Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION
Agenda

DATE: November 7, 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: October 3, 2016; October 17, 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

STUDY SESSION:

1. **CONCEPTUAL PLAN FOR 570 CRESPI DRIVE**, filed by Stuart Welte of EID Architects, agent for owner Brendan Murphy. The plan includes a proposal for two buildings including a two story commercial building with 3,191 square feet of commercial floor space and a three story residential building including 9 residential townhomes totaling 16,219 square feet, located at 570 Crespi Drive (APN: 022-162-310) in Pacifica.
Recommended Action: The Planning Commission takes no formal action at Study Sessions. Staff is requesting that the Planning Commission provide feedback on the conceptual plan and hear public comments.

PUBLIC HEARINGS:

2. **PSD-812-16** **COASTAL DEVELOPMENT PERMIT CDP-373-16 and SITE DEVELOPMENT PERMIT PSD-812-16**, filed by applicant Marc Dimalanta of D-Scheme Studio, to remove an existing 988-square foot single family residence with two detached garages totaling 836 square feet and construct a 5,309-square foot three-story, single-family residence on a 8,568-square foot lot located at 263 Kent Road (APN: 023-031-300) in Pacifica. The project site is located within the Coastal Zone. Recommended California Environmental Quality Act (CEQA) status: Class 1 and Class 3 Categorical Exemptions, Sections 15301(l)(1) and 15303(a).
Recommended Action: Approve as conditioned.

3. **CDP-256-05 UP-947-05** **AMENDMENT OF COASTAL DEVELOPMENT PERMIT CDP-256-05 and USE PERMIT UP-947-05**, filed by applicant Doina Frentescu of Ericsson, to replace three of the existing six roof mounted antennas located within two mock chimneys with three new larger antennas; to add three remote radio units (RRUs) and relocate three RRUs to the roof top facilities; and, to replace the two existing mock chimneys, each 5' by 5' by 6' (length by width by height; 150 ft^3) with one 5' x 8' x 9' (360 ft^3) mock chimney and one 8' x 10' by 9' (720 ft^3) mock chimney located at 2580 Francisco Boulevard (APN: 016-400-060) in Pacifica. The purpose of the modification is to improve LTE 4G service capacity around the project site. The project is within the Coastal Zone. Recommended CEQA status: Class 1 Categorical Exemption, Section 15301(b).
Recommended Action: Approve as conditioned.

CONSIDERATION ITEMS: None

COMMUNICATIONS:

Commission Communications:

Staff Communications:

ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

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

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

Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION
Study Session Staff Report

DATE: November 7, 2016

ITEM: 1

PUBLIC NOTICE: Courtesy notice mailed to property owners and occupants within 300 ft. on October 27, 2016, and published in the Pacifica Tribune on October 19, 2016.

AGENT: Stuart Welte
EID Architects
412 Olive Avenue
Palo Alto, CA 94306

OWNER: Brendon Murphy
P.O. Box 301
San Mateo, CA 94401

PROJECT LOCATION: 570 Crespi Drive, Pacifica, CA 94044 – West Linda Mar

DESCRIPTION: Proposal for two buildings including a two story commercial building with 3,191 square feet of commercial floorspace and a three story residential building including nine residential townhomes comprising seven, two bedroom and two, three bedroom condominium units totaling 16,219 square feet, located at 570 Crespi Drive (APN 022-162-310) in Pacifica.

DESIGNATIONS:

General Plan:	Commercial
Zoning:	M-1 - Controlled Manufacturing District

CEQA STATUS: To be determined upon further review.

REQUIRED INPUT: The applicant has submitted detailed site plans and information necessary to perform a project review. For the proposal to move forward, the applicant wishes to receive feedback on the built form of the proposed uses around the site, percentages of floorspace to commercial and residential land uses and how the existing proposal conforms with the specific goals and language of the General Plan.

Based on the information provided, should the applicant wish to proceed with the current proposal, they would need to obtain amendments to the General Plan, requiring legislative approval, as part of a Planning Commission recommendation, with City Council approval of amendments, as well as project approvals that include but are not limited to:

- Site Development Permit;
- Use Permit;
- Re-zone;
- Subdivision Map.

RECOMMENDED INPUT: Is the form of separate commercial and residential buildings acceptable given the General Plan language; are floorspace percentages for individual land uses appropriate; and can the proposal be brought into conformance with General Plan and Zoning Code policies through policy amendments, in this site context.

PREPARED BY: Robert Smith, Assistant Planner

PROJECT SUMMARY

1. Project Description: In preparing a comprehensive plan for redevelopment of the site, the Applicant has submitted a proposal for a mixed use scheme which includes commercial and residential uses with a portion of the site to the rear undeveloped and retained for landscaping, and stormwater retention.

The current proposal is for the development of a mixed use project of commercial and residential land uses. The arrangement of commercial and residential floorspace in separate buildings on the site is contrary to how the General Plan and Zoning Code requires mixed uses to be arranged. Specifically the General Plan states "Mixed residential and commercial uses are allowed when the dwelling units are located above the commercial uses." The rear building, with entirely residential uses on the ground floor does not conform to the General Plan requirement.

The General Plan does not give guidance on the proportion or percentages of floorspace that each land use should provide. The commercial building proposed at the front of the site represents a total of 15 percent of the overall proposed floorspace. The remaining 85 percent of the proposed floorspace is as nine (9) residential condominiums. The low proportion of commercial floorspace does not conform to the General Plan language about this area of West Linda Mar because the Land Use section makes reference to this site as "recommended for commercial uses...".

2. Background: Formerly the site of a single family home, due to its poor condition, the Applicant demolished the structure in October 2016.
The site is located within West Linda Mar, described in that section of the General Plan Land Use Element as follows:

> *"Vacant land opposite Roberts Road on Crespi is recommended for commercial uses to strengthen the existing commercial uses in the area. This is an appropriate location for a variety of general commercial uses."*

Although not adopted, the Draft General Plan identifies this area as a *'Mixed Use Center'*. The definition of the *'Mixed Use Center'* is:

> *"...intended for high-density mixed use development, including public or community uses and hotels. Allowable uses include ground-floor retail, restaurants or service uses and housing or offices on upper levels."*

The Draft General Plan continues the requirement from the current General Plan and Zoning Code to locate residential accommodation above ground floor commercial uses.

3. Surrounding Land Uses: The site is bound to the west by the Pacifica Community Center and to the east by the *'Crespi Center'* forming a collection of separate commercial units. The Ocean View senior apartments are located to the north of the site while the Linda Mar Beach lies beyond the site to the west. The site is bound on the south by a number of single family residential properties. The property is outside the Coastal Zone Combining District.

4. Examples of Alternative Development: The Applicant has requested Staff review a number of other development projects throughout the City as part of this project analysis. The following sites have been identified for review:

	570 Crespi Drive	Site 1	Site 2	Site 3
Total Site Area	42,763	9,594	6,643	5,000
Residential floorspace	18,219 (85%)	5,208 (76%)	3,200 (64%)	3,200 (65%)
Commercial floorspace	3,191 (15%)	1,612 (24%)	1,821 (36%)	1,700 (35%)
Landscape area	14,900 (35%)	959 (10%)	730 (11%)	500 (10%)
Building height	35'	30'	33'7"	34'
Parking Spaces	26	16	8	5
Private Open Space	2812 (per dwelling)	750	596	0

Table 4.1; Comparison table of approved sites.

Site 1 - Northwest corner of Monterey Road and Waterford Street;
Site 2 – 195 Carmel Avenue;
Site 3 – 411 Dondee Way.

Each of the identified schemes have entirely commercial uses (excluding areas for parking and circulation) on the ground floor with residential uses above.

5. Planning Policy Context: The conditions for development of residential floorspace in relation to commercial floorspace identified in the General Plan and Zoning Code is as follows:

General Plan Definition:

"...Mixed residential and commercial uses are allowed when the dwelling units are located above the commercial uses. Intensity of residential development shall be regulated with a minimum of 2,000 s.f. of lot area per unit."

Zoning Code C-2 Conditional Uses:

> *"One or more dwelling units in the same building as a commercial use when located entirely above the ground floor. Density shall be controlled by a minimum lot area per dwelling unit or 2,000 s.f."*

The General Plan and Zoning code are clear in terms of the format which proposed development should take. In its current form with residential floorspace located at ground floor, the proposed development would require a General Plan text amendment and Rezoning. An amendment to the General Plan, would require legislative action by the City Council.

7. General Plan Text Amendment: Should the Applicant wish to continue with the proposal for separate residential and commercial buildings, a General Plan text amendment would have to be proposed as part of the application. Amendments to the General Plan text would be considered on a City-wide basis which would need legislative approval, as part of a Planning Commission recommendation, and City Council approval of that amendment. The amendment would affect all future development proposals, not just this specific project, and represent a significant departure in how the City has assessed development proposals in the past.

Amendments would need to be proposed to the following 'Commercial Land Use' definition:

> *"Indicates the variety of potential commercial uses the City might attract, including visitor-serving commercial, retail commercial, office, heavy commercial and light industrial. The type of commercial use recommended for a site is stated in the General Plan Land Use Description. Mixed residential and commercial uses are allowed when the dwelling units are located above the commercial uses. Intensity of residential development shall be regulated with a minimum of 2,000 s.f. of lot area per unit."*

Amending the General Plan text to allow residential floorspace at ground floor in designated commercial areas would create a pattern of development that would be at odds with the priorities for commercial development. Not having commercial floorspace on the ground floor would limit street visibility, vibrancy, and accessibility which exists in defined commercial areas. This would undermine the City's ability to sustain commercial uses in many areas. Residential development represents the most desirable form of development at this time, which if a text amendment was approved, may lead to commercial floorspace being redirected to less appropriate, subordinate locations, away from the street, and jeopardizing the functional use of commercial units. Moving commercial floorspace away from the ground floor would erode the cohesion between commercial operators in these designated areas of the City.

Although the draft General Plan is not adopted, it continues to identify the project site as commercial in nature. The definition of how commercial floorspace should be delivered also remains the same, with a requirement for commercial uses to dominate at ground floor. A text amendment would not be consistent with the approach of the City in this 2014 published document.

