



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: September 19, 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: September 6, 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 HEARINGS:

- CDP-369-16
PSD-810-16
UP-74-16
PE-167-16
S-120-16** **COASTAL DEVELOPMENT PERMIT CDP-369-16; SITE DEVELOPMENT PERMIT PSD-810-16; USE PERMIT UP-74-16; PARKING EXCEPTION PE-167-16; and, Sign Permit S-120-16**, filed by Michael O'Connell, to construct a mixed use development of 1,937 sq. ft. of commercial floor space at first floor level and three residential units (two units of two bedrooms and one studio unit) within two buildings at 195 Carmel Avenue (APN 016-022-120) in Pacifica. A Parking Exception is required to reduce the required number of off-street parking spaces by two spaces. The project site is located within the Coastal Zone and the application was filed on April 28, 2016. Recommended CEQA status: Class 32 Categorical Exemption, Section 15332.
Recommended Action: Approve as conditioned.
- SP-161-16** **SPECIFIC PLAN SP-161-16**, filed by applicant Javier Chavarria, to construct a four-story, 2,385 square foot single-family dwelling with 898 square foot attached garage on a 5,073 square foot vacant lot located at 323 Farallon Avenue (APN 009-085-280) in Pacifica. Recommended California Environmental Quality Act (CEQA) status: Class 3 Categorical Exemption, Section 15303(a).
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
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PLANNING COMMISSION Staff Report

DATE: September 19, 2016

FILE: CDP-369-16

PSD-810-16

ITEM: 1

UP-74-16

PE-167-16

S-120-16

PUBLIC NOTICE: Notice of Public Hearing was published in the Pacifica Tribune on September 7, 2016, and mailed to 43 surrounding property owners and occupants.

**APPLICANT &
CO-OWNER:**

Michael O'Connell
900 Rosita Rd.
Pacifica, CA 94044

CO-OWNER: Consult Design Build, Inc.
648 Navarre Dr.
Pacifica, CA 94044

PROJECT LOCATION: 195 Carmel Avenue (APN 016-022-120).

PROJECT DESCRIPTION: Mixed use development of 1,767 sq. ft. of commercial floor space at first floor and three residential units (two units of two bedrooms and one studio unit) within two buildings.

SITE DESIGNATIONS: General Plan: Commercial
Zoning: C-1 (Neighborhood Commercial) /CZ (Coastal Zone Combining)

RECOMMENDED CEQA STATUS: Class 32 Categorical Exemption, Section 15332.

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

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Robert Smith, Assistant Planner

PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS

ZONING STANDARDS CONFORMANCE:

<u>Major Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Building	5,000 sq. ft. min	6,643sq. ft.	No change
Site (sq. ft.)			
Lot Width	50'	70'	No change
Building Height	35'-0" max	N/A	33'-7"
Landscaping	10% min	N/A	11%
Setbacks			
<i>Front</i>	none	N/A	18'-0" ₁
<i>Side</i>	none	N/A	5'-0" ₂
<i>Rear</i>	none	N/A	20'-0" ₂
Parking	11 spaces	N/A	9 spaces

1 At the shortest point.

2 When viewing the property from Francisco Boulevard.

PROJECT SUMMARY

1. Project Description

The proposed project consists of two buildings, the first fronting Francisco Boulevard as a two-story building with a small three-story element containing commercial floor space at first floor of 1,331 Square feet (sq. ft.) and two residential units of two bedrooms each at second and third floor. The building to the rear contains a first floor of 436 sq. ft. commercial floor space with a 468 sq. ft. studio residential unit above. The existing site is currently a vacant lot. Substantially different in size and layout the proposed building towards the rear will be subordinate to the main building on Francisco Boulevard. Design will be driven by the commercial frontage on Francisco Boulevard and City parking requirements.

Parking is provided in the rear of the main building (8 off-street spaces) accessed by a driveway from Carmel Avenue. The driveway is adjacent to a single-family dwelling at 185 Carmel Avenue. The scheme also proposes one off-street parking space from Francisco Boulevard which would result in a loss of a green zone, time restricted, on-street parking space.

Project Site

The project site is currently a vacant corner infill lot, formerly the site of a single residential dwelling, demolished a number of years ago. The site has an unusual layout with a small rectangular section to the rear adjacent with the property fronting 185 Carmel Avenue. This flat site has little vegetation except for some invasive plants, with a heritage tree to the rear of the lot, requested to be removed as part of this application, with three new trees proposed along the north elevation.

Project Architecture

Variation in elevation planes, the use of stucco, timber siding, pitched roofs, dormer windows, modern doors and windows, and the introduction of a tower element add to the overall aesthetic and design quality. The modern style and design of the proposed project will be consistent with the variety of existing buildings in the neighborhood.

The ground-floor commercial portion of the main building will create an active frontage on Francisco Boulevard by incorporating substantial glazing (i.e. windows), and two access points to allow interior flexibility. Landscaping along Francisco Boulevard, although restricted to a small area, will add visual interest to the building and create a more visitor friendly appearance.

The second-story residential portion of the main building will feature a modern open interior floor plan with windows carefully placed to maximize natural light and airflow on each level as well as capturing hillside and some ocean views. The southerly unit will include a small third story within the tower element that will serve as a family room. Both residential units in the main building will include external terraces, which allow additional outdoor private space.

The building to the rear will replicate many of the same architectural themes and details found in the main building, but on a smaller scale. The building is proposed to have a single ground-floor commercial space and a second-story studio residential space. As discussed in greater detail later in this report, staff does not support construction of a residential unit atop the proposed building at the rear of the site.

Neighborhood Context

The adjoining property at 185 Carmel Avenue exists on a small lot with a significantly reduced setback to the rear. No floorplans are available for this property, however a large section of glazing exists at first floor at the rear. This property was designated a Historic Landmark in 1985. An application for minor modifications to the front porch was made for the property in 1989. The submitted drawings show the limited nature of the rear setback at this site but does not address how this lot arrangement came about.

The PMC requires Historic Preservation Permits when historic landmarks are demolished, altered or relocated. The proposal will not make any physical alterations to the adjoining historic landmark and therefore, no provisions exist to require a Historic Preservation Permit for this project. Moreover, the high-quality architectural design of the proposed project will not adversely affect the neighborhood context in which the historic landmark at 185 Carmel Avenue is experienced.

The proposed project design incorporates numerous elements of the City of Pacifica's adopted Design Guidelines, which will complement, enhance, and reinforce many of the positive architectural characteristics of the neighborhood while raising the standard and quality of the architecture. The West Sharp Park neighborhood is a mixture of single-family and multiple-family residential buildings as well limited commercial development with a wide variety designs, sizes and scale. Buildings vary in height from one- to three-stories, lot widths range from 25 to 75 feet, with the typical lot depth is 90 feet.

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

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

- Abundant large sized windows and doors;
- Balconies with open, usable space;
- Pitched roofs with dormer windows;
- Stucco walls;
- Low concrete walls;
- Appropriately sized commercial and residential windows;
- Front entry canopies defining entrances;
- Native drought resistant landscaping

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

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

Site Specific Design & Construction Details

The front entries are defined by entrance canopies and doors. The parking will be located at the rear of the main building, accessed from Carmel Avenue to provide the following benefits:

- Fewer curb cuts increases pedestrian enjoyment of the public right-of-way.
- Preserves the most visible front elevation for landscaping and greater street appeal of more attractive architecture and landscaping.

Signage

The Applicant has submitted a Master Sign Program, as required by PMC Sec 9-4.2907, because the site will contain a multi-unit development. The Master Sign Program (Attachment D) conforms with the PMC Sign requirements and is therefore acceptable with a condition securing its implementation.

Parking

The applicant has proposed to locate all but one of the parking spaces to the rear of the main building, screened from Francisco Boulevard, which will reduce the visual impact of vehicles at the site. The arrangement of parking spaces, landscape areas and permeable paving will offer variation in site treatments. Four of the nine proposed parking spaces will be located under cover of the main building at first floor to further screen the parking and to locate it closer to the residential units, thus making it more convenient for residents. The four remaining spaces behind the main building will be in an open parking area.

The ninth parking space is proposed in a dedicated parking stall adjacent to the main building. The space would be accessed from a dedicated driveway from Francisco Boulevard. The space would not be screened from view from Francisco Boulevard, and would create a potentially hazardous pedestrian condition by creating the only vehicular driveway along the entire block. Staff discusses this project element in greater detail, below.

The rear parking area meets a number of PMC requirements and is largely appropriate. The Pacifica Municipal Code requires the parking back-up space to be a minimum of 25 feet. The proposed back-up would be 25'-5" in conformance with the zoning standards. The proposed commercial floorspace requires six (6) off-street parking spaces, with five (5) off-street parking spaces required for the residential units ((11 total required spaces). The applicant has proposed nine total parking spaces including one accessible parking space and one compact parking space. The result is a deficiency of two parking spaces from zoning standards, which requires approval of a parking exception.

The off-street parking space accessed from Francisco Boulevard represents an inappropriate location for an off-street parking space on the basis it would reduce space for on-street parking; interrupt the pedestrian sidewalk; and create an unusual, hazardous space to enter and egress from. The removal of this space would result in an increase in the number of off-street spaces to be considered for a Parking Exception. Amending the proposed scheme by condition to remove the off-street parking space on Francisco Boulevard will improve the visual appearance of the building, remove a hazardous situation and create an opportunity to plant a greater portion of the site with landscaping.

The applicant has requested approval of Parking Exception PE-167-16 to allow a reduction of two required off-street parking spaces. The applicant contends additional parking spaces provided on-site would compromise the first floor commercial space; that sufficient on-street parking in the immediate and surrounding area is available; and, that the uses have complimentary (opposite) peak hour parking demand.

If the Commission approves the project with a condition to eliminate the dwelling unit atop the rear commercial building, as well as a condition to eliminate the parking space along Francisco Boulevard, the number of spaces included in the applicant's request for relief under the parking exception would remain at two spaces. This results from a reduction in parking demand by one parking space (attributable to the parking demand for a studio residential unit), with a corresponding reduction in parking supply of one space (attributable to the space along Francisco Boulevard).

Landscaping

Landscaping is integrated throughout the design, slightly exceeding the minimum required and incorporating drought resistant native California coastal species. Areas not landscaped on the ground level will use permeable pavers to allow stormwater, rain and irrigation water to permeate the ground. If the Commission approves the project with a condition to eliminate the parking space proposed along Francisco Boulevard, then on-site landscaping would increase to approximately 14 percent from 11 percent.

2. General Plan, Zoning, and Surrounding Land Uses

Single-family residences in the R-1/CZ zoning districts exist to the west, commercial uses to the north and south, and the Coast Highway to the east, beyond Francisco Boulevard. The majority of properties within this area are one- and two-story structures. Francisco Boulevard supports a number of commercial and public buildings.

General Plan land use designation is Commercial which allows a range of retail and service uses as well as residential development when the dwelling units are located above the commercial uses. The intensity of residential development is regulated with a minimum lot area requirement of 2,000 square feet (sq. ft.) per unit. Based on the site's 6,643 sq. ft lot area, it may contain no more than three residential units.

The C-1 zone allows a variety of retail and service uses as well as development of residential dwellings with a Use Permit, provided the units are entirely above the first floor commercial use and the site has at least 2000 sq. ft. of lot area per dwelling unit. In the Coastal Zone, the only permitted uses within the C-1 zoning district are visitor serving uses. All non-visitor serving uses require approval of a Use Permit. A Use Permit is also required for development abutting a residential district.

3. Municipal Code

Coastal Development Permit: Planning Commission approval of a Coastal Development Permit (CDP) is required. The project does not qualify as a category of excluded development. Planning Commission must make two findings [PMC Sec. 9-4.4304(k)]:

- i. The proposed development is in conformity with the City's certified Local Coastal Program; and
- ii. Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit: Pursuant to Section 9-4.3204, a Site Development Permit cannot be issued if the Commission makes any of the following findings, briefly summarized:

- i. Potential traffic hazards
- ii. Parking accessibility problems
- iii. Insufficient landscape areas
- iv. Restricted light and air on the property or other surrounding properties
- v. Creation of a substantial detriment to an adjacent residential district
- vi. Excessive damage to the natural environment
- vii. Insufficient site and structural design variety

Use Permit: The Planning Commission shall grant approval of a Use Permit to allow residential use above commercial use and to allow construction abutting an R District only when all of the following findings are made:

- 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.

Parking Exception: In the event of practical difficulties and unusual hardship, the Commission may grant exceptions to the provisions of Article 28 'Off-Street Parking and Loading.' The findings of the Commission need include only that the establishment, maintenance, and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this article as are reasonably possible.

Master Sign Program: Pursuant to PMC Section 9-4.2907, the "Planning Administrator, or designee, at their discretion, may approve a master sign program if consistent with the provisions of this article. However, master sign programs approved by the Commission may not be changed without prior Commission approval." The Planning Administrator (i.e. the Planning Director) has deferred approval of the sign program to the Planning Commission in conjunction with its consideration of the overall development. The Commission, in order to approve the master sign program, must only find that the sign sizes, locations, and types are consistent with the sign standards in the PMC.

4. Required Findings

- A. In order to approve the subject Coastal Development Permit CDP-369-16, the Planning Commission must make the two findings required by PMC Section 9-4.4304(k). The following discussion supports the Commission's findings in this regard.
 - i. Required Finding: The proposed development is in conformity with the City's certified Local Coastal Program.

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

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

The proposed project will not interfere with the public's right of access to the sea. The proposed project is located east of the shoreline, two blocks from the coast, and will not affect the existing public promenade that provides coastal access; therefore, the project will not impact or otherwise interfere with the public's right of access to the sea.

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

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

- Coastal Act Policy No. 23: New development, except as otherwise provided in this policy, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. This section also references Visitor-serving facilities that cannot feasibly be located in existing developed areas.

The new development proposed with this project is located within an existing developed area. The surrounding neighborhood is a substantially developed neighborhood with subdivided lots, most of which have already been developed with commercial buildings and residential units. Therefore, development will not occur outside of existing developed areas and this location is compatible for visitor serving uses.

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

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

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

- B. In order to approve the subject Site Development Permit PSD-810-16-, the Planning Commission must not make any of the nine findings required by PMC Section 9-4.3.204(a):

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

Discussion: The proposed project will mostly provide upgrades and modifications to the existing roadway and pedestrian facilities on both Carmel Avenue and Francisco Boulevard. However the off-street parking arrangement on Francisco Boulevard would not improve existing traffic patterns for vehicles and pedestrians around the site because it would create a hazardous and inconvenient vehicular and pedestrian traffic pattern. The position of the off-street parking space on the main elevation of Francisco Boulevard between buildings would restrict sight lines, cause vehicles to cross the sidewalk from a busy road and through existing parked cars, will create conflict between pedestrians and vehicles. By conditioning the removal of this parking space along Francisco Boulevard, the remainder of the project would not create a hazardous or inconvenient vehicular or pedestrian pattern.

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

Discussion: The proposed 12-foot-wide driveway on Carmel Avenue will not create a hazardous or inconvenient condition related to accessing off-street parking areas. The proposed 12-foot-wide driveway on Carmel Avenue is located more than 70 feet from the corner (intersection with Francisco Boulevard), more than the 10 feet required by PMC Sec. 9-4.2813(h). The open nature of the rear of the site and the limited height of the retaining wall and fence will allow adequate visibility for drivers operating vehicles entering and exiting the site to view pedestrians in the vicinity of the driveway.

However, the proposed driveway accessing off-street parking on Francisco Boulevard would present a hazardous and inconvenient condition to adjacent and surrounding uses. The position of the off-street parking space on the main elevation of Francisco Boulevard between buildings would restrict sight lines, cause vehicles to cross the sidewalk from a busy road and through existing parked cars, and will create conflict between pedestrians and vehicles. By conditioning the removal of this parking space

along Francisco Boulevard, the remainder of the project would not create a hazardous or inconvenient condition to adjacent or surrounding uses.

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

Discussion: The proposed landscaping (11 percent) exceeds the minimum amount of landscaping required by the zoning regulations (10 percent). Additionally, if the Planning Commission requires removal of the off-street parking space along Francisco Boulevard, the proportion of the site planted with landscaping will increase further. Proposed throughout the site are native coastal drought resistant plants to complement the architectural style. The landscaping areas will separate and soften the building from the street and adjoining building sites.

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

Discussion: Based on the unusual arrangement of the project site, development within the rear portion of the lot is very closely adjacent to the existing single-family home at 185 Carmel Avenue. The existing reduced setback at 185 Carmel Avenue means that any development on the subject site must take account of the special site circumstances and respond to the need for light and air at this property. The proposed setbacks at the rear property would be 3 feet from 185 Carmel Avenue. The bulk and mass of the proposed two-story building in this location, adjacent to the property line, would mean habitable rooms in the rear of this property would be compromised in terms of reduced levels of light and air. The applicant has proposed an alternative option to set back the upper floor of this building to account for the introduction of additional bulk at the neighboring rear elevation. The alternative setback option is limited to 3 feet however and would only produce minimal additional benefit. In total, the distance to the existing rear building would be 12 feet.

The proposal as presented in both options is therefore likely to cause harm and staff recommends that the Planning Commission amend the site design by condition to eliminate the second floor of the rear building. Although the existing building at 185 Carmel Avenue is a nonconforming structure, it represents an existing condition which both the General Plan and Zoning Code calls on applicants to consider in site design. Removing the second floor by condition of approval would allow the Planning Commission to make this required finding.

On the remaining elevations, setbacks of 11 feet and 28'-6" are proposed from the interior side property lines to the building – the sides of the site closest to adjacent

buildings – will provide adequate building separation so as not to unreasonably restrict or cut out light and air on the property and along other properties adjoining the site.

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

Discussion: No existing commercial structures are currently present on the site.

The removal of the proposed second story on the rear building would result in a project that does not impair the adjacent property at 185 Carmel Avenue.

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

Discussion: The project site includes an existing heritage tree which will be removed and replaced with three native trees in an organized landscaping arrangement. On the basis that the Heritage Tree would be removed, the Applicant did not submit a Arboricultural Assessment. Therefore, no evidence has been submitted to evaluate the health of the heritage tree to establish its current condition or the opportunity to develop around it. It is unlikely that retention would be feasible given the proposed rear building position in relation to tree roots and dripline. A cumulative increase of two trees will benefit the site and largely mitigate the heritage tree removal. Shrubs, creeks, rocks, or prominent natural slopes do not occur on the site.

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

Discussion: The proposed project will incorporate variety in the detail of elevational treatments, type of materials, and roof lines while maintaining a cohesive style that will be compatible with surrounding development in the Sharp Park neighborhood. The combination of high-quality architectural elements will result in a structure that is not monotonous in appearance.

- viii. Required Finding: 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, the guidelines address significant elements of project design that, when balanced overall, result in the best possible site layout and building architecture for a project. An applicant may propose a project which complies with some but not all guidelines and the Planning Commission may still find the project consistent with the Design Guidelines. It is up to the Commission's discretion to determine the appropriate balance and relative priority of the guidelines for a particular project when considering whether a project has achieved Design Guidelines consistency.

The Design Guidelines require safety to be considered when siting buildings, and building placement "should take into account potential impacts on adjacent property" (Design Guidelines, § I.A.2). The rear building is proposed to be located with just a 3 foot setback from the adjacent residential property, with 9'-9" distance between the buildings at first floor. The applicant has proposed to reduce the impact of the building to the rear by stepping back the second floor, however the degree of step-back and remaining mass at second floor level would not be reduced sufficiently to limit the harm to the single family dwelling. Therefore, the project is inconsistent with the Design Guidelines in that the placement of the rear building so close to the property lines creates negative impacts on the adjacent residences, causing welfare and safety concerns. The proposed building is inconsistent with the Design Guidelines.

Approval of a condition to remove the 2nd story of the rear building would overcome the concern related to Design Guidelines. A condition is included to that effect as part of the resolution.

Staff contends the proposed improvements at the site, subject to conditions, are consistent with the City's adopted Design Guidelines. Major areas of project consistency with the Design Guidelines include the following:

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

Discussion: The proposed project, as conditioned, will be consistent with the General Plan, Local Coastal Plan, and Zoning Regulations, as described in more detail in the preceding staff report.

C. In order to approve the subject Use Permit (UP-74-16), 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 existing reduced setback at 185 Carmel Avenue means that any development on the application site must take account of the special site circumstances and respond to the need for light and air at this property. The proposed setbacks at the rear building would be 3 feet from 185 Carmel Avenue. The bulk, mass and location of the proposed building at this property line would mean habitable rooms in the rear of this property, including a large glazed window at first floor, would be impacted in terms of light and air. The proposed alternative design provided by the applicant (option 2) would set back the upper floor of this building to account for the introduction of additional bulk at the neighboring rear elevation. The setback is limited however and would only produce an additional 3 feet setback at second floor. In total, the distance between the rear of 185 Carmel Avenue and side of the rear building would be 9 feet at first floor, 12 feet at second floor with a pitched roof above raising to 23' 2" at the hip of the roof.

Add a few sentences about the health, safety, and welfare impacts of the Francisco Blvd. driveway and why it must be removed.

Add a few sentences about how residential use in the main building is appropriate, is adequately setback from the property line, and with the parking provided – even upon approval of a parking exception – will not generate adverse impacts to health, safety, and welfare.

Add a conclusion that, in staff's opinion, with elimination of the second story of the rear building and of the Francisco Boulevard parking stall, the remainder of the project will not be detrimental to public health, safety, and welfare of those persons residing or working in the neighborhood or to the general welfare of the City. Maybe some of the parts of the following paragraph can be incorporated for this purpose.

A condition of approval is included in the Resolution that would remove the second floor element of the proposed rear building, to ensure the proposal will meet the requirements of the above finding. Removing the second story would preserve the light and air to 185 Carmel Avenue.

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

Discussion: The proposed project as conditioned would be consistent with the applicable policies of the General Plan, applicable laws of the City and the Local Coastal Plan. The removal by condition of the second story of the rear proposed building will ensure compliance with the applicable City policies by protecting the impact of development to surrounding residential districts

A. Community Design Element, Policy 2: Encourage the upgrading and maintenance of existing neighborhoods.

- i. The proposed project will bring an existing vacant lot back into productive use. The quality of design and function of the proposed development will upgrade the existing neighborhood. Having active uses in this location will ensure the maintenance of the neighborhood to the overall benefit of the area and this section of the City.

The project would intensify the existing development and use on the site to the detriment of the surrounding area. Specifically, the impact of the rear building due to its mass, bulk and location adjacent to a single family dwelling at 185 Carmel Avenue would negatively impact the existing structure by creating an overbearing building in close proximity to a residential use. The applicant sought to address this relationship with an alternative option, providing 5 feet setback at second floor level, however, the proposed rear building line would retain a negative impact to the adjacent property. The limited setbacks will create a large mass and bulk with a very narrow separation at a sensitive location. Thus, the introduction of the rear building and proximity of the building to the adjacent residence, will cause safety and welfare impacts in terms of the loss of light and air that do not presently exist, and therefore the project does not upgrade the neighborhood.

A condition of approval is included in the Resolution that would remove the second floor element of the proposed rear building, to ensure the proposal will meet the requirements of the above finding. Removing the second story would preserve the light and air to 185 Carmel Avenue.

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

Discussion: The proposed project, as conditioned, will be consistent with the City of Pacifica's adopted Design Guidelines, as described in more detail in the Site Development discussion (Section B viii) above.

Site Planning

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

Discussion: The proposed project has been designed and situated to maximize the view of the hills and coastal area. The proposed project includes numerous and large windows to maximize natural light and capture views. In addition, the project includes roof decks, to allow additional outdoor private space with views of the ocean.

2. Lighting. Exterior lighting should be subdued, and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.

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

Building Design

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

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

Discussion: Setting aside the impact on the residential property at 185 Carmel, in terms of building design alone, the project will be consistent with the scale of nearby developments. The height and scale of the project, while large, will remain in character with many other structures in the project area.

4. Materials. Compatibility of materials is an essential ingredient in design quality. In areas with either historic or architecturally significant structures, the use of similar exterior construction materials should be used in new construction in order to

maintain neighborhood character. Consistency and congruity of materials and design elements on individual structures is also important.

Discussion: The project includes a mix of materials consistent with the surrounding neighborhood. Exterior materials include painted stucco, painted wood siding, metal railings and conceal trash storage.

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

Discussion: The proposed project architectural style and design is consistent with the surrounding neighborhood, including the proposed building materials to be used. The architectural style and design features will be carried through on all proposed building elevations. The ground level is landscaped with site appropriate native coastal plants which complement the architectural style. The use of horizontal and vertical building components such as balconies, windows, front canopies all serve to add visual interest and texture. The combination of smooth stucco, siding windows, doors, balconies, railings, create an openness, lightness and transparency to the project.

- D. In order to approve the subject Parking Exception (PE-162-16), the Planning Commission must make the following findings required by PMC Section 9-4.2824. Staff recommends conditions to allow approval of the requested Parking Exception based on the following findings.

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

Discussion: Practical difficulties and unusual hardships apply to the project site that would justify granting an exception to the parking standards. The subject property is of an unusual rectangular shape, size, and topography compared other properties in the area. In particular, it has an unusual rectangular notch at the rear of the property that presents practical challenges in terms of the design of any project on the site. Available area to increase the number of on-site spaces is limited, including in the additional notched corner area of the property. While the corner notched portion of the property can be properly constructed with a commercial structure, the additional parking demand created by such construction cannot be adequately addressed immediately adjacent to the structure because of the confining nature and narrow dimensions of this portion of the property. The introduction of additional parking spaces outside of the area immediately surrounding the

notched corner is likely to compromise the main commercial floor space in the main building to the detriment of the overall site design.

The applicant has attempted to address the parking demand by creating a parking space at the front-right (northeast) corner of the site between the proposed building and the existing commercial building to the north. The parking space in question would be accessed from Francisco Boulevard which would create a poorly conceived driveway access and egress. The parking space is closely arranged between the sheer faces of buildings on either side. Recognizing the incompatible nature of this space a condition of approval seeks the removal of this space from the proposed project. In combination with a condition to remove the second floor of the rear building, the parking exception would remain for two (2) off-street spaces.

The applicant has submitted evidence identifying the practical difficulty and hardship that would justify the parking exception request. Justification has also been made to identify further parking provision on surrounding streets and more broadly in parking lots in the area. The Applicant identifies that the complimentary nature of the uses would allow operation with peak user times being at different points in the day between the proposed uses.

Staff recommends the Planning Commission find that the provision of eight off-street parking spaces for the project is adequate, and grant a parking exception for the additional two parking spaces required by the zoning standards but which practical difficulties prevent the applicant from providing. The exception is appropriate on the basis that the off-street space on Francisco Boulevard is removed and the second-story of the rear building is removed, by condition of approval, and the overall parking requirement remains at 10 off-street parking spaces. The applicant has provided justification to identify why a parking exception shall be considered which relates to the site's position adjacent to existing commercial properties on Francisco Boulevard, the availability of both restricted and unrestricted parking on Francisco Boulevard, wider parking availability in the area, the likely complimentary mix of uses in relation to availability of parking at different peak times and general site benefits.

- E. In order to approve the Sign Permit (S-120-16), the Planning Commission may approve a master sign program if consistent with the provisions of PMC Section 9-4.2910. Staff recommends conditions to allow approval of the requested Master Sign Program based on the following assessment:

The applicant proposes to install several signs in conjunction with this project, as detailed on the proposed drawings. These include wall signs on the south and east building elevations. Staff supports the applicant's signage proposal.

The project site has two street frontages, resulting in the introduction of both wall signs and hanging signs. The total frontage along Carmel Avenue is 77 feet and along Francisco is 77 feet. The City's sign code identifies a sign area limitation based on building frontage rather than property line frontage (PMC Sec. 9-4.2907(f)). Staff has assigned the sign area of each proposed

sign to its appropriate frontage and is found to be in conformance with the sign permit requirements.

Wall signs will be installed on the building elevations with two signs fronting Francisco Boulevard, one fronting Carmel Avenue and one on the front of the proposed building to the rear. Each sign will be constructed of wood with replaceable letters with the overall dimensions to be 72" in width and 20" in height. Wall signs will be externally illuminated. There is one proposed hanging sign on the Francisco elevation. The hanging sign will consist of 2'-0" tall by 2'-6" wide by 1'-8" from the building face, with no illumination.

The proposed master sign program applied for under the Sign Permit S-120-16 for a multi-unit development is consistent with the provisions of Article 29 of Chapter 4 of Title 9 of the Pacifica Municipal Code.

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 32 exemption provided in Section 15332 of the CEQA Guidelines (In-Fill Development Projects). Section 15332 states in part:

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

A. Staff Analysis: The following analysis supports staff's recommendation of a categorical exemption for the subject project:

- a. Section 15332 requirement: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The City's 1980 General Plan designates the subject site as "commercial." Applicant has proposed a mixed commercial and residential use for the site which is consistent with the commercial designation and which will include a) first floor commercial floor space; and, b) upper floor residential units. The site has a zoning designation of C-1 (Neighborhood Commercial District), identifies a number of permitted commercial uses and provides for residential development as a conditional use with density controlled by a minimum lot area per dwelling unit of 2,000 square feet. The proposed development meets development standards of the C-1 zone, including but not limited to lot size, lot coverage, height, landscaping, setbacks, and parking. Setbacks and parking numbers are arranged as directed by sections of the zoning regulations.

With respect to consistency with applicable General Plan policies, the following is a summary of the policies with which the subject development will be consistent:

- Circulation Element, Policy 14: Ensure adequate off-street parking in all development.
 - o The proposed development will not provide sufficient off-street parking spaces, due to the restrictive nature of the site. The applicant is applying for a parking exception for two parking spaces under Pacifica Municipal Code (PMC) which establishes an opportunity for approving a reduction in required parking which in this case is acceptable and therefore the project meets Policy 14 objectives.
- Community Design Element, Policy 2: Encourage the upgrading and maintenance of existing neighborhoods.
 - o The existing vacant site is unappealing and does not meet the needs for the City's adopted Design Guidelines which calls for high-quality design of buildings in the City. The building proposed with the subject project will include a mix of materials and colors which will upgrade the appearance of the site and the surrounding neighborhood.
- Community Design Element, Policy 5: Require underground utilities in all new development.
 - o Utilities shall be installed underground from the nearest joint pole.

Staff concludes that the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- B. Section 15332 requirement: The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is located at the intersection of Carmel Avenue and Francisco Boulevard. This site is within approximately 1500 feet due east of the western City limits of the City of Pacifica, along the Pacific coastline. The land area of the project site is 0.15 acres (6,643 square feet), which is less than 5.0 acres (217,800 square feet).

Land uses surrounding the site include commercial uses to the north and south, single-family residential home to the west and the Coast Highway 1 to the east. There are no vacant, undeveloped sites surrounding the project site. Therefore, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

- C. Section 15332 requirement: The project site has no value as habitat for endangered, rare or threatened species.

The 6,643 square foot site was developed as a single family home, now removed, built in the early 1900s. The site is currently vacant with along Carmel Avenue. The site is currently unpaved with ground cover previous site occupation and grading in this urban setting have resulted in a site which has no value as habitat for endangered, rare or threatened species.

- D. Section 15332 requirement: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- a. Traffic: The mix of uses proposed by the Applicant is not substantially different from uses surrounding the site. The prior use of the site was as a single family dwelling, although the General Plan and Zoning Code designate the site for Commercial development.

Trip generation estimates are a common method relied upon by local agencies to estimate expected traffic impacts from a project. Staff referenced the 9th Edition of the Trip Generation Manual (TGM) published by the Institute of Transportation Engineers to develop its estimates of project-related traffic impacts. The TGM provides a table of various land uses and assigns an estimated number of trips generated during the PM peak hour. Trip generation rates are estimated to be lower during other, non-peak hours of the day.

Based on the TGM table of land uses provided, staff classified the proposed project as any use provided for within the permitted uses of the C-1 Zoning District. Although the permitted uses cover a broad range of uses, for retail uses generally the TGM identifies trips per unit up to 6.82 for a variety store (Code 814), 6.21 for arts and craft store (Code 879) with other uses identified as having trip generation in the 3 to 5 trips per unit range. Personal services such as office, tend to be below 5 trips per unit, with a walk-in bank at 12.13 trips per unit (Code 912). The TGM would indicate a maximum use generation of 12.13 (based on permitted uses) trips per 1,000 square feet of floor area. In the case of the subject project with 1,900 square feet of floor area, the unadjusted estimated trip generation rate is 23.05 trips during the PM peak hour. Since not all trips begin for the sole purpose of visiting a single land use (as in this case with many other surrounding commercial uses), the TGM allows a reduction of 60 percent from the estimated trip generation rate for certain uses to account for "passby" trips. Passby trips are those trips that were generated by another land use but resulted in a mid-trip stop at the land use being analyzed. The TGM allows the passby reduction for uses with

codes in the 800 and 900 series, and this may apply to the subject project. The adjusted trip generation rate for the subject project would be 9.22 trips during the PM peak hour.

The residential uses on the site would generate 0.62 trip per unit and therefore three PM peak hour trips are expected at the site.

