 42 requires a 26-foot road section plus sidewalk improvements. The applicant shall construct the full street width along the entire length of improvements. A sidewalk is required only along the north side of Higgins Way, and curbs and gutters are required on both sides of Higgins Way. The applicant is responsible for one half of the street improvements and may request to enter into a reimbursement agreement for the south half of the street extension when property(ies) to the south and/or east develop. Retaining walls and other structures necessary for the construction of the Higgins Way extension shall be covered under a Maintenance Agreement recorded prior to issuance of a certificate of occupancy and shall run with the property.
35. If any portion of the Higgins Way extension is to be used as an emergency vehicle turn-around, the area shall be unobstructed and curbs within the limits shall be painted red and properly signed.
36. Applicant shall relocate the existing swing gate at the east end of the Higgins Way extension that allows passage of pedestrians and bicyclists but not motor vehicles when closed.
37. A registered professional shall provide hydrology calculations based on a 100-year storm for the project to determine the size of all proposed storm drain facilities and path of discharge into the stormdrain system.

North County Fire Authority

38. Fire Sprinklers are required per Municipal Code, and 2013 CFC Chapter 9 section 903. If the design is to be a Passive Purge/Flow Through system it shall be a completely looped design with no dead-ends except for the vertical sprinkler drops. This design to be approved by North Coast County Water District. The detached 400 sq. ft. garage is exempt under the PMC.

39. **Fire Sprinkler/Underground**
Fire sprinkler underground supply mains shall be submitted on a separate permit. All fire service back flow devices shall be submitted to the North Coast County Water District and approved by them prior to approval of the plans.
40. **Fire Flows**
Project shall comply with fire flows per 2013 CFC Appendix B for buildings with fire sprinklers and obtain a fire flow report from the local water provider showing a flow of per B105.1 for one and two family dwellings of 500 GPM (with exception for an approved fire sprinkler system).
41. **Hydrant Spacing and Location**
Provide a fire hydrant per 2013 CFC Appendix C Table C105.1. Maximum distance from any point on a street or road frontage to a hydrant is 200 feet from end of road (reduced from 250 feet by note (d) of Table 105.1).
42. **Fire Apparatus Access Road**
Project shall comply with 2013 CFC Appendix D sections D102.1 and D101.1 through D103.4 for fire apparatus access requirements including fire apparatus turnaround and maximum 10% grade. As an alternative to these standards, the Fire Chief may approve a structure or structures built to the standards of CBC Chapter 7A "Materials and Construction Methods for Exterior Wildfire Exposure" sections 704A through 710A and their subsections. In the event the alternative methods are proposed by the applicant and approved by the Fire Chief, the driveway shall be constructed with a maximum 15% grade with a grooved concrete surface, and the applicant shall design the driveway entrance from Higgins Way to accommodate an inside radius of 25 feet. In consideration of the enhanced construction methods in CBC Chapter 7A, a fire apparatus turnaround shall not be required.
43. **Timing of Installation**
Project shall comply with Fire Apparatus Access per 2013 CFC Chapter 5 Fire Service Features, section 501.4 for Fire Apparatus Access Roads and Water supply. There shall be no framing construction, to include vertical framing, until all fire service features are in place, to include the fire hydrant and road.
44. **Premises Identification**
Project shall comply with 2013 CFC Chapter 5, Section 505.1 and 2
45. **Sprinkler system supervision and alarms.**
Project shall comply with 2013 CFC section 903.4 and 903.4.2 Alarms. Applicant shall install a horn/strobe on the front (address side) of the building.
46. **Signs**
Project will conform to the 2013 CFC Appendix D section D103.6 through D103.6.2 and mark the south side of Higgins Way as "No Parking Fire Lane."

47. Fire Safety
Project will comply with the 2013 CFC Chapter 33 – Fire Safety During Construction and Demolition
48. Gates
If there is a gate installed on the driveway (the fire apparatus access road), it shall conform to 2013 CFC Appendix D, section D103.5.
49. Key Box
If there is a gate installed on the driveway (the fire apparatus access road), the applicant shall, prior to final inspection, install a key box and provide the key for entry to the North County Fire Authority per 2013 CFC Chapter 5 section 506, to the satisfaction of the Fire Chief. Application for a Knox Box can be obtained at Fire Administration at 10 Wembley Drive, Daly City, California.

North Coast County Water District (NCCWD)

50. California drought restrictions apply. On August 20, 2014, the Board of Directors adopted Ordinance No. 56 implementing Stage 2 of the District's Water Shortage Contingency Plan Regarding Mandatory Restrictions on Outdoor Water Use. On April 1, 2015, the Governor of California issued an executive order for a mandatory 25% reduction in water usage across the State of California. The District's Board addressed additional requirements with Ordinance No. 57 passed on June 23, 2015 and it is available from our website at <http://nccwd.com/images/PDFs/Ordinance-2015-57.pdf>.
51. Prior to the issuance of a building permit, applicant shall complete a Water Service Agreement with the North Coast County Water District because the location of the project may require a water main extension.
52. Prior to issuance of a building permit, applicant shall revise its drawings to reflect the North Coast County Water District's requirement for a Type K copper pipe up to the water meters. Currently, the plans reflect a PVC pipe.
53. Prior to the issuance of a building permit, Applicant shall determine the domestic water requirements in accordance with the Uniform Plumbing Code so that the NCCWD can provide the properly sized domestic meter or meters. Applicant must complete a *Single-Family Residence Water Service Application* and submit it to the District. Storage and Transmission Fees, Administrative Fee, and Installation Deposit must be paid in accordance with the District's Rate and Fee Schedule before the District installs any meters. The application is available on the District's website at http://nccwd.com/images/PDFs/_WATER%20SERVICE%20APPLICATION.pdf.
54. If a fire sprinkler system is required by the City, the fire sprinkler designer and/or owner/applicant may be required to have a fire flow test performed to ensure the system is designed using accurate information. Due to the current drought conditions in California, the District will avoid performing a Fire Flow Test, when possible. In agreement with the North

County Fire Authority, the District will use past fire flow tests performed in the vicinity, if available. If fire flows for the area are not available, the District will perform a Fire Flow Test. The District requires a \$500 deposit towards the cost of performing this work. The Fire Flow Test application is available on the District's website: http://nccwd.com/images/PDFs/Request%20for%20Static_Fire%20Flow_form.pdf.

55. Prior to the issuance of a certificate of occupancy, the fire sprinkler designer shall obtain the latest version of the NCCWD's Standard Specifications and Construction Details (available online at <http://nccwd.com/projects/standard-specifications-and-construction-details.html> or may be purchased at the District Office). The sprinkler designer must design the sprinkler system to meet NCCWD standards. The fire sprinkler designer must submit plans and Hydraulic Fire Sprinkler Calculations approved and stamped by a registered Fire Protection Engineer to the District for review along with the appropriate fees to cover District costs related to plan review. The fire sprinkler plans and hydraulic calculations must first obtain approval from the North County Fire Authority before submitting them to the District.
56. Prior to issuance of a certificate of occupancy, Applicant is responsible for trenching, backfilling, and resurfacing the roadway and/or sidewalk from water main, as identified by the District Engineer, to the proposed meter(s) to NCCWD (NC-23; see link) & City of Pacifica standards. http://nccwd.com/images/PDFs/standardspecs_2013/_NC-21%20to%20NC-23.pdf.