8. Land Use Proportion of residential floorspace: The City does not have a policy for determining how different land uses should be apportioned on mixed use sites. Development is evaluated on a case by case basis and considered in relation to the specific site context. The General Plan is clear on the commercial focus of this site *"land opposite Roberts Road on Crespi is recommended for commercial uses to strengthen the existing commercial uses in the area."* The focus is commercial land use with the General Plan emphasizing the dominant makeup of development as commercial in its focus.

The specific site circumstances at 570 Crespi Drive do not restrict the ability to provide a predominantly commercial land use. Although narrow, the site is large, with nothing preventing a reduction of residential floorspace in favor of accommodating significantly more commercial floorspace. Commercial use should be the dominant form of land use at this site.

The Applicant provided a number of examples of approved development on commercially designated land (table 4.1). The comparison sites provided situations where the proposed form of development was significantly more constrained in terms of the ability to provide ground floor commercial floorspace. Accommodating parking, circulation, and creating functional commercial units on these comparison sites restricted the ability to provide a higher proportion of commercial floorspace. The comparison sites indicate that even in these constrained situations, a reasonable proportion of commercial floorspace, at least one third of the built floorspace, can be provided.

The site at Monterey Road and Waterford Street represents a situation where additional commercial floorspace was difficult to accommodate due to the required circulation for parking and the General Plan language also focused on multifamily residential development in this area.

6. <u>Planning Commission Feedback</u>: Is the form of separate commercial and residential buildings acceptable given the General Plan language; are floorspace percentages for individual land uses appropriate; and can the proposal be brought into conformance with General Plan and Zoning Code policies through policy amendments, in this site context.

Attachments:

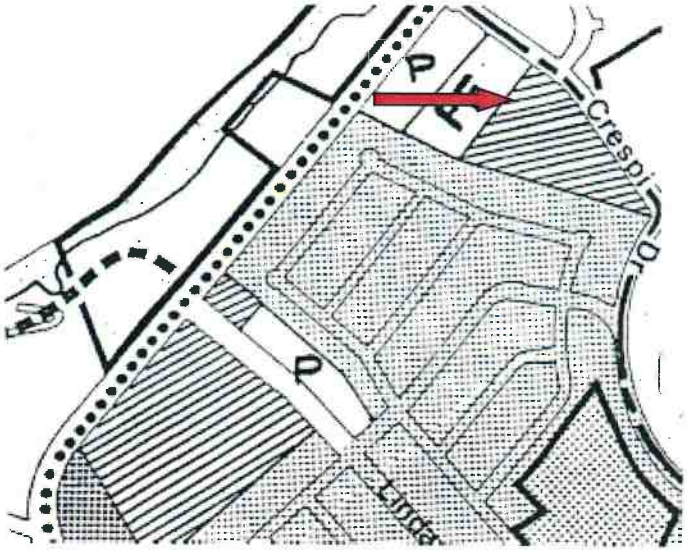
A. Land Use and Zoning Exhibit;
B. Plans (hard copy to Planning Commission, public review document available at Planning Department and with online agenda packet);
C. Zoning Code Section for C-1 and C-2;
D. General Plan Sections: Commercial Definition; West Linda Mar Land Use Section; (Draft General Plan) Mixed Used Definition.

Land Use & Zoning Exhibit

City of Pacifica Planning Department

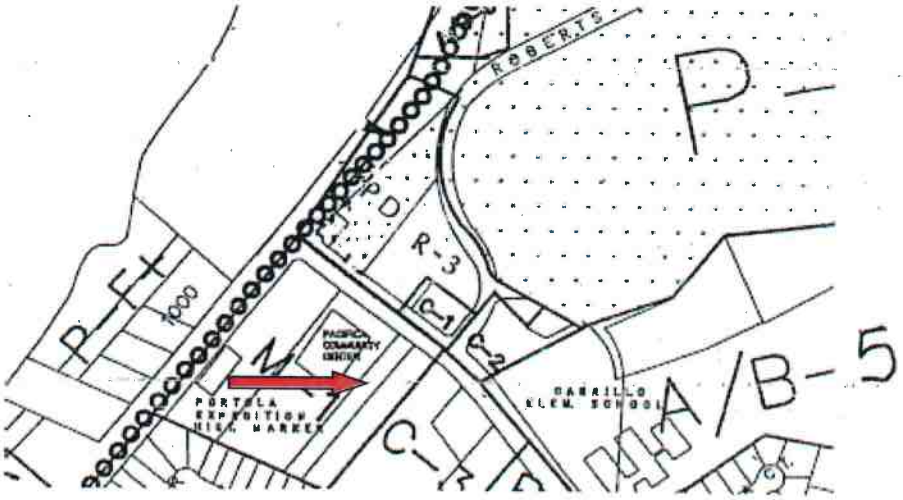
General Plan Diagram

Neighborhood: West Sharp Park
Land Use Designation: Commercial



Zoning Map Diagram

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



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(Maps Not to Scale)

Attachment A

ATTACHMENT B

570 CRESPI DRIVE

PACIFICA, CALIFORNIA 94044

"GREEN" & COASTAL CHARACTER

A VIBRANT & SUSTAINABLE MIXED USE COMMUNITY

PROPOSED SCOPE OF GREEN DESIGN

COMMERCIAL SPACE - APPROX. - 3,191 sq. ft.

CONDOMINIUM RESIDENCES - 9 UNITS

A unifying theme throughout the project will be the use of sustainable materials and energy efficient technologies. Green building has become more and more mainstream in recent years, thus homeowners and businesses increasingly seek the high level of quality, natural beauty, economic and health benefits that sustainable design and construction entail. Our green design approach is particularly suitable for a community that includes a fifteen percent (15%) affordable housing component. While all residents of this sustainable community will enjoy lower utility bills (utility bills are reduced by as much as 90% in zero energy homes), this significant monthly savings will be particularly meaningful to low and moderate income residents. The health benefits of sustainable design, such as better indoor air quality resulting from the use of no or low VOC paints and adhesives, are another advantage for sensitive populations. Green Design will support a thriving retail community, as restaurant owners and shopkeepers benefit from reduced utility bills and customers return again and again to enjoy pleasant, daylight-filled spaces.

The retail component of the project will include cutting-edge commercial applications of energy efficient and recycled building materials. Some of the features envisioned for this component include solar electric power systems, high efficiency heating and cooling systems, energy efficient lighting systems, radiant roof barriers, low E windows, passive solar design, solar window shading, and increased insulation and thermally wrapped building envelopes, low VOC interior finishes and recycled building materials and flooring.

The residences will include features such as electric power, high efficiency water heating, structured plumbing with recirculating pumps, high efficiency furnaces with Energy Star thermostats, low E windows, increased insulation, thermally wrapped building envelope, advanced HVAC design, tight ducting, Energy Star appliances, water saving fixtures, high efficiency lighting and ceiling fans.

Landscape elements throughout the entire project will include a variety of drought tolerant native California plants, satellite-controlled irrigation systems (where feasible), porous paving and local materials. Vegetation has been selected to compliment this particular drought tolerant, low water use, natural ecosystem.

Architectural Design
The architectural style for the project is Eco-Functionalism. The project incorporates many ecologically friendly components and synthesizes them in a functional and attractive manner.

PROJECT DATA SUMMARY #1

PRIVATE OFFICE & RESIDENTIAL: ZONE M-1 (C-3)

APN: 022-162-310

LOT AREA: 42,763 sq. ft. (.98 ACRE)

FIRE DEPARTMENT NOTES:

- RE: CIVIL DRAWINGS FOR FIRE DEPARTMENT. PROPOSED ZONING GENERAL GUIDELINES.
- AN N.F.P.A. 13 AUTOMATIC FIRE SPRINKLERS SHALL BE PROVIDED @ COMMERCIAL BUILDING AND COMMON AREAS AT MULTI FAMILY DWELLINGS AN N.F.P.A. 13-D OR 13R FIRE SPRINKLER SYSTEM COMPLYING WITH LOCAL AMENDMENTS.
- A FIRE DEPARTMENT ROADWAY ACCESS SERVING DWELLING/STRUCTURE WHOSE EAVES LINES ARE 30 FEETS OR LESS IN HEIGHT SHALL HAVE A MINIMUM 24 FOOT UNOBSTRUCTED LINEAR WIDTH. THESE ACCESS ROADS SHALL BE DESIGNATED AS FIRE LANES. ACCESS ROADS SHALL MEET FIRE DEPARTMENT STANDARDS FOR SURFACE TYPES: ALL WEATHER. DISTANCE: NOT EXCEED 150 FEET IN LENGTH WITHOUT AN APPROVED TURNAROUND. WEIGHT LOADS: 75,000 LB. MINIMUM. TURN RADIUS; RADII OF 22.5 INSIDE AND 37.5 OUTSIDE MEASURED FROM THE SAME POINT. GRADES; NOT TO EXCEED 15 PERCENT. CROSS GRADE, INTERSECTIONS AND TURNAROUNDS SHALL BE LEVEL (MAXIMUM 5%) WITH THE EXCEPTION OF CROWNING FOR WATER RUN-OFF AND VERTICAL CLEARANCE: 13.5 MINIMUM.