Due to the vacant nature of the site, there are currently no trips associated with its use. The former use would have generated some trips to the single-family detached housing at a rate of 1 trip per unit. The expected trips during peak PM hour including both the commercial and residential uses would be 11.08 (9.22 trips during PM peak hour for the commercial uses and 1.86 for the residential element of the use).

The City does not have an adopted threshold of significance for trip generation from development projects. San Mateo County's Congestion Management Program (CMP) relies upon a standard of 100 trips during the peak hour to determine whether a project will create significant traffic impacts on its CMP road network. The overall number of trips generated by the project during the PM peak hour – 11.08 trips – is approximately 89 percent below the threshold of significance.

Because both the incremental and overall trips generated during the PM peak hour for this project are below the 100 trip threshold of significance, staff concludes the subject project will result in less than significant impacts related to traffic.

- b. Noise: Figure 5-14 in the "Existing Conditions and Key Issues" report (July 2010) prepared as part of the City's General Plan update process identifies the subject site as being within an area experiencing 75 decibels (dB) of ambient noise during the daily peak hour of traffic. The noise is attributable to its proximity to Coast Highway (SR-1). The Noise Element of the 1980 General Plan identifies Coast Highway as the primary source of surface noise in Pacifica, generating up to 75 dB of noise immediately adjacent to the highway. The Noise Element regards noise levels above 60 dB as undesirable for residential areas, a level that shall serve as the threshold for analysis of significant noise impacts. The City does not have a noise ordinance or other adopted threshold of significance for analysis of noise impacts.

There are two types of noise impacts that staff assessed for the subject project: on-site uses and vehicle noise from arriving and departing customers and residents. The intensity of noise depends greatly on the distance between the source and the receptor. As with light intensity, sound intensity decreases exponentially as distance from the source increases (inverse square law). For simple purposes of comparison, the intensity of a noise at 90 feet from the source would be approximately .11 percent of the intensity of the same noise at 3 feet setback in the proposed and 5 feet setback in the alternative option 2 from the source. However, noise is generally quantified in decibels, which relies on a logarithmic function to compare intensities. Rather than reflecting an exponential reduction, every doubling of the distance from a noise source results in a reduction of 6 dB in sound level. Using the same example as above, a noise with 75 dB

of intensity at a distance of 3 feet from the source would diminish to an intensity of slightly more than 45 dB at a distance of 90 feet.

For purposes of this analysis, staff identified two potential noise receptors: residents at 185 Carmel Avenue to the west of the subject site; and residents in 190 Paloma Avenue to the northwest. The adjacent site at 185 Carmel is separated by the proposed parking lot on one side and a 3 feet setback to the rear boundary from the boundary line. 190 Paloma is slightly over 40 feet from the application site boundary. Staff considered noise impacts based upon the 5 foot receptor distance only since the values above will be lower.

Applicant will conduct a variety of potential uses at the subject site, with all uses being internal to the building. External activity will be limited to car parking and the comings and goings of residents and customers. Staff was unable to identify any other potential sources of outdoor noise. The Planning Commission, with Condition No. 12, prohibited amplified audio of any kind in any exterior portion of the site. Should any exterior element of use be introduced to the site, this would require a Use Permit on the basis of the existing Pacific Zoning Code regulations.

Operation of the subject site may result in a number of customer trips to and from the site daily. These vehicles entering and exiting the site will generate noise. California Department of Transportation Technical Advisory, Noise TAN 95-03 (September 22, 1995) provides a formula for calculating the noise emitted by automobiles. The formula $- 5.2 + 38.8 \log_{10}(\text{Speed, miles per hour})$ is largely dependent on vehicle speed, and yields sound intensity in decibels at 50 feet from the source. The speed limit is 25 miles per hour on Francisco Boulevard and Carmel Avenue adjacent to the subject site. Based on this speed, the maximum volume expected from automobiles traveling to the site is 59.44 decibels. A noise intensity of 59.44 decibels is less than the 60 dB threshold of significance, and therefore, this noise impact is not significant for purposes of this analysis. Furthermore, actual vehicle speeds in the vicinity of the subject site are expected to be much lower, particularly on the Carmel Avenue side. As vehicles approach the subject site, they will be traveling much slower than the posted speed limit on Carmel Avenue, either to stop at the intersection or to turn into the subject site. Reduced vehicle speeds will result in lower actual noise emissions from automobile traffic visiting the site.

When assessing potential noise impacts from the subject project, staff also considered whether any similar uses existed in the vicinity in order to determine if those uses were currently generating significant noise impacts. Staff identified a number of uses on Francisco Boulevard containing comparable land use. These mixed uses operate at various times throughout the day with restaurant, retail and personal services operating. Staff searched code enforcement records from August 2011 to present and identified no code enforcement complaints of any sort had been filed, including noise complaints.

Because of the distance between noise receptors and the project site; the limitations on noise sources established in Condition No. 12; and the low speed of traffic in the vicinity of the project, the project will have less than significant impacts on noise.

- c. Air Quality: The Bay Area Air Quality Management District, or BAAQMD, is the regional body charged under state law with implementing California's air quality standards. BAAQMD has adopted thresholds of significance for determining whether air quality impacts from development are considered significant for purposes of CEQA analysis. These thresholds address the project construction phase as well as ongoing operation of a project.

Under BAAQMD's 1999 CEQA Guidelines, BAAQMD considers air quality impacts from the project construction phase less than significant if all of the control measures indicated in Table 2 "Feasible Control Measures for Construction Emissions of PM10" (as appropriate, depending on the size of the project area) are implemented. When a project involves demolition of a building constructed prior to 1980 (as is the case with the subject project), BAAQMD also requires compliance with District Regulation 11, Rule 2: Hazardous Materials; Asbestos Demolition, Renovation and Manufacturing in order to find air quality impacts less than significant. Staff has included Condition No. 10 to require Applicant to implement the Table 2 control measures appropriate to a 6,643 square foot (0.15 acre) project site and to abide by the limitations of District Regulation 11, Rule 2. Therefore, demolition and construction phase impacts will be less than significant.

BAAQMD's CEQA Guidelines provide information for local jurisdictions seeking to screen projects to determine whether additional analysis of air quality impacts is necessary. Section 2.4 of the BAAQMD CEQA Guidelines indicates that "the District generally does not recommend a detailed air quality analysis for projects generating less than 2,000 vehicle trips per day, unless warranted by the specific nature of the project or project setting." As indicated in the analysis of traffic impacts (above), the subject project has an adjusted trip generation rate of 11.08 trips during the PM peak hour. Assuming all hours of the day generated trips at the same rate as the PM peak hour, total daily trips generated by the subject project would equal 266 trips, less than the 2,000 daily trips threshold established by BAAQMD. Actual daily trips are expected to be much lower than 266 trips, in particular during late evening and early morning hours. There is no information in the record to suggest there are circumstances unique to the nature of the project or the project setting that would justify additional analysis of air quality impacts.

Because of the project's compliance with BAAQMD standards during demolition and construction; and the project's generation of less than 2,000 vehicle trips per day; the project will have less than significant impacts on air quality.

- d. Water Quality: The CEQA Initial Study Checklist prepared by the Governor's Office of Planning and Research identifies 10 areas of analysis for determining whether a project may have significant environmental impacts related to hydrology and water quality. Affirmative responses to these areas of analysis warrant further study and indicate the

potential for a significant environmental impact to exist. The Initial Study Checklist requires a determination of whether a project will:

- i. Violate any water quality standards or waste discharge requirements.

The subject project is not a "regulated project" under Section C.3.b of the City of Pacifica's Municipal Regional Stormwater (MRS) Permit adopted on October 14, 2009, and revised on November 28, 2011. Low Impact Development (LID) measure are therefore required to be implemented for these small projects. The proposed landscaping and permeable paving at the site will ensure the site meets the LID requirements and will not have a detrimental effect on water quality standards.

The project is not a regulated project and therefore on the basis of the project size, it is not likely to have a detrimental impact on water quality or violate any water quality standards based on the project thresholds identifies in the latest MRP governing the City's stormwater discharges.

Because the project is an unregulated project and, it will have a less than significant impact on water quality.

- ii. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

The project will not draw from groundwater supplies and will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project will connect to the municipal water supply operated by the North Coast County Water District; therefore, Applicant has not proposed a well for this project. The absence of a well will prevent any impact to groundwater supplies in the project area. Local water supplies to the surrounding developed areas are not provided from groundwater supplies; rather, they are sourced from the San Francisco Public Utilities Commission Hetch Hetchy water supply system which derives its water from runoff from the Sierra Nevada mountains.

Because the project site and surrounding developed areas source their water from non-groundwater sources, the project will have less than a significant effect on groundwater supplies and groundwater recharge.

- iii. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.

The surrounding area is already developed in a manner substantially similar to that proposed in the project. The existing drainage pattern is established and will discharge into the municipal separate storm sewer system (MS4) along Francisco Boulevard. The project will not include the alteration of the course of a stream or river. Furthermore, during the construction phase of the project, Applicant must comply with San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) Best Management Practices (BMPs) to reduce off-site erosion or siltation.

Because the project involves redevelopment of an existing urbanized project site, and because it will comply with SMCWPPP BMPs during construction, it will not result in conditions which would result in substantial erosion or siltation on- or off-site.

- iv. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

The project area is previously developed in a manner similar to that proposed in the project. The existing drainage pattern is established and will discharge into the municipal separate storm sewer system (MS4). The subject project is not a "regulated project" under Section C.3.b of the City of Pacifica's Municipal Regional Stormwater (MRS) Permit adopted on October 14, 2009, and revised on November 28, 2011. proposed LID measures incorporated into the scheme will ensure sufficient stormwater control standards are achieved for this unregulated project.

Because of Applicant's compliance with the City's adopted LID measures, the project will have less than significant impacts on surface runoff and flooding.

- v. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

The project will reduce the amount of runoff currently generated from the existing, urbanized site. Existing landscaped area at the site equals 11 percent of site area. landscaping will collect stormwater and prevent runoff. Furthermore, the subject project incorporates LID measures to comply with the stormwater control standards.

Because of Applicant's compliance with the City's LID measures, including infiltration, the project will have less than significant effects on existing or planned stormwater drainage systems and will not provide substantial additional sources of polluted runoff.

- vi. Otherwise substantially degrade water quality.

Applicant's compliance with the City's MRS permit, including infiltration of stormwater, will preserve and improve water quality. No other sources of pollution at the site will

degrade water quality. Because of the project's compliance with the City's MRS permit, the project will have a less than significant effect on water quality.

- vii. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

The Federal Emergency Management Agency (FEMA) establishes flood zone maps for the United States. The flood zone map for area number 06081C0038E (effective on 10/16/2012), which includes the project site, indicates the area is within Zone X. Zone X includes areas determined to be outside the 0.2 percent annual chance (i.e. 500-year) floodplain. The potential for flooding in a 500-year floodplain is five times less likely than flooding in a 100-year flood plain.

- viii. Place within a 100-year flood hazard area structures which would impede or redirect flood flows.

The Federal Emergency Management Agency (FEMA) establishes flood zone maps for the United States. The flood zone map for area number 06081C0038E (effective on 10/16/2012), which includes the project site, indicates the area is within Zone X. Zone X includes areas determined to be outside the 0.2 percent annual chance (i.e. 500-year) floodplain. The potential for flooding in a 500-year floodplain is five times less likely than flooding in a 100-year flood plain.

Because the project site is outside a 100-year flood hazard area, the project will have a less than significant effect on impeding or redirecting flood flows.

- ix. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

According to FEMA's flood zone maps for the project area, it is within Zone X and located outside the 0.2 percent annual chance (i.e. 500-year) floodplain. The County of San Mateo Dam Failure Inundation Areas map does not identify any areas in Pacifica that are at significant risk of flooding as a result of the failure of a levee or dam.

Because the project site is outside of the 0.2 percent annual chance floodplain according to FEMA flood zone maps, and the project area is outside of a dam failure inundation area, the project will not expose people or structures to significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

- x. Expose people or structures to inundation by seiche, tsunami, or mudflow.

Seiches and tsunamis are phenomena resulting from severe wave action of large bodies of water including lakes, bays, and the ocean. The project site is located at an elevation of approximately 50 feet above mean sea level according to the site conditions

engineering analysis. It is located approximately 1,500 feet away from the Pacific Ocean. There are no other bodies of water in proximity to the project site. The project site is not located within a tsunami inundation area as defined in the Tsunami Inundation Map for Emergency Planning prepared by the California Emergency Management Agency. The Seismic Safety and Safety Element of the General Plan, in the Geotechnical Hazards exhibit, also does not identify the site as within a potential tsunami hazard area.

The project site is not situated beneath surrounding areas of greater elevation. There are no landforms from which the site may be subject to mudflow or landslides. The Seismic Safety and Safety Element of the 1980 General Plan, in the Geotechnical Hazards exhibit, does not identify the project site as lying in or near concentrations of landslides or a large landslide area.

Because the project site is not located nearby inland bodies of water, is located 1,500 feet distant from the Pacific Ocean and outside identified tsunami hazard areas, and is not within an area of known geotechnical hazard from landslides and mudflows, the project will not expose people or structures to inundation by seiche, tsunami, or mudflow.

Conclusion: As the analysis above demonstrates, approval of the subject project would result in less than significant impacts related to traffic, noise, air quality, and water quality.

xi. Section 15332 requirement: The site can be adequately served by all required utilities and public services.

As noted above, the subject site is substantially surrounded by urban land uses. The existing building at the site is currently served by all required utilities and public services, including but not limited to water, wastewater, electrical, gas, and telecommunications utilities, as well as police, fire, and emergency medical services. Furthermore, the site is adjacent to and receives access from two existing, developed public rights-of-way – Carmel Avenue and Francisco Boulevard. The project will not require construction of new streets or roads. Therefore, the site can be adequately served by all required utilities and public services.

The subject proposal to introduce development on an existing vacant lot fits within the scope of a Class 32 categorical exemption. Specifically, the project (1) is consistent with the Commercial general plan designation and policies for the site, as well as with the CZ zoning designation and C-1 zoning regulations; (2) will occur within the Pacifica City Limits on a site less than 5 acres that is surrounded by high-density residential and commercial uses; (3) will occur on a developed urban site with no value as habitat for endangered, rare or threatened species; (4) will not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (5) has all required utilities available on-site or within the immediate vicinity of the site. Therefore, the project fits within the scope of a Class 32 exemption.

6. Staff Analysis

Overall, the project will result is a positive addition to this part of the City, creating compliant land uses in a mix of development that will generate benefits to the City as a whole. With the implementation of appropriate conditions the existing detrimental impact of the proposed rear building to the adjacent site at 185 Carmel Avenue can be overcome by removal of the second story of the rear building. Further conditions to remove a proposed inappropriate parking arrangement will remove safety concerns for pedestrians and road users on Francisco Boulevard. Conditions to remove one off-street parking space and the second story single residential studio element of the scheme will maintain the need for a parking exception requirement for two spaces. In all other regards the project is acceptable.

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

COMMISSION ACTION

MOTION FOR APPROVAL AS CONDITIONED:

Move that the Planning Commission finds the project is exempt from the California Environmental Quality Act; APPROVES Coastal Development Permit CDP-369-16; Site Development Permit PSD-810-16; Use Permit UP-74-16; and Parking Exception PE-167-16, 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
- C. Site Plan, Floor Plan, Elevations, and Landscape Plan
- D. Master Sign Program
- E. Alternate Option 2 Rear Building
- F. Parking Exemption

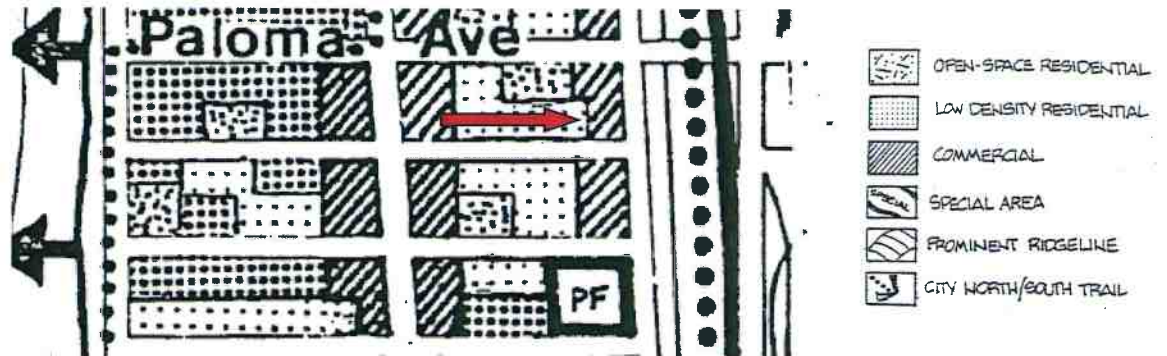
Land Use & Zoning Exhibit

City of Pacifica Planning Department

General Plan Diagram

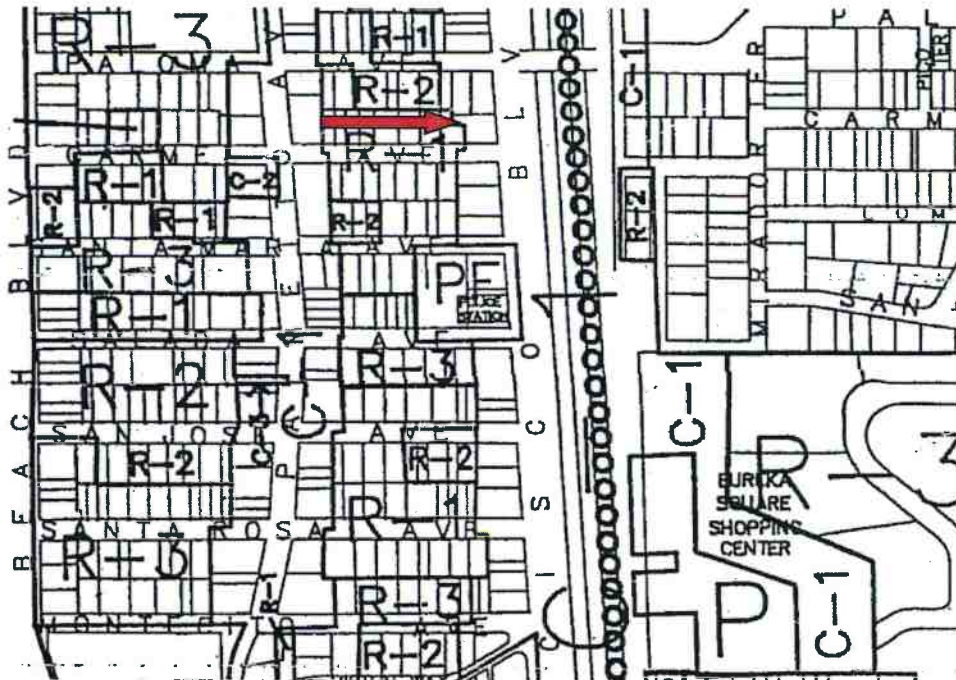
Neighborhood: West Sharp Park

Land Use Designation: Commercial



Zoning Map Diagram

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



(Maps Not to Scale)

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA TO APPROVE COASTAL DEVELOPMENT PERMIT CDP-369-16; SITE DEVELOPMENT PERMIT PSD-810-16; USE PERMIT UP-74-16; PARKING EXCEPTION PE-167-16; AND, SIGN PERMIT S-120-16, FOR MIXED USE DEVELOPMENT OF 1,767 SQUARE FEET OF COMMERCIAL FLOOR SPACE AT FIRST FLOOR AND THREE RESIDENTIAL UNITS (TWO UNITS OF TWO BEDROOMS AND ONE STUDIO UNIT) WITHIN TWO BUILDINGS AT 195 CARMEL AVENUE (APN 016-022-120), 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 1,767 square foot of commercial floorspace and, three residential units (two units of two bedrooms and one studio unit) within two buildings on a 6,643 square feet vacant lot at 195 Carmel (APN 016-022-120); and

WHEREAS, the project requires approval of a Coastal Development Permit because the project site is within the Coastal Zone; and, the project does not qualify as a category of excluded development since it is located within the Coastal Commission's appeal jurisdiction; and

WHEREAS, the project requires approval of a Site Development Permit as the project is a new construction within a commercial district; and

WHEREAS, introduction of residential properties in conjunction with commercial floorspace on a commercially zoned site abutting a residential district requires approval of a Use Permit; and

WHEREAS, the project requires approval of a parking exception as the project is not able to provide two additional off-street parking spaces; and

WHEREAS, the project requires approval of a Master Sign Program as the project represents a multi-unit commercial development in accordance with Pacifica Municipal Code Sec 9-4.2907; and

WHEREAS, the project requires approval of the removal of one heritage tree in accordance with City of Pacifica Municipal Code Sec. 4-12.05; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on September 19, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference; and

ATTACHMENT B

WHEREAS, the Planning Commission has determined, based on the analysis contained in the staff report, that the project is exempt from the Class 32 exemption provided in Section 15332 of the CEQA Guidelines (In-Fill Development Projects).

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica does hereby approve the Coastal Development Permit CDP-369-16; Specific Plan PSD-810-16; Use Permit UP-74-16; Parking Exception PE-167-16; and, Sign Permit S-120-16, at 195 Carmel Avenue based on the following findings:

- A. In order to approve the subject Coastal Development Permit CDP-369-16, the Planning Commission must make the two findings required by PMC Section 9-4.4304(k). The following discussion supports the Commission's findings in this regard.
- i. Required Finding: The proposed development is in conformity with the City's certified Local Coastal Program.

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

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

The proposed project will not interfere with the public's right of access to the sea. The proposed project is located east of the shoreline, two blocks from the coast, and will not affect the existing public promenade that provides coastal access; therefore, the project will not impact or otherwise interfere with the public's right of access to the sea.

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

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

- Coastal Act Policy No. 23: New development, except as otherwise provided in this policy, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. This section also references Visitor-serving facilities that cannot feasibly be located in existing developed areas.

The new development proposed with this project is located within an existing developed area. The surrounding neighborhood is a substantially developed neighborhood with subdivided lots, most of which have already been developed with commercial buildings and residential units. Therefore, development will not occur outside of existing developed areas and this location is compatible for visitor serving uses.

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

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

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

- B. In order to approve the subject Site Development Permit PSD-810-16-, the Planning Commission must not make any of the nine findings required by PMC Section 9-4.3.204(a):

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

Discussion: The proposed project will mostly provide upgrades and modifications to the existing roadway and pedestrian facilities on both Carmel Avenue and Francisco Boulevard. However the off-street parking arrangement on Francisco Boulevard would not improve existing traffic patterns for vehicles and pedestrians around the site because

it would create a hazardous and inconvenient vehicular and pedestrian traffic pattern. The position of the off-street parking space on the main elevation of Francisco Boulevard between buildings would restrict sight lines, cause vehicles to cross the sidewalk from a busy road and through existing parked cars, will create conflict between pedestrians and vehicles. By conditioning the removal of this parking space along Francisco Boulevard, the remainder of the project would not create a hazardous or inconvenient vehicular or pedestrian pattern.

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

Discussion: The proposed 12-foot-wide driveway on Carmel Avenue will not create a hazardous or inconvenient condition related to accessing off-street parking areas. The proposed 12-foot-wide driveway on Carmel Avenue is located more than 70 feet from the corner (intersection with Francisco Boulevard), more than the 10 feet required by PMC Sec. 9-4.2813(h). The open nature of the rear of the site and the limited height of the retaining wall and fence will allow adequate visibility for drivers operating vehicles entering and exiting the site to view pedestrians in the vicinity of the driveway.

However, the proposed driveway accessing off-street parking on Francisco Boulevard would present a hazardous and inconvenient condition to adjacent and surrounding uses. The position of the off-street parking space on the main elevation of Francisco Boulevard between buildings would restrict sight lines, cause vehicles to cross the sidewalk from a busy road and through existing parked cars, and will create conflict between pedestrians and vehicles. By conditioning the removal of this parking space along Francisco Boulevard, the remainder of the project would not create a hazardous or inconvenient condition to adjacent or surrounding uses.

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

Discussion: The proposed landscaping (11 percent) exceeds the minimum amount of landscaping required by the zoning regulations (10 percent). Additionally, if the Planning Commission requires removal of the off-street parking space along Francisco Boulevard, the proportion of the site planted with landscaping will increase further. Proposed throughout the site are native coastal drought resistant plants to complement the architectural style. The landscaping areas will separate and soften the building from the street and adjoining building sites.

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

Discussion: Based on the unusual arrangement of the project site, development within the rear portion of the lot is very closely adjacent to the existing single-family home at 185 Carmel Avenue. The existing reduced setback at 185 Carmel Avenue means that any development on the subject site must take account of the special site circumstances and respond to the need for light and air at this property. The proposed setbacks at the rear property would be 3 feet from 185 Carmel Avenue. The bulk and mass of the proposed two-story building in this location, adjacent to the property line, would mean habitable rooms in the rear of this property would be compromised in terms of reduced levels of light and air. The applicant has proposed an alternative option to set back the upper floor of this building to account for the introduction of additional bulk at the neighboring rear elevation. The alternative setback option is limited to 3 feet however and would only produce minimal additional benefit. In total, the distance to the existing rear building would be 12 feet.

The proposal as presented in both options is therefore likely to cause harm and staff recommends that the Planning Commission amend the site design by condition to eliminate the second floor of the rear building. Although the existing building at 185 Carmel Avenue is a nonconforming structure, it represents an existing condition which both the General Plan and Zoning Code calls on applicants to consider in site design. Removing the second floor by condition of approval would allow the Planning Commission to make this required finding.

On the remaining elevations, setbacks of 11 feet and 28'-6" are proposed from the interior side property lines to the building – the sides of the site closest to adjacent buildings – will provide adequate building separation so as not to unreasonably restrict or cut out light and air on the property and along other properties adjoining the site.

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

Discussion: No existing commercial structures are currently present on the site.

The removal of the proposed second story on the rear building would result in a project that does not impair the adjacent property at 185 Carmel Avenue.

- vi. Required Finding: That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural

grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code.

Discussion: The project site includes an existing heritage tree which will be removed and replaced with three native trees in an organized landscaping arrangement. On the basis that the Heritage Tree would be removed, the Applicant did not submit a Arboricultural Assessment. Therefore, no evidence has been submitted to evaluate the health of the heritage tree to establish its current condition or the opportunity to develop around it. It is unlikely that retention would be feasible given the proposed rear building position in relation to tree roots and dripline. A cumulative increase of two trees will benefit the site and largely mitigate the heritage tree removal. Shrubs, creeks, rocks, or prominent natural slopes do not occur on the site.

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

Discussion: The proposed project will incorporate variety in the detail of elevational treatments, type of materials, and roof lines while maintaining a cohesive style that will be compatible with surrounding development in the Sharp Park neighborhood. The combination of high-quality architectural elements will result in a structure that is not monotonous in appearance.

viii. Required Finding: 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, the guidelines address significant elements of project design that, when balanced overall, result in the best possible site layout and building architecture for a project. An applicant may propose a project which

complies with some but not all guidelines and the Planning Commission may still find the project consistent with the Design Guidelines. It is up to the Commission's discretion to determine the appropriate balance and relative priority of the guidelines for a particular project when considering whether a project has achieved Design Guidelines consistency.

The Design Guidelines require safety to be considered when siting buildings, and building placement "should take into account potential impacts on adjacent property" (Design Guidelines, § I.A.2). The rear building is proposed to be located with just a 3 foot setback from the adjacent residential property, with 9'-9" distance between the buildings at first floor. The applicant has proposed to reduce the impact of the building to the rear by stepping back the second floor, however the degree of step-back and remaining mass at second floor level would not be reduced sufficiently to limit the harm to the single family dwelling. Therefore, the project is inconsistent with the Design Guidelines in that the placement of the rear building so close to the property lines creates negative impacts on the adjacent residences, causing welfare and safety concerns. The proposed building is inconsistent with the Design Guidelines.

Approval of a condition to remove the 2nd story of the rear building would overcome the concern related to Design Guidelines. A condition is included to that effect as part of the resolution.

Staff contends the proposed improvements at the site, subject to conditions, are consistent with the City's adopted Design Guidelines. Major areas of project consistency with the Design Guidelines include the following:

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

Discussion: The proposed project, as conditioned, will be consistent with the General Plan, Local Coastal Plan, and Zoning Regulations, as described in more detail in the preceding staff report.

- C. In order to approve the subject Use Permit (UP-74-16), 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 existing reduced setback at 185 Carmel Avenue means that any development on the application site must take account of the special site circumstances and respond to the need for light and air at this property. The proposed setbacks at the rear building would be 3 feet from 185 Carmel Avenue. The bulk, mass and location of the proposed building at this property line would mean habitable rooms in the rear of this property, including a large glazed window at first floor, would be impacted in terms of light and air. The proposed alternative design provided by the applicant (option 2) would set back the upper floor of this building to account for the introduction of additional bulk at the neighboring rear elevation. The setback is limited however and would only produce an additional 3 feet setback at second floor. In total, the distance between the rear of 185 Carmel Avenue and side of the rear building would be 9 feet at first floor, 12 feet at second floor with a pitched roof above raising to 23' 2" at the hip of the roof.

Add a few sentences about the health, safety, and welfare impacts of the Francisco Blvd. driveway and why it must be removed.

Add a few sentences about how residential use in the main building is appropriate, is adequately setback from the property line, and with the parking provided – even upon approval of a parking exception – will not generate adverse impacts to health, safety, and welfare.

Add a conclusion that, in staff's opinion, with elimination of the second story of the rear building and of the Francisco Boulevard parking stall, the remainder of the project will not be detrimental to public health, safety, and welfare of those persons residing or working in the neighborhood or to the general welfare of the City. Maybe some of the parts of the following paragraph can be incorporated for this purpose.

A condition of approval is included in the Resolution that would remove the second floor element of the proposed rear building, to ensure the proposal will meet the requirements of the above finding. Removing the second story would preserve the light and air to 185 Carmel Avenue.

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

Discussion: The proposed project as conditioned would be consistent with the applicable policies of the General Plan, applicable laws of the City and the Local Coastal Plan. The removal by condition of the second story of the rear proposed building will ensure compliance with the applicable City policies by protecting the impact of development to surrounding residential districts

- A. Community Design Element, Policy 2: Encourage the upgrading and maintenance of existing neighborhoods.
 - i. The proposed project will bring an existing vacant lot back into productive use. The quality of design and function of the proposed development will upgrade the existing neighborhood. Having active uses in this location will ensure the maintenance of the neighborhood to the overall benefit of the area and this section of the City.

The project would intensify the existing development and use on the site to the detriment of the surrounding area. Specifically, the impact of the rear building due to its mass, bulk and location adjacent to a single family dwelling at 185 Carmel Avenue would negatively impact the existing structure by creating an overbearing building in close proximity to a residential use. The applicant sought to address this relationship with an alternative option, providing 5 feet setback at second floor level, however, the proposed rear building line would retain a negative impact to the adjacent property. The limited setbacks will create a large mass and bulk with a very narrow separation at a sensitive location. Thus, the introduction of the rear building and proximity of the building to the adjacent residence, will cause safety and welfare impacts in terms of the loss of light and air that do not presently exist, and therefore the project does not upgrade the neighborhood.

A condition of approval is included in the Resolution that would remove the second floor element of the proposed rear building, to ensure the proposal will meet the requirements of the above finding. Removing the second story would preserve the light and air to 185 Carmel Avenue.

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

Discussion: The proposed project, as conditioned, will be consistent with the City of Pacifica's adopted Design Guidelines, as described in more detail in the Site Development discussion (Section B viii) above.

Site Planning

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

Discussion: The proposed project has been designed and situated to maximize the view of the hills and coastal area. The proposed project includes numerous and large windows to maximize natural light and capture views. In addition, the project includes roof decks, to allow additional outdoor private space with views of the ocean.

2. Lighting. Exterior lighting should be subdued, and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.

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

Building Design

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

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

Discussion: Setting aside the impact on the residential property at 185 Carmel, in terms of building design alone, the project will be consistent with the scale of nearby developments. The height and scale of the project, while large, will remain in character with many other structures in the project area.

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

Discussion: The project includes a mix of materials consistent with the surrounding neighborhood. Exterior materials include painted stucco, painted wood siding, metal railings and conceal trash storage.

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

Discussion: The proposed project architectural style and design is consistent with the surrounding neighborhood, including the proposed building materials to be used. The architectural style and design features will be carried through on all proposed building elevations. The ground level is landscaped with site appropriate native coastal plants which complement the architectural style. The use of horizontal and vertical building components such as balconies, windows, front canopies all serve to add visual interest and texture. The combination of smooth stucco, siding windows, doors, balconies, railings, create an openness, lightness and transparency to the project.

- D. In order to approve the subject Parking Exception (PE-162-16), the Planning Commission must make the following findings required by PMC Section 9-4.2824. Staff recommends conditions to allow approval of the requested Parking Exception based on the following findings.
 - i. Required Finding: In the event of practical difficulties and unusual hardship, the Commission may grant exceptions to the provisions of this article. Applications for exceptions shall be filed with the Planning Administrator on a form provided by the City. No public hearing need be held thereon, and the findings of the Commission need include only that the establishment, maintenance, and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this article as are reasonably possible.