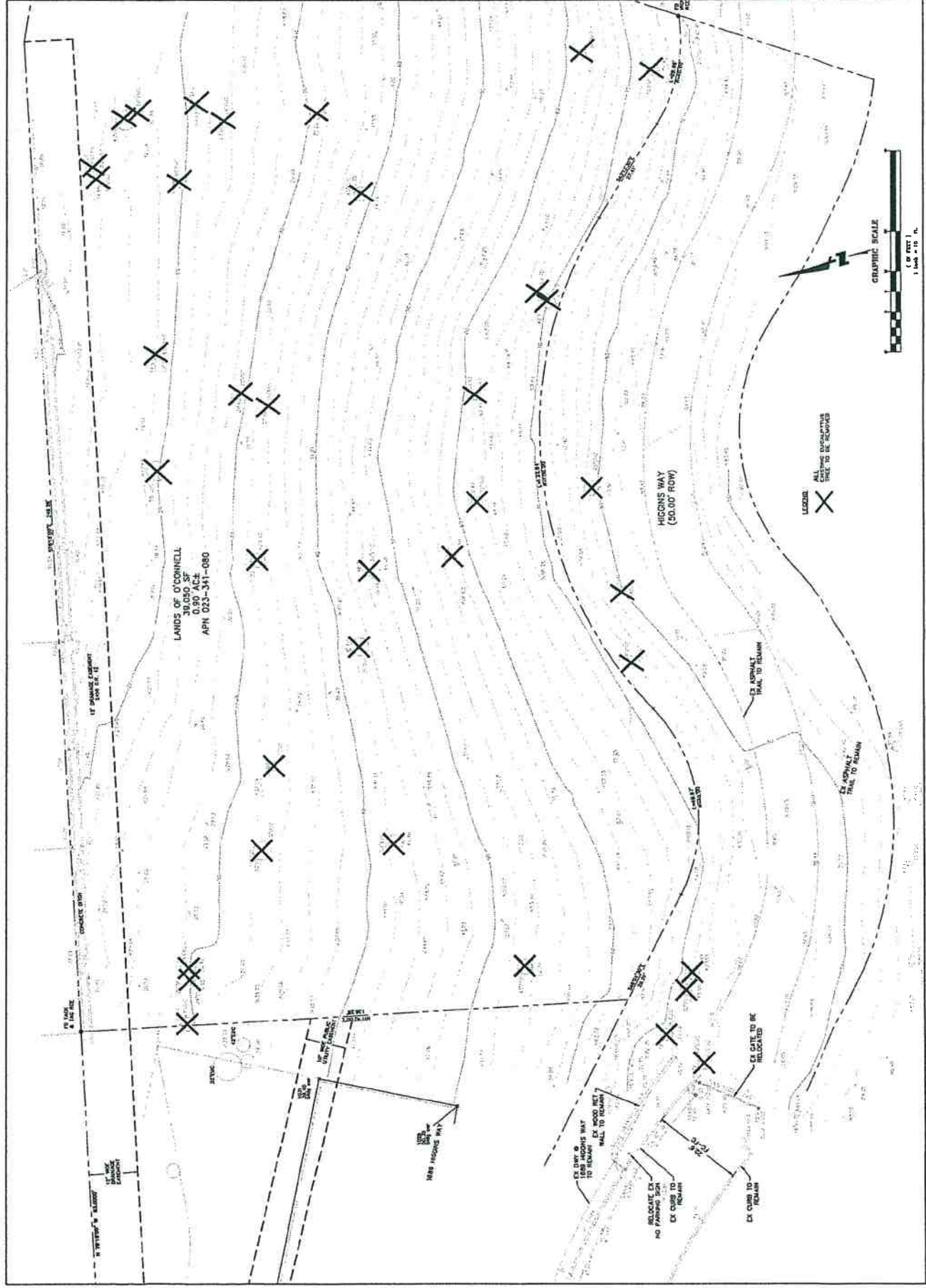
END



CONSULT DESIGN BUILD, INC.
1693 HIGGINS WAY,
PACIFICA, CALIFORNIA

EXISTING CONDITIONS
AND DEMOLITION PLAN

MIKE O'CONNELL, P.E.
900 ROSITA ROAD
PACIFICA, CA 94044
650.303.0495



MIKE O'CONNELL, P.E.
 900 ROSITA ROAD
 PACIFICA, CA 94044
 650.303.0495

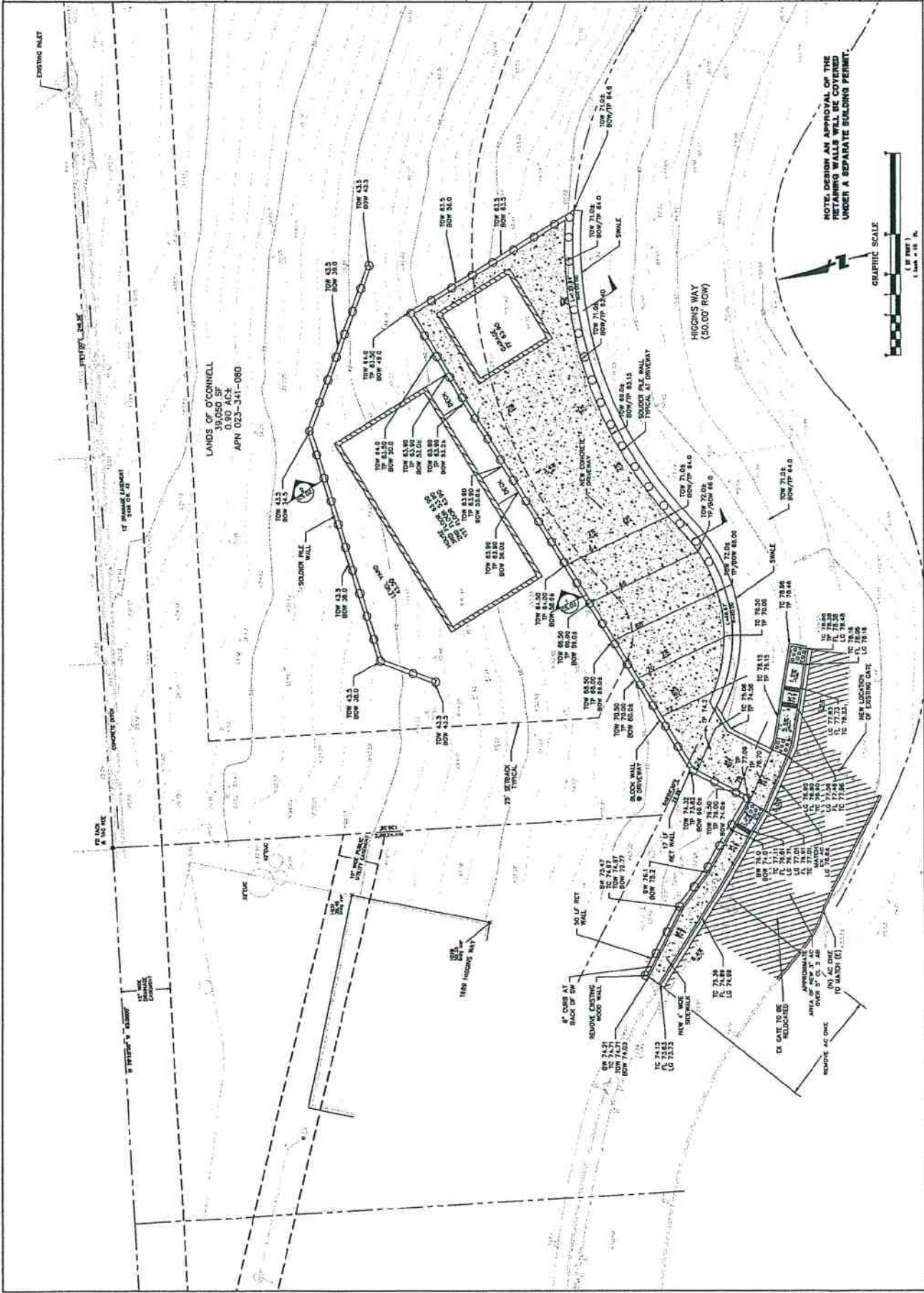
GRADING PLAN

CONSULT DESIGN BUILD, INC.
 1693 HIGGINS WAY,
 PACIFICA, CALIFORNIA



DATE: 2/7/16
 SCALE: AS SHOWN
 SHEET NO.
 JOB NO: 2015-008

C2.01