GEOTECHNICAL NOTE:

- THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION INCLUDING DEMOLITION AND ROUGH SITE GRADING, AT- GRADE FOUNDATION EXCAVTIONS, SUBGRADE PREPARATION AND THE INSTALLATION OF SURFACE DRAINAGE CONTROL SYSTEMS, SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT. GEOTECHNICAL CONSULTANT SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY GEOTECHNICAL ASPECTS OF THE CONSTRUCTION AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

Project Zoning Summary				
Parcel #:	022-162-310			
Location:	570 Crespi Drive Pacifica, CA 94044			
Current Zoning:	M-1			
Proposed Zoning:	C-2/R-3			
Lot Area (SF):	42763	S.F.		
	0.98	Acres		
Proposed Commercial Area	3191	S.F.		
Proposed Residential Density:	9	Units		
Development Standards per 9-4.602 & 9-4.1102				
	C-2	R-3	Proposed	
Minimum Lot Area (SF)	5000	5000	42763	
Lot Area per Dwelling Unit:	NA	2075	4751	
Minimum Lot Width (Feet)	50	50	80	
Minimum setback:				
Front	None	15'	15'	
Side	None	5'	5'	
Rear	None	20'	227'	
Maximum Height (Feet)	35	35	35	
Max Site Coverage:	NA	60%	58%	
Min Landscape Area:	10%	20%	37%	
Min Open Space per Dwelling Unit	NA	400	2912	
	Proposed	Required BMR		
BMR Units (15% -8 units or More)	9 Units	1.35		
Proposed Floor Area	1st floor	2nd floor	3rd floor	Total
Commercial (SF)	1,768	1422		3,191
Residential (9 Units)(SF)	1782	8337	8100	18219
Total				21,410
Required Parking (Sec 9-4.2818)				
	2 Bedroom	3 Bedroom	Parking # Req'd	Provided
Residential	7	2	18	18
Guest Residential (1 per 4 units)			2	2
Commercial (1 per 300 SF)			6	6
Total Parking Required:			26	26
Compact Parking (20% of total allowed)			4	4
Accessible parking (per 15-40 = 2 req'd)			2	2

SHEET LIST

Sheet Number	Sheet Name
ARCHITECTURE	
AR0.0	COVER SHEET
AR0.4	LIGHTING CUT SHEETS
AR0.4A	LIGHTING CUT SHEETS
AR0.5A	EXISTING ADJACENT NEIGHBORS
AR0.5B	AREA LAND USES
AR1.0	SITE PLAN
AR1.0A	SITE PHOTOMETRIC STUDY
AR1.1	COMMON AND PRIVATE SPACE DIAGRAM & CALCULATIONS
AR1.2	FLOOR AREA PLAN
AR3.1.1	OVERALL 1ST FLOOR PLAN
AR3.1.2	OVERALL 2ND FLOOR PLAN
AR3.1.3	OVERALL 3RD FLOOR PLAN
AR3.1.4	ROOF PLAN
AR3.2	TRASH / RECYLING ENCLOSURE
AR3.3	RESIDENTIAL UNITS A FLOOR PLANS
AR3.4	RESIDENTIAL UNIT B1 FLOOR PLANS
AR3.5A	RESIDENTIAL UNIT B2 1st & 2nd FLOOR PLANS

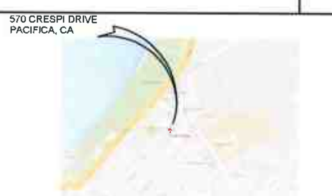
SHEET LIST

Sheet Number	Sheet Name
AR3.5B	RESIDENTIAL UNIT B2 3rd FLOOR & ROOF PLANS
AR3.6	COMMERCIAL UNIT FIRST FLOOR PLAN
AR3.7	COMMERCIAL UNIT SECOND FLOOR PLAN
AR4.1	COMMERCIAL NORTH & SOUTH ELEVATIONS
AR4.2	COMMERCIAL EAST & WEST ELEVATION
AR4.3	RESIDENTIAL NORTH & SOUTH ELEVATIONS
AR4.4	RESIDENTIAL EAST & WEST ELEVATION
AR5.1	BUILDING SECTIONS
AR5.2	BUILDING SECTIONS
AR5.3	FIRE ACCESS SECTIONS
AR5.4	FIRE ACCESS SECTIONS

SHEET LIST

Sheet Number	Sheet Name
AR6.1	COLORS AND MATERIALS
AR6.2	ARCHITECTURAL ELEMENTS
AR6.3	ARCHITECTURAL ELEMENTS
AR7.1	DOORS & WINDOWS DETAILS
AR7.2	BUILDING DETAILS
SURVEY	
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY
2 OF 2	PRELIMINARY TENTATIVE MAP
CIVIL	
C-1	GRADING AND DRAINAGE PLAN
C-2	UTILITY PLAN
C-3	CIVIL DETAILS
C-4	CONSTRUCTION BMP CHECK LIST
EXH-1	IMPERVIOUS SURFACE PLAN
EXH-2	DMA SURFACE PLAN
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L2.5	LANDSCAPE NOTES & DETAILS

Grand total: 44



VICINITY MAP

T24/GREEN RATER /COMMISSIONING:
TBD
Phone:
Fax:
Mobile:
Email:

ACOUSTICAL:
TBD
Phone:
Fax:
Mobile:
Email:

ELECTRICAL:
TBD
Phone:
Fax:
Mobile:
Email:

GEOTECHNICAL:
GeoForensics
Daniel Dyckman
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Foster City, CA 94404
Phone: (650) 349-3369
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STRUCTURAL ENGINEER:
TBD
Phone:
Fax:
Mobile:
Email:

CIVIL ENGINEER:
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Phone:
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Mobile: (650) 333-0103
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Environmental Innovations in Design
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Email: stuart@eidarchitects.com

RECYCLING:
TBD
Phone:
Fax:
Mobile:
Email:

FIRE SPRINKLER /ALARM:
TBD
Phone:
Fax:
Mobile:
Email:

MECHANICAL/HVAC/ PLUMBING:
TBD
Phone:
Fax:
Mobile:
Email:

GENERAL CONTRACTOR:
TBD
Phone:
Fax:
Mobile:
Email:

SURVEYOR:
B&H Surveying
Dan Bishop
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Belmont, CA 94002
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Email: dan@bhlandsurvey.com

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San Mateo, CA 94402
Phone: (650) 372-9220
Fax: (650) 372-9219
Mobile: (650)888-9029
Email: mike@michaelcallan.com

OWNER:
Brendan Murphy
P.O. Box 301
San Mateo, CA 94401
Phone: (650) 401-3642
Fax: (650) 342-4915
Mobile: (650) 430-5200
Email: brendan_murphy@comcast.net

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306 - 2525
650 - 226 - 8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # : 022-162-310

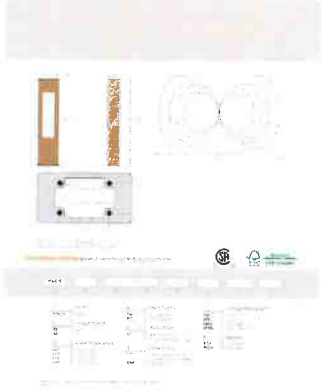
SHEET TITLE
COVER SHEET

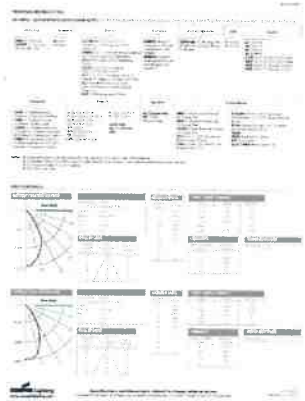
Revision Schedule

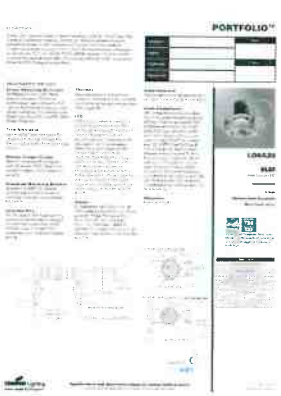
#	Description	Date

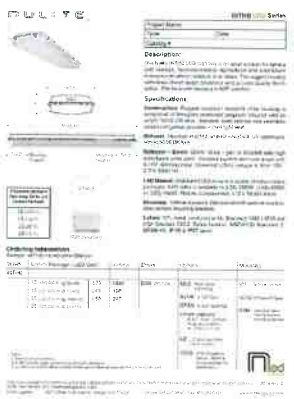
CHECKED
DATE
PLOT DATE 24 June, 2016
PROJ. NO. 15-1002
ISSUED -
DWG. SCALE AS SHOWN
DRAWN BY RH
SHEET NO.
AR0.0

PLANNING PERMIT RESUBMITTAL-MIXED USE









EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2220
650.226.0770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive

PACIFICA, CALIFORNIA 94044
PARCEL # 022-142-010

SHEET TITLE

LIGHTING CUT SHEETS

Revision Schedule

#	Description	Date

CHECKED DATE
PLOT DATE 24 June, 2016

PROJ NO. 15-1002
ISSUED -
DWG SCALE AS SHOWN
DRAWN BY RM

SHEET NO.