Discussion: Practical difficulties and unusual hardships apply to the project site that would justify granting an exception to the parking standards. The subject property is of an unusual rectangular shape, size, and topography compared other properties in the area. In particular, it has an unusual rectangular notch at the rear of the property that presents practical challenges in terms of the design of any project on the site. Available area to increase the number of on-site spaces is limited, including in the additional notched corner area of the property. While the corner notched portion of the property can be properly constructed with a commercial structure, the additional parking demand created by such construction cannot be adequately addressed immediately adjacent to the structure because of the confining nature and narrow dimensions of this portion of the property. The introduction of additional parking spaces outside of the area immediately

surrounding the notched corner is likely to compromise the main commercial floor space in the main building to the detriment of the overall site design.

The applicant has attempted to address the parking demand by creating a parking space at the front-right (northeast) corner of the site between the proposed building and the existing commercial building to the north. The parking space in question would be accessed from Francisco Boulevard which would create a poorly conceived driveway access and egress. The parking space is closely arranged between the sheer faces of buildings on either side. Recognizing the incompatible nature of this space a condition of approval seeks the removal of this space from the proposed project. In combination with a condition to remove the second floor of the rear building, the parking exception would remain for two (2) off-street spaces.

The applicant has submitted evidence identifying the practical difficulty and hardship that would justify the parking exception request. Justification has also been made to identify further parking provision on surrounding streets and more broadly in parking lots in the area. The Applicant identifies that the complimentary nature of the uses would allow operation with peak user times being at different points in the day between the proposed uses.

Staff recommends the Planning Commission find that the provision of eight off-street parking spaces for the project is adequate, and grant a parking exception for the additional two parking spaces required by the zoning standards but which practical difficulties prevent the applicant from providing. The exception is appropriate on the basis that the off-street space on Francisco Boulevard is removed and the second-story of the rear building is removed, by condition of approval, and the overall parking requirement remains at 10 off-street parking spaces. The applicant has provided justification to identify why a parking exception shall be considered which relates to the site's position adjacent to existing commercial properties on Francisco Boulevard, the availability of both restricted and unrestricted parking on Francisco Boulevard, wider parking availability in the area, the likely complimentary mix of uses in relation to availability of parking at different peak times and general site benefits.

- E. In order to approve the Sign Permit (S-120-16), the Planning Commission may approve a master sign program if consistent with the provisions of PMC Section 9-4.2910. Staff recommends conditions to allow approval of the requested Master Sign Program based on the following assessment:

The applicant proposes to install several signs in conjunction with this project, as detailed on the proposed drawings. These include wall signs on the south and east building elevations. Staff supports the applicant's signage proposal.

The project site has two street frontages, resulting in the introduction of both wall signs and hanging signs. The total frontage along Carmel Avenue is 77 feet and along Francisco is 77 feet. The City's sign code identifies a sign area limitation based on building frontage rather than property line frontage (PMC Sec. 9-4.2907(f)). Staff has assigned the sign area of each proposed sign to its appropriate frontage and is found to be in conformance with the sign permit requirements.

Wall signs will be installed on the building elevations with two fronting Francisco Boulevard, one fronting Carmel Avenue and one on the front of the proposed building to the rear. Each sign will be constructed of wood with replaceable letters with the overall dimensions to be 72" in width and 20" in height. Wall signs will be externally illuminated which is appropriate. There is one proposed hanging sign on the Francisco elevation. The hanging sign will consist of 2'-0" tall by 2'-6" wide by 1'-8" from the building face, with no illumination. The wall mounted signs and the hanging sign accord with the PMC requirements in Article 29 and Staff recommend approval of the Master Sign Program as part of the Sign Permit.

The proposed master sign program applied for under the Sign Permit S-120-16 for a multi-unit development is consistent with the provisions of Article 29 of Chapter 4 of Title 9 of the Pacifica Municipal Code.

3. CEQA Findings

- a. That the project is exempt from the California Environmental Quality Act (CEQA) as a Class 32 project per Section 15332 of the CEQA Guidelines. Section 15332 of the CEQA Guidelines categorically exempts in-fill development from CEQA if the project "is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations." As discussed in detail in the findings above, the project is consistent with the City's 1980 General Plan and the findings required by the zoning code for the issuance of a Coastal Development Permit, Site Development Permit, use permit and Parking Exception for the project can be made. Therefore, the project is categorically exempt from CEQA under Section 15332 of the CEQA Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby approve Coastal Development Permit CDP-369-16; PSD-810-16; Use Permit UP-74-16; and Parking Exception PE-167-16.

* * * * *

Coastal Development Permit CDP-369-16; Specific Plan PSD-810-16; Use Permit UP-74-16; Parking Exception PE-167-16, and Sign Permit S-120-16
Mixed Use Commercial and Residential C-1(Neighborhood Commercial) Zoning District
195 Carmel Avenue (APN 016-022-120)
September 19, 2016
Page 14

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 19th day of September 2016.

AYES, Commissioner:

NOES, Commissioner:

ABSENT, Commissioner:

ABSTAIN, Commissioner:

Josh Gordon, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Coastal Development Permit CDP-369-16; PSD-810-16; Use Permit UP-74-16; and Parking Exception PE-167-16, mixed use commercial and residential, 195 Carmel Avenue (APN 016-022-120)

Planning Commission Meeting of September 19, 2016

Planning Department

1. Development shall be substantially in accord with the plans entitled “New Mixed Use Development: 195 Carmel Avenue,” dated June 20 and June 16, 2016, and “195 Carmel Materials List,” dated March 9, 2015, 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. Prior to the issuance of a building permit, Applicant shall submit revised drawings showing the removal of the off-street parking space fronting Francisco Boulevard and associated amendments to the right of way to the satisfaction of the Planning Director.
4. Prior to the issuance of a building permit, Applicant shall submit revised drawings showing the removal of the second floor of the building to the rear of the site, adjacent to 185 Carmel Avenue which represents residential floorspace and associated amendments to the building roof, to the satisfaction of the Planning Director.
5. 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

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. All transformers, HVAC units, backflow preventers and other ground-mounted utility equipment shall be shown on the 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.
8. The proposed trash stores shown on Sheet A2.1 shall be installed and permanently maintained to the satisfaction of the Planning Director. Additional 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, and shall be connected to the sanitary sewer system in a manner approved by the Waste Water Treatment Plant. Prior to the issuance of a building permit, Applicant shall provide construction details for enclosures for review and approval by the Planning Director.
9. 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.
10. The applicant must undertake work in accordance with BAAQMD considerations for air quality impacts from project construction. All control measures indicated in Table 2 "Feasible Control Measures for Construction Emissions of PM10" (as appropriate, depending on the size of the project area) must be implemented throughout the construction process to the satisfaction of the Planning Director.
11. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces or alternative colors submitted to the satisfaction of the Planning Director. 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.

12. 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.
13. Amplified audio of any kind, including but not limited to the use of audible advertising devices, is prohibited in any exterior portion of the site.
14. All construction shall comply with the C.3 and C.6 Development Review Checklist submitted by Applicant, stamped received on June 8, 2016.
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. 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.
17. Signage shall be permitted in accordance with the submitted master sign program stamped received on July 18 2016 and regulated as part of signage under Pacifica Municipal Code Title 9, Chapter 4, Article 29.
18. 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.

19. Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.
20. The Use Permit granted may be revoked if any of the conditions or terms of such permit are violated or if any law is violated in connection therewith, including any provision of the Pacifica Municipal Code. Revocation proceedings shall be conducted in accordance with Pacifica Municipal Code Section 9-4.3309. The implementation of any use which requires a parking provision of greater than 1 space per 300 square feet at the rear building shall be submitted for approval by the Planning Commission on the basis of the impact on the Parking Exception agreed as part of this approval.

Building Division

21. The Applicant's proposal requires review and approval of a building permit by the Building Official.

North County Fire Authority

22. The applicant shall provide Fire sprinklers per Pacifica Municipal Code to NFPC 13R standards.
23. The Applicant shall provide a horn strobe on the front of the building for the fire sprinkler.
24. The Applicant shall provide a fire flow report from North Coast County Water District (NCCWD) showing a fire flow per 2013 CFC Appendix B, section B105.2 and Table 8105.1 with a maximum reduction of 50% for fire sprinklers under B10.1.1.
25. The applicant shall provide a fire hydrant spaced per 2013 CFC Appendix C, Table C105.1 if one does not currently exist.
26. The applicant shall provide clearly visible illuminated premises identification (address) per 2013 CFC.
27. The applicant shall install smoke detectors and CO monitors per 2013 CFC and 2013 CBC.
28. The Applicant shall install and make serviceable all fire service features including fire hydrant, if required, prior to beginning construction.
29. The Applicant shall conform to 2013 CFC Chapter 33 for fire Safety during all construction.

30. The applicant shall not begin construction without approved plans and a permit on site at all times.

Waste Water Department

31. Prior to the issuance of a building permit, Applicant shall obtain a sewer lateral compliance certificate from the Waste Water Treatment Plant.

North Coast County Water District (NCCWD)

32. The Applicant must meet the requirements of the Board of Directors adopted Ordinance 56, August 20, 2014 in relation to California Drought Restricitions relating to Stage 2 of the Districts Water Shortage Contingency Plan regarding Mandatory Restirctions on Outdoor Water Use. Also the Governor of California mandatory 25% reduction in water usage across the State of California. The Districts Board addressed additional requirements in Ordinance No. 57 paced on June 23.
33. 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.
34. 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 *Commercial/Mixed-Use/multi-Family 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.
35. 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.
36. 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.

37. 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.

Engineering Division of Public Works Department

38. 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.
39. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Carmel Avenue and Francisco Boulevard. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.”
40. 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.”
41. 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.
42. 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 Carmel Avenue and Francisco Boulevard, including existing and proposed improvements such as, but not limited to, pavement overlay, under-sidewalk drain, driveway approach, sidewalk, curb & gutter, existing underground utilities and trenches for proposed connections, boxes for underground utility connections and meters, existing power poles and any ground-mounted equipment, street monuments, any street markings and signage;
 - ii. the slope of Carmel Avenue and Francisco Boulevard at the centerline;
 - iii. adjacent driveways within 25' of the property lines;
 - iv. any existing fences, and any structures on adjacent properties within 10' of the property lines.
 - C. All plans and reports must be signed and stamped by a California licensed professional.
 - D. 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.
43. 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.
44. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.
45. All utilities shall be installed under ground.
46. 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.
47. The driveway approach must be ADA compliant with no more than 2% cross slope for a width of at least 48 inches.
48. Applicant shall provide a pedestrian/vehicle crossing warning signs at the driveways to warn pedestrian/vehicle of oncoming pedestrian/vehicle.
49. Provide a Site Distance Analysis for the intersection of Carmel Avenue and Francisco Boulevard as well as for all site access at Carmel Avenue and Francisco Boulevard, which

shall be signed and stamped by a registered engineer.

50. Bulb out shall only be along Carmel Avenue.
51. Curb along Carmel Avenue and Francisco Boulevard shall be painted red. Parking spaces along Francisco Boulevard shall be painted green.
52. Provide a traffic control plan addressing any impact the construction activity may have with the residents on Carmel Avenue and the businesses in Francisco Avenue.
53. The existing street pavement shall be cold-planed (ground) to a depth of 2” across the entire frontage of the property and out to the centerline of Carmel Avenue and Francisco Boulevard, or to the extent of the longest utility trench if beyond the centerline, and an overlay of Caltrans specification ½” Type ‘A’ hot mix asphalt concrete shall be placed. If, in the opinion of the City Engineer, damage to the pavement during construction is more extensive, a larger area may have to be ground & overlaid. All pavement markings and markers within the restored pavement areas shall be replaced in kind.

END

A0.1

SHEET:

PROPOSED
PERSPECTIVES
- MAIN
BUILDING

SHEET TITLE:

PROJECT NAME:

NEW MIXED USE DEVELOPMENT :

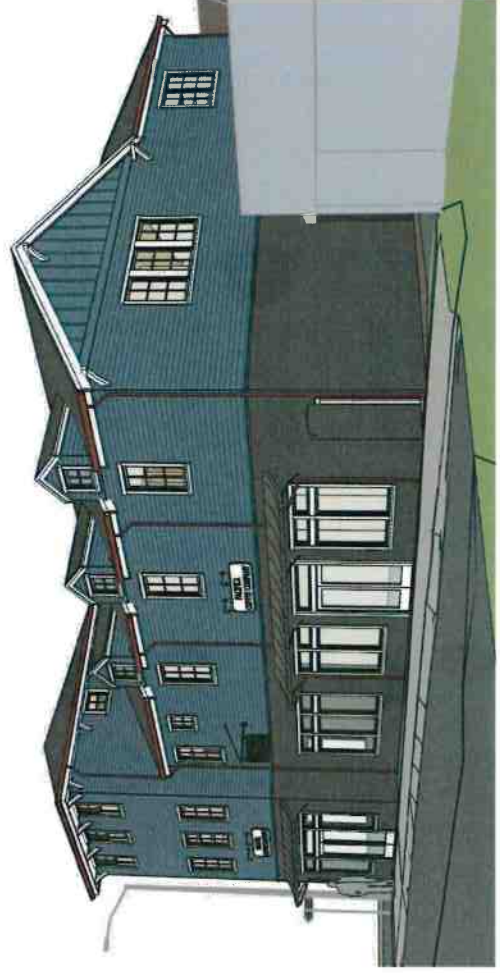
PROJECT ADDRESS:
195 CARMEL AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
2 (N) BUILDINGS WITH APPROX.
1,900 SF OF COMMERCIAL
SPACE & 3 RESIDENTIAL UNITS

REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL

PKM, INC.

PO Box 888
Pacifica, CA 94044



A0.2

SHEET:

PROPOSED
PERSPECTIVES
- REAR
BUILDING

PROJECT NAME:
NEW MIXED USE DEVELOPMENT :
195 CARMEL AVENUE
PROJECT ADDRESS:
195 CARMEL AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
2 (N) BUILDINGS WITH APPROX
1,900 SF OF COMMERCIAL
SPACE & 3 RESIDENTIAL UNITS

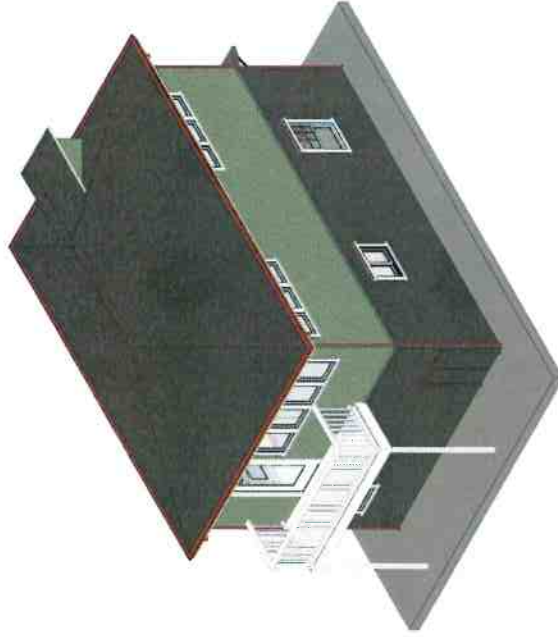
REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL

PKM, INC.

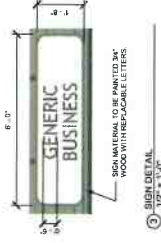
P.O. Box 866
Pacifica, CA 94044



2 Camera



30 Camera





1
A0.3
VIEW LOOKING SOUTH FROM (E)
SIDEWALK AT NORTHEAST
CORNER OF 195 CARMEL AVENUE



2
A0.3
VIEW LOOKING WEST FROM
SOUTHEAST CORNER OF 195
CARMEL AVENUE



3
A0.3
VIEW LOOKING NORTH FROM (E)
SIDEWALK AT SOUTHEAST
CORNER OF 195 CARMEL AVENUE



4
A0.3
VIEW LOOKING WEST AT 195
CARMEL AVENUE FROM
FRANCISCO BOULEVARD



5
A0.3
VIEW LOOKING NORTHWEST
FROM SOUTHEAST CORNER OF
195 CARMEL AVENUE

PKM, INC.
P.O. Box 968
Pacifica, CA 94044



REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL

PROJECT NAME:
NEW MIXED USE DEVELOPMENT :
195 CARMEL AVENUE

PROJECT ADDRESS:
195 CARMEL AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
2 (N) BUILDINGS WITH APPROX
1,900 SF OF COMMERCIAL
SPACE & 3 RESIDENTIAL UNITS

SHEET TITLE:
EXISTING SITE
PHOTOS

SHEET:
A0.3



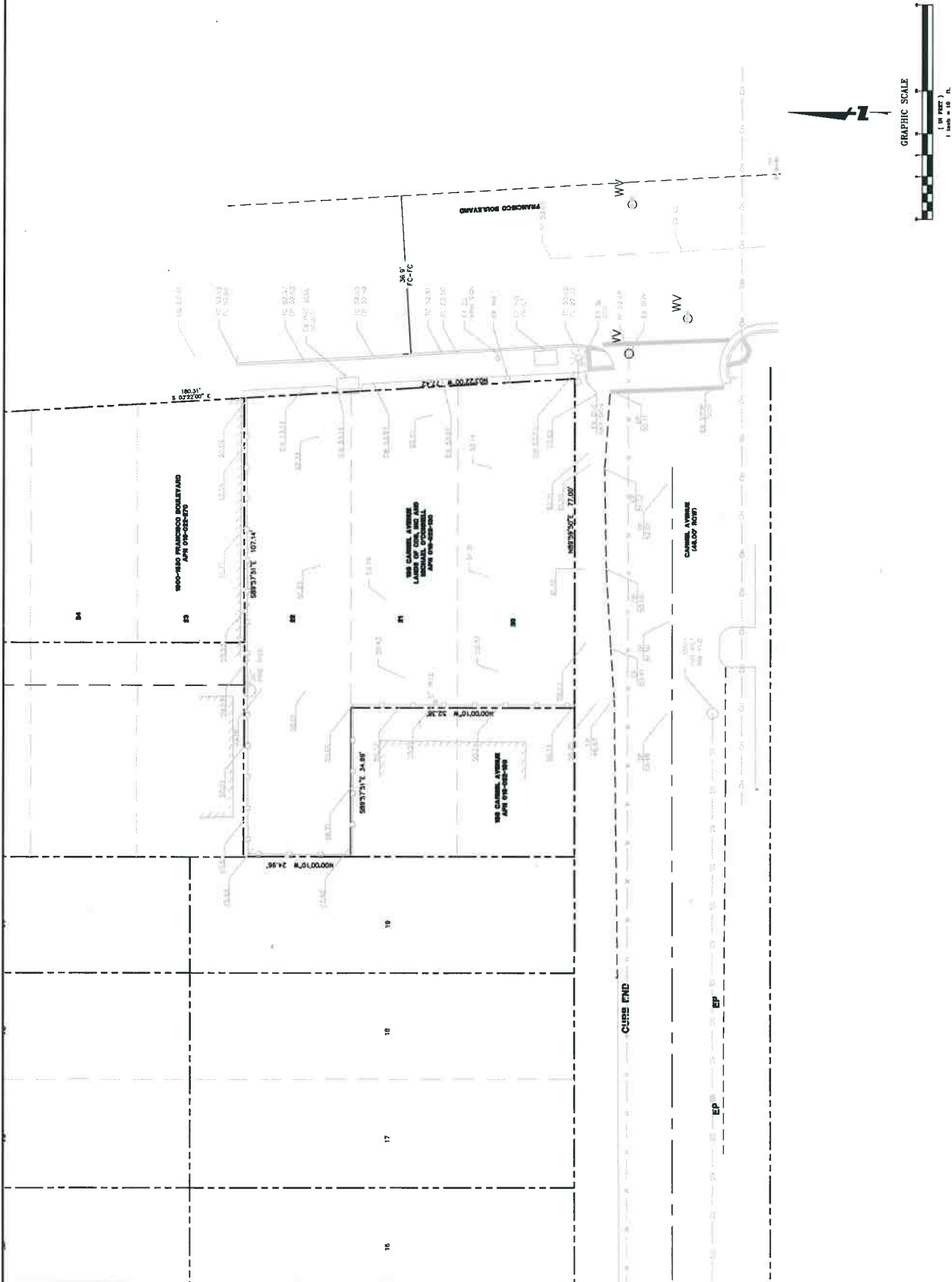
DATE: 01.15.10
 SCALE: 1" = 10'
 DRAWN: MD
 APP. NO.: 2015-01
 SHEET

C1.01

**MIXED-USE DEVELOPMENT
 195 CARMEL AVENUE
 PACIFICA, CA 94044**

EXISTING CONDITIONS

ROUND HOUSE INDUSTRIES, INC.
 900 ROSTA ROAD
 PACIFICA, CA 94044
 650.303.0495





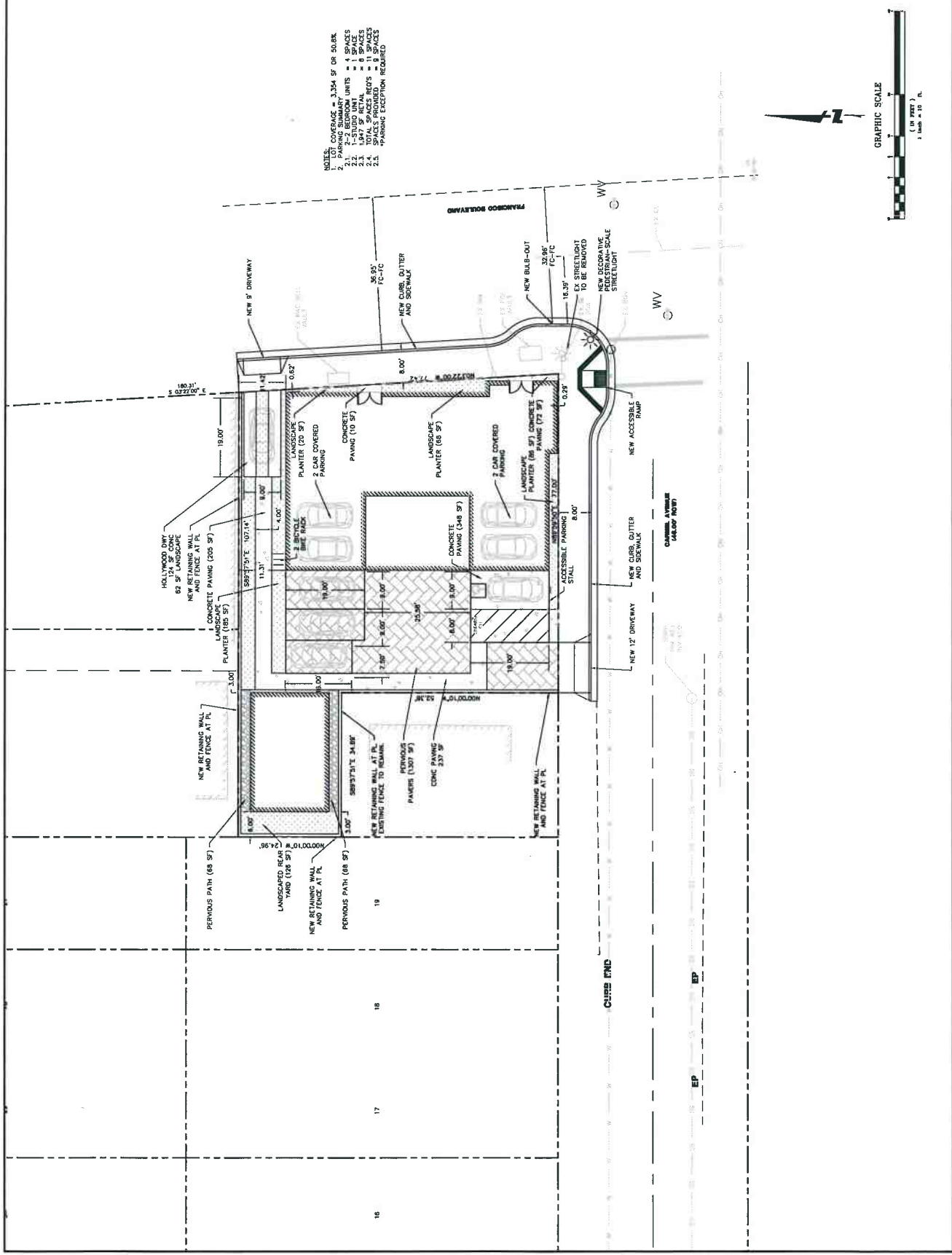
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 JOB NO: 2015-041
 SHEET

C2.01

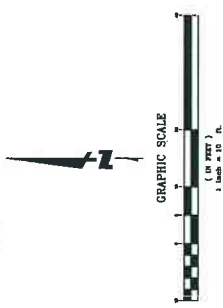
MIXED-USE DEVELOPMENT
 195 CARMEL AVENUE
 PACIFICA, CA 94044

SITE PLAN

ROUND HOUSE INDUSTRIES, INC.
 900 ROSSITA ROAD
 PACIFICA, CA 94044
 650.303.0495



- NOTES:
1. LOT COVERAGE = 3,354 SF OR 50.8%
 2. PARKING SUMMARY
 - 1-5000 UNIT
 - 1-5000 UNIT
 - 1-5000 UNIT
 - 1-5000 UNIT
 - 1-5000 UNIT
 - 1-5000 UNIT
 3. TOTAL SPACES PROVIDED = 8 SPACES
 4. SPACES PROVIDED = 8 SPACES
 5. PARKING EXCEPTION REQUIRED



GRAPHIC SCALE
 1" = 10'



DATE: 6.15.16
 SCALE: 1" = 10'
 DRAWING NO.
 JOB NO: 2015-041
 SHEET

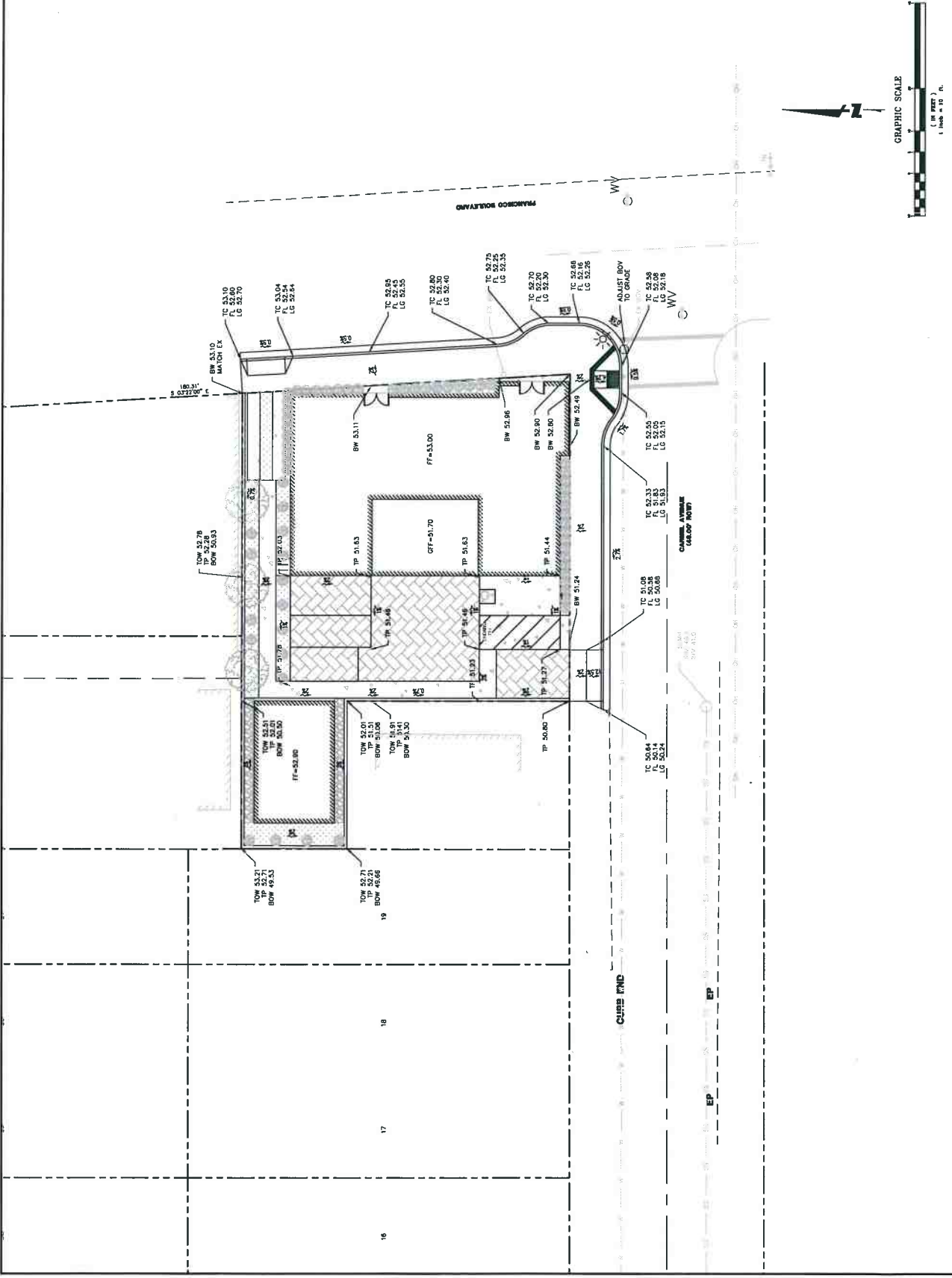
C3.01

MIXED-USE DEVELOPMENT
 195 CARMEL AVENUE
 PACIFICA, CA 94044

GRADING PLAN

ROUND HOUSE INDUSTRIES, INC.
 900 ROSITA ROAD
 PACIFICA, CA 94044
 650.303.0495

No.	Revisions





DATE: 8.15.16
 SCALE: 1"=10'
 DRAWN: MO
 JOB NO: 2015-041
 SHEET

C4.01

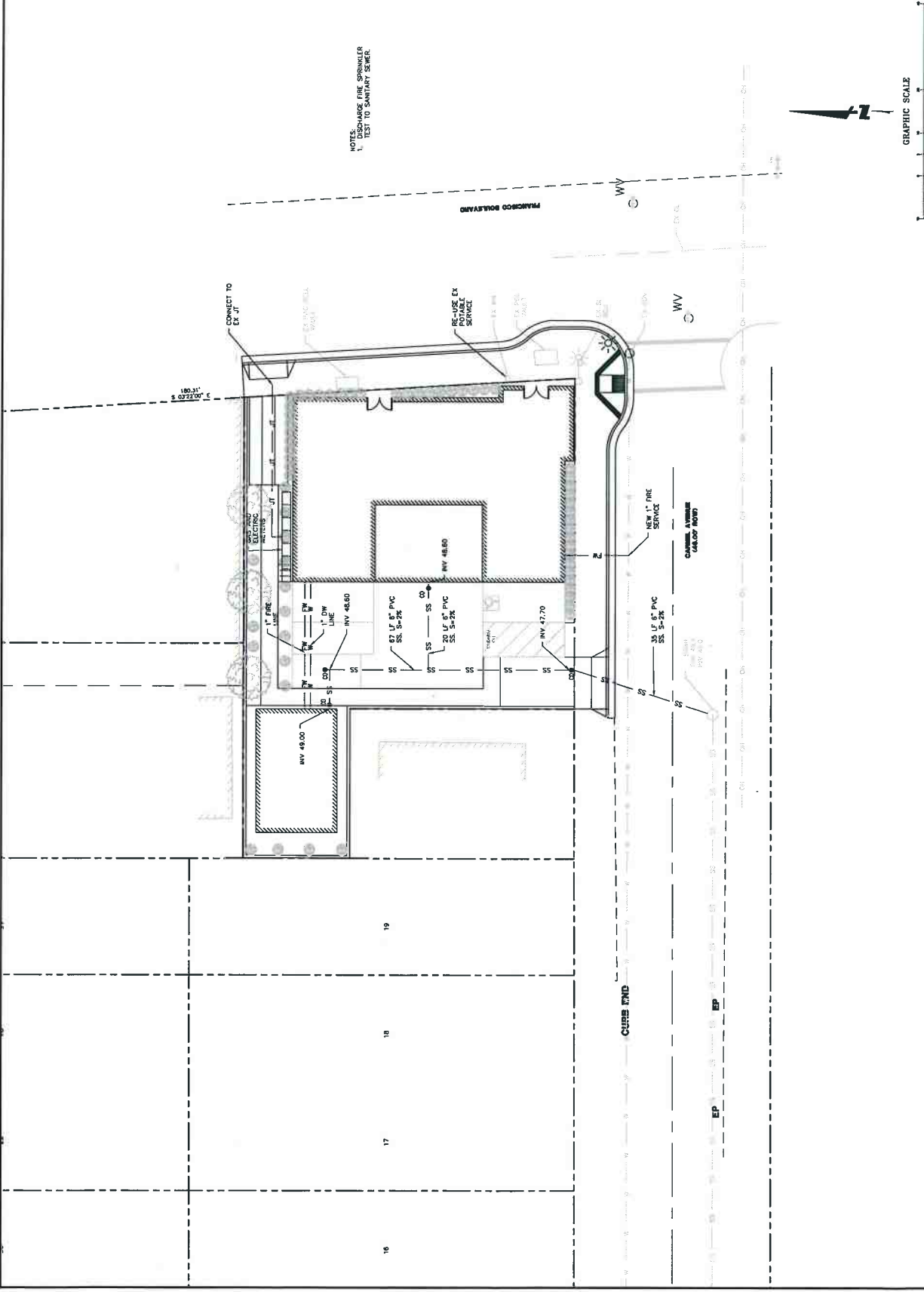
MIXED-USE DEVELOPMENT
195 CARMEL AVENUE
PACIFICA, CA 94044

UTILITY PLAN

ROUND HOUSE INDUSTRIES, INC.
 900 ROSITA ROAD
 PACIFICA, CA 94044
 650.303.0495

No.	Revisions	Approved

NOTES:
 1. CHANGE FIRE SPRINKLER
 2. TEST TO SANITARY SEWER.