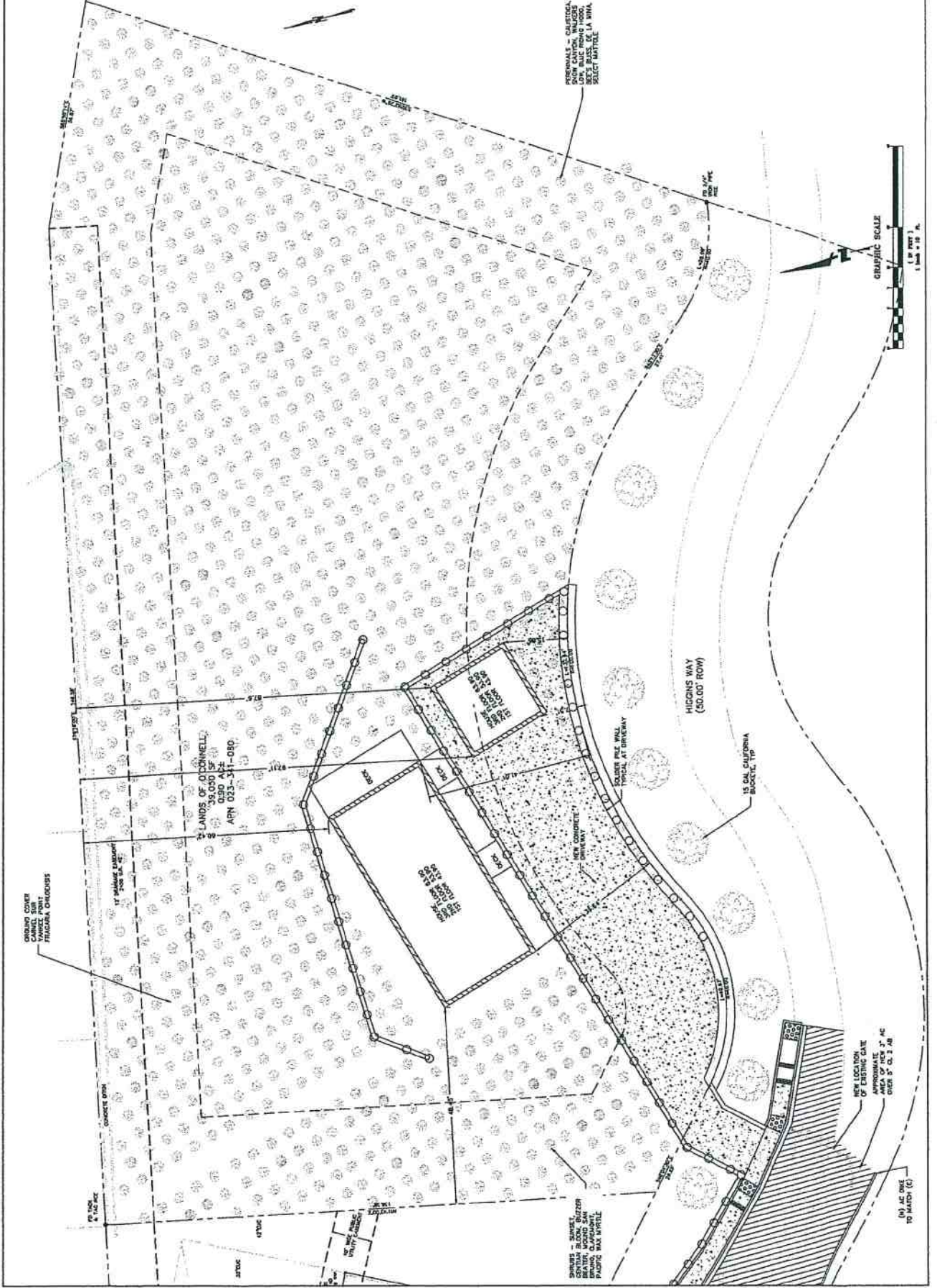




CONSULT DESIGN BUILD, INC.
1693 HIGGINS WAY,
PACIFICA, CALIFORNIA

SITE PLAN

MIKE O'CONNELL, P.E.
900 ROSITA ROAD
PACIFICA, CA 94044
650.303.0495



MIKE O'CONNELL, P.E.
 900 ROSITA ROAD
 PACIFICA, CA 94044
 650.303.0495

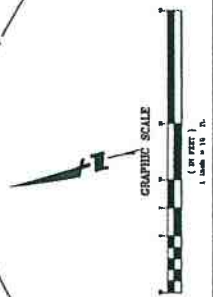
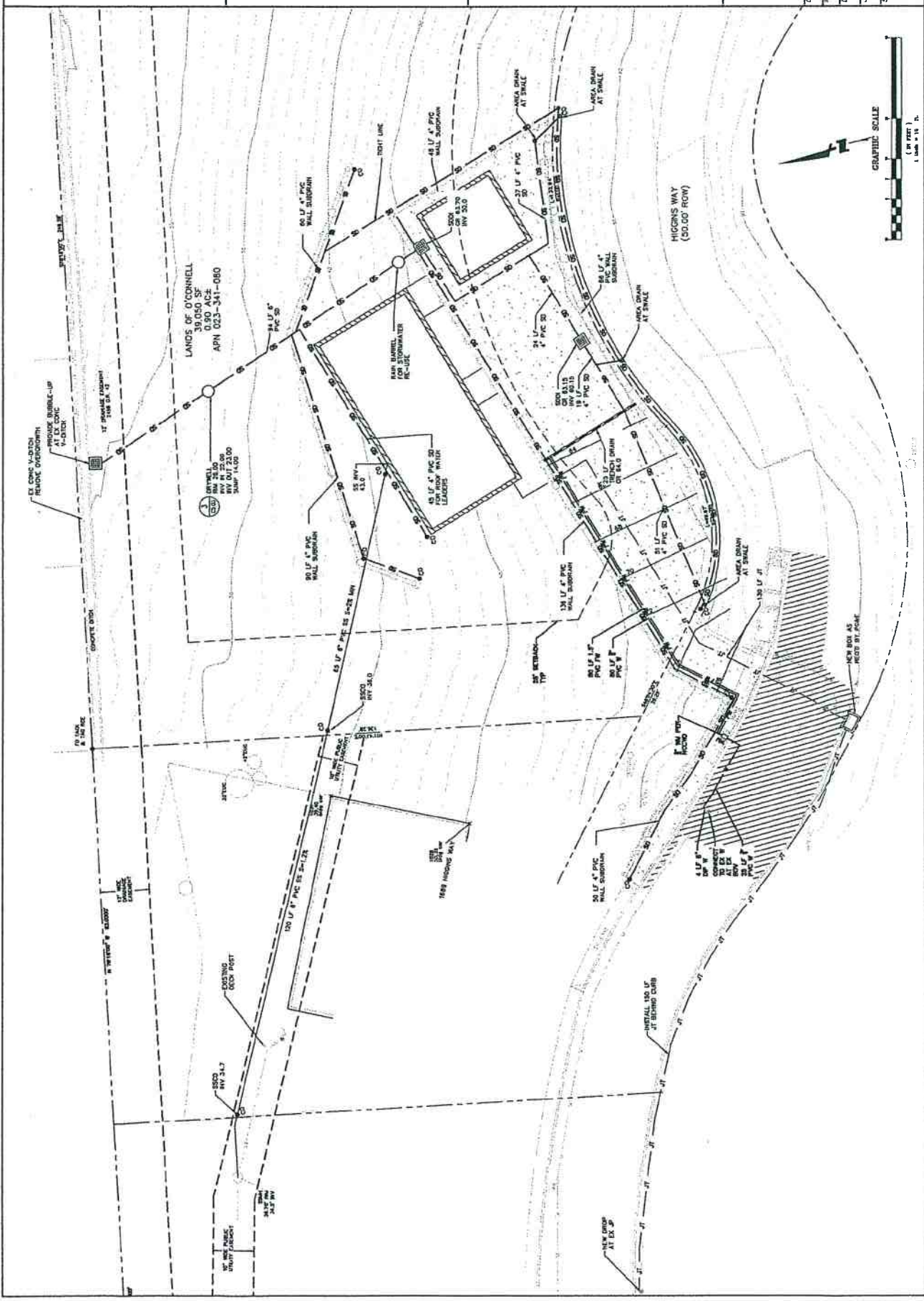
NO.	REVISIONS	APPROVED

CONSULT DESIGN BUILD, INC.
 1693 HIGGINS WAY,
 PACIFICA, CALIFORNIA



DATE: 2/1/18
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 JOB NO: 2018-008