AR0.4

PLANNING PERMIT RESUBMITTAL/ADDED USE

EID ARCHITECTS

412 OLIVE AVE
PALO ALTO CA
94306 - 2225
650-226-8770

LICENSED ARCHITECT — STATE OF CALIFORNIA

570 Crespi Drive

PACIFICA, CALIFORNIA 94044

PARCEL # : 022-12-310

SHEET TITLE: LIGHTING CUT SHEETS

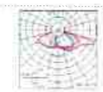
Revision Schedule		
#	Description	Date

CHECKED: DATE:
PLOT DATE: 24 June, 2016
PROJ. NO.: 15-1002
ISSUED: --
DWG SCALE: AS SHOWN
DRAWN BY: RH
SHEET NO.: AR0.4A

VFL520 LED (350mA)
661-7121
we-ef

Mounting accessories

VFL520 LED (350mA)
661-7121
we-ef



VFL520 LED (350mA)
661-7121
we-ef

VFL520 LED (350mA)
661-7521
we-ef

Mounting accessories

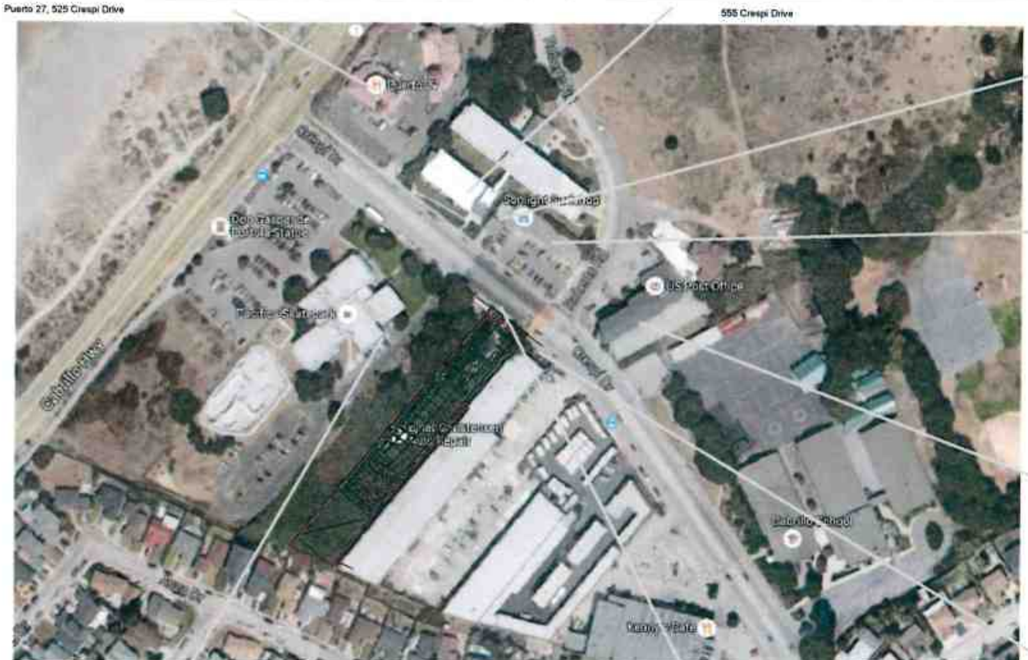
VFL520 LED (350mA)
661-7521
we-ef

VFL520 LED (350mA)
661-7521
we-ef

Puerto 27, 525 Crespi Drive

555 Crespi Drive

565 Crespi Drive



CONTEXT MAP WITH (+/-) 200 FT PARAMETER (LAND USES, STRUCTURES, DRIEWAYS, PARKING AREAS, TREES, AND ELEVATIONS OF THE SURROUNDING ARCHITECTURE)

575 Crespi Drive

694 Roberts Road

Pacifica Community Center - 540 Crespi Drive

STREET VIEW @ 570 Crespi Drive

580 Crespi Drive

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2225
650-226-8770

LICENSED ARCHITECT · STATE OF CALIFORNIA

570 Crespi Drive

PACIFICA, CALIFORNIA 94044
PARCEL #: 022-162-310

SHEET TITLE

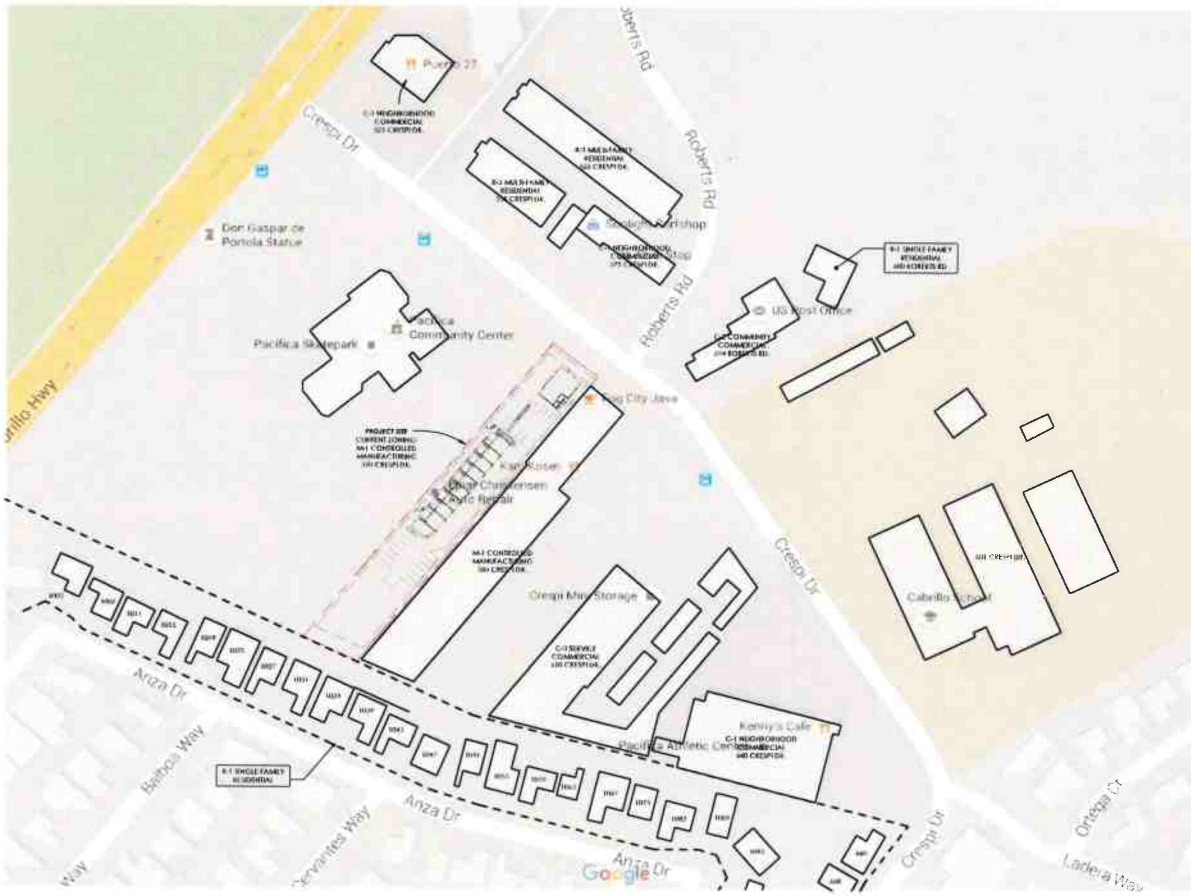
EXISTING ADJACENT NEIGHBORS

Revision Schedule

#	Description	Date

CHECKED / DATE
PLOT DATE: 24 June, 2016
PROJ. NO.: 15-4892
ISSUE: -
DWG SCALE: AS SHOWN
DRAWN BY: RK
SHEET NO.: AR0.5A

PLANNING PERMIT RESUBMITTAL-MIXED USE



① Area Land Uses
1" = 80'-0"

EID ARCHITECTS

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94306-2225

650-226-8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive

PACIFICA, CALIFORNIA 94044

SHEET TITLE

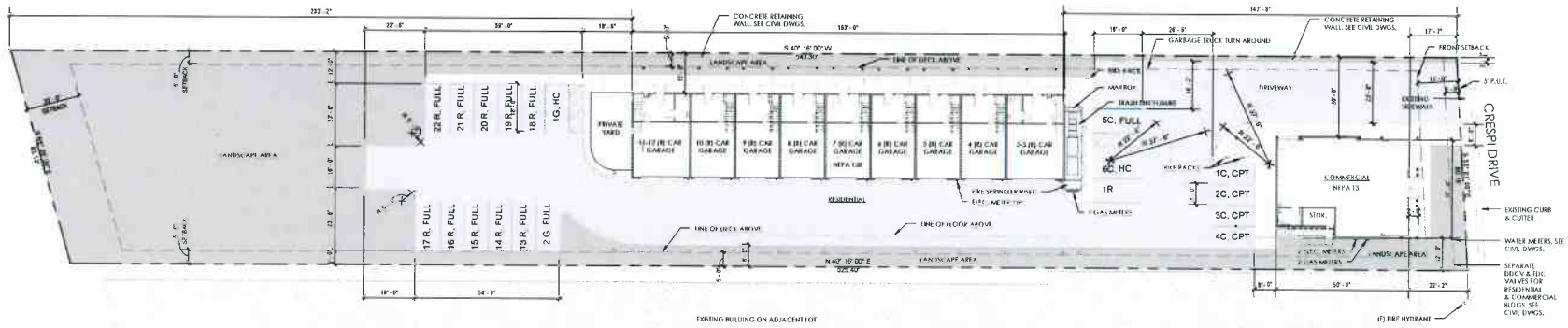
AREA LAND USES

Revision Schedule

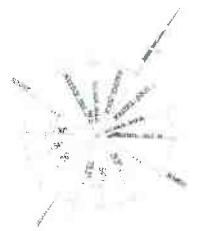
#	Description	Date

CHECKED
DATE
PLOTDATE 24 June, 2016
ISSUED
DWG SCALE AS SHOWN
DRAWN BY RH
SHEET NO.

AR0.5B



1 SITE PLAN
1" = 20'-0"



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412 OLIVE AVE
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650-226-8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive

PACIFICA, CALIFORNIA 94044

PARCEL # 023-152-330

SHEET TITLE

SITE PLAN

Revision Schedule

#	Description	Date

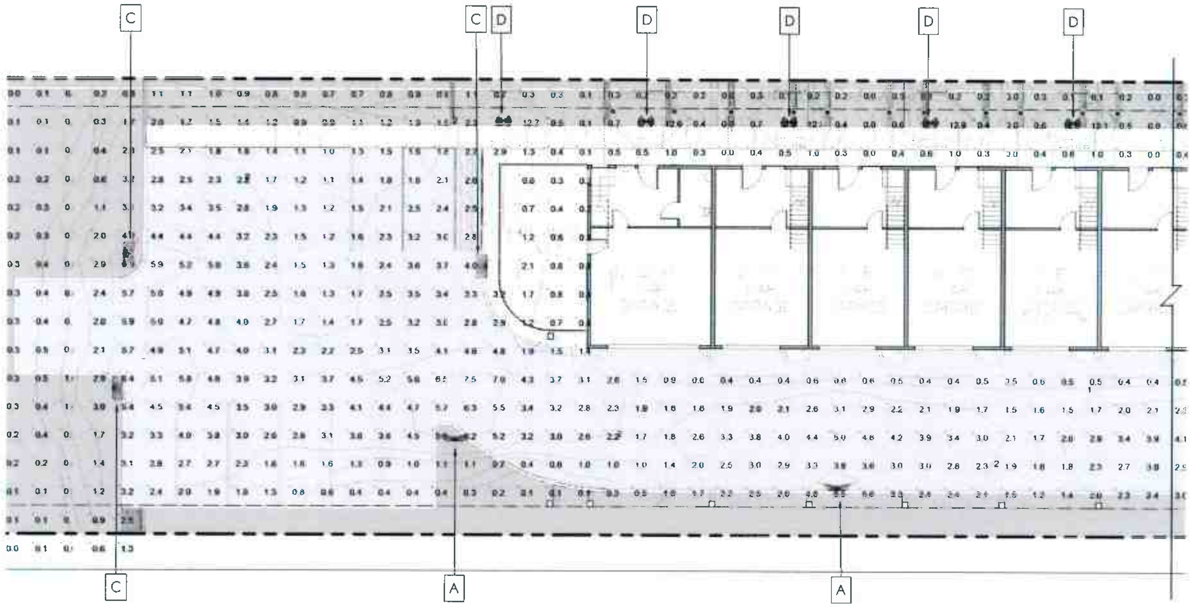
CHECKED _____ DATE

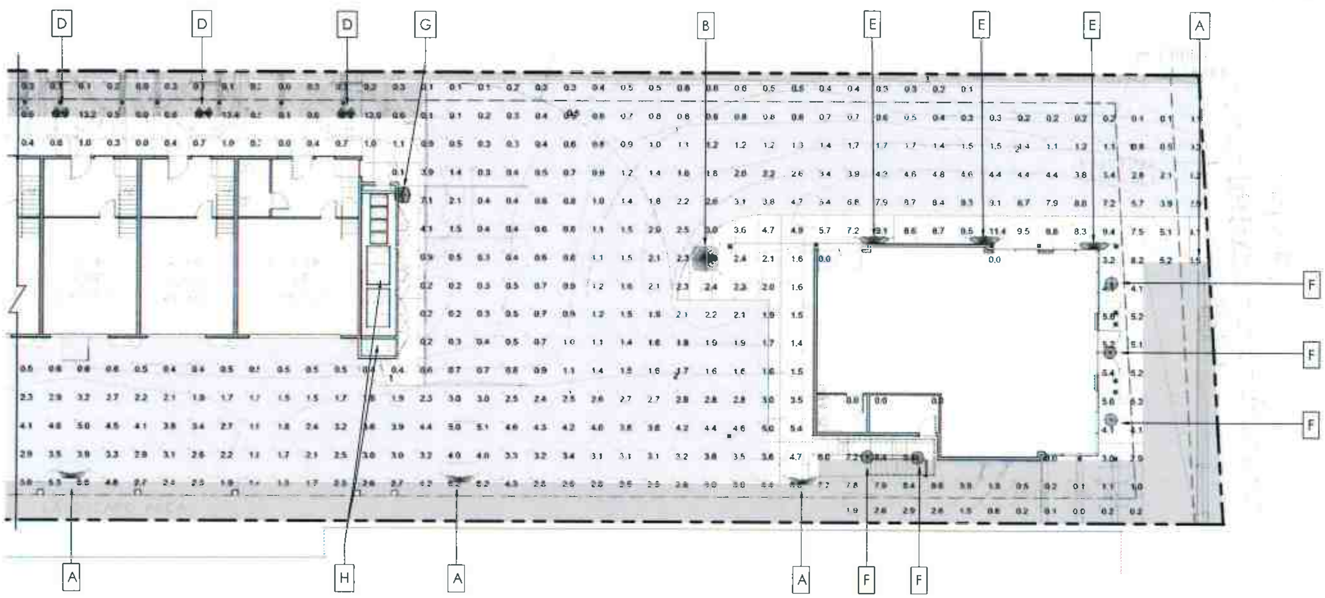
PLOT DATE
24 June, 2016

JOB NO. 15-1002
SCALE AS SHOWN
DRAWN BY RH

SHEET #:
AR1.0

PLANNING PERMIT RESUBMITTAL 4.18.2016





LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	5	[illegible] E1 5K2 HSS	[illegible]		[illegible] HSS.ies	Absolute	0.95	56
	B	1	[illegible]	[illegible] LUMINAIRE (1) 70 CRI, [illegible] 1A [illegible] 16 LEDS AND [illegible] V WIDE OPTICS		[illegible] LED E1 [illegible]	Absolute	[illegible]	56
	C	3	[illegible]	[illegible] 1A [illegible] 16 [illegible] TYPE IV WIDE OPTICS		GLEON AE 01 LED-E1-T4W.ies	Absolute	0.95	56
	D	8	[illegible]	5.5"L [illegible] 41.25"H [illegible]		[illegible] SO [illegible] 120 [illegible]	[illegible]	[illegible]	11.33
	E	3	IST [illegible] 8K3-ULO	IMPACT ELITE LED LUMINAIRE WITH [illegible] (2) LIGHTBARS [illegible] OPTICS - TYPE 2		[illegible] Edison IST 802 LED E1 [illegible]	Absolute	0.95	59
	F	5	[illegible] ERWMA15935 82W1D	[illegible] WITH SPECULAR CLEAR TRIM	[illegible] LUMEN LED [illegible]	Portfolio [illegible] E [illegible]	[illegible]	0.90	21.6
	G	1	[illegible]	LED [illegible]	6 LEDs, [illegible] OUTPUT: 1152 [illegible]	[illegible] VS 3K.IES	[illegible]	0.90	14.2

CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE. SAME DIFFERENCES BETWEEN MEASURE VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATIONS METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH VOLTAGE AND TEMPERATURE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIROMENT CONDITION DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASUREMED VALUES AND CALCULATED VALUES.

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATING. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

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412 OLIVE AVE
PALO ALTO CA
94306-2225
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570 Crespi Drive

PACIFICA, CALIFORNIA 94044
PARCEL #: 022-163-310

SHEET TITLE
SITE PHOTOMETRIC STUDY

Revision Schedule

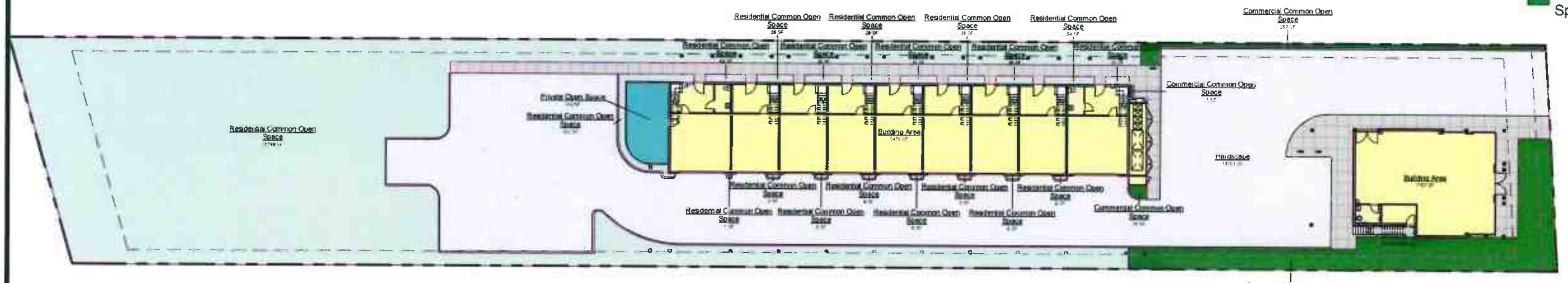
#	Description	Date

CHECKED
DATE
PLOT DATE
24 June, 2016
PROJ. NO. 15-1902
ISSUED
DWG. SCALE AS SHOWN
DRAWN BY RH
SHEET NO.
AR1.0A

PLANNING PERMIT RESUBMITTAL-MIXED USE

LOT COVERAGE LEGEND

- Private Open Space
- Building Area
- Hardscape
- Residential Common Open Space
- Commercial Common Open Space



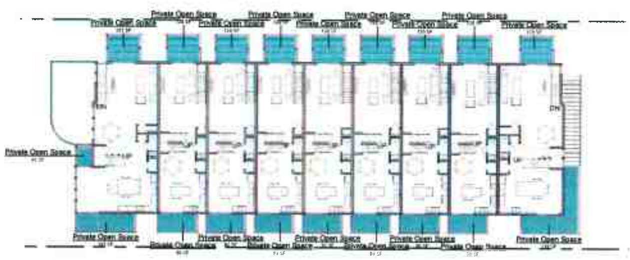
1 OPEN SPACE 1st FLOOR
1" = 20'-0"

OPEN SPACE AREA TOTALS		
Level	Area	SF PER UNIT
Commercial Common Open Space		
	2176 SF	243
Residential Common Open Space		
	15482 SF	1710
Private Open Space		
	8427 SF	9.3

Lot Coverage			
Space Type	Area	% Lot Coverage	Min. / Max. Allowable
Building	7173.824 SF	17%	60% total maximum
Hardscape & Paving	17591.417 SF	41%	
Open Space	17996.430 SF	42%	20% minimum
Grand total	42761.671 SF	100%	

LOT COVERAGE LEGEND

- Private Open Space



2 OPEN SPACE 2nd FLOOR
1" = 20'-0"

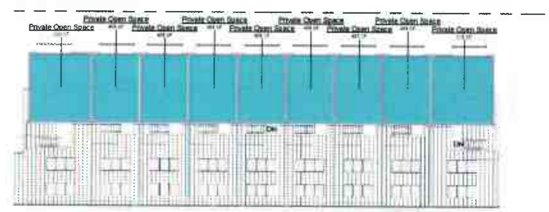
LOT COVERAGE LEGEND

- Private Open Space

3 OPEN SPACE 3rd FLOOR
1" = 20'-0"

LOT COVERAGE LEGEND

- Private Open Space



4 OPEN SPACE 4th FLOOR
1" = 20'-0"

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LICENSED ARCHITECT — STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044

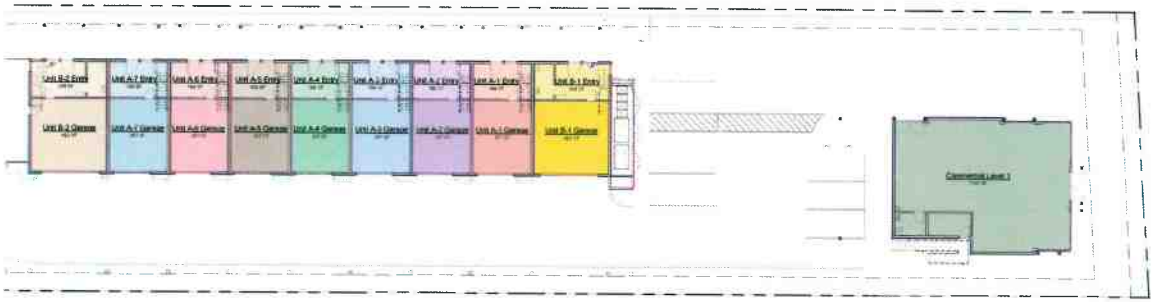
SHEET TITLE
COMMON AND PRIVATE SPACE
DIAGRAM & CALCULATIONS