ROUND HOUSE INDUSTRIES, INC.
 900 ROSITA ROAD
 PACIFICA, CA 94044
 650.303.0495

LANDSCAPE PLAN

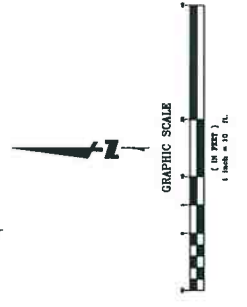
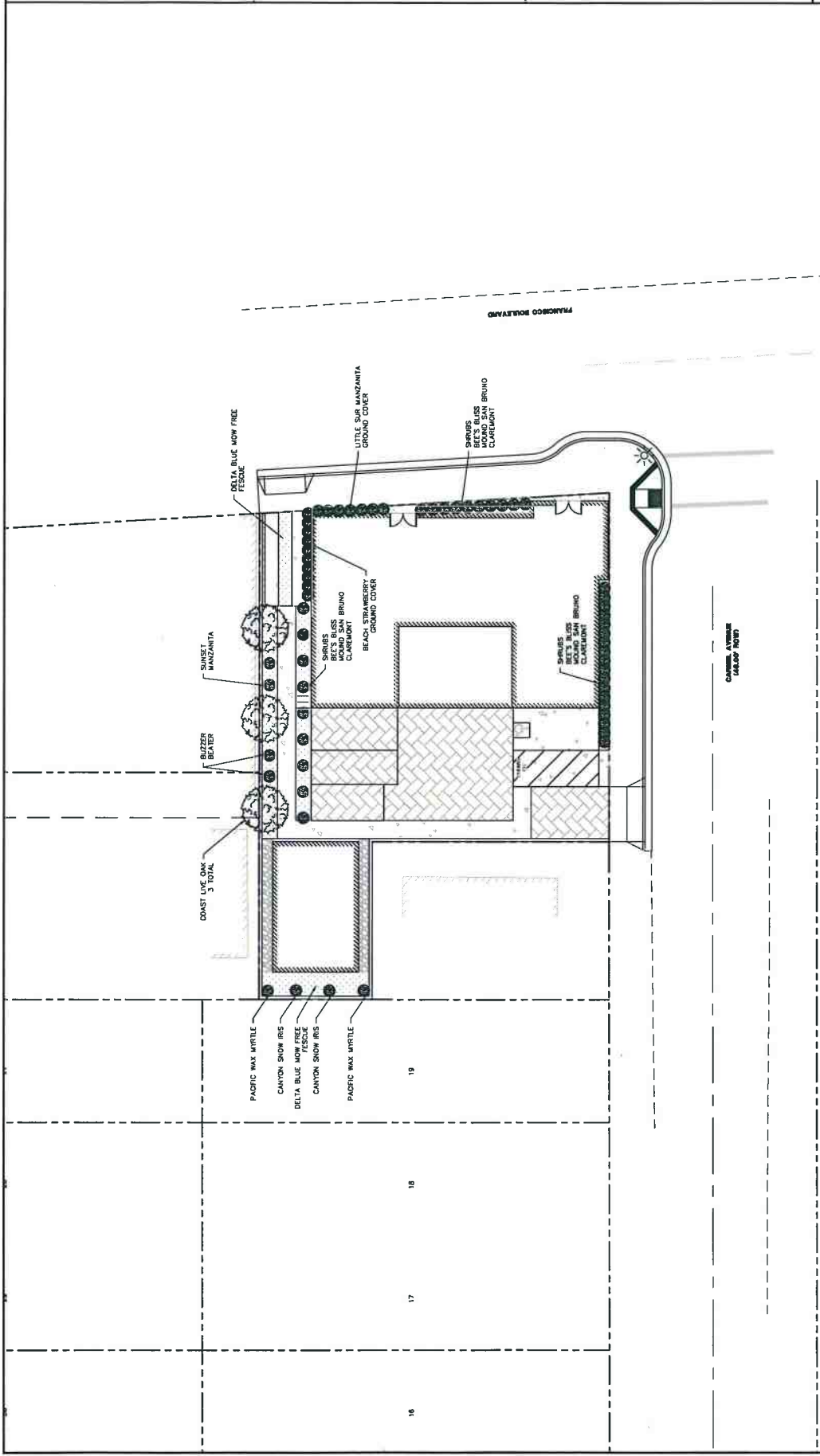
No. _____ Revisions _____ Approved _____

MIXED-USE DEVELOPMENT
 195 CARMEL AVENUE
 PACIFICA, CA 94044



DATE: 6.15.16
 SCALE: 1"=10'
 DRAWING NO: MO
 JOB NO: 2015-041
 SHEET

L1.01



DATE: 6.15.16

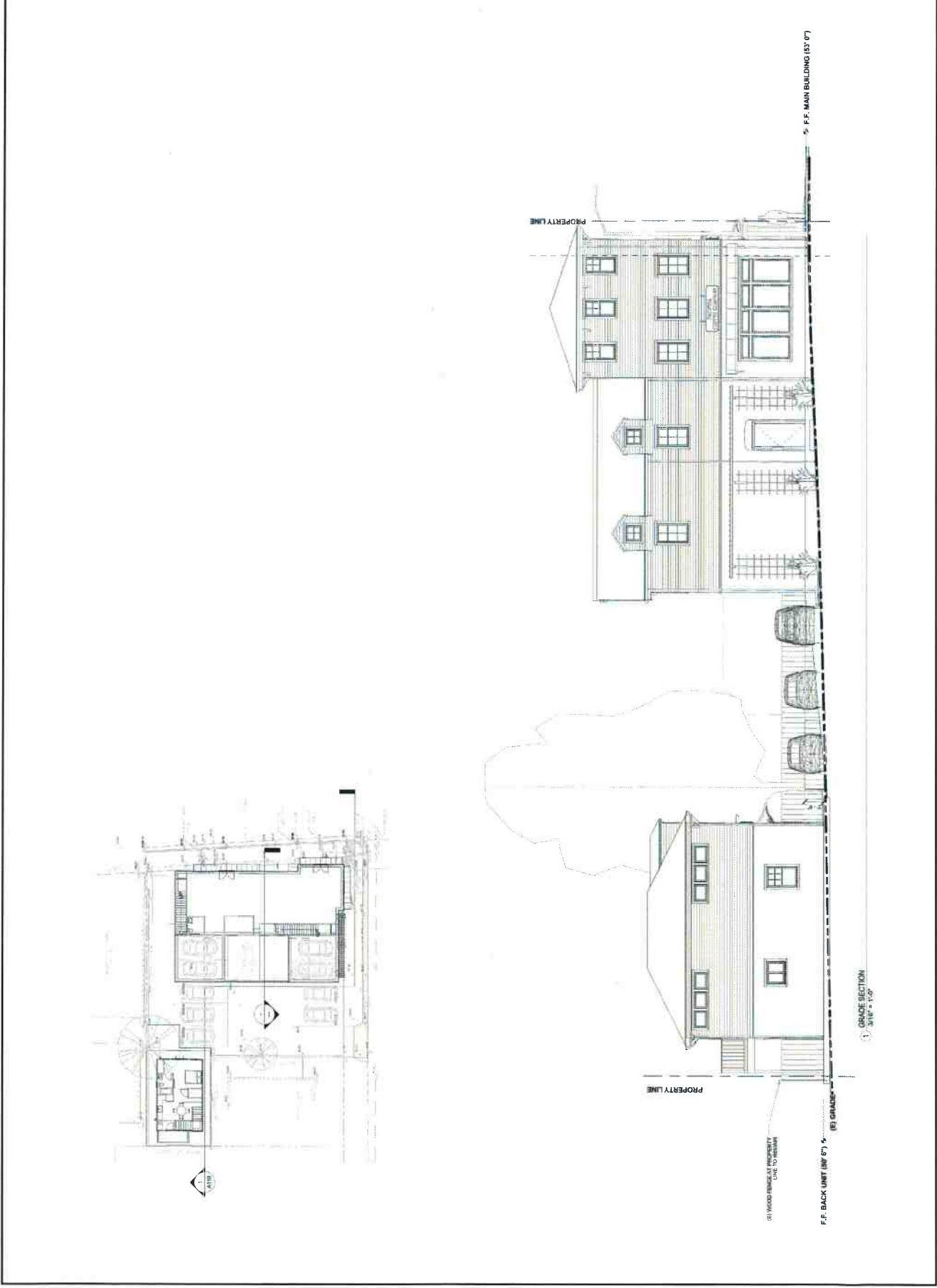
SECTION
GRADE

PROJECT NAME: NEW MIXED USE DEVELOPMENT :
 SHEET TITLE: GRADE
 PROJECT ADDRESS: 195 CARMEL AVENUE
 PACIFICA, CA 94044
 PROJECT SCOPE: 2 (N) BUILDINGS WITH APPROX 1,900 SF OF COMMERCIAL SPACE & 3 RESIDENTIAL UNITS

REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	08/20/16	PLANNING RESUBMITTAL



PKM, INC.
 PO Box 868
 Pacific, CA 94044





PKM, INC.
P.O. Box 868
Pacifica, CA 94044

REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL

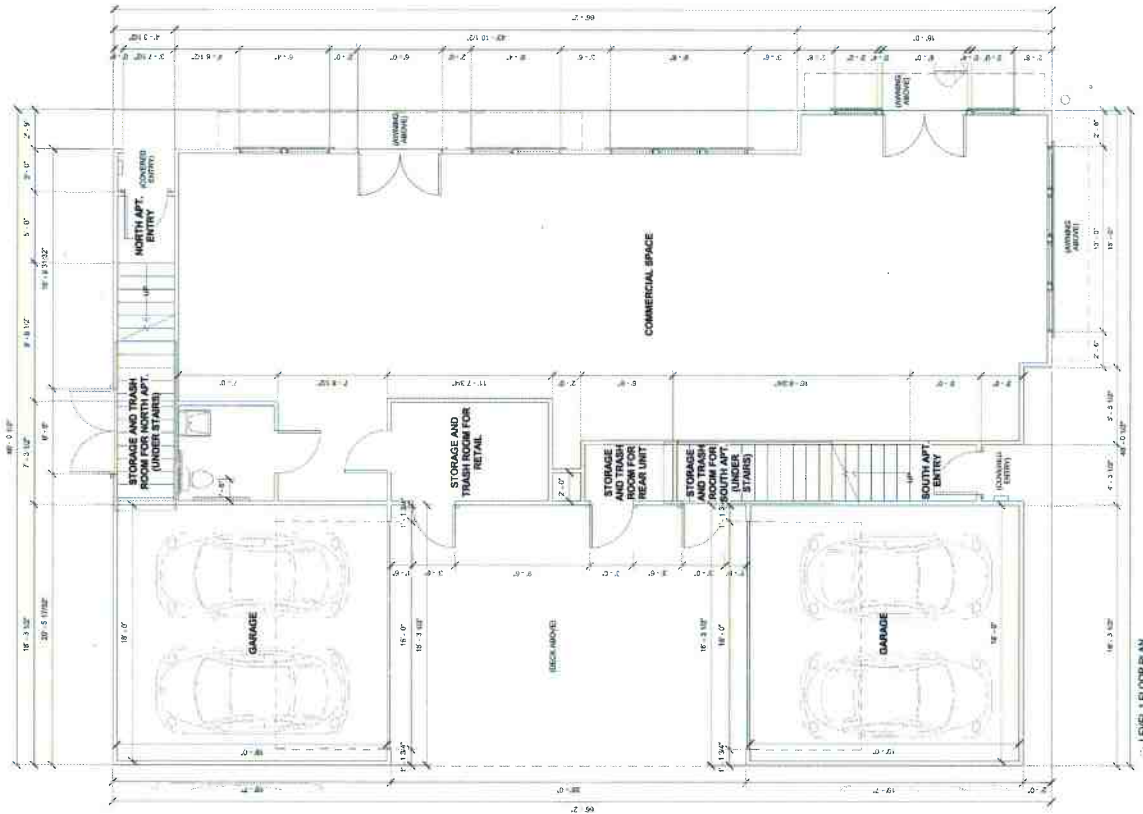
PROJECT NAME:
NEW MIXED USE DEVELOPMENT :
195 CARMEL AVENUE

PROJECT ADDRESS:
195 CARMEL AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
2 (N) BUILDINGS WITH APPROX
1,900 SF OF COMMERCIAL
SPACE & 3 RESIDENTIAL UNITS

SHEET TITLE:
MAIN
BUILDING -
1ST FLOOR
PLAN

SHEET
A2.1



1. LEVEL FLOOR PLAN
1/8" = 1'-0"



REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL

PROJECT SCOPE:
2 (N) BUILDINGS WITH APPROX
1,900 SF OF COMMERCIAL
SPACE & 3 RESIDENTIAL UNITS

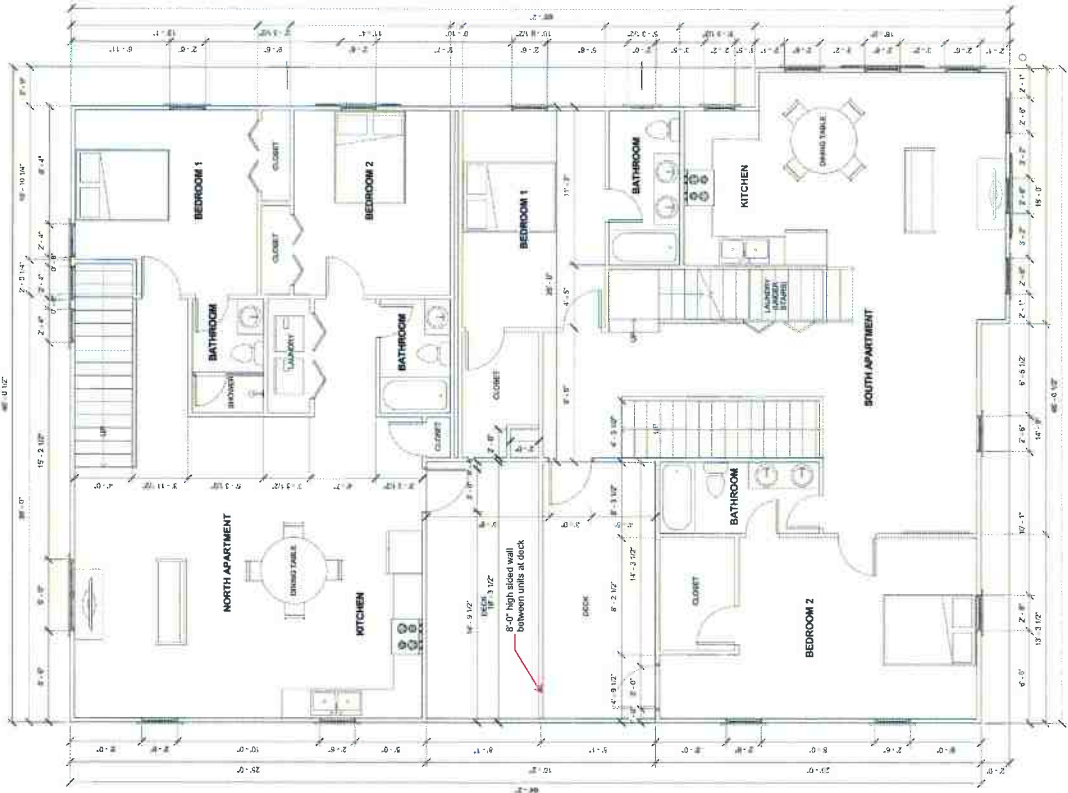
PROJECT ADDRESS
195 CARMEL AVENUE
PACIFICA, CA 94044

PROJECT NAME:
NEW MIXED USE DEVELOPMENT :
195 CARMEL AVENUE

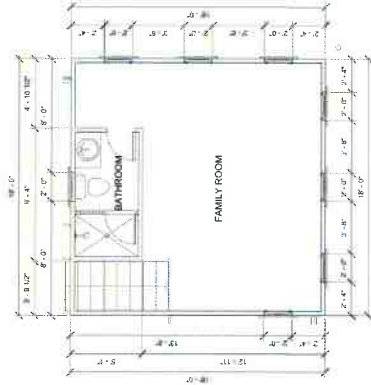
SHEET TITLE:
MAIN
BUILDING -
2ND & 3RD
FLOOR PLANS

SHEET:

A2.2



1 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"



2 LEVEL 3 TOWER FLOOR PLAN
1/4" = 1'-0"



REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL

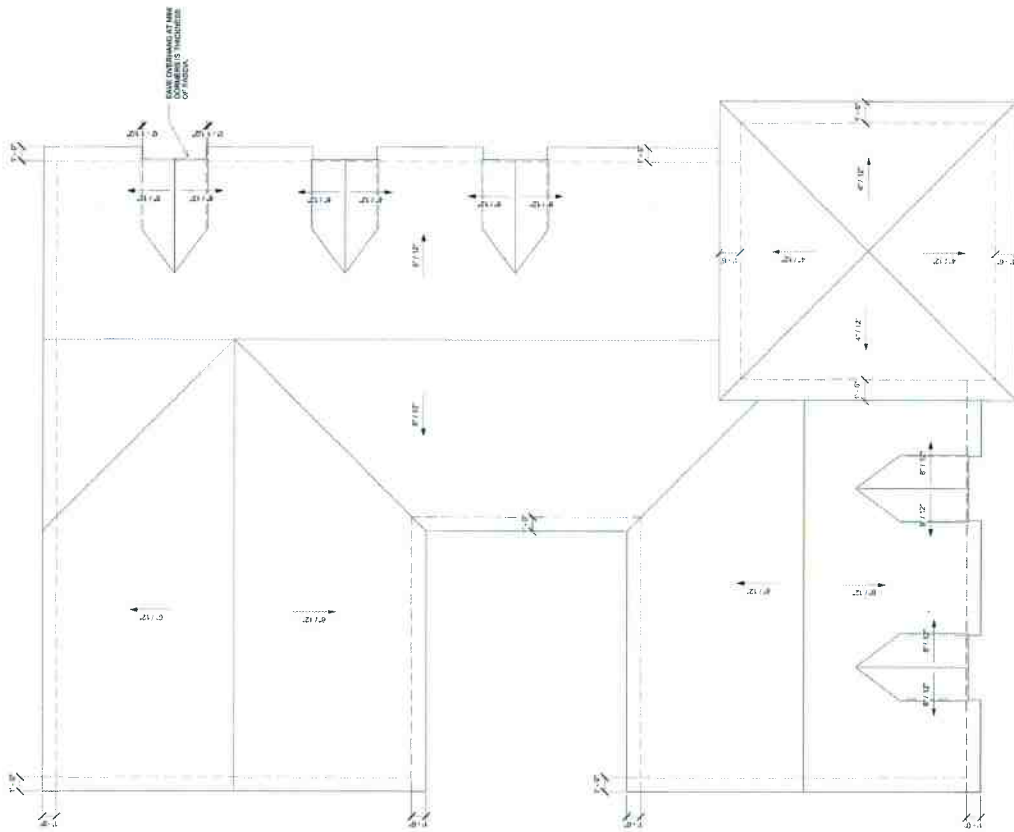
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NEW MIXED USE DEVELOPMENT:
195 CARMEL AVENUE

SHEET TITLE:
MAIN
BUILDING -
ROOF PLAN

PROJECT ADDRESS:
195 CARMEL AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
2 (N) BUILDINGS WITH APPROX
1,900 SF OF COMMERCIAL
SPACE & 3 RESIDENTIAL UNITS

SHEET: A2.3



1' = 1/8" PLAN

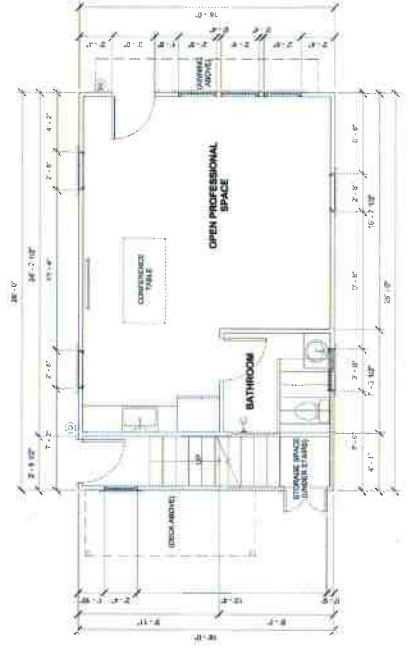
PROJECT NAME: REAR BUILDING - 1ST & 2ND FLOOR PLANS

PROJECT ADDRESS: 195 CARMEL AVENUE PACIFICA, CA 94044

PROJECT SCOPE: 2 (N) BUILDINGS WITH APPROX 1,900 SF OF COMMERCIAL SPACE & 3 RESIDENTIAL UNITS

REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL

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PO Box 868
Pacifica, CA 94044

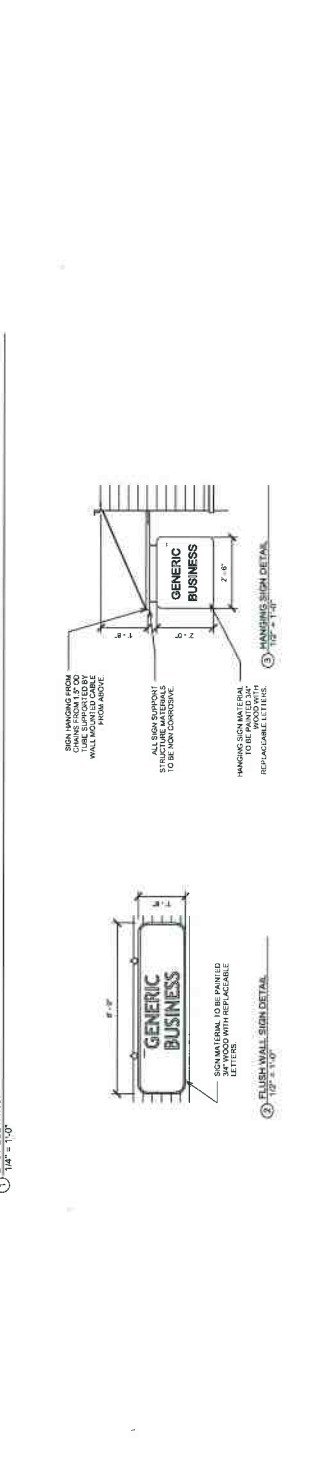
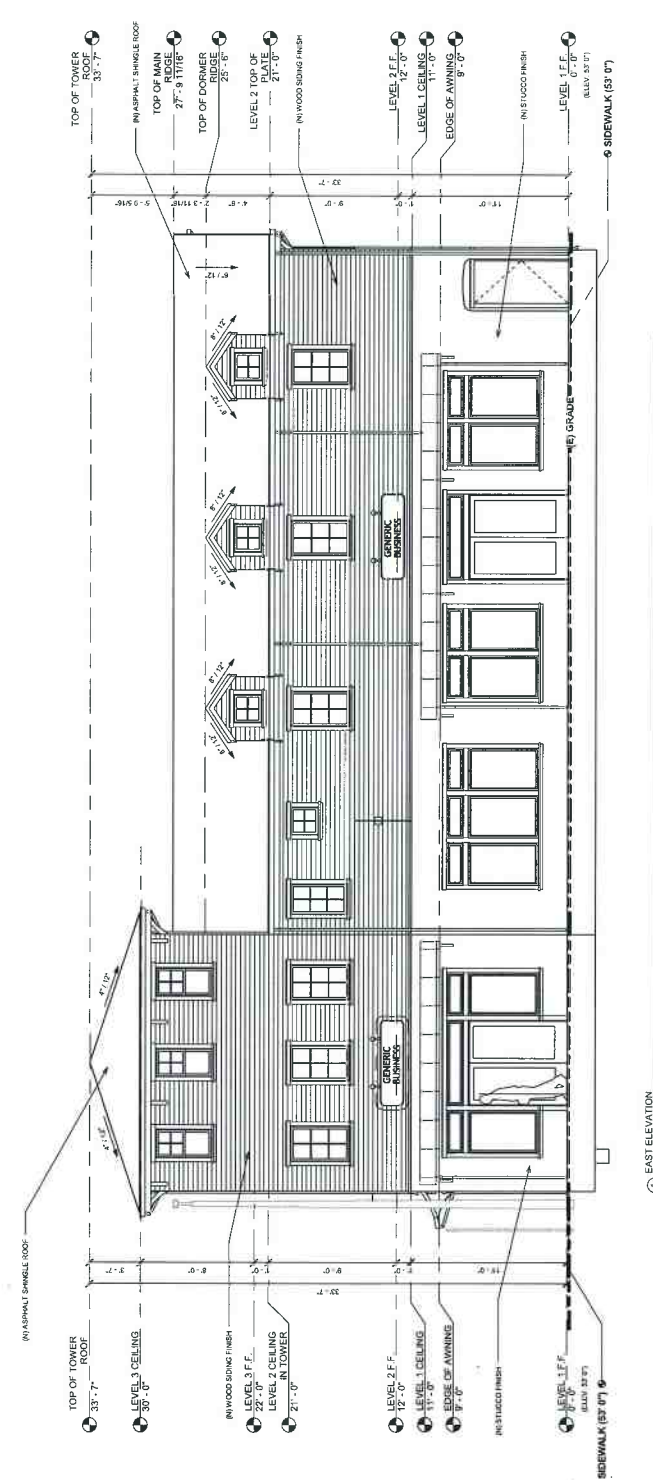


REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL

PROJECT NAME: NEW MIXED USE DEVELOPMENT;
 PROJECT ADDRESS: 195 CARMEL AVENUE
 195 CARMEL AVENUE
 PACIFICA, CA 94044
 PROJECT SCOPE: 2 (N) BUILDINGS WITH APPROX 1,900 SF OF COMMERCIAL SPACE & 3 RESIDENTIAL UNITS

SHEET TITLE: MAIN BUILDING - EAST ELEVATION

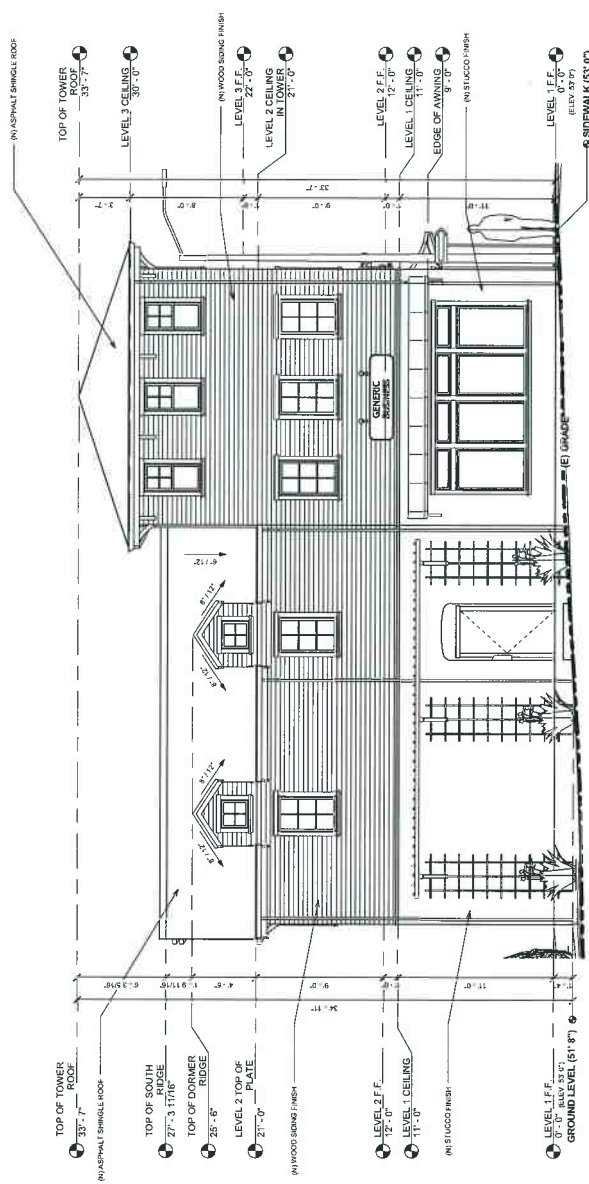
SHEET: A3.1



REV.	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL



PKM, INC.
P.O. Box 868
Pacifica, CA 94044



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

MAIN BUILDING - WEST ELEVATION

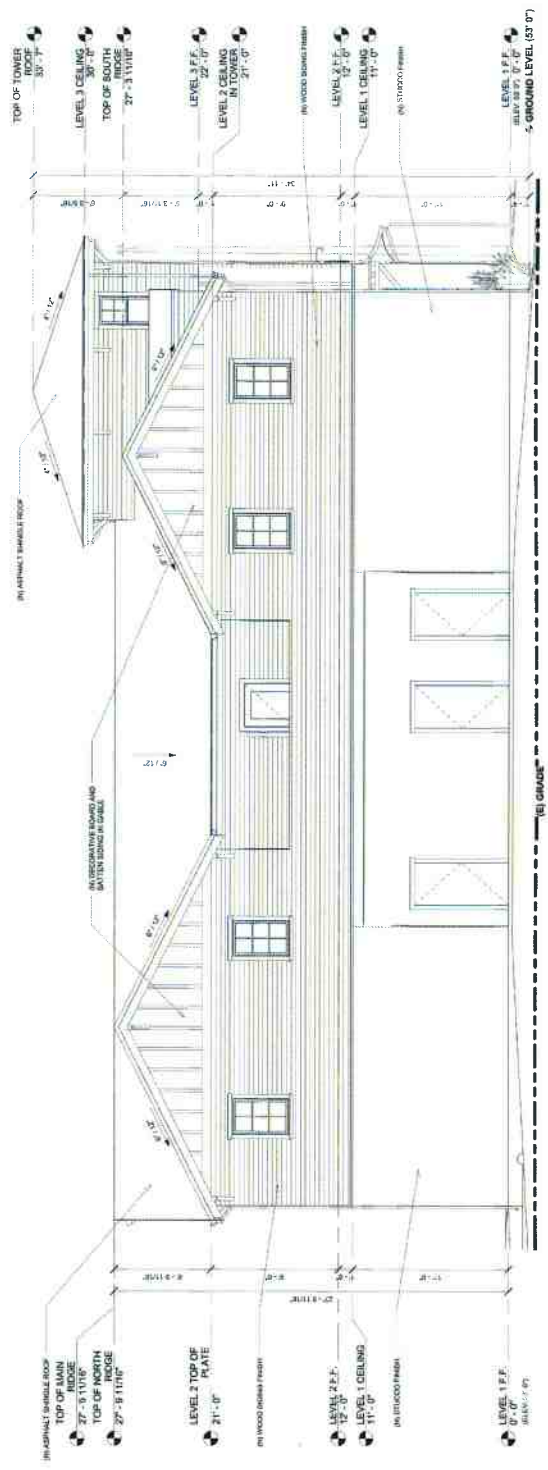
PROJECT NAME:
NEW MIXED USE DEVELOPMENT :
 195 CARMEL AVENUE
 PACIFICA, CA 94044