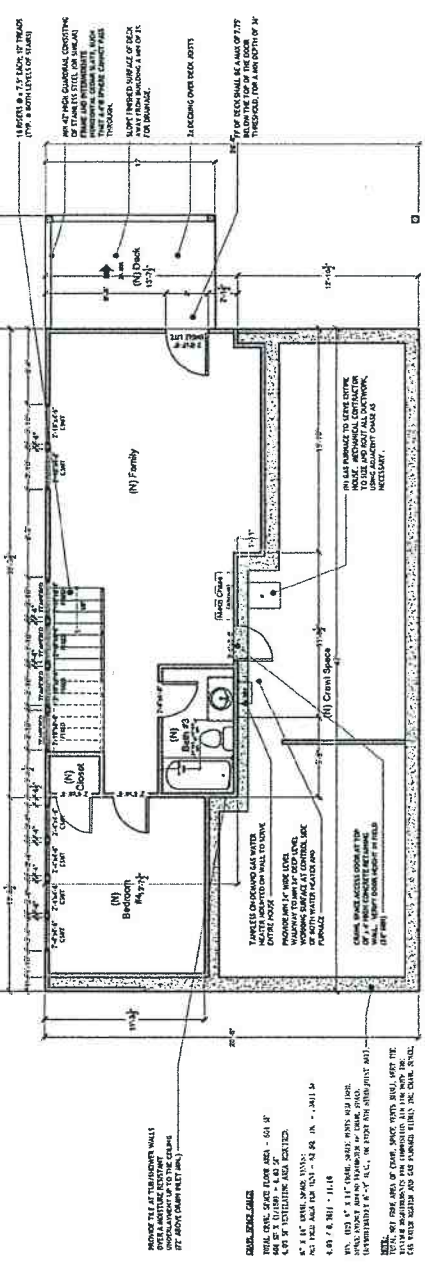
SHEET
C3.01



- PLUMBING FIXTURE NOTES:**
- MAX FLOW RATE OF SINK/FREEHANDS SHALL BE 2.0 GPM
 - MAX FLOW RATE OF LAVATORY FAUCETS SHALL BE 1.5 GPM
 - MAX FLOW RATE OF KITCHEN FAUCETS SHALL BE 1.8 GPM
 - ALL TOILETS SHALL BE MAX 1.28 GPP
- MINIMUM CLEARANCE REQUIREMENTS:**
- MIN. 57" IN OVERALL SIZE
 - MIN. 10" CLEARANCE TO SIDE WALL
 - MIN. 10" CLEAR SPACING WIDTH
 - SELL A MAX. OF 4" ABOVE FINISHED FLOOR

WALL LEGEND

	PROPOSED STUD WALL
	PROPOSED 4'-0" HIGH STUD WALL
	PROPOSED DECK FRAMING
	PROPOSED CONCRETE WALL



1
A2.1
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PKM, INC.
PO Box 888
Pacifica, CA 94044
3-3-24

REV	DATE	DESCRIPTION
0	04/08/15	PRELIMINARY DRAWING SET
1	04/17/15	BUILDING PERMIT SUBMITTAL
2	03/17/16	REDESIGN PRELIMINARY DRAWING SET
3	02/16/16	REDESIGN SUBMITTAL
4	05/19/16	REDESIGN RESUBMITTAL

PROJECT NAME:
**NEW SINGLE FAMILY HOME:
1693 HIGGINS WAY**

SHEET TITLE:
**1ST FLOOR
PLAN**

PROJECT ADDRESS:
**1693 HIGGINS WAY
PACIFICA, CA 94044**

PROJECT SCOPE:
**NEW SINGLE FAMILY HOME ON
VACANT PARCEL WITH
DETACHED GARAGE**



REV	DATE	DESCRIPTION
0	04/08/15	PRELIMINARY DRAWING SET
1	04/13/15	BUILDING PERMIT SUBMITTAL
2	03/11/16	REDESIGN PRELIMINARY DRAWING SET
3	02/16/16	REDESIGN SUBMITTAL
4	05/18/16	REDESIGN RESUBMITTAL

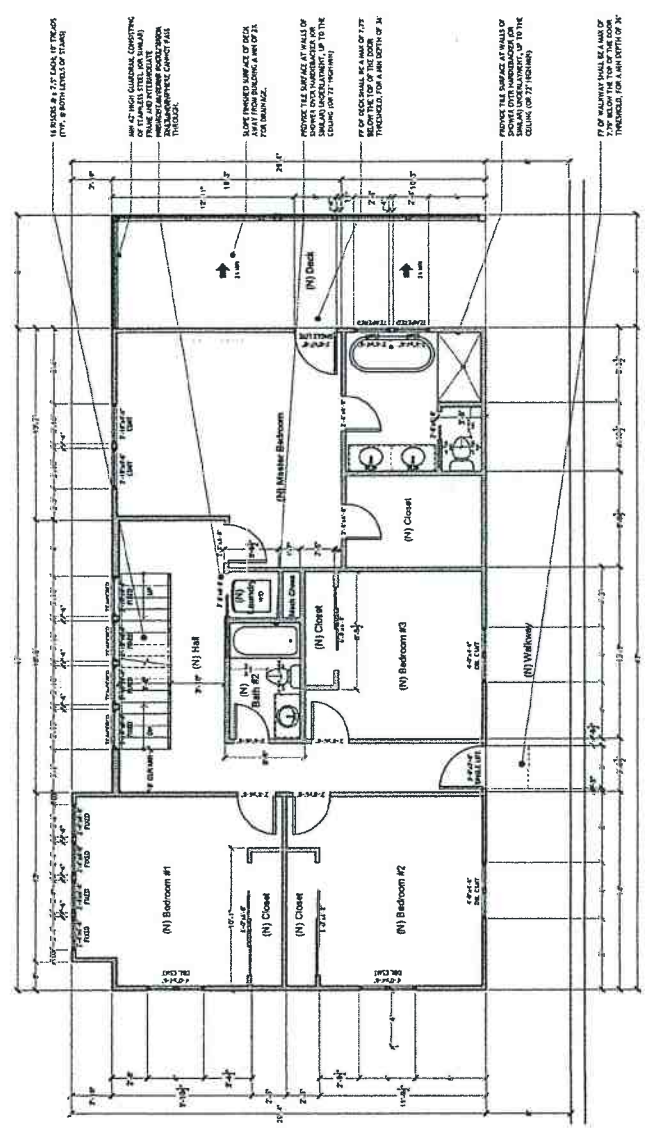
PROJECT NAME:
 NEW SINGLE FAMILY HOME:
 1693 HIGGINS WAY

PROJECT ADDRESS:
 1693 HIGGINS WAY
 PACIFICA, CA 94044

PROJECT SCOPE:
 NEW SINGLE FAMILY HOME ON
 VACANT PARCEL WITH
 DETACHED GARAGE

SHEET TITLE:
 2ND FLOOR
 PLAN

SHEET:
 A2.2



18 INCHES IS 7'-2 1/2" LONG BY 12'0" DEEP (MIN. 8" ABOVE LEVEL OF FINISH)

MIN. 4" HIGH GUARDRAIL (CONCRETE OR METAL) SHALL BE INSTALLED AT ALL BALCONY, DECK, AND TERRACE (SEE PLAN) PER 24 CFR 101.119.2. GUARDRAIL SHALL BE INSTALLED AT ALL BALCONY, DECK, AND TERRACE (SEE PLAN) THROUGH.

SLURRY FINISHED SURFACE OF DECK SHALL BE FINISHED WITH A MIN. OF 1 1/2" THICK CONCRETE.

PROVIDE THE SURFACE AT WALL OF DECK SHALL BE FINISHED WITH 1/2" MIN. THICK CONCRETE UNDERLAYMENT UP TO THE CEILING (SEE 2017 FIGURES).

FF OF DECK SHALL BE MAX. OF 1/2" BELOW THE TOP OF THE DOOR THRESHOLD FOR A MIN. HEIGHT OF 34"