Revision Schedule

#	Description	Date

PLOT DATE 24 June, 2016
DWG SCALE AS SHOWN

AR1.1



RESIDENTIAL UNITS

COMMERCIAL UNIT

1 FIRST LEVEL FAR

1/16" = 1'-0"

Area Legend

- Commercial Level 1
- Unit A-1 Entry
- Unit A-1 Garage
- Unit A-2 Entry
- Unit A-2 Garage
- Unit A-3 Entry
- Unit A-3 Garage
- Unit A-4 Entry
- Unit A-4 Garage
- Unit A-5 Entry
- Unit A-5 Garage
- Unit A-6 Entry
- Unit A-6 Garage
- Unit A-7 Entry
- Unit A-7 Garage
- Unit B-1 Entry
- Unit B-1 Garage
- Unit B-2 Entry
- Unit B-2 Garage

RESIDENTIAL UNITS

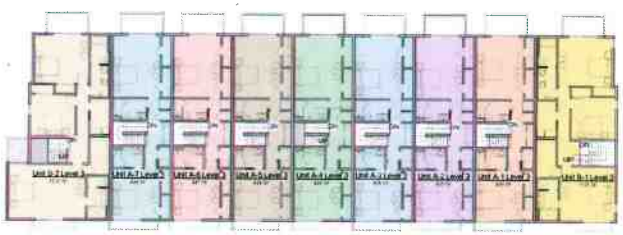
COMMERCIAL UNIT

2 SECOND LEVEL FAR

1/16" = 1'-0"

Area Legend

- Commercial Level 2
- Unit A-1 Level 2
- Unit A-2 Level 2
- Unit A-3 Level 2
- Unit A-4 Level 2
- Unit A-5 Level 2
- Unit A-6 Level 2
- Unit A-7 Level 2
- Unit B-1 Level 2
- Unit B-2 Level 2



RESIDENTIAL UNITS

3 THIRD LEVEL FAR

1/16" = 1'-0"

Area Legend

- Unit A-1 Level 3
- Unit A-2 Level 3
- Unit A-3 Level 3
- Unit A-4 Level 3
- Unit A-5 Level 3
- Unit A-6 Level 3
- Unit A-7 Level 3
- Unit B-1 Level 3
- Unit B-2 Level 3

Residential Units	
Name	Area
TOS Level 1	
Unit A-1 Entry	186 SF
Unit A-1 Garage	357 SF
Unit A-2 Entry	186 SF
Unit A-2 Garage	357 SF
Unit A-3 Entry	186 SF
Unit A-3 Garage	357 SF
Unit A-4 Entry	186 SF
Unit A-4 Garage	357 SF
Unit A-5 Entry	186 SF
Unit A-5 Garage	357 SF
Unit A-6 Entry	186 SF
Unit A-6 Garage	357 SF
Unit A-7 Entry	186 SF
Unit A-7 Garage	357 SF
Unit B-1 Entry	240 SF
Unit B-1 Garage	462 SF
Unit B-2 Entry	240 SF
Unit B-2 Garage	462 SF
	5202 SF

Residential Units	
Name	Area
TOSF Level 2	
Unit A-1 Level 2	858 SF
Unit A-2 Level 2	858 SF
Unit A-3 Level 2	858 SF
Unit A-4 Level 2	858 SF
Unit A-5 Level 2	858 SF
Unit A-6 Level 2	858 SF
Unit A-7 Level 2	858 SF
Unit B-1 Level 2	1161 SF
Unit B-2 Level 2	1258 SF
	8427 SF
TOSF Level 3	
Unit A-1 Level 3	835 SF
Unit A-2 Level 3	835 SF
Unit A-3 Level 3	835 SF
Unit A-4 Level 3	835 SF
Unit A-5 Level 3	836 SF
Unit A-6 Level 3	837 SF
Unit A-7 Level 3	836 SF
Unit B-1 Level 3	1127 SF
Unit B-2 Level 3	1233 SF
	6210 SF
Grand total	21840 SF

Commercial Units	
Name	Area
TOS Level 1	
Commercial Level 1	1768 SF
TOSF Level 2	
Commercial Level 2	1391 SF
	3160 SF

Residential Unit A (Livable)	
Level	Area
Unit A-1 Entry	186 SF
Unit A-1 Level 2	858 SF
Unit A-1 Level 3	835 SF
	1879 SF

Residential Unit B-1 (Livable)	
Name	Area
Unit B-1 Entry	240 SF
Unit B-1 Level 2	1161 SF
Unit B-1 Level 3	1127 SF
	2528 SF

Residential Unit B-2 (Livable)	
Name	Area
Unit B-2 Entry	240 SF
Unit B-2 Level 2	1258 SF
Unit B-2 Level 3	1233 SF
	2731 SF

Total Residential Area (Livable)	
Name	Area
	18417 SF

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO, CA
94306-2025
650.226.8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 023-141-310

SHEET TITLE
FLOOR AREA PLAN

Revision Schedule

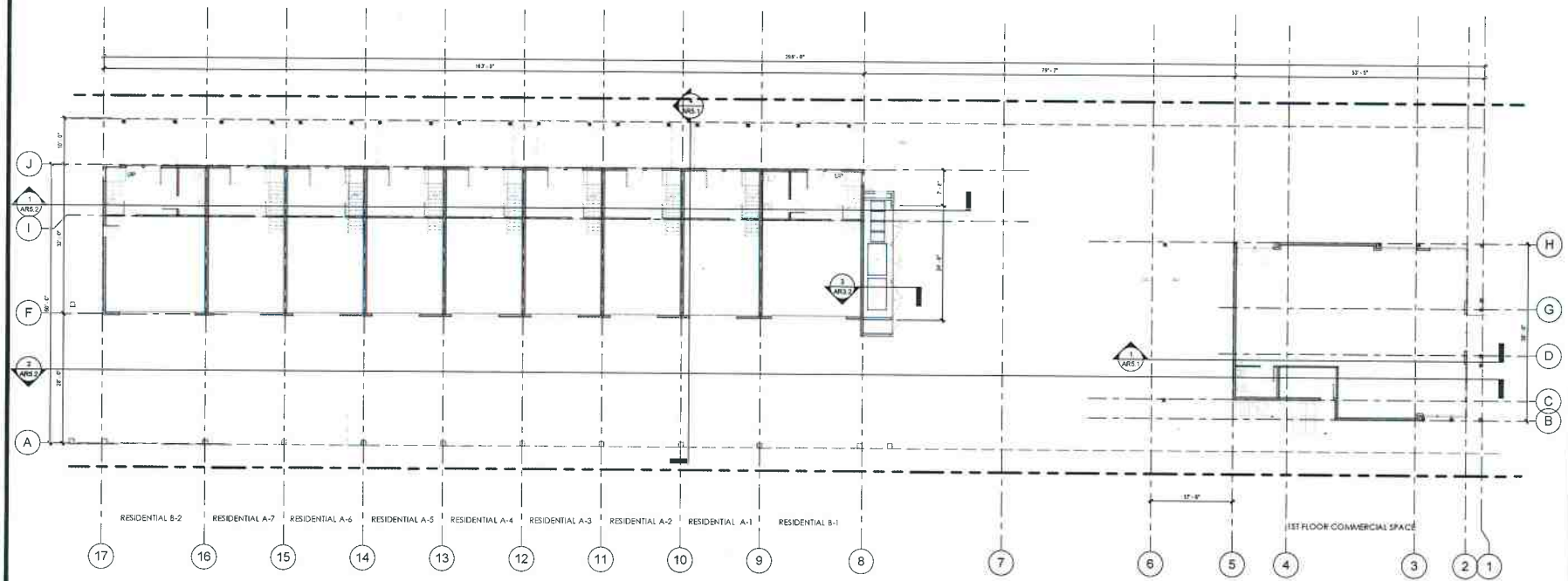
#	Description	Date

CHECKED
PLOT DATE
24 June, 2016

PROJ. NO. 15-1602
ISSUED -
SCALE AS SHOWN
DRAWN BR

SHEET NO.
AR1.2

PLANNING PERMIT RESUBMITTAL 6/24/2016



1 OVERALL 1ST FLOOR PLAN
3/32" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2225
650-226-8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # : 023-162-310