PROJECT ADDRESS:
 195 CARMEL AVENUE
 PACIFICA, CA 94044

REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL



PKM, INC.
 PO Box 666
 Pacifica, CA 94044



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

NEW MIXED USE DEVELOPMENT :
 195 CARMEL AVENUE
 PACIFICA, CA 94044

PROJECT NAME:
 195 CARMEL AVENUE
 PACIFICA, CA 94044

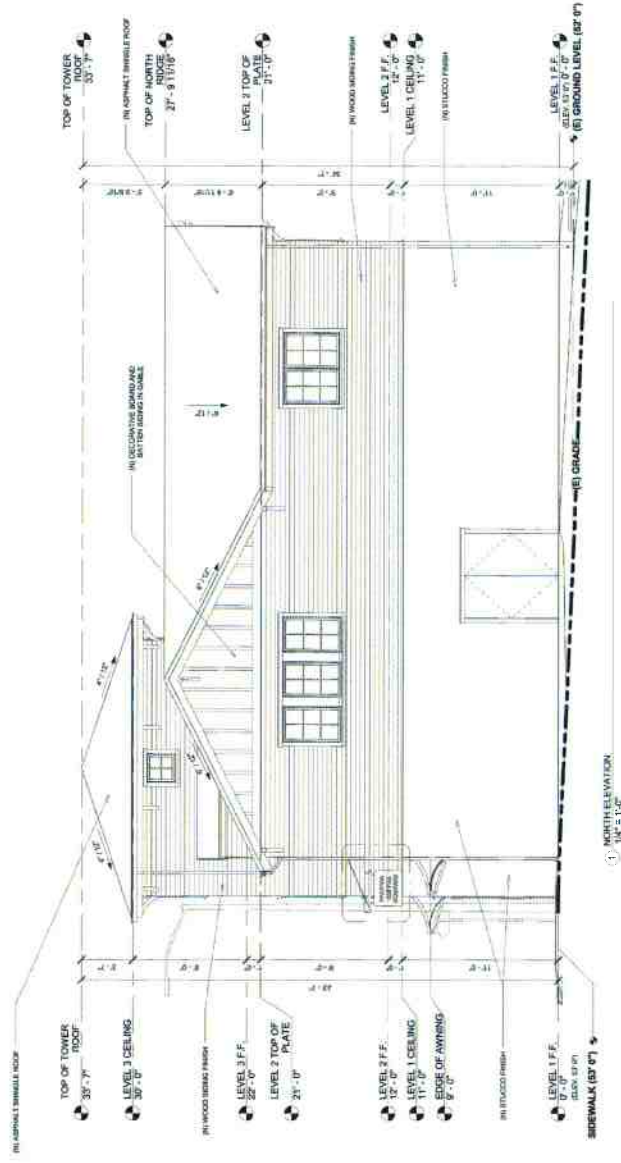
PROJECT ADDRESS:
 195 CARMEL AVENUE
 PACIFICA, CA 94044

PROJECT SCOPE:
 2 (N) BUILDINGS WITH APPROX
 1,900 SF OF COMMERCIAL
 SPACE & 3 RESIDENTIAL UNITS

REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	06/20/16	PLANNING RESUBMITTAL



PKM, INC.
 P.O. Box 868
 Pacifica, CA 94044





PKM, INC.
P.O. Box 868
Pacific, CA 94044

REV	DATE	DESCRIPTION
0	04/25/16	PLANNING SUBMITTAL
1	08/20/16	PLANNING RESUBMITTAL

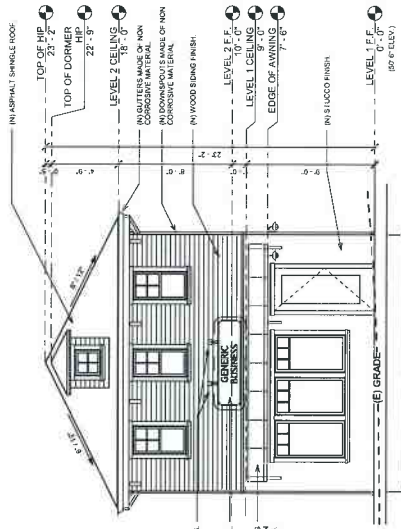
PROJECT SCOPE:
2 (N) BUILDINGS WITH APPROX
1,900 SF OF COMMERCIAL
SPACE & 3 RESIDENTIAL UNITS

PROJECT NAME:
NEW MIXED USE DEVELOPMENT
195 CARMEL AVENUE
PACIFICA, CA 94044

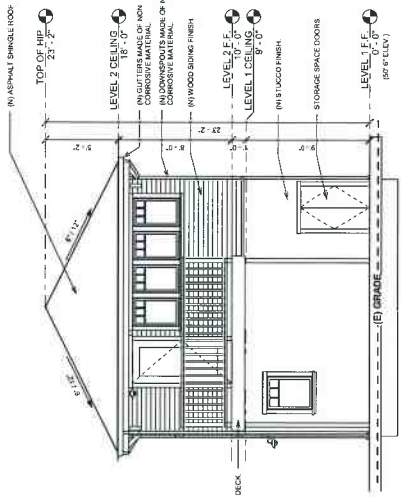
PROJECT ADDRESS:
195 CARMEL AVENUE
PACIFICA, CA 94044

SHEET TITLE:
REAR
BUILDING -
ELEVATIONS

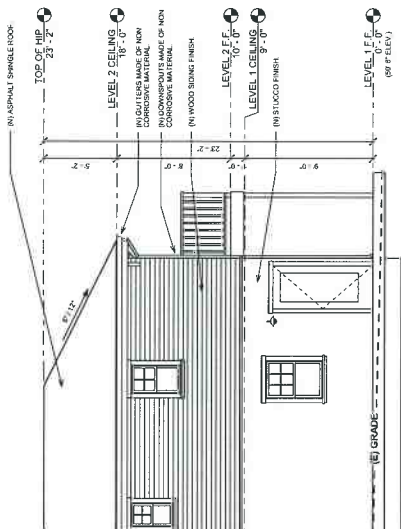
SHEET:
A3.5



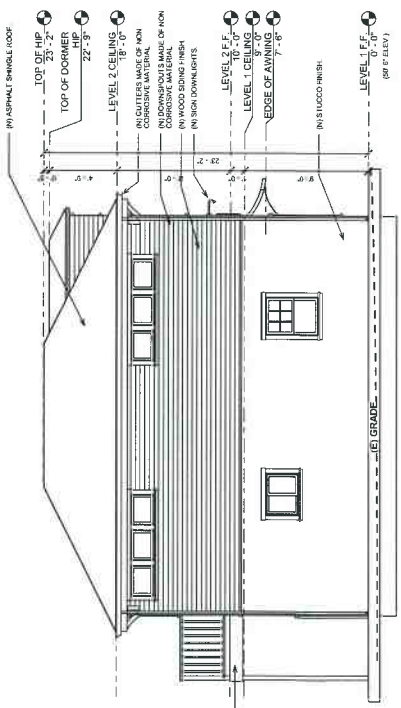
① NORTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"

City of Pacifica
Planning Department

RE: Exterior Materials List for
195 Carmel Avenue
Pacifica, CA 94044
APN: 016-022-120

ROOF - GAF Timberline HD Weathered Wood Asphalt Composition Shingles

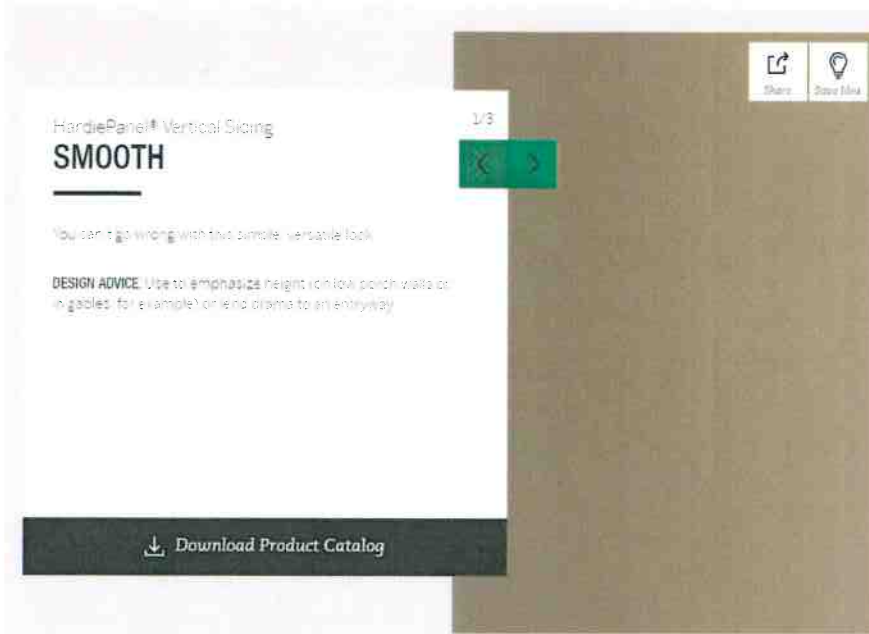


SIDING MATERIAL #1- HardiePlank Lap Siding – Select Cedarmill



SIDING MATERIAL #2-

HardiePanel Vertical Siding - Smooth



SIDING COLOR (MAIN BUILDING)-

Benjamin Moore BM 2067-30 Twilight Blue



SIDING COLOR (REAR BUILDING)-

Benjamin Moore BM 433 Forest Hills Green



STUCCO COLOR (BOTH BUILDINGS)-

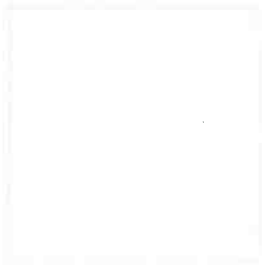
Benjamin Moore BM 1631 Midnight Oil



Exterior Trim - Redwood painted with
Benjamin Moore color: OC-117 Simply White



WINDOWS - Milgard Vinyl Windows with white sash



White
(standard)

GUTTERS - K Style (Ogee) Copper Gutters

 <p>click photo for details</p>	<p><i>K STYLE (OGEE) COPPER RAIN GUTTER</i></p> <p>Available in: 4", 5", 6", and 7.6" sizes 18 oz. and 20 oz. copper 20 foot lengths</p>
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SIGN PROGRAM & TENANT SIGN CRITERIA

MIXED USE DEVELOPMENT

195 CARMEL AVENUE, PACIFICA

Submitted 07.18.2016

A. Design Intent

1. This signage criteria has been established to provide uniformity within the proposed development, to maintain the character of the development, and to assure that signage installed within the development will stand up to the coastal elements.
2. Signage for commercial uses shall adhere to the size and material requirements as stipulated in this program, unless prior approval from both the Landlord and the City of Pacifica is obtained.

B. General Requirements

1. Tenants shall submitted detailed drawings of any proposed sign to the Landlord, and obtain approval from the Landlord, prior to any sign being installed.
2. All permits required by the City of Pacifica for installation of a sign(s) shall be obtained prior to any sign being installed.
3. All signs shall be designed, constructed, and installed at the Tenant's expense.
4. All required permits for signs shall be obtained at the Tenant's expense.
5. Tenants shall be responsible for maintaining all signage they have installed, to the satisfaction of the Landlord.
6. No illuminated, animated, flashing, or audible signs shall be permitted.
7. A maximum total of 3 wall mounted signs and 3 hanging signs shall be permitted for the building that fronts Carmel Avenue and Francisco Boulevard. A maximum total of 1 wall mounted sign and 1 hanging sign shall be permitted for the rear building.

C. Construction Requirements

1. All exterior signs shall comply with the specifications included in the approved development plan set.
2. Signs shall adhere to maximum size and lettering dimensions as indicated in the approved development plan set.
3. All wood used for exterior signage shall be of a weather-resistant type, such as redwood or cedar.
4. All metal fasteners, connectors, cables, chains, etc. shall be made of a non-corrosive material such as stainless steel.
5. Colors used for painting of signs shall approved by the Landlord, and shall compliment the colors of the building it is attached to. The intended color scheme is for the lettering and sign border to match the stucco siding color of the building, with a white / off-white background.

D. Miscellaneous Requirements

1. Sign locations shall be approved by the Landlord prior to installation.
2. No signs shall be placed on any roof, or on the rear of the buildings.
3. All signage shall be removed by the Tenant in its entirety, and all walls patched to condition prior to sign installation, upon expiration of the Tenant's lease. Landlord reserves the right to sole judgement of the acceptability of the patching, and can use its own contractors to provide acceptable patching if the Tenant is unable to do so. All sign removal and patching costs are the responsibility of the Tenant.

E. Wall Mounted Sign Requirements

1. Wall mounted signs shall be constructed of a 3/4" thick weather-resistant wood (redwood, cedar, or other approved wood).
2. The overall dimensions of the sign shall be 72" in width and 20" in height.
3. The corners of the sign shall be rounded with a 3" outer radius.
4. Lettering shall be a max of 6" in height, and shall be a legible font approved by the Landlord.
5. The background of the sign shall be painted white / off-white to match the trim or other adjacent materials as approved by the Landlord.
6. The lettering shall be painted to match (to an extent feasible) the stucco siding of the building it is located, as approved by the Landlord.
7. All fasteners shall be concealed / painted to match adjacent surfaces.
8. Accent lighting shall be allowed, as approved by the Landlord and the City of Pacifica. Lights shall be oriented to project light onto the sign only. All conduits, etc. shall be concealed. Housings for the light fixtures may be approved (at the discretion of the Landlord), and must match the adjacent building surfaces or the light fixture..
9. Any accent lighting shall be rated for exterior installation.
10. The Landlord must approve the style and exterior materials of any light fixture, to assure conformity with the building's design.

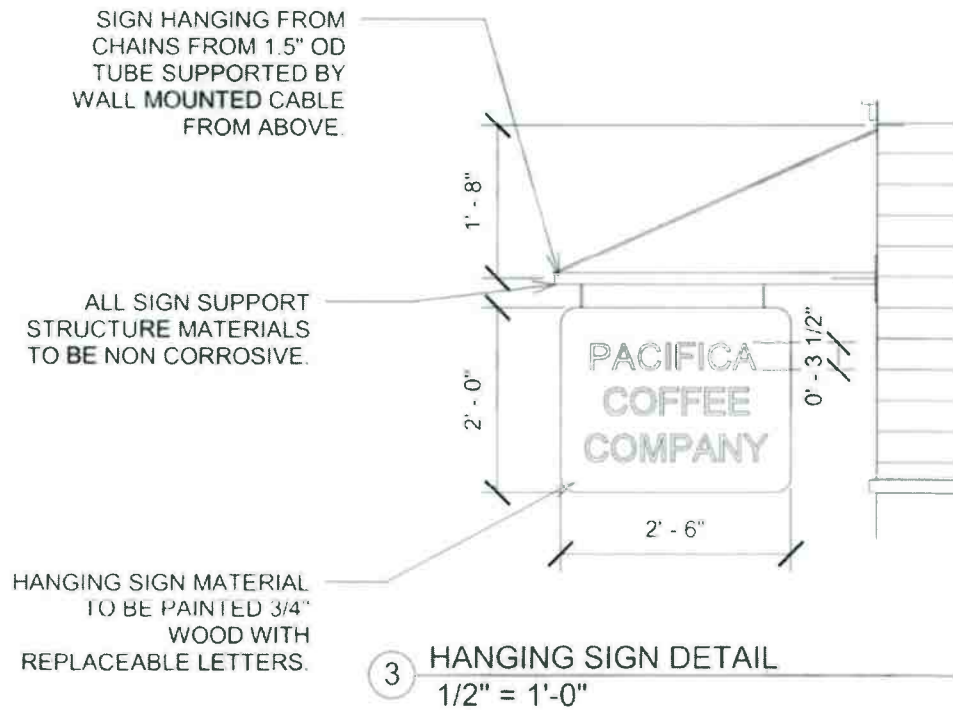
F. Hanging Sign Requirements

1. Hanging signs shall be constructed of a 3/4" thick weather-resistant wood (redwood, cedar, or other approved wood).
2. The overall dimensions of the sign shall be 30" in width and 24" in height.

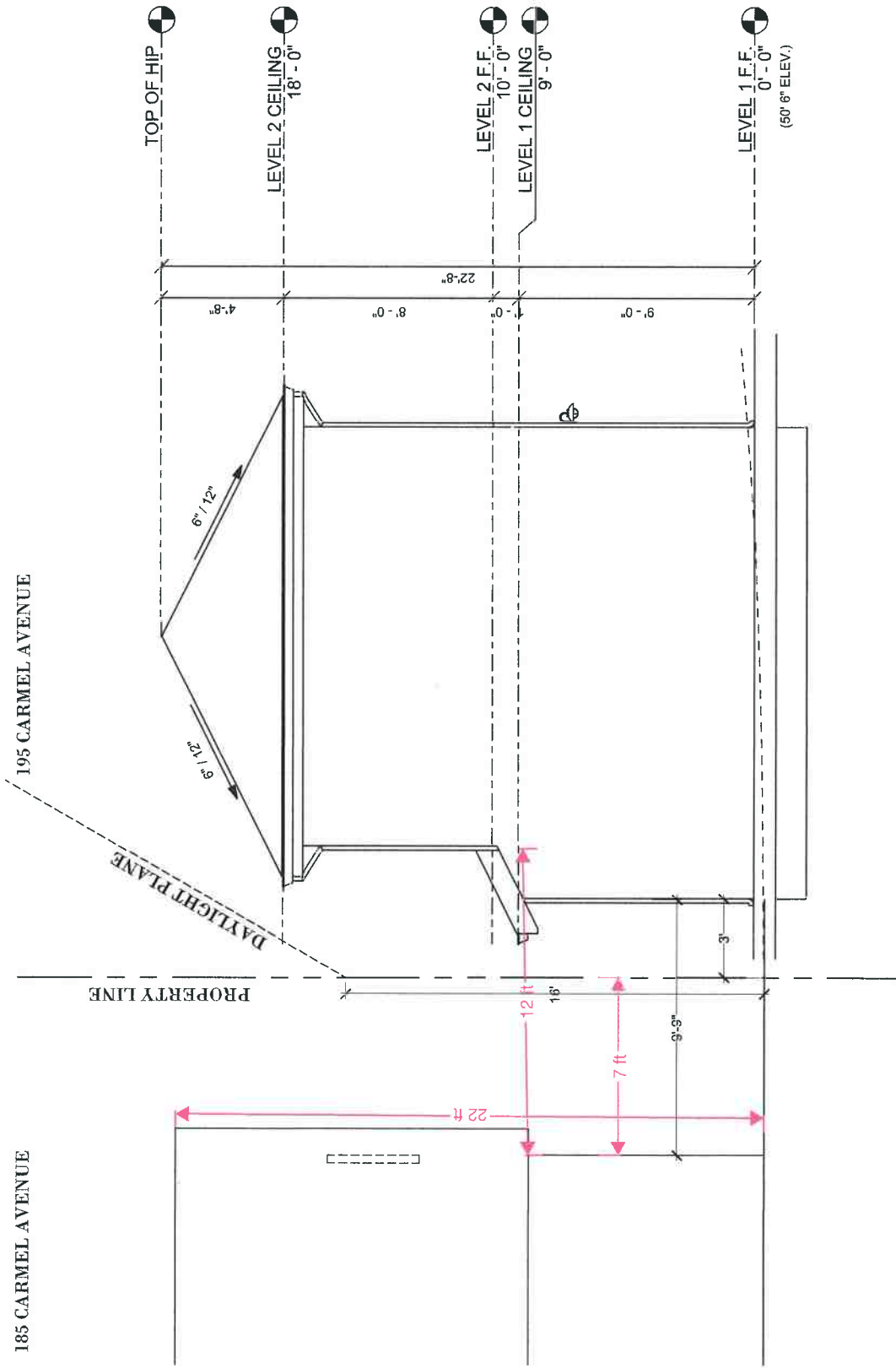
3. The corners of the sign shall be rounded with a 2" outer radius.
4. Lettering shall be a max of 3.5" in height, and shall be a legible font approved by the Landlord.
5. The background of the sign shall be painted white / off-white to match the trim or other adjacent materials as approved by the Landlord.
6. The lettering shall be painted to match (to an extent feasible) the stucco siding of the building it is located, as approved by the Landlord.
7. Signs shall be supported by a 1.5" diameter tube made of a non-corrosive metal, projecting horizontally, perpendicular to the building face it is projecting from. The tube shall project 38" - 42" from the building face. Attachment to the building face shall be concealed.
8. A non-corrosive metal cable shall extend from the outer end of the supporting tube (within 2" of the end), and be anchored to the building at a point 20" (+/- 2") directly above the tube.
9. Sign shall be hung from 2 chains made of non-corrosive metal extending from the underside of the tube into the top of the sign. The maximum length of the chains shall be 4". The chains shall be anchored to the sign 2.5" – 3.5" from the sides of the sign, and the chain furthest from the building face shall be anchored a max. of 4" from the end of the tube.
10. No accent lighting shall be allowed for the hanging signs.
11. All fasteners shall be concealed / painted to match adjacent surfaces.



2 FLUSH WALL SIGN DETAIL
1/2" = 1'-0"



OPTION 2



Rob Smith
Planning Department
City of Pacifica
1800 Francisco Boulevard
Pacifica, California 94044

Subject: 195 Carmel Avenue – Parking Exemption Request

Dear Rob,

Per your request, please find below our request for a parking exception for 2 parking spots for the 195 Carmel Avenue project. We believe a parking exception for 2 parking spots is practical for the following reasons:

1. The required number of parking spaces cannot reasonably be provided without impacting the project's commercial viability. Reducing the commercial space below the 1,300 sf of leasable area severely limits the types of businesses this development will be able to attract. At 1,300 sf the space will be able to attract a variety of different potential businesses. The larger commercial space will attract a larger number of new businesses and/or will help retain existing businesses. Existing businesses cannot grow without expanding to larger spaces or to a more prominent location, such as this new development that has excellent freeway access to on- and off-ramps. We've received several inquiries from existing Pacifica businesses who would like to lease this larger space.
2. The parking exception will serve to help promote specific goals of the Economic Development Division and City Council, such as attracting new business, retaining existing businesses, and providing opportunities for existing businesses grow, and fiscal sustainability.
3. Unlike other commercial sites in the vicinity, this site does provide parking. There are 10 other businesses along Francisco within one block and 9 of them provide no off-street parking (Sonny's – which is a similar size site, provides 9 parking spots). It is important to note that as the street is redeveloped each site will likely provide some parking, thereby reducing the demand for street parking.
4. The parking exception will not be detrimental to the public welfare, adjacent properties, or public improvements. Present and anticipated uses of the site and other sites in the vicinity require a strict interpretation of the parking requirements in the Zoning code. The parking exception would not interfere with the flow of traffic on the street. The parking exception would not create an unsafe condition.
5. There is a good amount of public parking available nearby. There is an existing public parking lot within 500 feet of the site that has approximately 32 parking stalls at Francisco and Salada. City hall is technically a public lot.

6. The proposed off-street parking is as nearly in compliance with the Zoning requirements as is reasonably possible. The development provides 82% of its required parking stalls (9 out of 11 stalls).
7. The site is adjacent to public transit. There are two bus stops within 500 feet of the site, 2 more bus stops within 800 feet of the site, and 2 more bus stops within ¼ mile of the site (6 bus stops total).
8. The site is adjacent to many services. The site is within a 1.4 mile of several restaurants and cafes, the civic center, grocery store, delis, a bank, bars, veterinary services, and fitness studios. The site is within 1,000 feet of the beach and within a half mile of Mori Point.
9. I understand that El Toro Loco will be moving down the street to Sonny's location. They are an eat-in restaurant which requires people to park on the street for a significant amount of time (more than 20 minutes). Sonny's is not currently occupied so the area will be essentially utilizing 9 additional stalls that it current is.
10. The previous development at the site was a single family home with no garage, so the occupants had to park on the street. Essentially, removing that development has reduced the number of cars parking on the street by 2 cars, and so in a way the proposed development has no net impact on the existing off-street parking.
11. There is regulated short term parking on the west side of Francisco (20 minute green zone) and unregulated parking on the east side of Francisco. Residential tenants would not necessarily be utilizing the short term parking on the west side since it is limited to 20 minutes.
12. The project is formalizing parking along the Carmel frontage by constructing new curb, gutter, and sidewalk.
13. The mixed-use of the development creates different peak hours between the residential and commercial, and so it is unlikely that each use requires maximum parking at the same time.

Please contact me with any questions or comments.

Thanks,

Mike O'Connell, P.E.

650.303.0495

mike@roundhouseindustries.com



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: September 19, 2016

FILE: SP-161-16

ITEM: 2

PUBLIC NOTICE: Notice of Public Hearing was published in Pacifica Tribune on September 7, 2016, and mailed to 67 surrounding property owners and occupants.

APPLICANT Javier Chavarria
JC Engineering
848 Burns Court
Pacifica, CA 94044

OWNER: Julie Hsu
601 14th Street
San Francisco,
CA 94014

PROJECT LOCATION: 323 Farallon Avenue (APN 009-085-280)

PROJECT DESCRIPTION: Construct a three-story with mezzanine, 2,384 square foot single-family dwelling with a 898 square foot attached garage on a 5,073 square foot vacant lot.

SITE DESIGNATIONS: General Plan: Low Density Residential (LDR)
Zoning: P-D (Planned Development)

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

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

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Kevin Valente, 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	5,000 sq. ft. min	5,073 sq. ft.	No change
Lot Coverage	40% max	N/A	38%
Dwelling Unit Size	850 sq. ft. min gross floor area	N/A	2,384 sq. ft.
Building Height	35'-0" max	N/A	35'-0"
Setbacks			
<i>Front (structure)</i>	15'-0" min	N/A	18'-0"
<i>Front (garage)</i>	10'-0" min*	N/A	10'-4"
<i>Side</i>	5'-0" min	N/A	5'-0"
<i>Rear</i>	20'-0" min	N/A	20'-0"
Landscaping	20% min	N/A	41%
Parking	2 garage spaces per unit (18' W X 19' L)	N/A	2 garage spaces (24' W X 30' L)

* PMC Section 9-4.2704 (b) allows a front setback to a garage of 10 feet as long as the lot has at least a 25 percent slope. The lot slope in this case from front to back is 36 percent.

PROJECT SUMMARY

1. Project History and Background

The proposed project was approved by the Planning Commission on April 7, 2014 (Specific Plan SP-148-13). The proposed project design is consistent with the previous approval which has since expired.

2. Project Description

The applicant is proposing to construct a three-story with mezzanine, 2,384-square foot single-family residence on a vacant infill lot located on Farallon Avenue that is surrounded by existing single-family development. The site consists of grassy vegetation and five existing trees (of between 6" – 12" in diameter) to be removed, and has a slope from front to back of 36 percent. The ground level will contain the garage of approximately 900 square feet that includes a mechanical room and elevator. The second level of approximately 1,200 square feet will contain the kitchen, home theater, bath, dining/living area and deck area. A partial mezzanine floor of approximately 300 square feet is proposed between the second and third levels, above the kitchen and hallway, and overlooking the dining/living area. The top level of approximately 900 square feet will contain three bedrooms, two baths, front and rear decks plus access to a patio in the rear yard.

A detached accessory building of approximately 500 square feet is also proposed to be located in the rear yard. This will be a prefabricated solarium which will provide an area for aquaponics.

3. General Plan, Zoning, and Surrounding Land Uses

The subject site's General Plan land use designation is Low Density Residential (LDR). The LDR land use designation permits residential development at an average density of three to nine units per acre consistent with the development of this site.

The subject site's zoning designation is P-D (Planned Development). The P-D zoning district requires approval of a Specific Plan prior to issuance of a building permit for construction. It also requires a Specific Plan to be consistent with an approved Development Plan, which sets forth permitted uses within a P-D-zoned area. Within the P-D zoning district, regulations for area, coverage, density, yards, parking, height, and open ground area shall be guided by the regulations of the residential, commercial, or industrial zoning district most similar in nature and function to the proposed project type. In this case, the regulations of the R-1 (Single-Family Residential) zoning district will apply. The properties on either side and to the rear of the subject site have the same zoning designation. Therefore, construction of a three-story single-family home on this site would be consistent with the General Plan, zoning designation, development plan, and the surrounding land uses. It should be noted that the existing single-family residences on the southern side of Farallon Avenue are within the R-1 (Single-Family Residential) Zoning district.

4. Municipal Code

Pacifica Municipal Code (PMC) Sec. 9-4.2208(k) requires approval of a Specific Plan prior to the issuance of a building permit in the P-D zone. The project as proposed satisfies all the development standards as specified for an R-1 zoned property.

The Planning Commission must make two findings in order to approve a Specific Plan application [PMC 9-4.2209]:

- a) That the Specific Plan is consistent with the approved Development Plan; and
- b) That the Specific Plan is consistent with the City's adopted Design Guidelines.

5. Compliance with PMC, Policies, and Guidelines

As seen in the Zoning Standards Conformance table above, the project will meet or exceed all standards in the zoning regulations of the PMC. In addition, the project will be consistent with General Plan policies and with the City's adopted Design Guidelines as discussed below.

General Plan Consistency

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

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

Site access and on-street arrangements have been proposed in a manner which will retain the safety and character of the existing neighborhood. Project improvements include a new sidewalk on the east side of Farallon Avenue that would connect to the existing south east sidewalk on the adjacent property. Conditions are included for further details relating to street improvements to ensure the detail design is in accordance with City standards.

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

The proposal for a new dwelling in an existing neighborhood which is designed to a high standard will upgrade the existing maintenance. The site currently consists of overgrown grassy vegetation and development of the proposed project would be considered an improvement to the existing neighborhood. The proposed building design, site arrangement, landscaping and streetscape improvements all add to the positive benefits this project will bring to this section of the City.

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

The style and design of the proposed project is consistent with the surrounding neighborhood. In particular, its height and multi-story design will be compatible with the adjacent structures to the left and right within the P-D zone. The colors and mix of horizontal siding with smooth stucco materials will meld the dominant elements of the structures adjacent to the site resulting in architectural compatibility. The combination of compatible scale and aesthetics of the proposed structure will result in a development that protects and enhances the individual character of the surrounding neighborhood.

Citywide Design Guidelines

The City of Pacifica Design Guidelines include a section specific to the Farallon Avenue neighborhood. The proposal addresses specific concerns identifying that the Farallon Avenue neighborhood constitutes a unique area in the City. Initial development of single-family residences along the street created neighborhood impacts and focused attention on the need

for special consideration addressing building and site design, parking and traffic circulation. The construction of extremely large structures has exacerbated this problem and contributed to an inappropriate massing of structures. The proposed project will be consistent with the Citywide Design Guidelines related to site design, building design, and parking as discussed in further detail below in the Findings section of this staff report.

6. Required Findings

In order to approve the subject Specific Plan SP-161-16, the Planning Commission must make two findings required by PMC Section 9-4.2209. The following discussion supports the Commission's findings in this regard.

- A. Required Finding: *That the specific plan is consistent with the approved development plan.*

Discussion: An approved development plan contains a list of approved uses for an area with P-D zoning. The approved uses in a development plan are then implemented with approval of one or more specific plans which specify the site layout, architectural design, and other detailed parameters of individual projects proposed for construction.

Due to the age of this section of the Fairmont area and development through the 1960's, staff was unable to locate the original development plan for the neighborhood. Staff has inferred from the type and pattern of development observed throughout the neighborhood that a detached, single-family residence of the type proposed with this project is consistent with the approved development plan for the area. No uses other than detached, single-family residential uses are present in this neighborhood. Staff's inference is supported by the previous specific plan approval for this site granted by the Planning Commission in 2014 and by other Planning Commission approved single-family residential projects in the surrounding area. Therefore, staff recommends that the Planning Commission find the proposed project consistent with the approved development for the site.

- B. Required Finding: *That the specific plan is consistent with the City's adopted Design Guidelines.*

Discussion: As detailed above, the project is consistent with the City of Pacifica Design Guidelines including the section specific to Farallon Avenue related to site design, building design, and parking:

Site Design

The proposed project addresses the City-wide Design Guidelines by ensuring the project utilizes the site gradient to appropriately accommodate the three-story single-family dwelling with garage. The site is surrounded on Farallon Avenue by existing single-family development. The elongated nature of the project massing over the length of the site ensures the development is not excessively large in terms of massing, nor would it compromise the required setbacks in this area.

The site consists of grassy vegetation and five existing trees to be removed and replaced by a range of landscaping covered by condition to approve native and drought tolerant species. A large Canary Island date palm tree is currently located on the neighboring property, 325 Farallon Avenue, in the northwest corner. An arborist's report was prepared due to the Heritage tree branches extending over the site (Attachment D). Arborist report condition of approval #10 is included in order to protect the date palm during and after construction.

Retaining walls have been incorporated as part of the foundation system to address the 36 percent slope, and used only as needed. The front yard setback has been reduced to 10 feet as allowed by the PMC for uphill sites with steep slopes to minimize the use of exposed wall and to reduce the volume of excavation. Front yard paving is limited to the proposed driveway, and the paving will be executed with interlocking pavers to allow for water infiltration and enhanced appearance. Permeable pavers are used elsewhere in the site design to encourage water infiltration.

Building Design

The proposed building has three main exposed levels with consistent setbacks moving up the levels. The proposed living space is 2,384 sq. ft. and the building mass is broken up by incorporating architectural elements that provide articulation to all the building elevations. The front volume and appearance of the building is different from those adjacent, creating variety in the overall scheme, yet, providing consistency with the general conditions of the area. The project site is an uphill lot limiting the exposure of the rear elevation. The unique, but consistent, form of design is apparent among all building elevations.

Exterior building materials for the proposed dwelling consist of two different stucco finishes, wood siding and a "cool roof" design that utilizes solar reflective materials. The windows will be aluminum clad and the decks will have stainless steel railings. The proposed standard condition will require that the Planning Director review and approve all exterior materials.