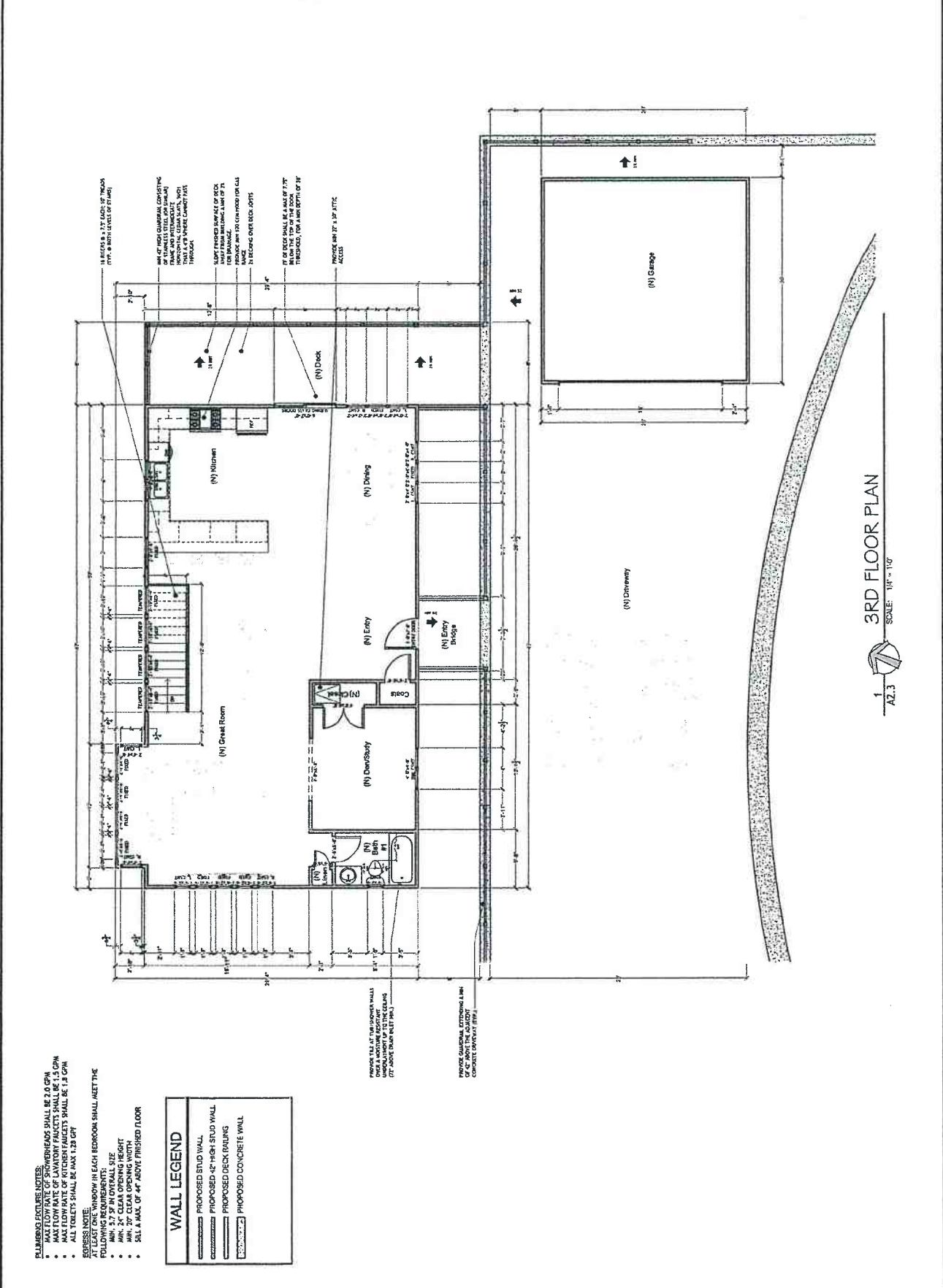
PROVIDE THE SURFACE AT WALL OF DECK SHALL BE FINISHED WITH 1/2" MIN. THICK CONCRETE UNDERLAYMENT UP TO THE CEILING (SEE 2017 FIGURES).

FF OF WALKWAY SHALL BE MAX. OF 7/8" BELOW THE TOP OF THE DOOR THRESHOLD FOR A MIN. HEIGHT OF 34"

1
 A2.2
 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

- PLUMBING FIXTURE UNITS:**
- MAX. FLOW RATE OF LAVATORY OVERHEADS SHALL BE 2.0 GPM
 - MAX. FLOW RATE OF LAVATORY FAUCETS SHALL BE 1.5 GPM
 - MAX. FLOW RATE OF KITCHEN FAUCETS SHALL BE 1.8 GPM
 - ALL TOILETS SHALL BE MAX 1.28 GPF
- GRESSS NOTE:**
- MIN. 5'-7" IN OVERALL SIZE
 - MIN. 2'-0" CLEAR OPENING HEIGHT
 - SKILL A MAX. OF 4'-0" ABOVE FINISHED FLOOR

WALL LEGEND	
[Symbol]	PROPOSED STUD WALL
[Symbol]	PROPOSED 4" HIGH STUD WALL
[Symbol]	PROPOSED DECK RAILING
[Symbol]	PROPOSED CONCRETE WALL





REV	DATE	DESCRIPTION
0	04/08/15	PRELIMINARY DRAWING SET
1	04/13/15	BUILDING PERMIT SUBMITTAL
2	03/10/16	REDESIGN PRELIMINARY DRAWING SET
3	02/18/16	REDESIGN SUBMITTAL
4	05/19/16	REDESIGN RESUBMITTAL

PROJECT NAME:
 NEW SINGLE FAMILY HOME:
 1693 HIGGINS WAY
 PACIFICA, CA 94044

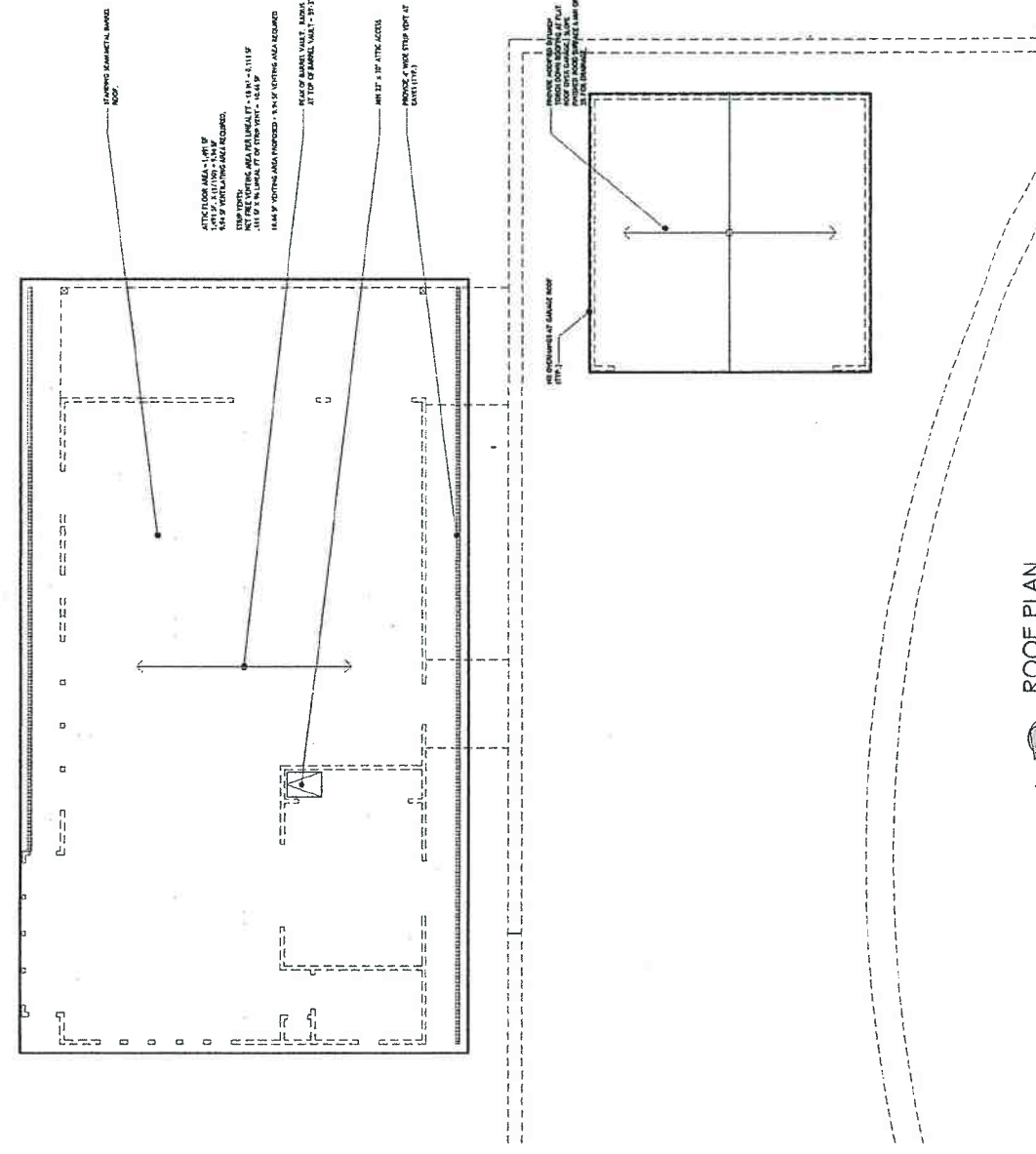
PROJECT SCOPE:
 NEW SINGLE FAMILY HOME ON
 VACANT PARCEL WITH
 DETACHED GARAGE

SHEET TITLE:
ROOF PLAN

SHEET:
A2.4

- PLUMBING FIXTURE NOTES:**
- MAX FLOW RATE OF SHOWERHEADS SHALL BE 2.0 GPM
 - MAX FLOW RATE OF LAVATORY FAUCETS SHALL BE 1.5 GPM
 - MAX FLOW RATE OF KITCHEN FAUCETS SHALL BE 1.8 GPM
 - ALL TOILETS SHALL BE MAX 1.25 GPF
- EXISTS NOTE:**
- DIMENSIONS IN EACH BEDROOM SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MIN. 2.7' 2" IN OVERALL SIZE
 - MIN. 3' 0" CLEAR OPENING WIDTH
 - SILL A MAX. OF 44" ABOVE FINISHED FLOOR