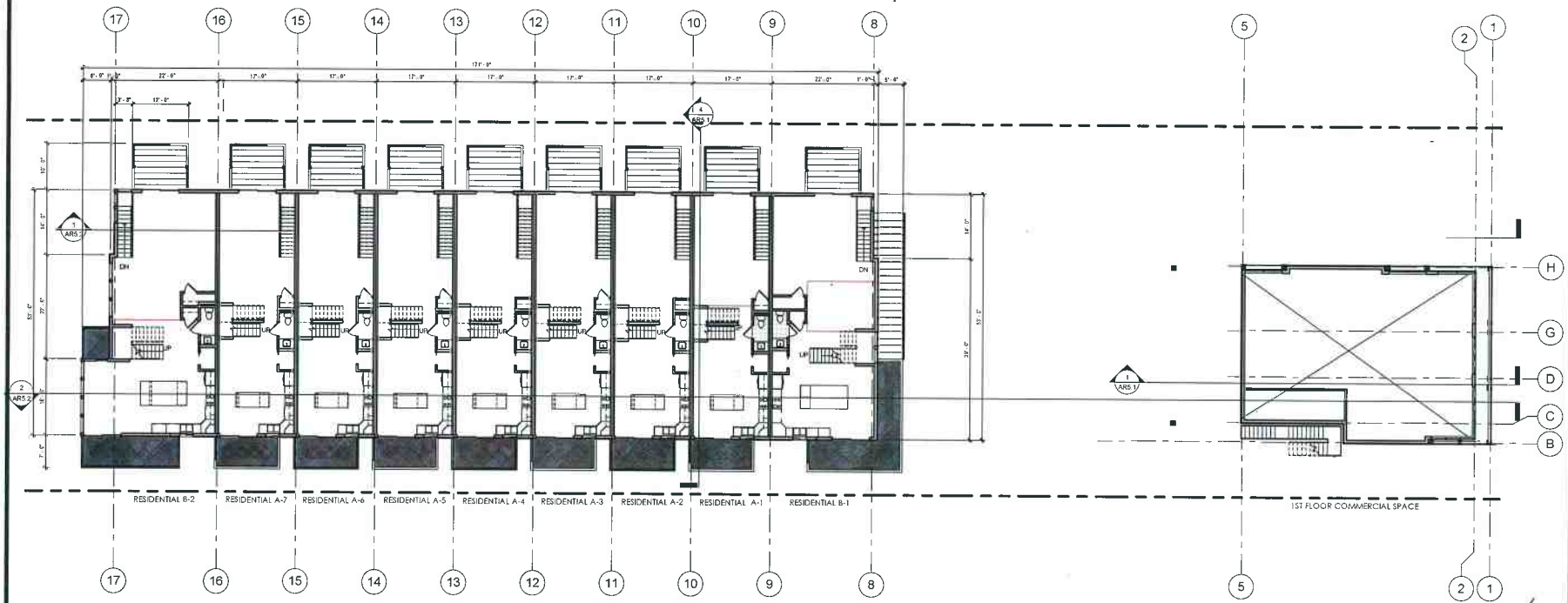
SHEET TITLE
OVERALL 1ST FLOOR PLAN

Revision Schedule

#	Description	Date

CHECKED _____ DATE
PLOT DATE
24 June, 2016
PROJECT NO 15-1992
ISSUED -
DRG. SCALE AS SHOWN
DRAWN RH
SHEET NO.
AR3.1.1

PLANNING PERMIT



1 OVERALL 2ND FLOOR PLAN
3/32" = 1'-0"

NOTE:
SEE SHEET AR 3.3 - AR 3.7 FOR ENLARGED FLOOR PLAN

EID ARCHITECTS
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94306 - 2225
650 - 226 - 8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # : 022-1-310

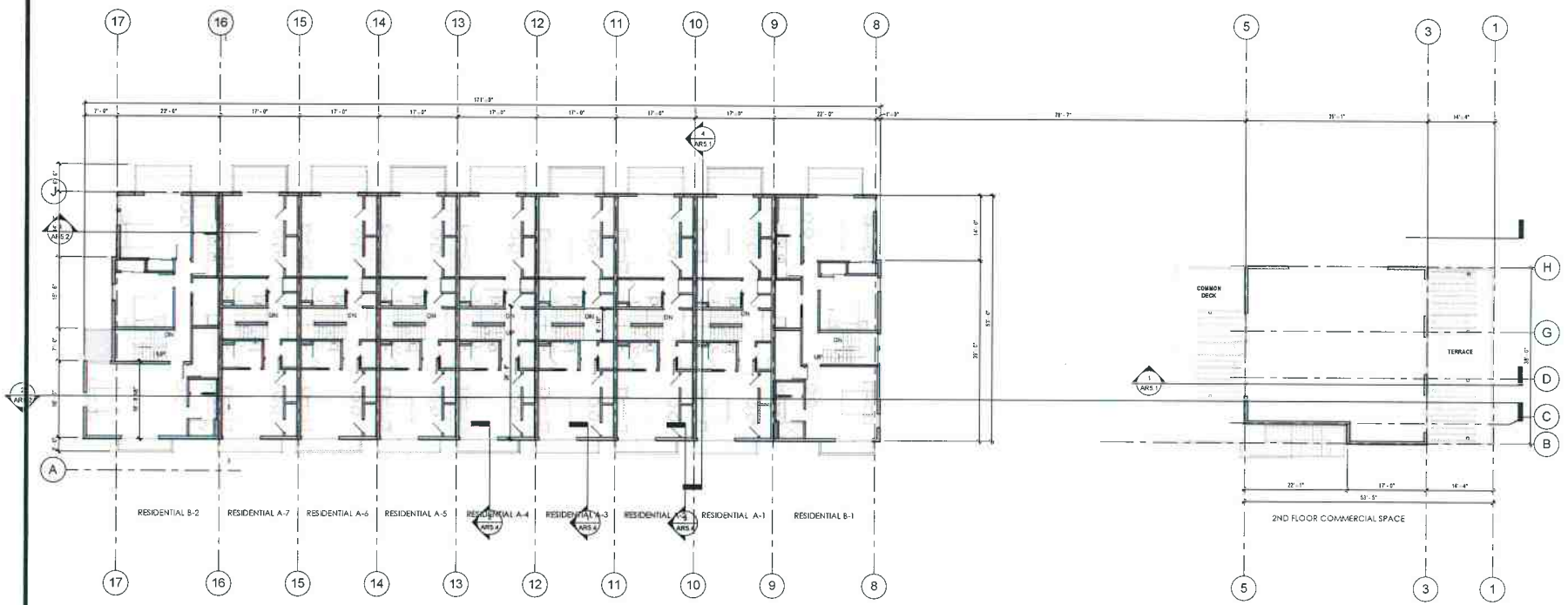
SHEET TITLE
OVERALL 2ND FLOOR PLAN

Revision Schedule

#	Description	Date

CHECKED
DATE
24 June, 2016
PROJ NO. 15-1802
ISSUED -
DWG SCALE AS SHOWN
DRAWN BY RH
SHEET NO.
AR3.1.2

PLANNING PERMIT RESUBMITTAL - MIXED USE



1 OVERALL 3RD FLOOR PLAN
3/32" = 1'-0"

NOTE:
SEE SHEET AR 3.3 - AR 3.7 FOR ENLARGED FLOOR PLAN

EID ARCHITECTS
412 OLIVE AVE
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94306 - 2225
650 . 226 . 8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 023-043-010

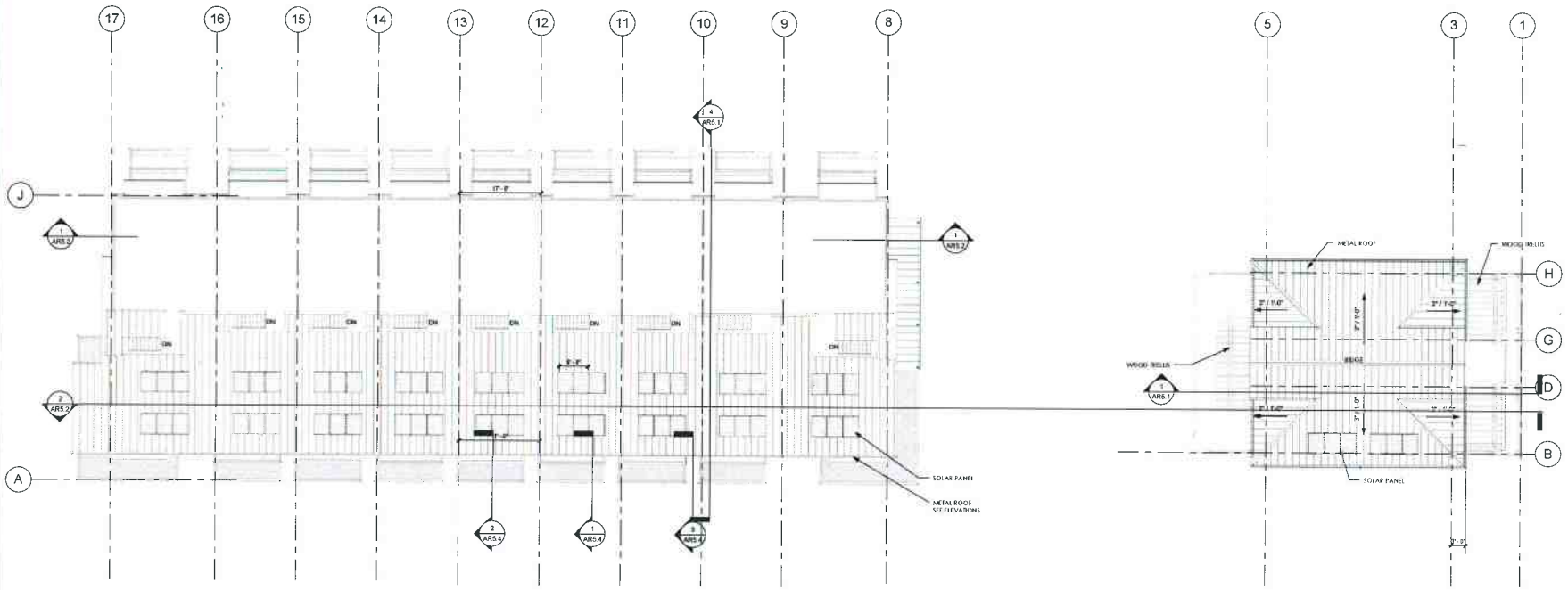
SHEET TITLE
OVERALL 3RD FLOOR PLAN

Revision Schedule

#	Description	Date

CHECKED: DATE
PLOT DATE: 24 June, 2016
PROJ. NO.: 154002
ISSUED: -
DWG. SCALE: AS SHOWN
DRAWN BY: RM

SHEET NO.
AR3.1.3

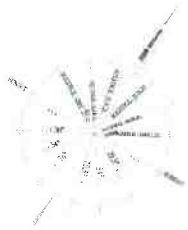


1 ROOF PLAN
3/32" = 1'-0"

PV PANEL TABULATION

250 W TRINA SOLAR PHOTOVOLTAIC

SOLAR PANEL ARRAY
42 PANELS AT ROOF = 10.5 KW



EID ARCHITECTS
412 GIVE AVE
PALO ALTO CA
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650 - 224 - 8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 022-042-310