Parking

The driveway is proposed at a width of 18 feet, under the maximum allowed width set out within PMC Standards [Sec 9-4.2813(c)(4)], with the addition of an on-street parking bay included in the site design. Although a 20-foot front yard setback is recommended, most homes in the area have a reduced setback consistent with the PMC exception for steep lots. Implementing a 20 foot setback would increase the volume of excavation by almost 40 percent and increase the need for bulky retaining walls. The 10 foot setback therefore improves the overall site design while maintaining parking requirements.

The project provides space for two off-street parking spaces (24'-10" W x 30'-6" L), with additional room within the garage for storage. Overall parking provision is in line with PMC requirements.

7. CEQA Recommendation

Staff analysis of the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 3 exemption under CEQA Guidelines Section 15303(a), as described below, applies to the project:

15303. New Construction or Conversion of Small Structures

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

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

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

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

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

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

- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed residential neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant 5,073 sq. ft. lot surrounded by single-family dwellings, resulting in the site having no value as habitat. It is zoned for residential development and the project will involve in-fill residential development consistent with the residential zoning. Therefore, there are no unusual circumstances applicable to the project.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

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

8. Staff Analysis

In staff's opinion, as conditioned, the project satisfies General Plan, Zoning Code development standards and is consistent with the Design Guidelines. The P-D zoning allows the proposed use of a single-family dwelling on the vacant lot which is consistent with the surrounding neighborhood of single family dwellings. Based on staff's analysis of the project, the findings can be made as specified in the attached Resolution. 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** Specific Plan SP-161-16, 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. Draft Resolution and Conditions of Approval
- B. Site plan, floor plans, and elevations
- C. Proposed Color Rendering Photo Simulation
- D. Tree Protection Plan

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SPECIFIC PLAN SP-161-16, FOR CONSTRUCTION OF A THREE-STORY, WITH MEZZANINE, 2,384 SQUARE FOOT SINGLE-FAMILY DWELLING WITH A 898 SQUARE FOOT ATTACHED GARAGE AT 323 FARALLON AVENUE (APN 009-085-280), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Javier Chavarria (“Applicant”).

WHEREAS, an application has been submitted to construct a three-story, with mezzanine, 2,384 square foot single-family dwelling with a 898 square foot attached garage at 323 Farallon Avenue (APN 009-085-280); and

WHEREAS, the project requires approval of a Specific Plan because the project will develop an existing vacant site within a Planned Development (P-D) Zoning district; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on September 19, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

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

1. The above recitals are true and correct and material to this Resolution.
2. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.
3. The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303 (14 Cal. Code Regs. §15303) and therefore directs staff to file a Notice of Exemption for the Project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Specific Plan SP-161-16 for development within a P-D zoning district:

A. Required Finding: *That the specific plan is consistent with the approved development plan.*

Discussion: An approved development plan contains a list of approved uses for an area with P-D zoning. The approved uses in a development plan are then implemented with approval of one or more specific plans which specify the site

layout, architectural design, and other detailed parameters of individual projects proposed for construction.

Due to the age of this section of the Fairmont area and development through the 1960's, staff was unable to locate and the Planning Commission was unable to review the original development plan for the neighborhood. The Planning Commission has inferred from the type and pattern of development observed throughout the neighborhood that a detached, single-family residence of the type proposed with this project is consistent with the approved development plan for the area. No uses other than detached, single-family residential uses are present in this neighborhood. The Commission's inference is supported by the previous specific plan approval for this site granted by the Planning Commission in 2014 and by other Planning Commission approved single-family residential projects in the surrounding area. Therefore, the Planning Commission finds the proposed project consistent with the approved development for the site.

B. Required Finding: *That the specific plan is consistent with the City's adopted Design Guidelines.*

Discussion: As detailed above, the project is consistent with the City of Pacifica Design Guidelines including the section specific to Farallon Avenue related to site design, building design, and parking:

Site Design

The proposed project addresses the City-wide Design Guidelines by ensuring the project utilizes the site gradient to appropriately accommodate the three-story single-family dwelling with garage. The site is surrounded on Farallon Avenue by existing single-family development. The elongated nature of the project massing over the length of the site ensures the development is not excessively large in terms of massing, nor would it compromise the required setbacks in this area.

The site consists of grassy vegetation and five existing trees to be removed and replaced by a range of landscaping covered by condition to approve native and drought tolerant species. A large Canary Island date palm tree is currently located on the neighboring property, 325 Farallon Avenue, in the northwest corner. An arborist's report was prepared due to the Heritage tree branches extending over the site (Attachment D to the staff report). Arborist report condition of approval #10 is included in order to protect the date palm during and after construction.

Retaining walls have been incorporated as part of the foundation system to address the 36 percent slope, and used only as needed. The front yard setback has been reduced to 10 feet as allowed by the PMC for uphill sites with steep slopes to minimize the use of exposed wall and to reduce the volume of excavation.

Front yard paving is limited to the proposed driveway, and the paving will be executed with interlocking pavers to allow for water infiltration and enhance appearance. Permeable pavers are used elsewhere in the site design to encourage water infiltration.

Building Design

The proposed building has three main exposed levels with consistent setbacks moving up the levels. The proposed living space is 2,384 sq. ft. and the building mass is broken up by incorporating architectural elements that provide articulation to all the building elevations. The front volume and appearance of the building is different from those adjacent, creating variety in the overall scheme, yet, providing consistency with the general conditions of the area. The project site is an uphill lot limiting the exposure of the rear elevation. The unique, but consistent, form of design is apparent among all building elevations.

Exterior building materials for the proposed dwelling consist of two different stucco finishes, wood siding and a “cool roof” design that utilizes solar reflective materials. The windows will be aluminum clad and the decks will have stainless steel railings. The proposed standard condition will require that the Planning Director review and approve all exterior materials.

Parking

The driveway is proposed at a width of 18 feet, under the maximum allowed width set out within PMC Standards [Sec 9-4.2813(c)(4)], with the addition of an on-street parking bay included in the site design. Although a 20-foot front yard setback is recommended, most homes in the area have a reduced setback consistent with the PMC exception for steep lots. Implementing a 20 foot setback would increase the volume of excavation by almost 40 percent and increase the need for bulky retaining walls. The 10 foot setback therefore improves the overall site design while maintaining parking requirements.

The project provides space for two off-street parking spaces (24' 10" x 30'6"), with additional room within the garage for storage. Overall parking provision is in line with PMC requirements.

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

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

15303. New Construction or Conversion of Small Structures

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

- a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
 - A. In this case, the project involves a one single-family dwelling unit; therefore, the project is exempt from further analysis under CEQA.
2. Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.
 - A. Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed residential neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.
 - B. Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed residential neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
 - C. Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant 5,000 sq. ft. lot surrounded by single-family dwellings, resulting in the site having no value as habitat. It is zoned for residential development and the project will involve in-fill residential development consistent with the residential zoning. Therefore, there are no unusual circumstances applicable to the project.
 - D. Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Specific Plan SP-161-16 for construction of a three-story, with mezzanine, 2,384 square foot single-family dwelling with a 898 square foot attached garage on a 5,072 square foot vacant lot located at 323 Farallon Avenue (APN 009-085-280), 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 19th day of September 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Josh Gordon, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

**Conditions of Approval: Specific Plan SP-161-16
for construction of a three-story, with mezzanine, 2,384 square foot single-family dwelling
with a 898 square foot attached garage on a 5,072 square foot vacant lot located at
323 Farallon Avenue (APN 009-085-280)**

Planning Commission Meeting of September 19, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "New Residence: 323 Farallon Ave." received by the City of Pacifica on July 6, 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 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.
4. Prior to the issuance of a building permit, Applicant shall submit information on the final exterior finishes to be installed, including colors and materials, subject to approval of the Planning Director.

5. 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.
6. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
7. Prior to issuance of a building permit, Applicant shall submit detailed drawings including dimensions to show how the on-street parking space will be implemented. These details must be submitted to the Planning Director's satisfaction and shall be installed and maintained in accordance with these details.
8. 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.
9. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director. The landscape plan shall show each type, size, and location of plant materials, as well as the irrigation system. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native, and shall include an appropriate mix of trees, shrubs, and other plantings to soften the expanded structure. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director.
10. Prior to issuing a grading permit, the City shall require the project Applicant to demonstrate that the design and construction of the project is consistent with the recommendations and conclusions of the Geotechnical Investigation and Drainage Analysis prepared for the project.
11. All recommendations identified in the arborist's report shall be implemented as specified in the arborist's report.
12. The Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.

Building Division of the Planning Department

13. The Applicant shall submit plans for the required fire sprinklers per 2013 CFC Chapter 9 and Pacifica Municipal Code at the same time or before they submit for a building permit.

14. The Applicant shall provide a horn strobe on the front of the buildings for the fire sprinkler.
15. The Applicant shall provide a fire flow report from North Coast County Water District (NCCWD) showing a fire flow per 2013 CFC Appendix B, of 500 GPM or 750 GPM for Residential structures over 3600 square feet with fire sprinklers.
16. The Applicant shall provide a fire hydrant and show compliance with 2013 CFC Appendix C, Table C105.1 within 250 feet.
17. The Applicant shall provide clearly visible illuminated premises Identification (address) per 2013 CFC.
18. The Applicant shall install smoke detectors and CO monitors per 2013 CFC and 2013 CBC.
19. The Applicant shall install and make serviceable all fire service features including fire hydrant, if required, prior to beginning construction.
20. The Applicant shall conform to 2013 CFC chapter 33 for fire Safety during all construction.
21. The Applicant shall not begin construction without approved plans and a permit on site at all times.

Engineering Division of Public Works Department

22. 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.
23. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Farallon Avenue. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
24. 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.
25. A traffic control plan shall be submitted including details for hauling dirt off-site for review by the City Engineer. Lane closures shall be requested 72 hours in advance of

- schedule and coordinated with Pacifica Police and Fire Departments. Through traffic shall be maintained at all times along Farallon Avenue.
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 Farallon Avenue, including existing and proposed improvements such as, but not limited to, pavement overlay, under-sidewalk drain, driveway approach, sidewalk, curb & gutter, existing underground utilities and trenches for proposed connections, boxes for underground utility connections and meters, existing power poles and any ground-mounted equipment, street monuments, any street markings and signage;
 - ii. the slope of Farallon Avenue at the centerline;
 - iii. adjacent driveways within 25' of the property lines
 - iv. any existing fences, and any structures on adjacent properties within 10' of the property lines.
 - c. All plans and reports must be signed and stamped by a California licensed professional.
 - d. 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.
29. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.

30. All utilities shall be installed underground from the nearest main 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 percent cross slope for a width of at least 48 inches.
33. New parking bay shall be per City Standard 111 and shall include new concrete sidewalk.
34. Applicant shall install new sidewalk per City Standards 101A to connect to the existing south east of the property.
35. The existing street pavement shall be cold-planed (ground) to a depth of 2" across the entire frontage of the property and out to the centerline of Farallon Avenue, or to the extent of the longest utility trench if beyond the centerline, and an overlay of Caltrans specification ½" Type 'A' hot mix asphalt concrete shall be placed. If, in the opinion of the City Engineer, damage to the pavement during construction is more extensive, a larger area may have to be ground & overlaid.
36. 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 the impact on the existing system (storm drains, creeks, and waterways). If the calculations reveal that the city system would be negatively impacted, those impacts shall be mitigated to the satisfaction of the City Engineer.

North Coast County Water District

37. Prior to the issuance of a building permit, Applicant shall submit information related to a dedicated water line. Due to the nature of the aquaponics system, as noted on the submitted plans, there is concern for backflow issues. The NCCWD will require dedicated plumbing and a separate water meter for irrigation purposes fitted with a backflow prevention device. This will assure that there will be no backflow into the customer's home or the District's public water system. The water line shall be installed and maintained in accordance with approval by the Planning Director.
38. Prior to the issuance of a building permit, Applicant shall submit information related to a backflow prevention device. The Applicant is required to meet all County of San Mateo requirements for backflow prevention and cross-connection. A copy of plans must be submitted to the San Mateo County Environmental Health Services Division, 2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403. Telephone number (650) 399-6919, attention: Kate Elgin, REHS. Approval by the County is required before the Water District installs any meters. (San Mateo County information is available at:

<http://www.smchealth.org/crossconnection>). The backflow prevention measure shall be installed and maintained in accordance with approval by the Planning Director.

39. Prior to the issuance of a building permit, Applicant shall submit information related to the following items required by the NCCWD:
 - A. The Applicant must meet the requirements of the Board of Directors adopted Ordinance 56, August 20, 2014 in relation to California Drought Restrictions relating to Stage 2 of the Districts Water Shortage Contingency Plan regarding Mandatory Restrictions on Outdoor Water Use. Also the Governor of California mandatory 25% reduction in water usage across the State of California. The Districts Board addressed additional requirements in Ordinance No. 57 passed on June 23.
 - B. 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.
 - C. 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 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
 - D. If a fire sprinkler system is required by the City the applicant must seek approval from the Planning Director for a fire flow test. 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.
 - E. 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 with final approval by the Planning Director.

- F. 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

NEW RESIDENCE

323 FARALLON AVE.
PACIFICA, CA 94044
APN: 009-085-280

JC ENGINEERING
448 BURNING CT
PACIFICA, CA 94044
909.515.9915
FAX: 909.296.8945
CIVIL AND STRUCTURAL ENGINEERS
REVISIONS

323 FARALLON AVE.
PACIFICA, CA 94044
APN: 009-085-280



Sheet: _____

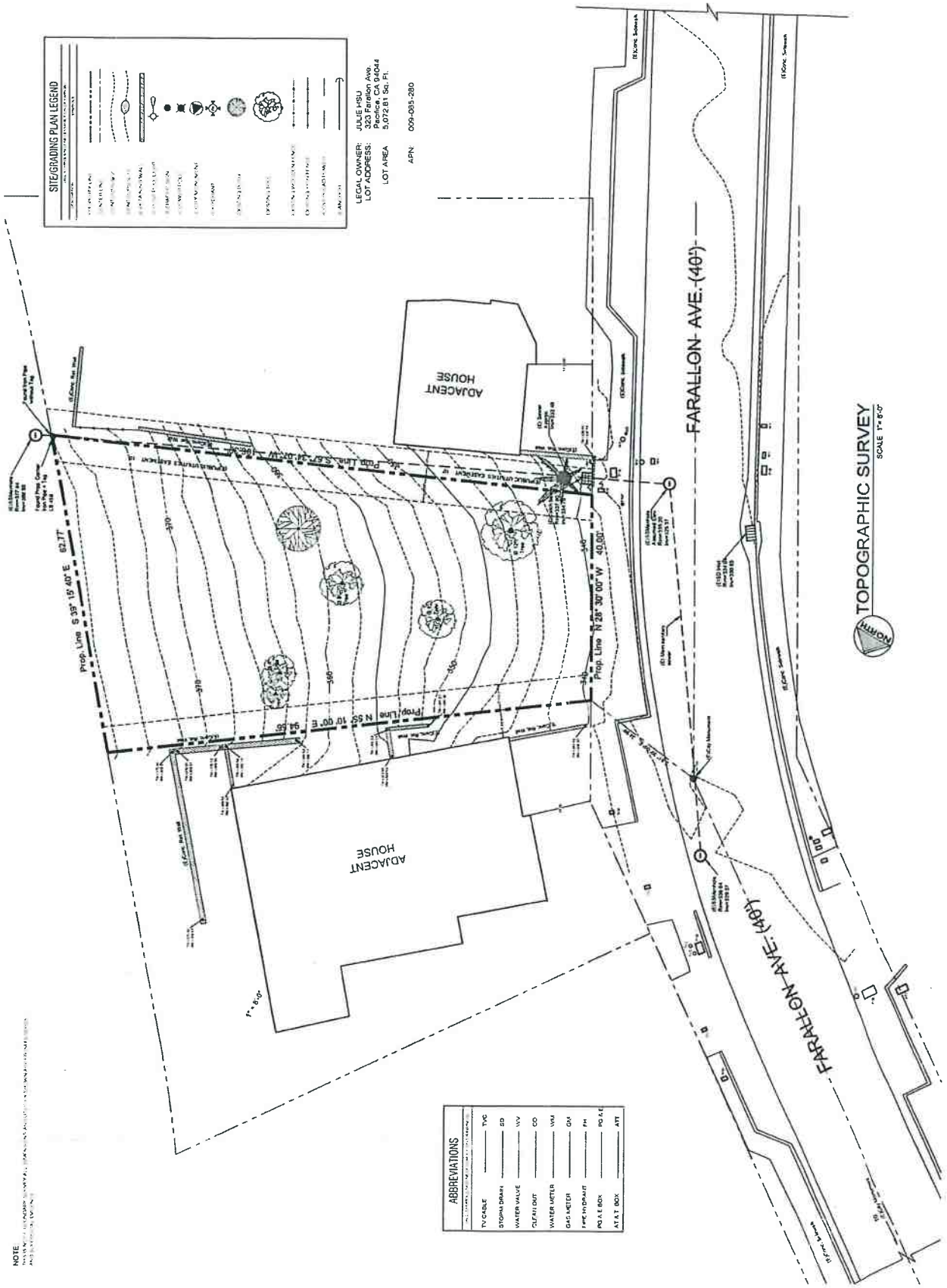
PROJECT INFORMATION

DATE	ISSUED FOR
01/02/13	PLANNING SET
02/02/13	PLANNING SET
01/02/14	PLANNING SET
07/02/15	PLANNING SET

Drawn by: _____
Checked by: J.C.
Project No: 120812
Sheet No: A-0

PROJECT INFORMATION	INDEX OF DRAWING	APPLICABLE CODES:	AERIAL VIEW														
<p>OWNER OWNER: JULIE HSU OWNER'S ADDRESS: 323 FARALLON AVE. PACIFICA, CA. 94044</p> <p>SITE ZONING: P-D OCCUPANCY GROUP: R-3/U BUILDING TYPE: VB</p> <p>COMPLIANCE WITH ORDINANCE # 771 LOT AREA 5072.81 SQ. FT M = T + F (SORT(L-S)) M = 2800 + 12 (SORT(5072.81-5000)) = 2,902 SQ. FT. MAXIMUM ALLOWED AREA IS 2,902 SQ. FT. PROPOSED LIVING AREA = 2319.75 SQ. FT. GARAGE IN EXCESS OF 650 SQ. FT. = 248.20 TOTAL PROPOSED AREA = 2568 < 2902 OK!</p>	<p>INDEX OF DRAWING</p> <p>A-0 PROJECT INFORMATION A-1 EXISTING TOPOGRAPHY A-2 PROPOSED SITE PLAN A-2.1 PROPOSED GRADING AND DETAILS A-3 PROPOSED LANDSCAPE PLAN A-4 PROPOSED FLOOR PLANS A-5 PROPOSED ROOF PLAN, (P) FLOOR PLAN AND ELEVATIONS (SOLARIUM) AREA CALCULATION A-7 PROPOSED ELEVATIONS A-7.1 LIGHT FIXTURE ELEVATIONS A-8 PROPOSED ELEVATIONS A-8.1 LIGHT FIXTURE ELEVATIONS A-9 PROPOSED SECTIONS A-10 CHECK LIST FOR GREEN RESIDENTIAL BUILDING A-11 CHECK LIST FOR VENTILATION REQUIREMENTS A-12 GREEN ELEMENTS</p>	<p>APPLICABLE CODES:</p> <p>- ALL PROPOSED WORK WILL BE PERFORMED UNDER 2013 EDITION California Building Code(CBC), 2013 California Residential Code, 2013California Electric Code(CEC), California Mechanical Code(CMC), California Plumbing Code(CPC), 2013 California Energy Efficiency Standards 2013 California Green Building Code (Calgreen), ALONG WITH ALL LOCAL AND STATE REGULATIONS APPLICABLE TO THIS PROJECT.</p> <p>NOTES:</p> <p>DEFERRED SUBMITTAL ITEMS -FIRE SPRINKLERS -PV SOLAR PANELS -PREFAB SOLARIUM -ELEVATOR</p>															
<p>BUILDING AREAS</p> <table border="1"> <thead> <tr> <th>BUILDING LIVING AREA</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>FIRST FLOOR LIVING AREA</td> <td>1,165.13 sq.ft.</td> </tr> <tr> <td>MEZZANINE AREA</td> <td>297.15 sq.ft.</td> </tr> <tr> <td>SECOND FLOOR LIVING AREA</td> <td>924.00 sq.ft.</td> </tr> <tr> <td>TOTAL</td> <td>2,386.88 sq.ft.</td> </tr> </tbody> </table> <table border="1"> <tbody> <tr> <td>GARAGE AREA</td> <td>650.20 sq.ft.</td> </tr> <tr> <td>DECK AREA</td> <td>535.02 sq.ft.</td> </tr> <tr> <td>AQUAPONIC AREA</td> <td>478.75 sq.ft.</td> </tr> </tbody> </table> <p>LOT AREA: 5,072.81 sq.ft. MAX. PERMITTED LOT COVERAGE: 2,509.12 sq.ft. (49%) FOOTPRINT (building + equipment): 1,950.34 sq.ft. (1,471.59 sq.ft. + 478.75 sq.ft.) LOT COVERAGE: 38% LANDSCAPE AREA: 985.29 sq.ft. (19.05%) LANDSCAPE AREA: 1,077.99 sq.ft. (21.25%) TO REMAIN NATURAL STATE: 1,122.19 sq.ft. (22.13%) PROPOSED MAX. BUILDING HEIGHT: 35'-00" FT.</p>	BUILDING LIVING AREA	TOTAL	FIRST FLOOR LIVING AREA	1,165.13 sq.ft.	MEZZANINE AREA	297.15 sq.ft.	SECOND FLOOR LIVING AREA	924.00 sq.ft.	TOTAL	2,386.88 sq.ft.	GARAGE AREA	650.20 sq.ft.	DECK AREA	535.02 sq.ft.	AQUAPONIC AREA	478.75 sq.ft.	<p>VICINITY MAP</p>
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NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.



SITE/GRADING PLAN LEGEND

EXISTING LOT LINES	PROPOSED LOT LINES
EXISTING EASEMENTS	PROPOSED EASEMENTS
EXISTING UTILITY LINES	PROPOSED UTILITY LINES
EXISTING GRADE	PROPOSED GRADE
EXISTING TREES	PROPOSED TREES
EXISTING FENCES	PROPOSED FENCES
EXISTING DRIVEWAYS	PROPOSED DRIVEWAYS
EXISTING WALKWAYS	PROPOSED WALKWAYS
EXISTING PATIO AREAS	PROPOSED PATIO AREAS
EXISTING PORCHES	PROPOSED PORCHES
EXISTING DECKS	PROPOSED DECKS
EXISTING STAIRS	PROPOSED STAIRS
EXISTING CURBS	PROPOSED CURBS
EXISTING DRIVEWAYS	PROPOSED DRIVEWAYS
EXISTING WALKWAYS	PROPOSED WALKWAYS
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EXISTING PORCHES	PROPOSED PORCHES
EXISTING DECKS	PROPOSED DECKS
EXISTING STAIRS	PROPOSED STAIRS
EXISTING CURBS	PROPOSED CURBS

LEGAL OWNER: JULIE HSU
 323 Farallon Ave.
 Pacifica, CA 94044
 LOT ADDRESS:
 LOT AREA
 APN: 009-035-280

ABBREVIATIONS

TV CIRCLE	TYC
STOP SIGN	SD
WATER VALVE	WV
CURB CUT	CO
WATER METER	WM
GAS METER	GM
TYPE IN DRIVE	PH
POLE BOX	POLE
AST. BOX	ATT

TOPOGRAPHIC SURVEY
 SCALE 1" = 8' 0"

J.C. ENGINEERING

844 BURNS CT.
 PACIFICA, CA 94044
 TEL: (650) 395-8811
 FAX: (650) 395-8895
 CIVIL AND STRUCTURAL ENGINEERING
 REGISTERED

323 FARALLON AVE.
 PACIFICA, CA 94044
 APN: 009-035-280



Sheet: _____

• TOPOGRAPHIC SURVEY

DATE	ISSUED FOR
04/15/13	PLANNING SET
06/04/13	PLANNING SET
07/29/14	PLANNING SET
07/09/15	PLANNING SET

Drawn by: JC
 Checked by: JC
 PROJECT NO: 120812
 SHEET NO: A-1



848 BURNS CT
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FAX 1007-700-9885
CIVIL AND STRUCTURAL ENGINEERS
ELEMENTS

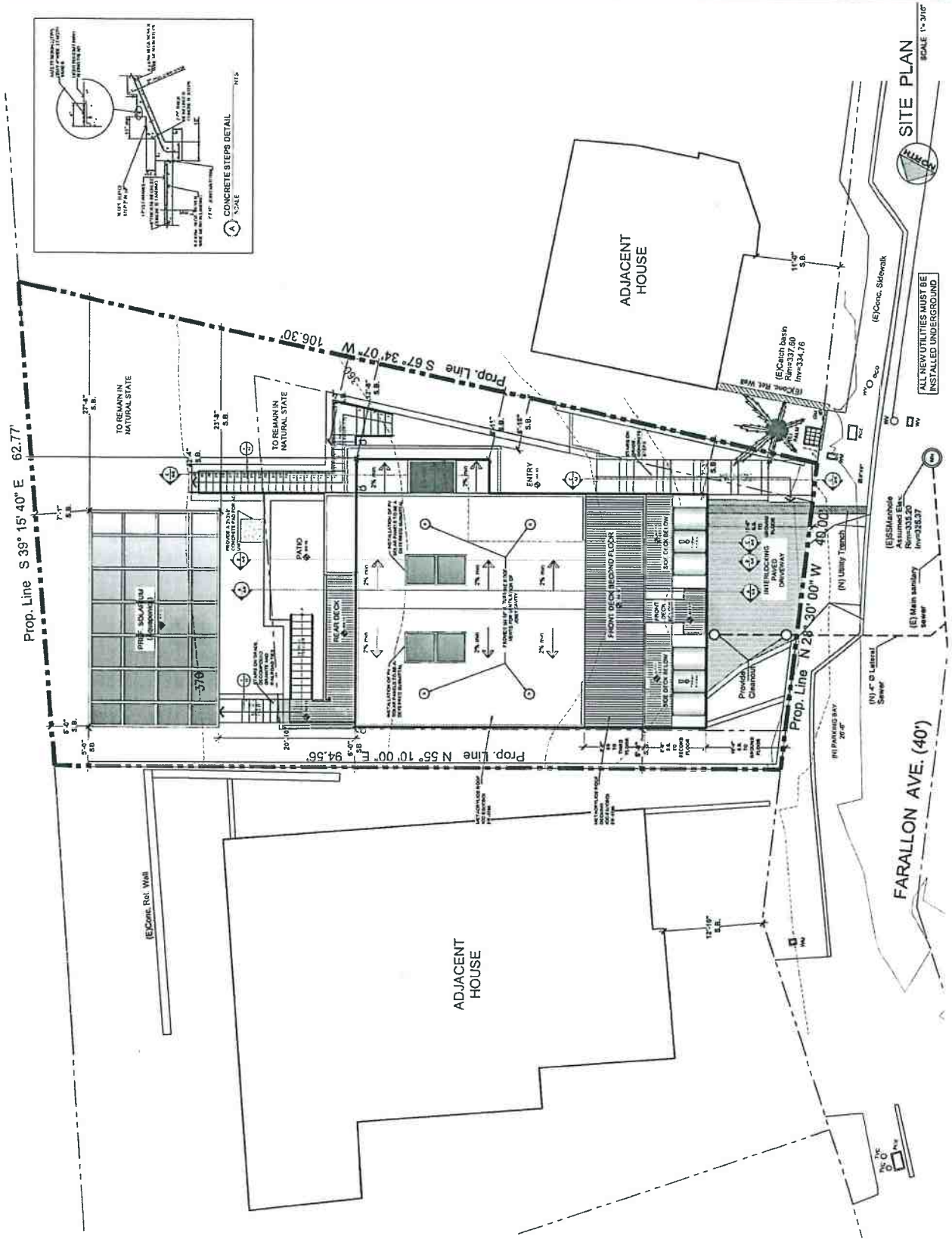
323 FARALLON AVE.
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Sheet: SITE PLAN

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Project No: 120812
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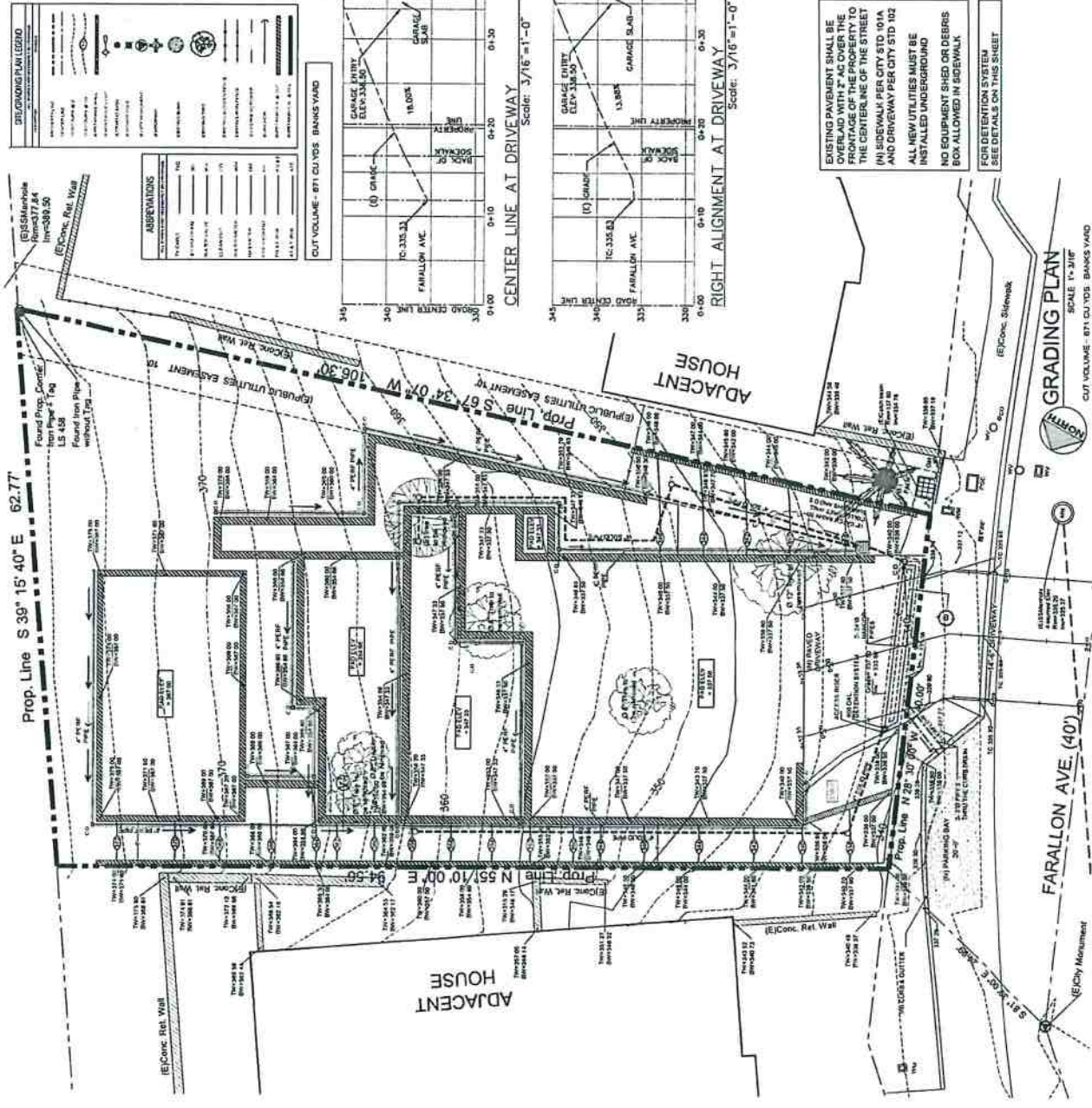
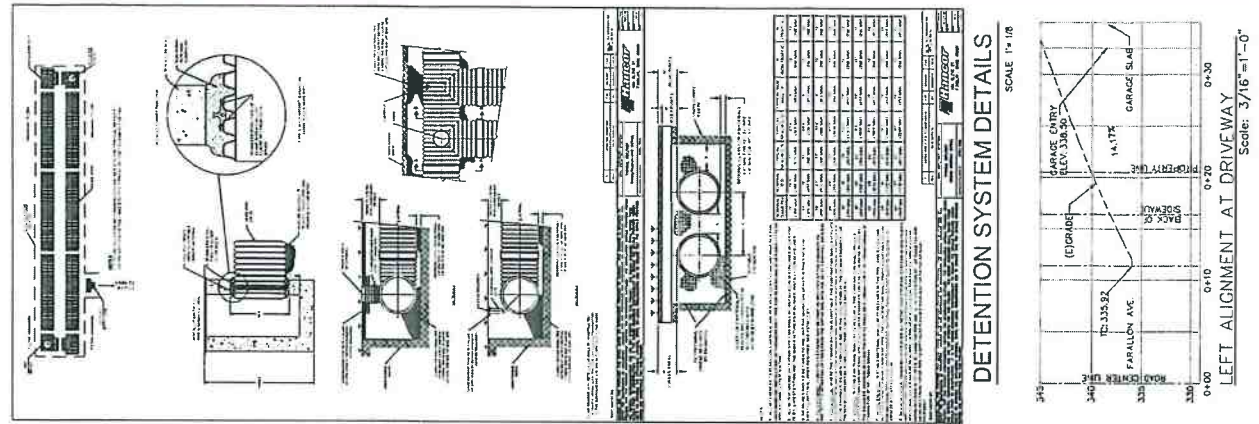
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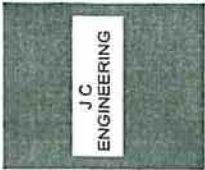