WALL LEGEND	
	PROPOSED STUD WALL
	PROPOSED 42" HIGH STUD WALL
	PROPOSED DECK RAFTING
	PROPOSED CONCRETE WALL



1
 A2.4
ROOF PLAN
 SCALE: 1/4" = 1'-0"

PKM, INC.
 PO Box 858
 Pacific, CA 94044
 3-3-24



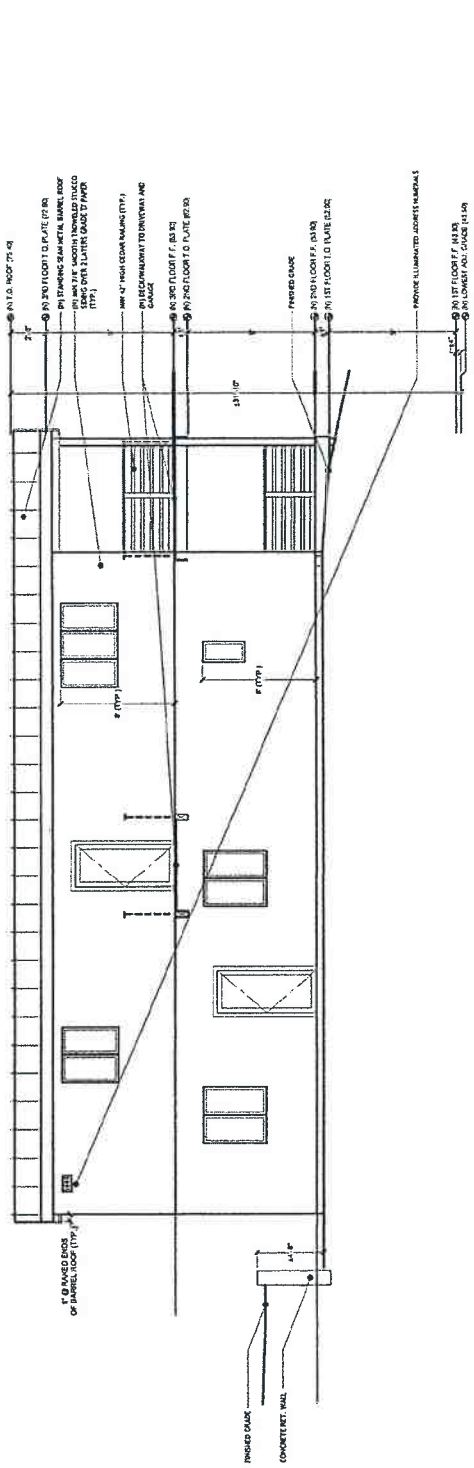
REV	DATE	DESCRIPTION
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1	04/12/15	BUILDING PERMIT SUBMITTAL
2	03/17/17	REDESIGN PRELIMINARY DRAWING SET
3	02/18/16	REDESIGN SUBMITTAL
4	02/19/16	REDESIGN RESUBMITTAL

PROJECT SCOPE:
 NEW SINGLE FAMILY HOME ON
 VACANT PARCEL WITH
 DETACHED GARAGE

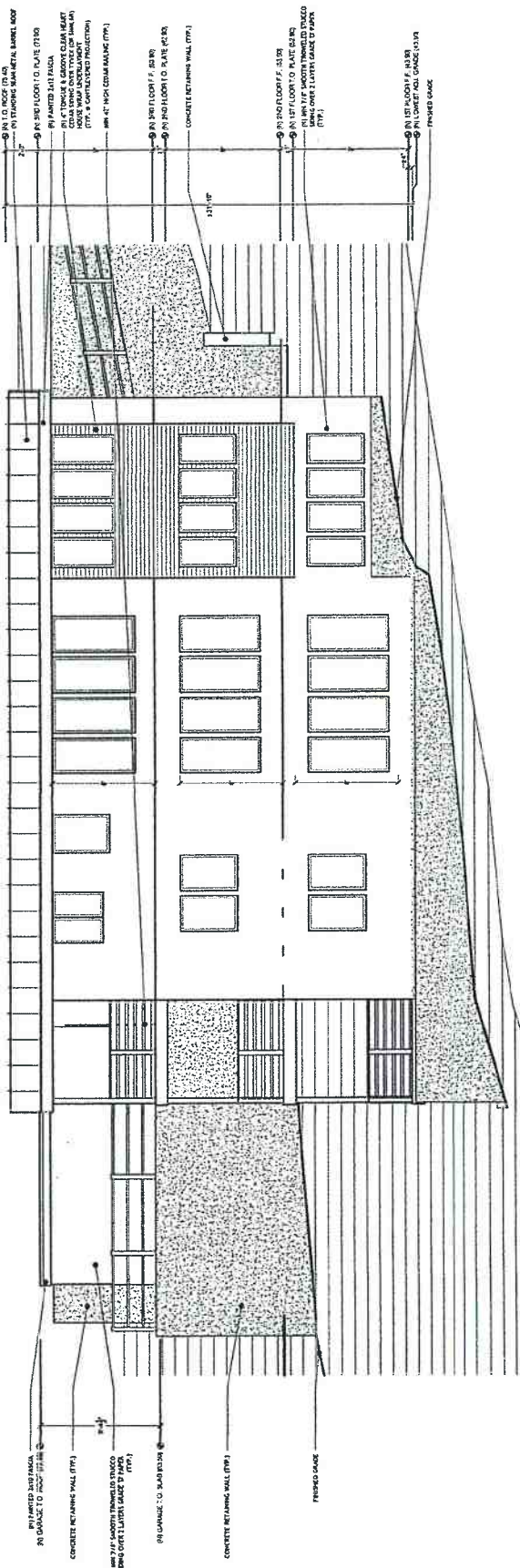
PROJECT NAME:
 NEW SINGLE FAMILY HOME:
 1693 HIGGINS WAY
 PACIFICA, CA 94044

SHEET TITLE:
 FRONT &
 REAR
 ELEVATIONS

SHEET:
 A3.1



1 FRONT (SOUTH) ELEVATION
 SCALE: 1/4" = 1'-0"



2 REAR (NORTH) ELEVATION
 SCALE: 1/4" = 1'-0"



REV	DATE	DESCRIPTION
0	04/09/15	PRELIMINARY DRAWING SET
1	04/13/15	BUILDING PERMIT SUBMITTAL
2	03/10/16	REDESIGN PRELIMINARY DRAWING SET
3	02/18/16	REDESIGN SUBMITTAL
4	05/19/16	REDESIGN RESUBMITTAL

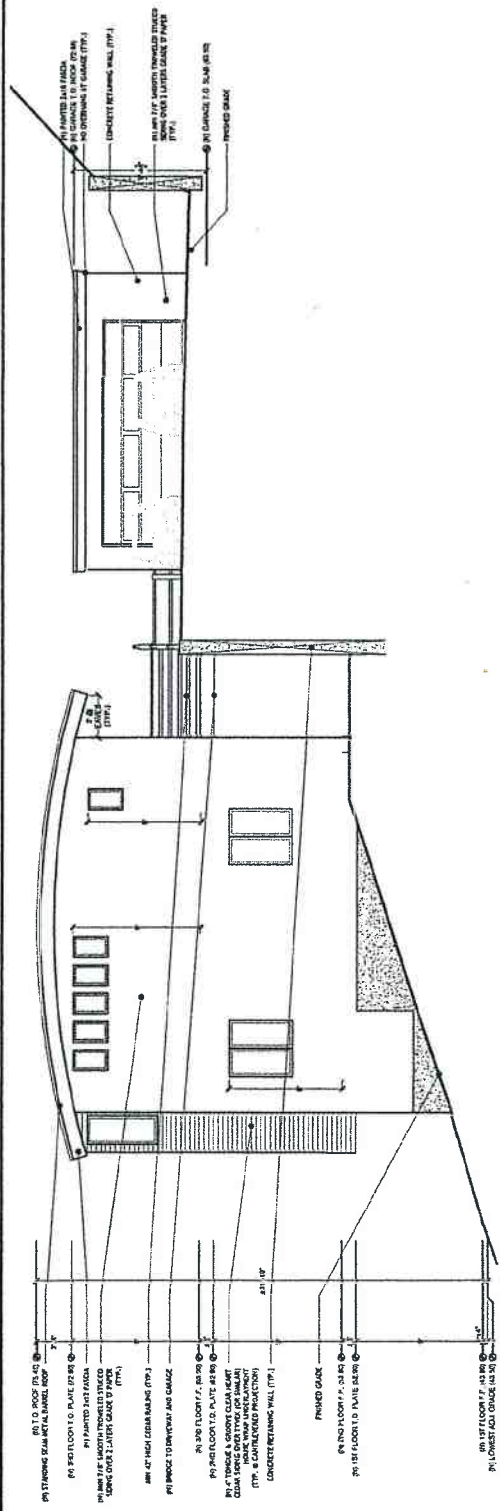
PROJECT TITLE:
NEW SINGLE FAMILY HOME:
1693 HIGGINS WAY
PACIFICA, CA 94044

PROJECT ADDRESS:
1693 HIGGINS WAY
PACIFICA, CA 94044

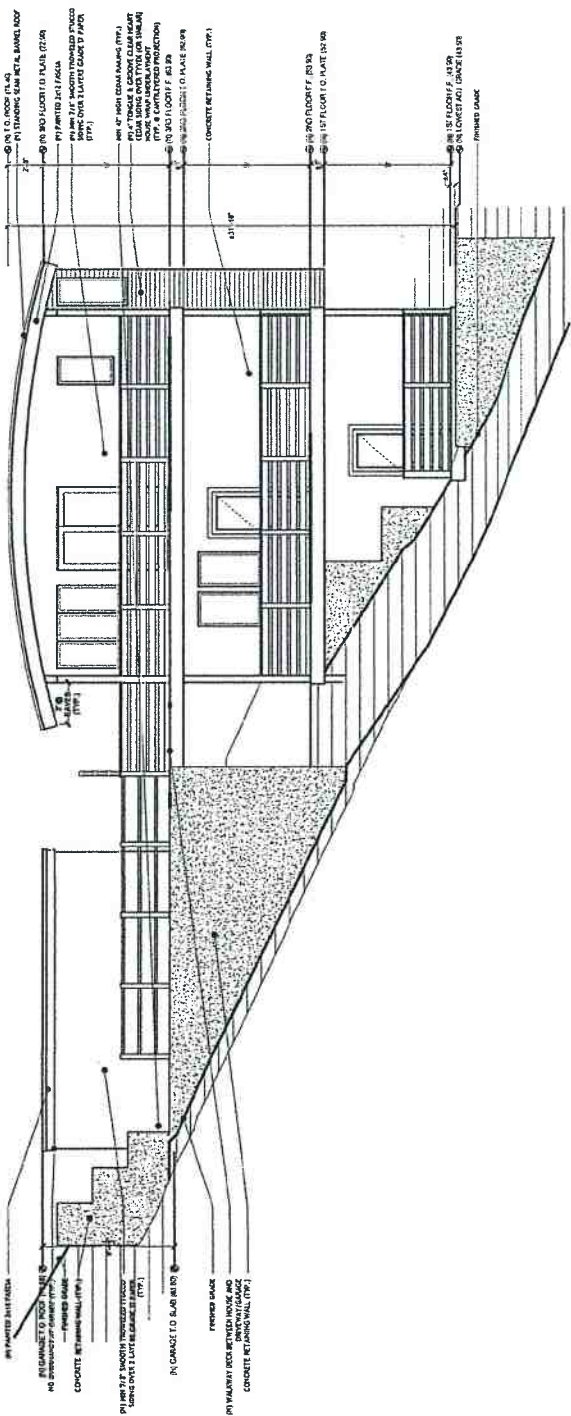
NEW SINGLE FAMILY HOME ON
VACANT PARCEL WITH
DETACHED GARAGE

SHEET TITLE:
SIDE
ELEVATIONS

SHEET:
A3.2



1
A3.2
SCALE: 1/8" = 1'-0"



2
A3.2
SCALE: 1/8" = 1'-0"



PKM, INC.
PO Box 826
Pacifica, CA 94044

REV	DATE	DESCRIPTION
0	04/09/15	PRELIMINARY DRAWING SET
1	04/12/15	BUILDING PERMIT SUBMITTAL
2	03/10/16	DESIGN PRELIMINARY DRAWING SET
3	03/18/16	DESIGN SUBMITTAL
4	05/18/16	DESIGN RESUBMITTAL

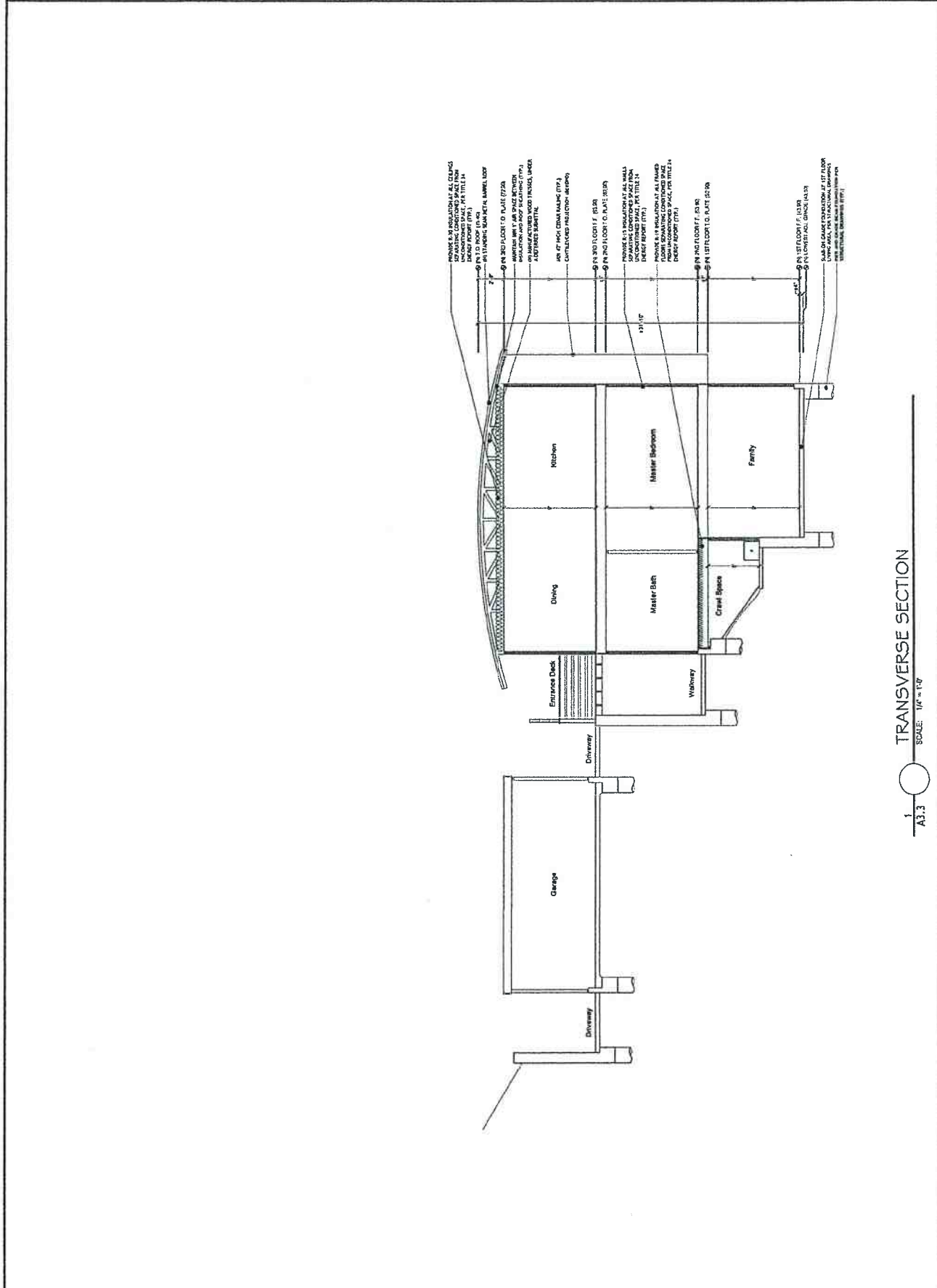
PROJECT NAME: NEW SINGLE FAMILY HOME:
1693 HIGGINS WAY
PACIFICA, CA 94044