Sheet: GRADING PLAN
Details

DATE	ISSUED FOR
04/16/13	PLANNING SET
05/20/13	PLANNING SET
07/20/14	PLANNING SET
07/20/15	PLANNING SET

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Project no: 120812
Sheet no: A-2.1





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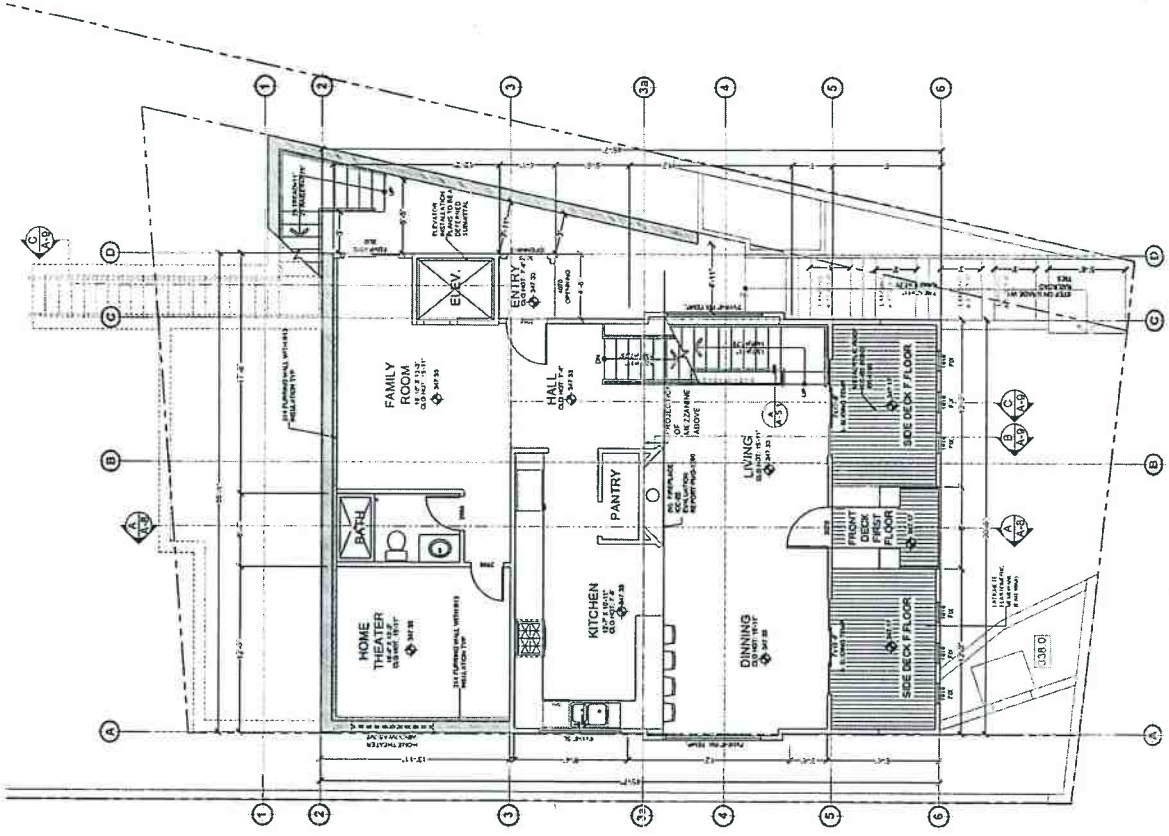
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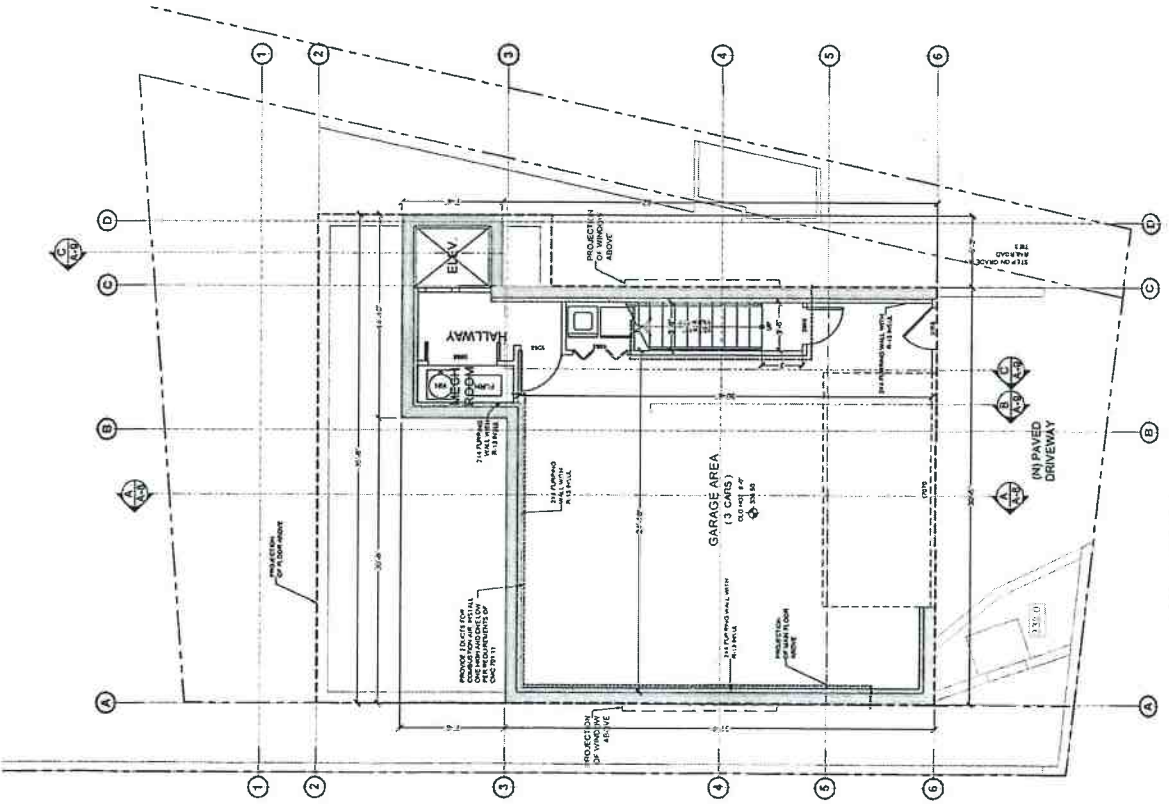
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DATE	ISSUED FOR
04/21/13	PLANNING SET
05/22/13	PERMITS SET
07/22/13	PLANNING SET
07/22/13	PLANNING SET

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 Project No: 120812
 Sheet No: A-4



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1180.13 SQ. FT.



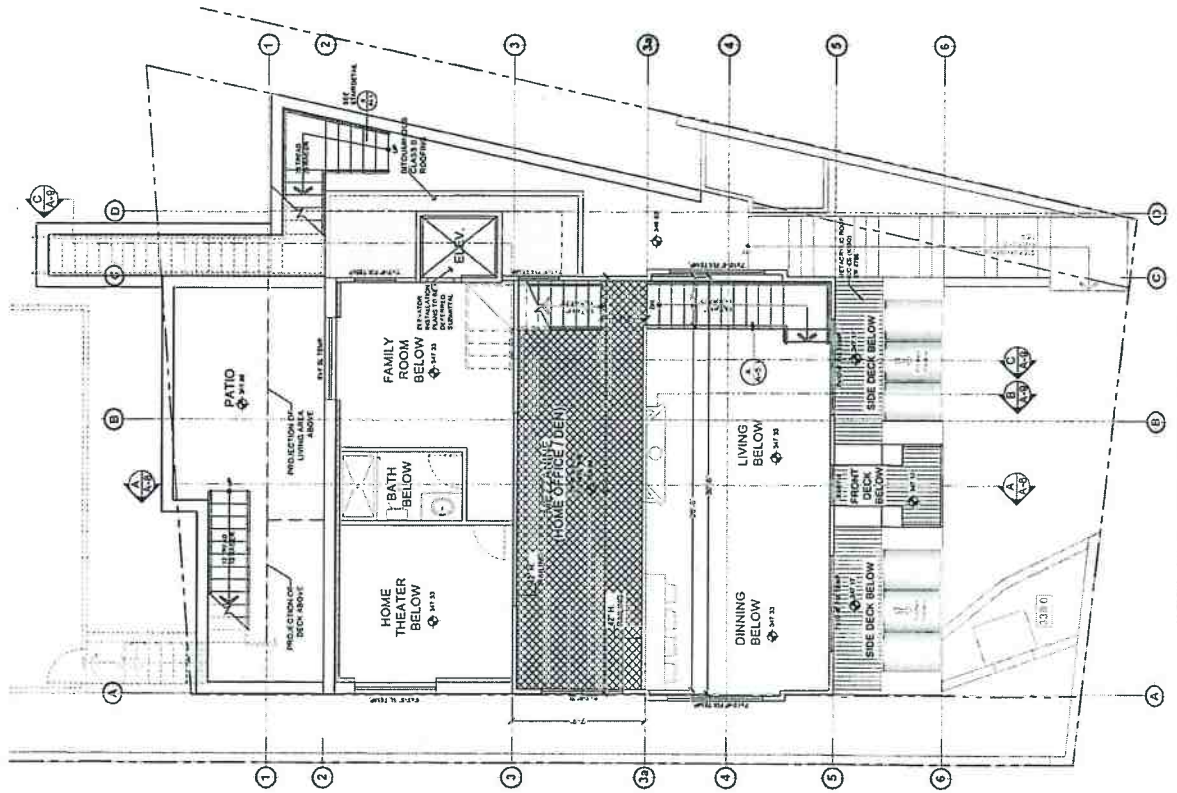
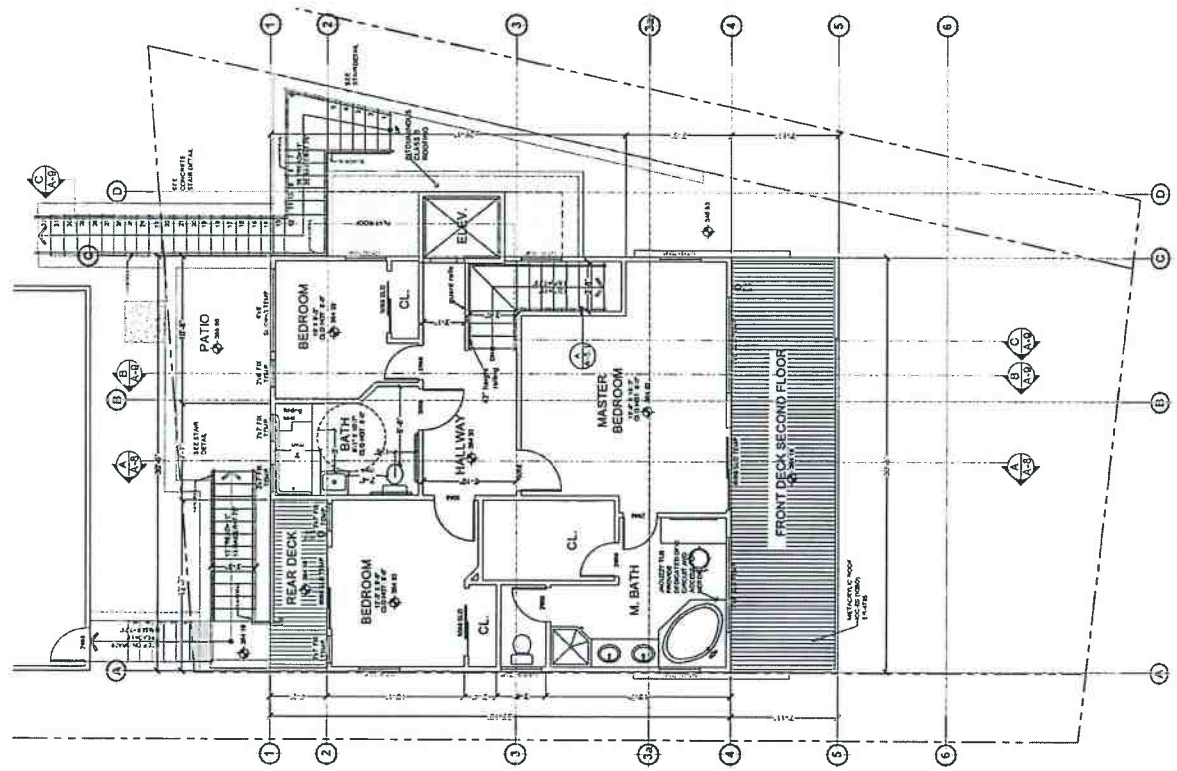
GARAGE FLOOR PLAN
 SCALE: 1/8" = 1'-0"

ISSUED FOR:

DATE	ISSUED FOR
01/20/14	PERMITS SET
02/03/14	PLANNING SET
02/03/14	PLANNING SET
02/03/14	PLANNING SET
02/03/14	PLANNING SET



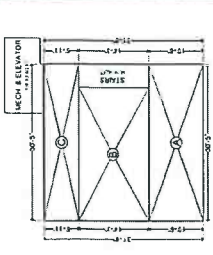
Sheet: FLOOR PLANS



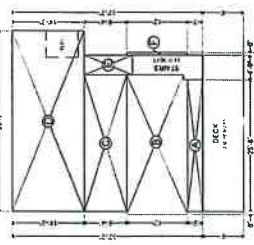


2	ROOF PLAN
3	FLOOR PLANS (Solumium)
4	ELEVATIONS (Solumium)
5	AREAS CALCULATION
DATE ISSUED FOR	
04/15/13	PLANNING SET
05/20/13	PLANNING SET
07/22/14	PLANNING SET
07/20/15	PLANNING SET

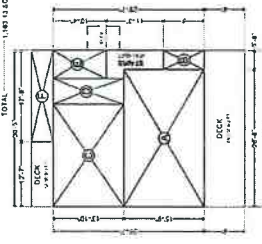
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120812
Sheet No.: A-6



GARAGE FLOOR AREA CALCULATION
Scale: 3/32" = 1'-0"



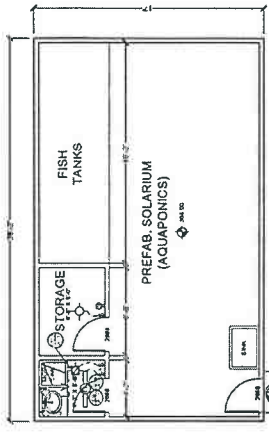
1ST FLOOR AREA CALCULATION
Scale: 3/32" = 1'-0"



2ND FLOOR AREA CALCULATION
Scale: 3/32" = 1'-0"



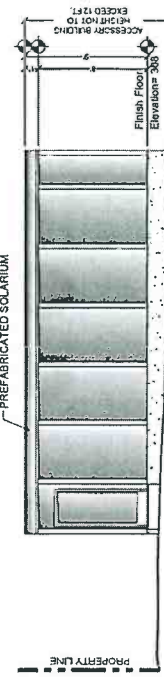
MEZZANINE FLOOR AREA CALCULATION
Scale: 3/32" = 1'-0"



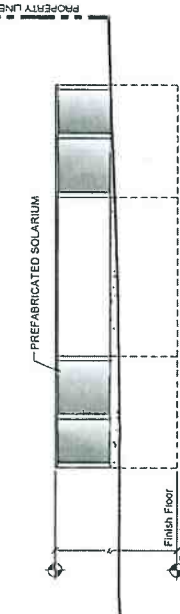
PREFAB. SOLARIUM
SCALE: 1/4" = 1'-0"
4/21/15 04:17

AQUAPONICS IS A SUSTAINABLE FOOD PRODUCTION SYSTEM THAT COMBINES A TRADITIONAL AQUACULTURE (RAISING AQUATIC ANIMALS SUCH AS SMALL FISH, CRAYFISH OR PRawns IN TANKS WITH HYDROPONICS (CULTIVATING PLANTS IN WATER IN A SYMBIOTIC ENVIRONMENT. IN AQUACULTURE, EFFLUENTS ACCUMULATE IN THE WATER. INCREASING CONCENTRATIONS OF THESE EFFLUENTS CAN BE DANGEROUS TO THE PLANTS. IN HYDROPONICS, THE EFFLUENTS FROM THE AQUAPONICS SYSTEM ARE RECALCULATED BACK TO THE ANIMALS. THE TERM AQUAPONICS IS A PORTMANTAU OF THE TERMS AQUACULTURE AND HYDROPONICS.

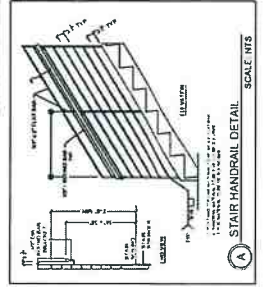
AQUAPONICS SYSTEMS VARY IN SIZE FROM SMALL, INDOOR OR OUTDOOR UNITS TO LARGE COMMERCIAL UNITS. USING THE SAME TECHNOLOGY, THE SYSTEMS MAY CONTAIN FRESH OR SALT WATER, DEPENDING ON THE PLANTS AND ANIMALS DESIRED.



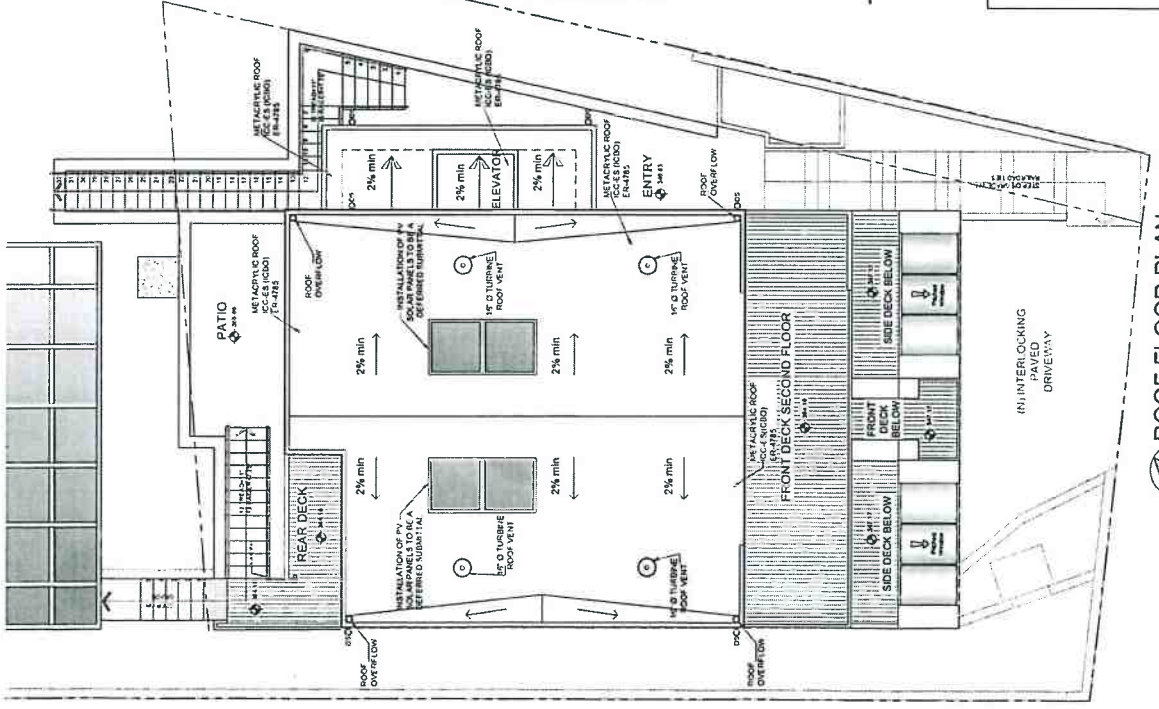
FRONT ELEVATION (Solarium)
SCALE: 1/4" = 1'-0"



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



STAIR HANDRAIL DETAIL
SCALE: NTS



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

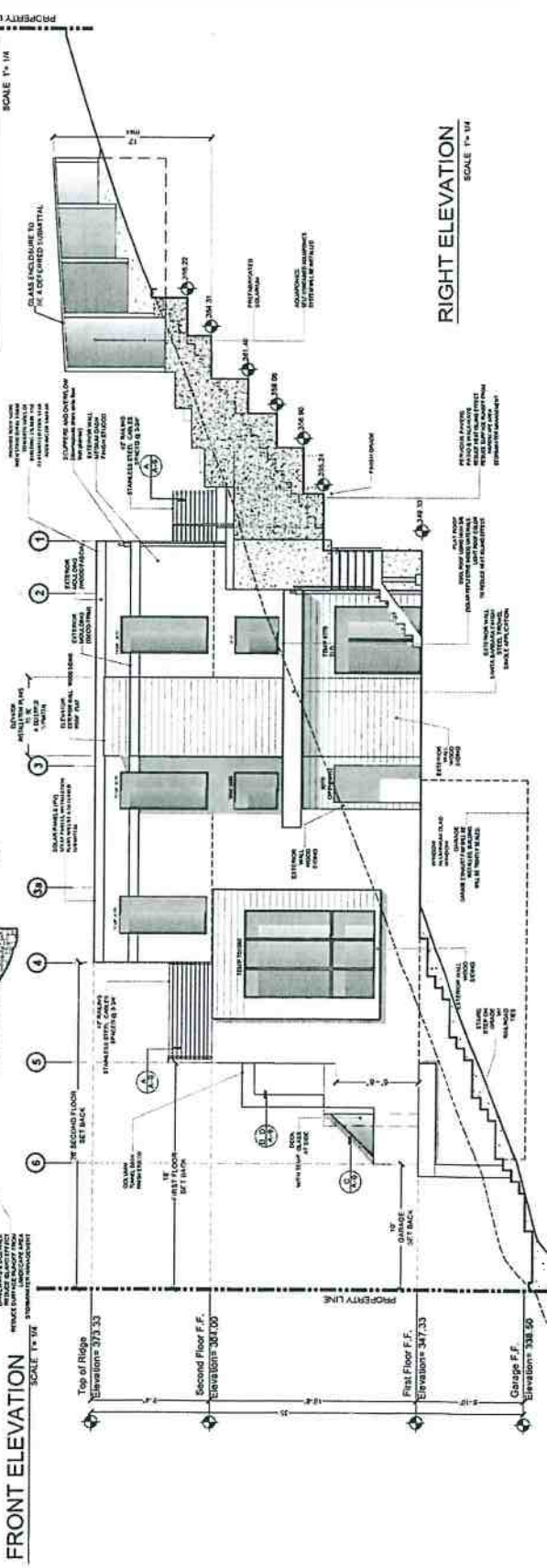
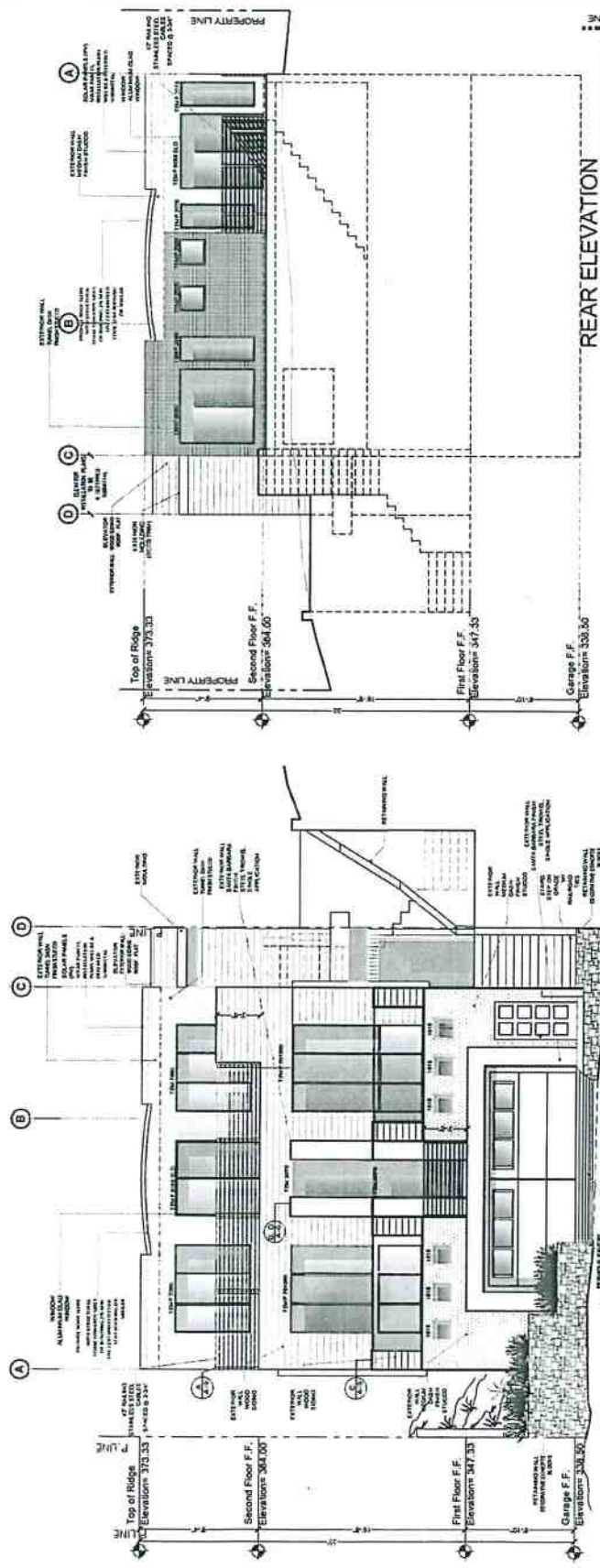




Sheet: ELEVATIONS

DATE	ISSUED FOR
07/05/13	PLANNING SET
07/05/14	PLANNING SET
07/05/15	PLANNING SET

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Project No: 120812
Sheet No: A-7





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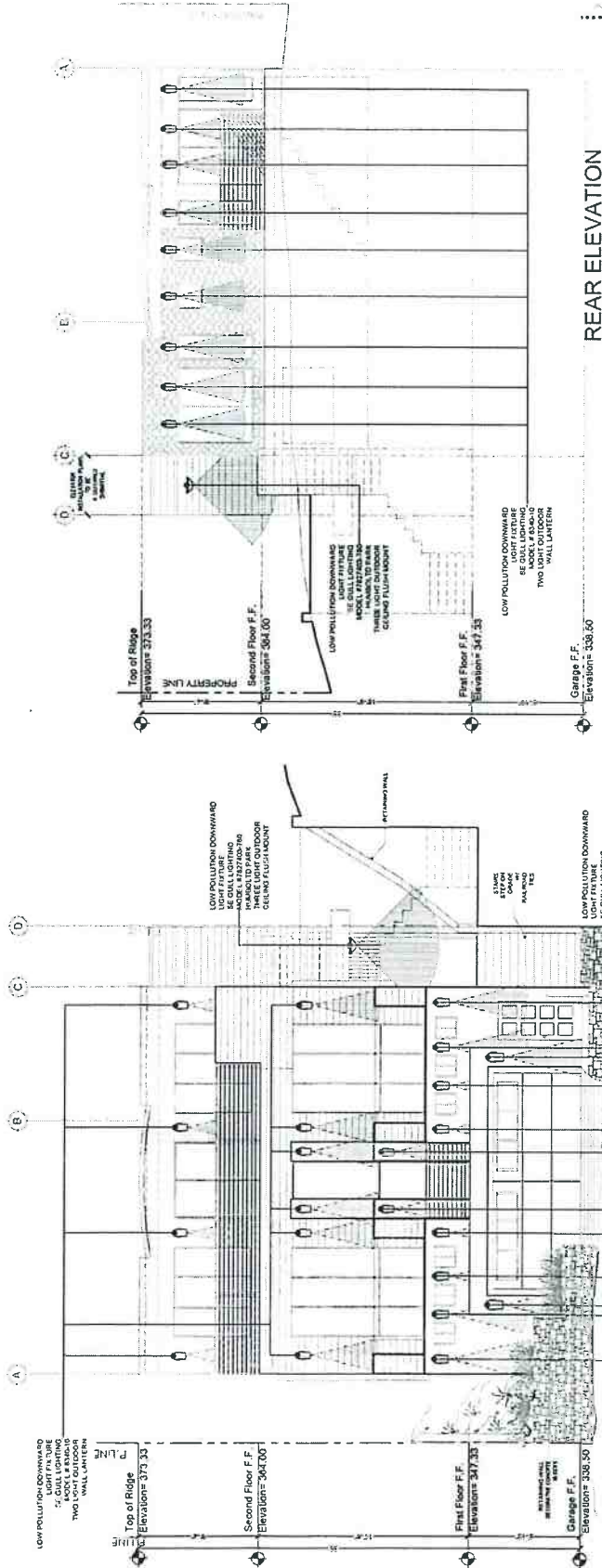
• LIGHT FIXTURE ELEVATIONS

DATE	REVISED FOR
02/20/13	PERMITS
02/20/13	PLANNING SET
07/02/14	PLANNING SET
07/02/15	PLANNING SET

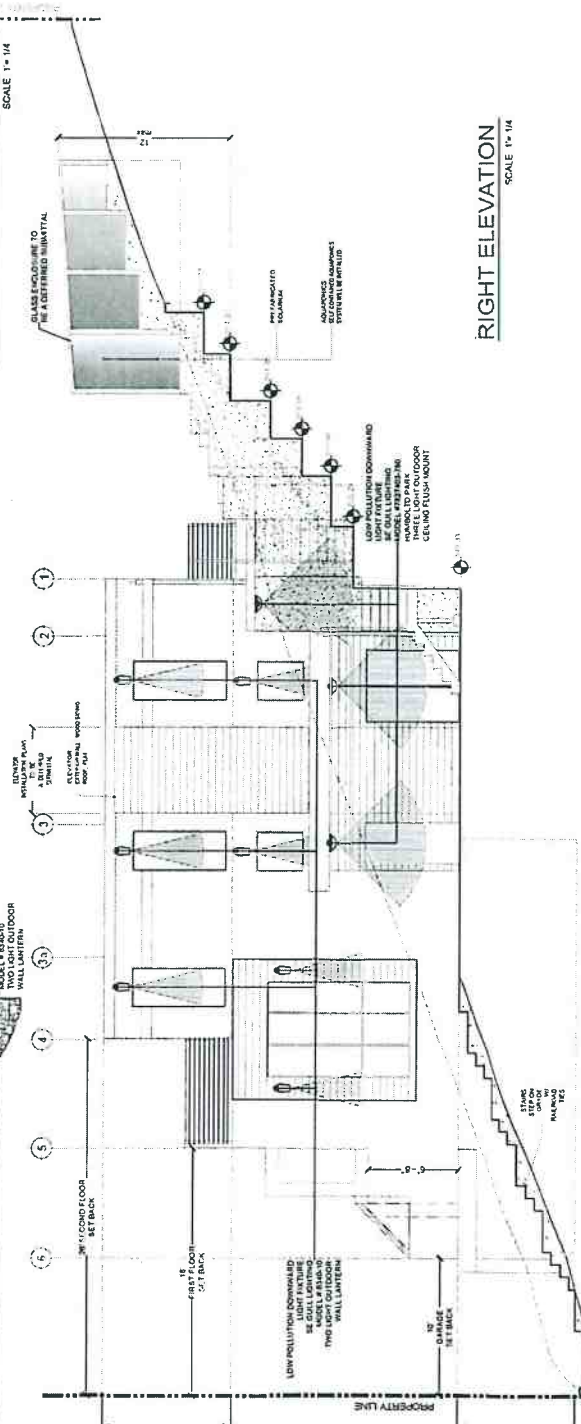
Drawn by: JC

Project No: 120812

Sheet No: A-7.1



FRONT ELEVATION
SCALE 1" = 8'



RIGHT ELEVATION
SCALE 1" = 8'

REAR ELEVATION
SCALE 1" = 14'