PROJECT ADDRESS:
1693 HIGGINS WAY
PACIFICA, CA 94044

PROJECT SCOPE:
NEW SINGLE FAMILY HOME ON
VACANT PARCEL WITH
DETACHED GARAGE

SHEET TITLE:
TRANSVERSE
SECTION

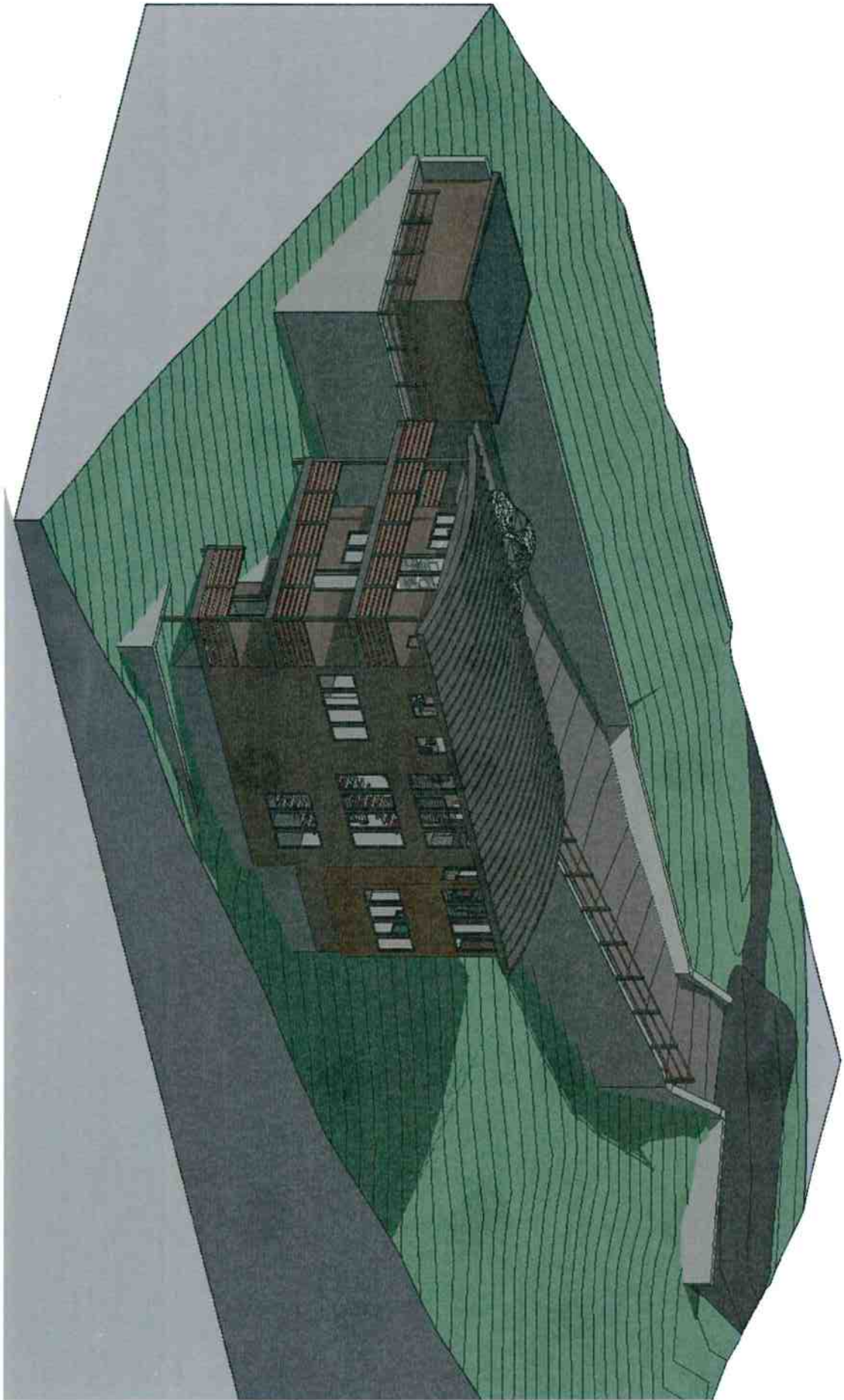
SHEET: A3.3



1
A3.3

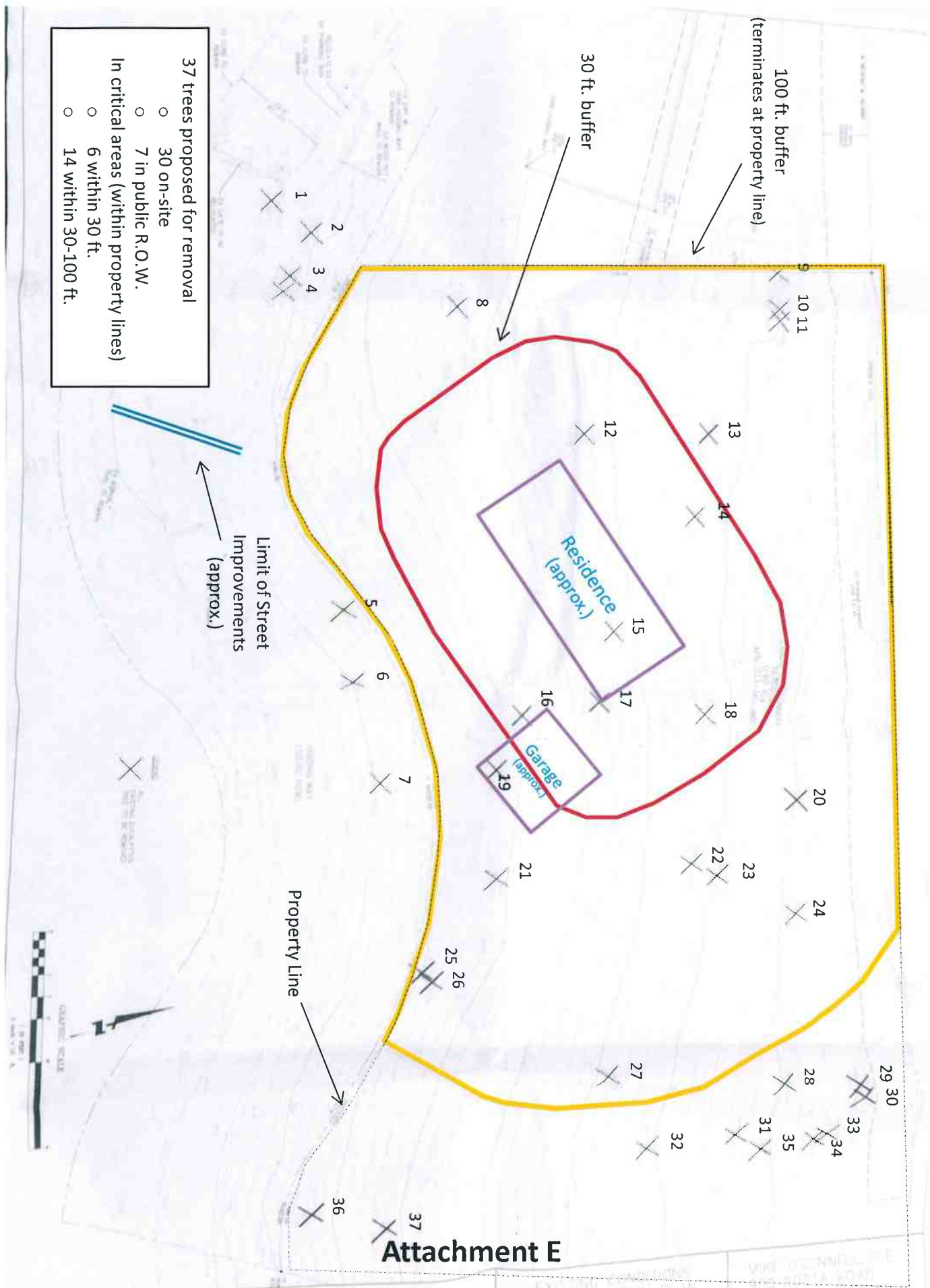
TRANSVERSE SECTION

SCALE: 1/8" = 1'-0"



ATTACHMENT D

- 37 trees proposed for removal
- 30 on-site
 - 7 in public R.O.W.
- In critical areas (within property lines)
- 6 within 30 ft.
 - 14 within 30-100 ft.



Attachment E