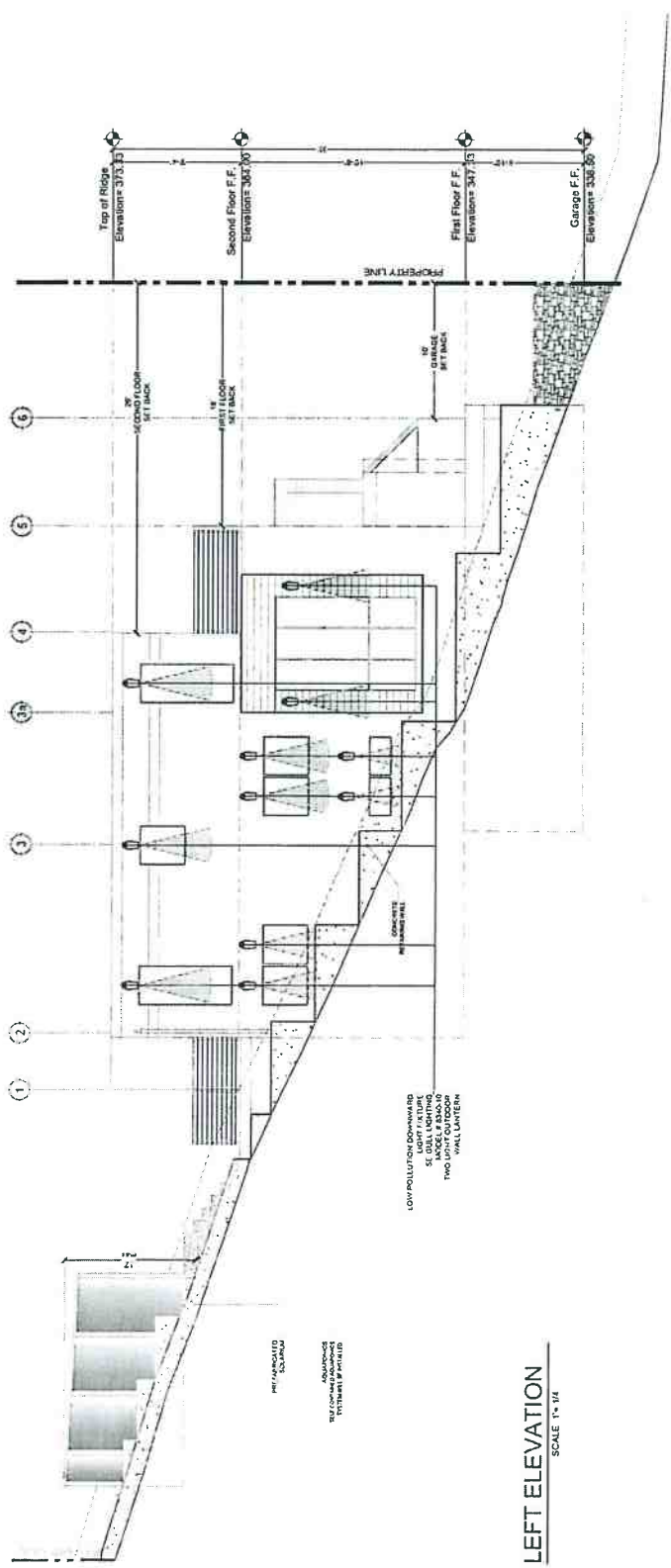


Sheet: LIGHT FIXTURE ELEVATIONS

DATE	ISSUED FOR
04/20/13	PLANNING SET
04/20/13	PLANNING SET
01/20/14	PLANNING SET
01/20/14	PLANNING SET

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Project no: 120812
Sheet no: A-8



LEFT ELEVATION
SCALE 1" = 16'

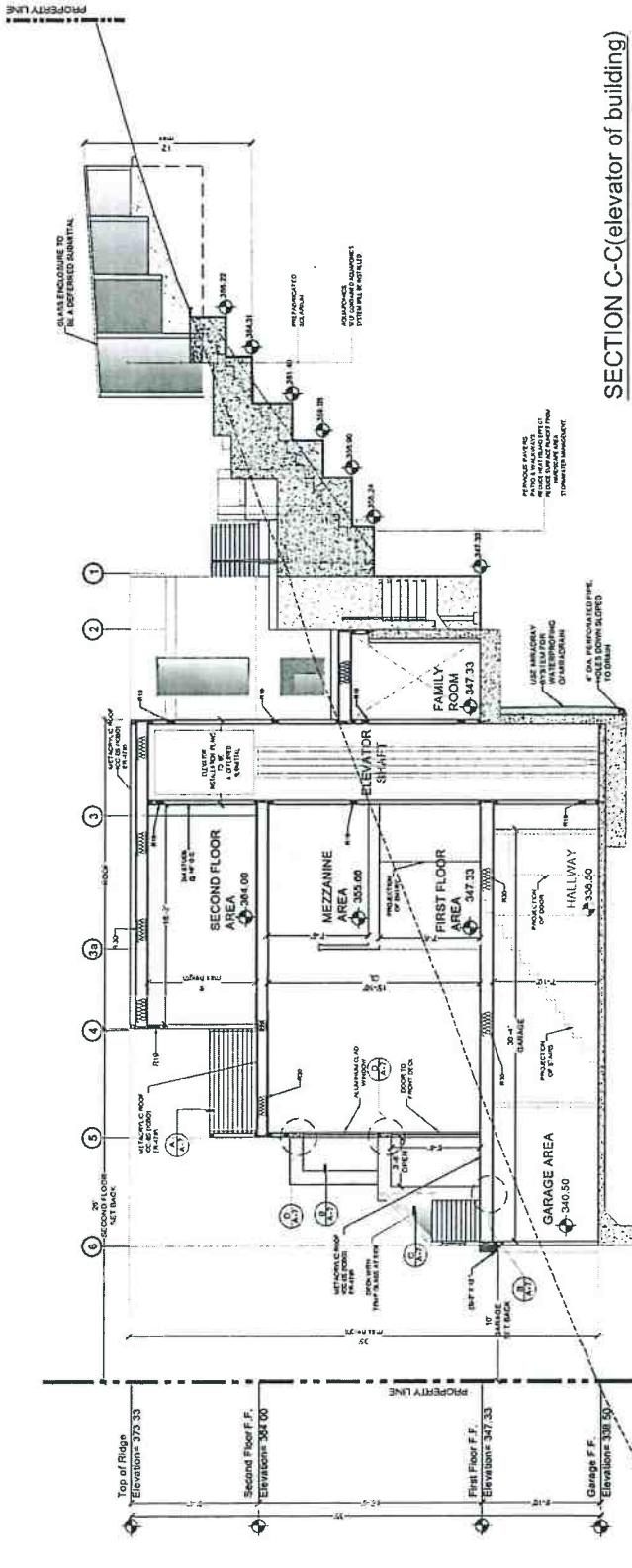


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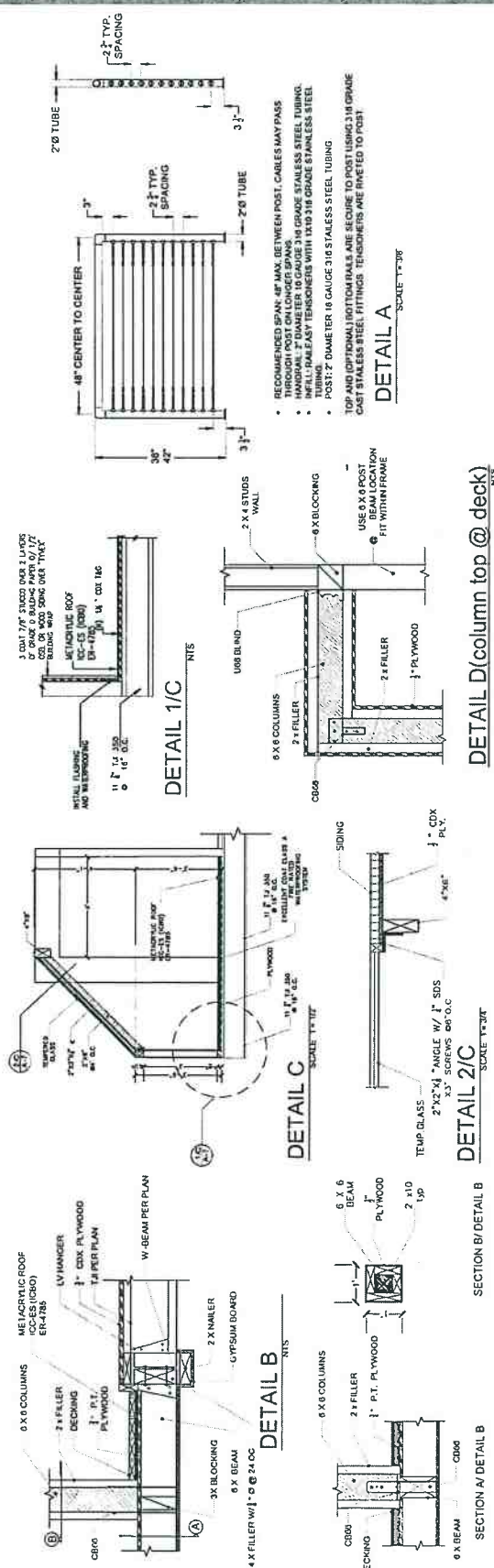
- SECTION A-A
- SECTION B-B

DATE	ISSUED FOR
07/01/13	PLANNING SET
07/01/14	PLANNING SET
07/01/15	PLANNING SET

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Project No: 120812
Sheet No: A-9



SECTION C-C (elevator of building)
SCALE 1" = 1/4"



- RECOMMENDED SPAN - 48" MAX. BETWEEN POST. CABLES MAY PASS THROUGH POST ON LONGER SPANS.
- HANDRAIL 2" DIAMETER 18 GAUGE 316 GRADE STAINLESS STEEL TUBING.
- POST 2" DIAMETER 18 GAUGE 316 STAINLESS STEEL TUBING.
- TOP AND ADDITIONAL BOTTOM RAILS ARE REQUIRE TO POST USING 3/4" GRADE CAST STAINLESS STEEL FITTING. TENSIONERS ARE INLETED TO POST.

DETAIL A
SCALE 1" = 3/8"

DETAIL D (column top @ deck)
SCALE 1" = 1/2"

DETAIL 2/C
SCALE 1" = 1/2"

SECTION B/DETAIL B
SCALE 1" = 1/2"

SECTION A/DETAIL B
SCALE 1" = 1/2"



Sheet:
• CALCULATIONS FOR REQUIREMENTS

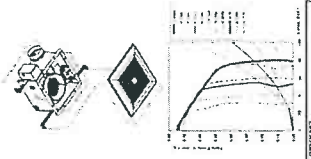
DATE	ISSUED FOR
06/20/13	PLANNING SET
07/22/14	PLANNING SET
07/20/15	PLANNING SET

Drawn by: JC
Checked by: JC
Project no: 120812
Sheet no: A-11

Specification Data
Panasonic Ventilation Fan

Model: FU-08VGM2
Capacity: 8 CFM
Power: 10W
Dimensions: 100mm x 100mm x 100mm

Notes:
1. This fan is designed for use in residential applications.
2. The fan is designed to operate at a minimum of 10W.
3. The fan is designed to operate at a maximum of 8 CFM.
4. The fan is designed to operate at a maximum of 100mm x 100mm x 100mm.



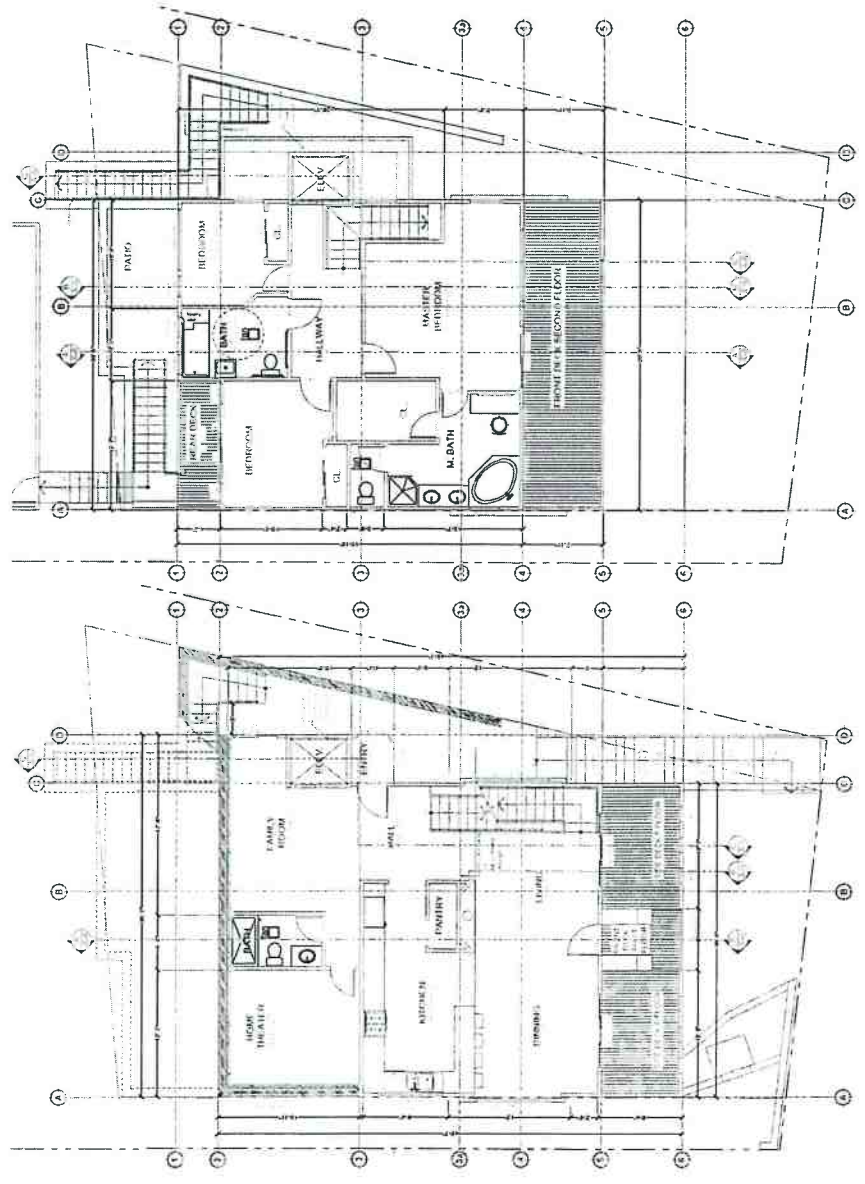
Room	Area (sq. ft.)	Volume (cu. ft.)	CFM	Power (W)
Bedroom 1	100	1000	8	10
Bedroom 2	100	1000	8	10
Bedroom 3	100	1000	8	10

CALCULATIONS FOR VENTILATION REQUIREMENTS
TOTAL CONDITIONED AREA: 2,384.06 SQ. FT.
NUMBER OF BEDROOMS: 3

VENTILATION REQUIREMENTS
Per table 4-7 (continuous ventilation rate) Residential Compliance manual
For 1500 to 3000 sq. ft. and 4-5 bedrooms 75 cfm are required

METHOD OF COMPLIANCE
2008 Building Energy Standards Section 4.5.1 EXHAUST VENTILATION
Continuously operating variable speed exhaust fans operating at minimum 30 cfm each which can be switched to higher rates when required by local use.

Fans to be installed in all bedrooms
FAN SPECIFICATIONS
PANASONIC WHISPER GREEN FU-08VGM2

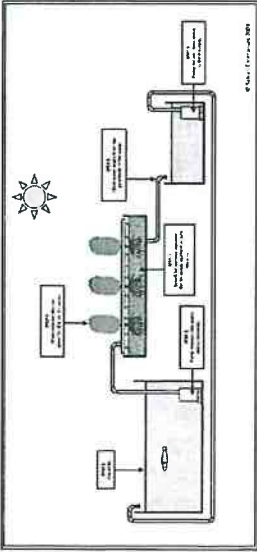
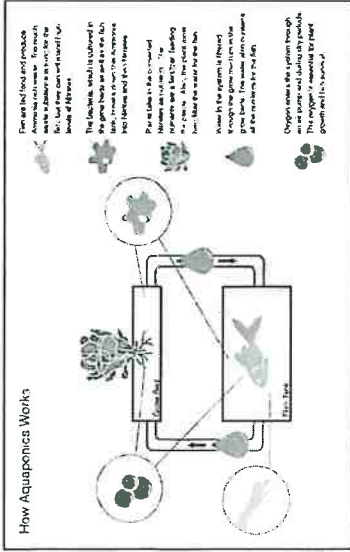


FIRST F. PLAN
SCALE 3/8"=1'-0"

SECOND FLOOR PLAN
SCALE 3/8"=1'-0"

BASIC GREEN ELEMENTS FOR PROJECT

USE AQUAPONICS SYSTEM



USE NATIVE DROUGHT RESISTANT VEGETATION

- INCREASE VEGETATION LIFE.
- NATIVE DROUGHT RESISTANT VEGETATION GARDEN.

SOLAR PANELS (PV)

- RENEWABLE ENERGY PRODUCTION.
- REDUCE UTILITY ENERGY DEMAND AND LOWER OPERATIONAL COSTS.
- PROVIDE SHADING FOR ROOF AND REDUCE HEAT BUILDUP.

PERVIOUS PAVERS

DRIVEWAY & SIDEWALKS

- REDUCE HEAT ISLAND EFFECT.
- REDUCE SURFACE RUNOFF FROM HARDCAPE AREA.
- STORMWATER MANAGEMENT.

ENERGY STAR AIR PACKAGE & APPLIANCE PACKAGE

OTHER GREEN ELEMENTS

- CONSTRUCTION ACTIVITY POLLUTION PREVENTION.
- WATER USE REDUCTION.
- OPTIMIZED ENERGY PERFORMANCE (GREEN POWER).
- STORAGE AND COLLECTION OF RECYCLABLES.
- MINIMUM INDOOR AIR QUALITY PERFORMANCE.
- HIGH EFFICIENCY LIGHTING (DIMMERS AND MOTION SENSORS)

- STRUCTURE DESIGNED FOR PEST CONTROL
- ONLY NON INVASIVE NATIVE SPECIES WILL BE PLANTED
- HIGH EFFICIENCY IRRIGATION SYSTEM WILL BE INSTALLED
- RAFTER (ENGINEERED TRUSSES) SPACED AT 24" O.C
- HEADERS WILL BE DESIGNED FOR ACTUAL LOAD
- ENGINEERED LUMBER WILL BE USED FOR FLOOR FRAMING
- OSB WILL BE USED FOR WALL AND ROOF SHEATHING
- GARAGE EXHAUST FAN WILL BE INSTALLED. BUILDING WILL BE TIGHTLY SEALED
- DUCT WORK WILL BE WITHIN TRUSSES BELOW INSULATION
- 5/8" SHEETROCK TO BE USED THROUGHOUT
- DURABLE NON COMBUSTIBLE ROOFING MATERIALS WILL BE USED
- HOT WATER PIPES WILL BE INSULATED
- WATER HEATER AND FURNACE WILL BE SEALED COMBUSTION UNITS
- DUCT WORK WILL BE INSTALLED WITHIN CONDITIONED SPACE
- ENERGY STAR BATHROOM FANS WILL BE INSTALLED
- KITCHEN HOOD WILL BE VENTED TO OUTSIDE
- CARBON MONOXIDE ALARMS WILL BE INSTALLED
- BUILDING WILL BE DESIGNED 15% ABOVE 2005 TITLE 24
- THE REDUCTION OF FORMALDEHYDE IN INTERIOR FINISH WILL BE IMPLEMENTED
- ALL APPLIANCES WILL BE ENERGY STAR
- SITE IS AN INFILL PROPERTY
- LIGHT ROOF COLOR TO REDUCE HEAT ISLAND EFFECT
- FOUNDATION DRAIN SYSTEMS WILL BE INSTALLED
- RAIN WATER HARVESTING SYSTEMS WILL BE IMPLEMENTED
- ALL WOOD WILL BE AT LEAST 12" ABOVE GROUND
- MOISTURE RESISTANT MATERIALS WILL BE USED AT KITCHEN, BATHROOM, LAUNDRY
- SHOWER HEADS WILL USE 2 GPM.
- FAUCETS WILL USE 1.5 GPM
- FAUCETS AT KITCHEN 2.0 GPM
- SELF CONTAINED AQUAPONIC SYSTEM WILL BE INSTALLED



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PACIFICA, CA 94044
PROFESSIONAL
REGISTERED CIVIL ENGINEER

CIVIL AND STRUCTURAL ENGINEERS
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PACIFICA, CA 94044
APN: 009 - 085 - 280

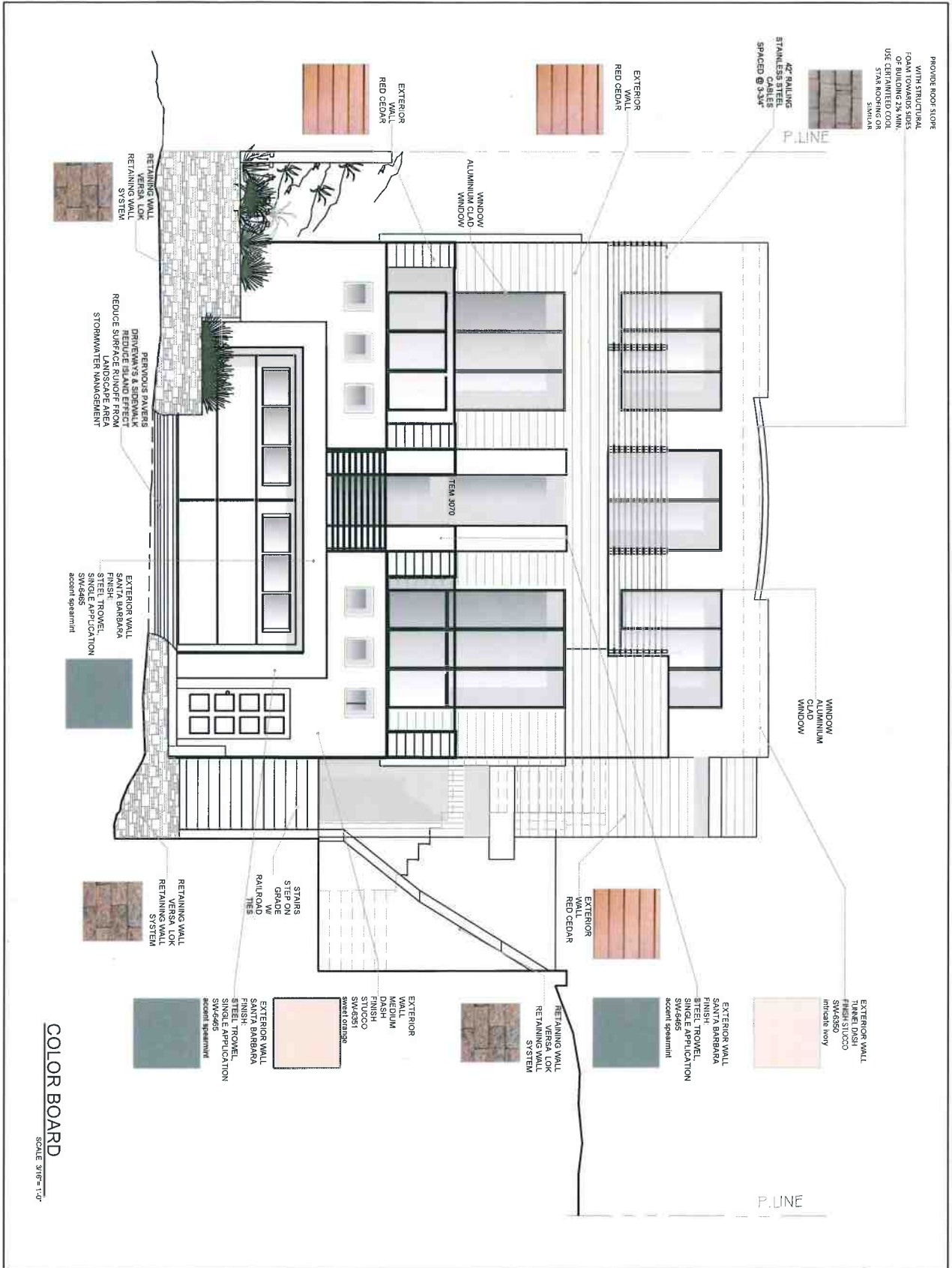


DATE	ISSUED FOR
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05/09/13	PLANNING SET
07/26/14	PLANNING SET
07/26/15	PLANNING SET

GREEN ELEMENTS

Drawn by: JC
Checked by: JC

Project No: 120812
Sheet No: A-12



COLOR BOARD

SCALE 3/16"=1'-0"

Drawn by:	JC
Checked by:	JC
Project no:	120812
Sheet no:	CB

DATE	ISSUED FOR
09/07/18	PERMIT SET

COLOR MATERIAL BOARD

Sheet:

323 FARALLON AVE.
 PACIFICA, CA 94044
 APN : 009 - 085 - 280

ATTACHMENT C

948 BURNS CT
 PACIFICA, CA 94044
 (650) 255-9815
 FAX: (650) 358-8985
 CIVIL AND STRUCTURAL ENGINEERS

JC ENGINEERING



KRAMER BOTANICAL

Biological Consulting & Certified Arborist



TREE PROTECTION PLAN

For Proposed Residential Construction
323 Farallon Avenue, Pacifica, California

Prepared for: JC Engineering

Attn: Javier Chavarria

225 Rockaway, Suite 400, Pacifica, CA

Prepared by: KRAMER BOTANICAL

Neal Kramer M.S., Certified Arborist #WE-7833A

December 17, 2013

Site Visit: December 13, 2013

KRAMER BOTANICAL PO Box 1582, El Granada, CA 94018
Office: 650-563-9943 Field: 650-208-0061 kramerbotanical@yahoo.com

ATTACHMENT D

Contents

City of Pacifica Tree Ordinance	2
Setting	2
Assignment.....	2
Tree Protection Procedures	3
Tree Protection Zone	3
Communication for Tree Protection Compliance	4
Tree Protection Monitoring	4
Tree Protection Fencing	4
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Tree Damage and Mitigation	5
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City of Pacifica Tree Ordinance

The City of Pacifica recognizes the many intrinsic values urban forest can contribute to the urban environment. The City encourages the retention and maintenance of mature trees on public and private property and has enacted regulations to preserve and protect trees within the City.

Chapter 12 of the Pacifica Municipal Code (Preservation of Heritage Trees) stipulates regulations designed to preserve and protect "heritage trees" on private or city-owned property. The City defines a heritage tree as any tree, exclusive of Eucalyptus, which has a trunk circumference of 50 inches (approximately 16 inches in diameter) or more, measured at 24 inches above natural grade. A permit is required to cut down, destroy, remove or move any heritage tree. A Tree Protection Plan is required when engaging in new construction within the drip-line of a heritage tree.

Setting

Construction of a new multi-level single family residence is proposed for the property located at 323 Farallon Avenue in the City of Pacifica, San Mateo County, California. The focus of this Tree Protection Plan (TPP) is a Canary Island date palm (*Phoenix canariensis*) situated near the northwest corner of the adjacent property located at 325 Farallon Avenue. The trunk of this heritage palm is immediately adjacent to the property boundary and its canopy over hangs the 323 Farallon Avenue property to the north by approximately 8 feet. The palm has a trunk circumference of 113 inches (36 inch diameter), a height of approximately 16 feet and a canopy spread of approximately 20 feet. Although there is some tip burn on older frond segments, overall the tree is in good condition. A photo of the palm tree is provided below as Figure 1.

The proposed development project will require some excavation and grading within the drip-line/root zone of this heritage palm. Specific tree protection guidelines, along with ongoing monitoring to ensure that guidelines are adhered to, may help reduce the risk of detrimental impacts to the tree during project development.

Assignment

This Tree Protection Plan was prepared at the request of Javier Chavarria of JC Engineering. The purpose of the report is to:

- Provide tree protection guidelines to minimize impacts to, and maximize survivability for the heritage Canary Island date palm located on the northwest corner of the property at 325 Farallon Ave during development activities on the adjacent 323 Farallon Avenue property.
- Provide monitoring recommendations to ensure that tree protection guidelines are adhered to.
- Provide a process recommendation should the heritage palm become damaged or exhibit a decline in health due to development activities.



Figure 1. Heritage Canary Island date palm (*Phoenix canariensis*) located at the northwest corner of 325 Farallon Avenue and vacant 323 Farallon Avenue property (left of palm) proposed for development.

Tree Protection Procedures

Project development will alter the natural terrain, could cause physical damage to tree roots, trunk and/or canopy, and may result in soil compaction. The palm tree could be especially vulnerable to impacts resulting from site grading and excavation requirements and to mechanical damage from construct or excavation equipment. The following guidelines are recommended to reduce the risk of development impacts and maximize the survivability of the heritage palm.

Tree Protection Zone

- A Tree Protection Zone (TPZ) shall be established around the palm tree to include all area within the drip line (outer edge) of the palm tree canopy, or extending outward at least 8 feet from the trunk of the palm, whichever is greater.
- The TPZ will be clearly shown as a bold dashed line on all approved site plans.
- The TPZ will be protected by secure fencing to prevent unauthorized access during project development.
- *No* materials or equipment shall be stored, and *no* excavation spoils, refuse, concrete, washout water or other waste shall be deposited within the TPZ.

Communication for Tree Protection Compliance

- A preconstruction meeting shall be arranged for the Project Arborist to meet with the Site Supervisor, Grading Contractor and Project Planner to:
 1. review the Tree Protection Plan objectives and specifications.
 2. solicit feedback regarding plan elements, clarity and compliance.
- Before excavation and construction commence, the Project Arborist shall meet with crew leaders and equipment operators to review tree protection procedures.
- If landscaping will be installed within the Tree Protection Zone, the Project Arborist should meet with the Landscape Architect and Landscape Contractor to discuss all proposed improvements and ensure that tree preservation efforts are not compromised.

Tree Protection Monitoring

- Any pruning performed on the heritage palm shall be performed under the direction of a Certified Arborist and conducted by qualified tree care workers using "best practices".
- All grading and excavation work within the TPZ shall be performed under the observation of the Project Arborist.
- The Project Arborist or a designated representative shall visit the site periodically during active project development to insure that tree protection procedures are being adhered to.

Tree Protection Fencing

Fencing installed at the edge of the TPZ shall be erected to keep the tree canopy clear from contact by construction equipment, materials and activities, to preserve roots and soil conditions in an intact and non-compacted state, and to identify the area in which no soil disturbance is permitted and activities are restricted without Project Arborist approval.

- At a minimum, fencing shall be constructed of 4 foot high orange plastic safety fencing securely attached to metal T-style posts driven into the ground to a depth of at least 15 inches at spacing of no more than 6-feet.
- The Project Arborist shall approve location of fencing and all fencing shall be in place prior to any site grading.
- Contractor shall maintain the protection fencing and prohibit all unauthorized access by construction personnel or equipment until all site work is complete. Fencing shall not be moved without approval from the Project Arborist.

Site Clearing, Grading and Excavation

Site clearing, grading and excavation may require some encroachment into the Tree Protection Zone (TPZ).

- Grade changes within the TPZ shall remain as close to natural grade as possible.
- Soil disturbance or grade changes within the Tree Protection Zone (TPZ) shall be approved by the Project Arborist.

- Any grading or excavation work approved within the TPZ shall be field staked and inspected by the Project Arborist prior to implementation.
- All grading or excavation work within the TPZ shall be performed under the observation of the Project Arborist.
- Underground utilities, drain, and irrigation lines shall be routed outside the TPZ wherever practical. If lines must cross the TPZ, the lines should be bored or tunneled (not trenched) under the TPZ at a depth and alignment approved by the Project Arborist.

Canopy and Root Pruning and Protection

- To prevent the spread of Fusarium wilt, all pruning tools should be thoroughly brush cleaned and then disinfected by heat from a hand held torch or soaking blades for 5 minutes in a 50% solution of household bleach prior to use. Chainsaws cannot be adequately disinfected and should not be used.
- Any roots one inch and larger requiring removal shall be cut cleanly in sound tissue. No pruning seals or paint shall be used on wounds.
- Cut and exposed roots shall be protected from drying. Roots and surrounding soil should be moistened and can be covered to help prevent desiccation. Water absorbent material (i.e. burlap) can be secured at the top of excavation cuts and draped over exposed roots. This material should be kept in place and moist until soil can be replaced. Soil shall be replaced as soon as practical.

Landscape within the Tree Protection Zone

- If landscaping will be installed within the Tree Protection Zone, the Project Arborist should meet with the Landscape Architect and/or Landscape Contractor to discuss all proposed improvements and ensure that tree preservation efforts are not compromised.

Tree Damage and Mitigation

Tree Damage during Development

Should the palm tree become damaged as a result of project development activities, the Project Arborist shall be notified as soon as possible. The need for mitigation shall be evaluated and appropriate mitigation measures may be specified. Mitigation measures may include but are not limited to:

- Pruning of damaged and/or dead parts
- Temporary supplemental irrigation.
- Alleviation of soil compaction.
- Tree replacement.

Post-development Monitoring and Mitigation

The proposed project will likely result in some disturbance to the heritage palm tree root system. Impacts resulting from root system disturbance may not be immediately evident, but can result in a decline in tree health over time. The heritage palm should be monitored periodically for up to four years following completion of the project for signs of stress or injury. If a decline in tree health is observed and is determined to be the result of project activities, appropriate mitigation measures should be recommended by a Certified Arborist. Mitigation measures may include but are not limited to those previously described above.

The heritage palm tree description used for this report is based on a limited visual examination of accessible parts without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree may not arise in the future.

Questions regarding elements of this Tree Protection Plan can be directed to Neal Kramer at either 650.563.9943 or 650.208.0061.