SHEET TITLE
ROOF PLAN

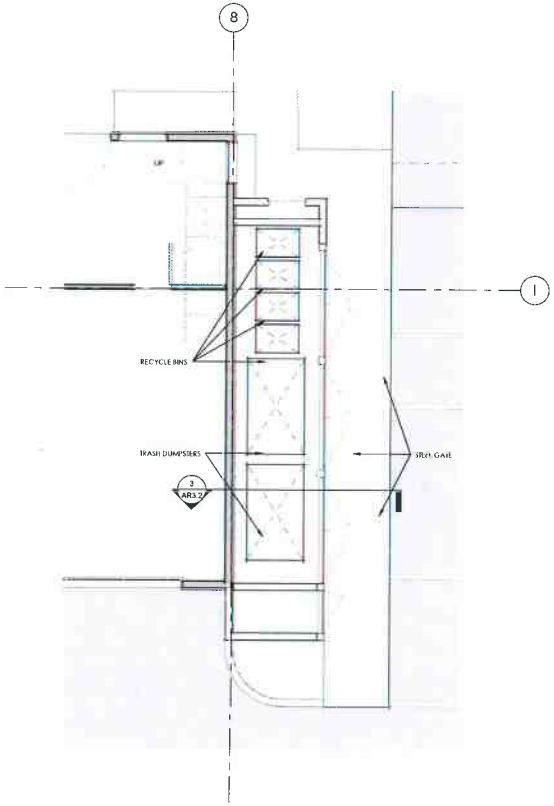
Revision Schedule

#	Description	Date

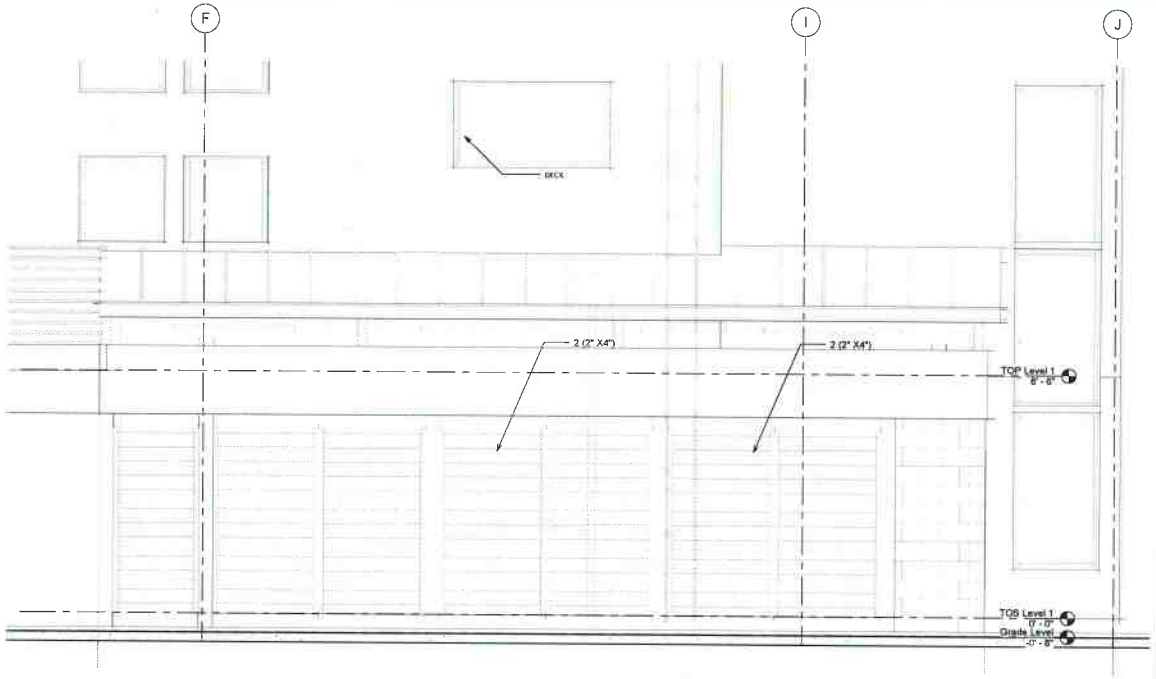
CHECKED _____ DATE
PLOT DATE
24 June, 2016
PROJ. NO. 15-1002
ISSUED -
DWG. SCALE AS SHOWN
DRAWN BY RW

SHEET NO.
AR3.1.4

PLANNING PERMIT REVISE BY DATED 10/2



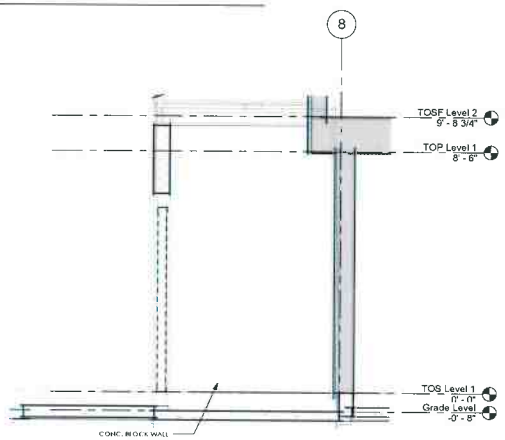
1 ENLARGED TRASH ENCLOSURE PLAN
1/4" = 1'-0"



2 ENLARGED TRASH ENCLOSURE ELEVATIONS
1/2" = 1'-0"

TRASH AND RECYCLE BIN REQUIREMENT:

REQUIRED TRASH: 7 RESIDENTIAL UNITS X .23 CY/UNIT = 2.31 CY
PROVIDED : TWO 3 CY BIN (7'-0"W x 4'-0"D x 5'-4"H)
REQUIRED RECYCLE BIN: 2.31 X 2.5 = .37 CY (110 GALLON)
PROVIDED RECYCLE BIN: TWO ORGANIC x 96 GALLON AND TWO COMPOST



3 ENLARGED TRASH ENCLOSURE SECTION
1/2" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2226
650-226-6770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 022-142-010

SHEET TITLE
TRASH / RECYLING ENCLOSURE

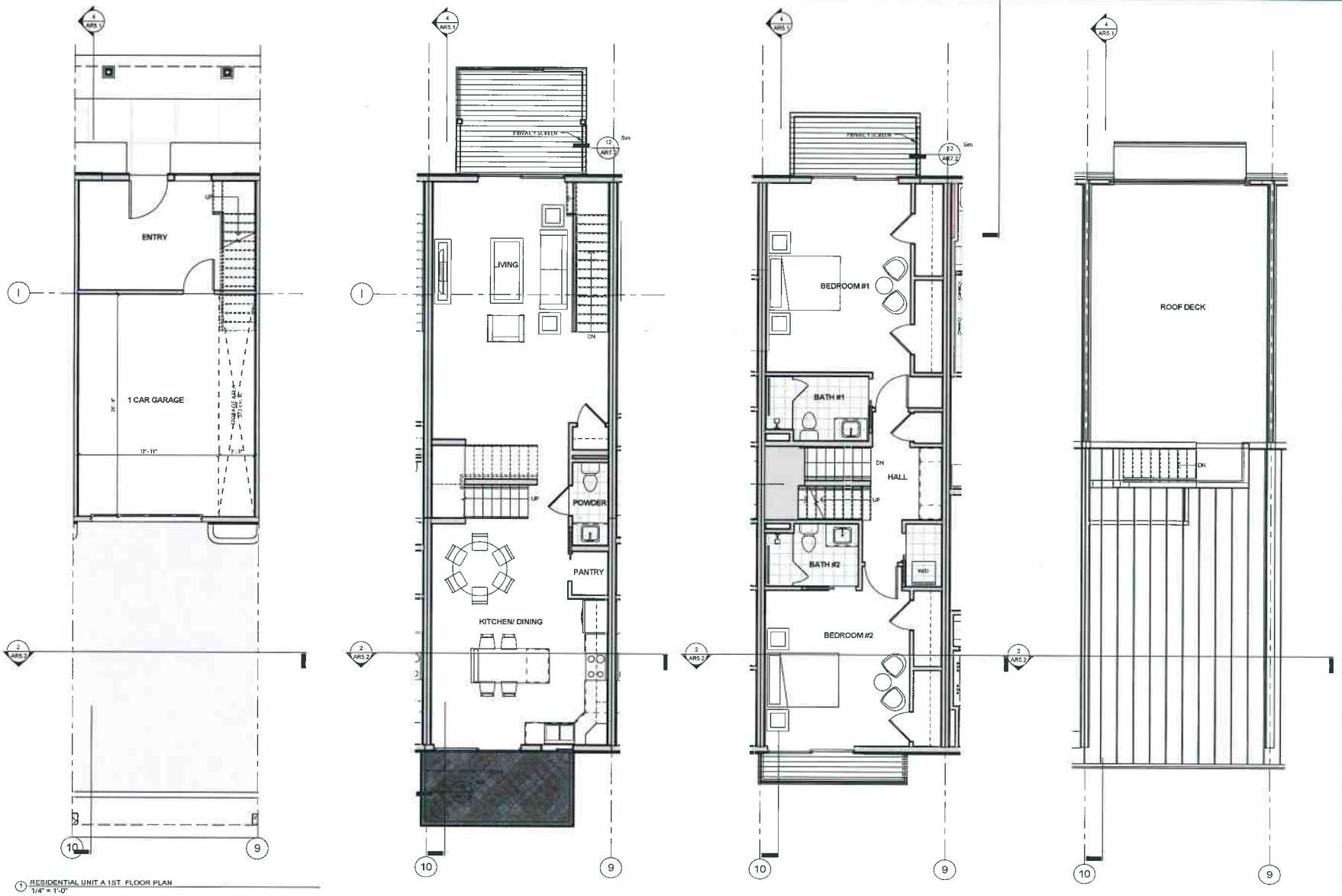
Revision Schedule

#	Description	Date

CHECKED DATE
PLOT DATE 24 June, 2016
PROJ. NO. 15-1002
ISSUED
DWG SCALE AS SHOWN
DRAWN BY RH

SHEET NO.
AR3.2

PLANNING PERMIT RESUBMITTAL/REVISED



1 RESIDENTIAL UNIT A 1ST. FLOOR PLAN
1/4" = 1'-0"

2 RESIDENTIAL UNIT A 2ND FLOOR PLAN
1/4" = 1'-0"

3 RESIDENTIAL UNIT A 3RD FLOOR PLAN
1/4" = 1'-0"

4 RESIDENTIAL UNIT A ROOF DECK
1/4" = 1'-0"

EID ARCHITECTS
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PALO ALTO CA
94306 - 2225
650 : 224 : 8770

LICENSED ARCHITECT
STEWART BENNETT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # : 022-142-010

SHEET TITLE
RESIDENTIAL UNITS A FLOOR PLANS

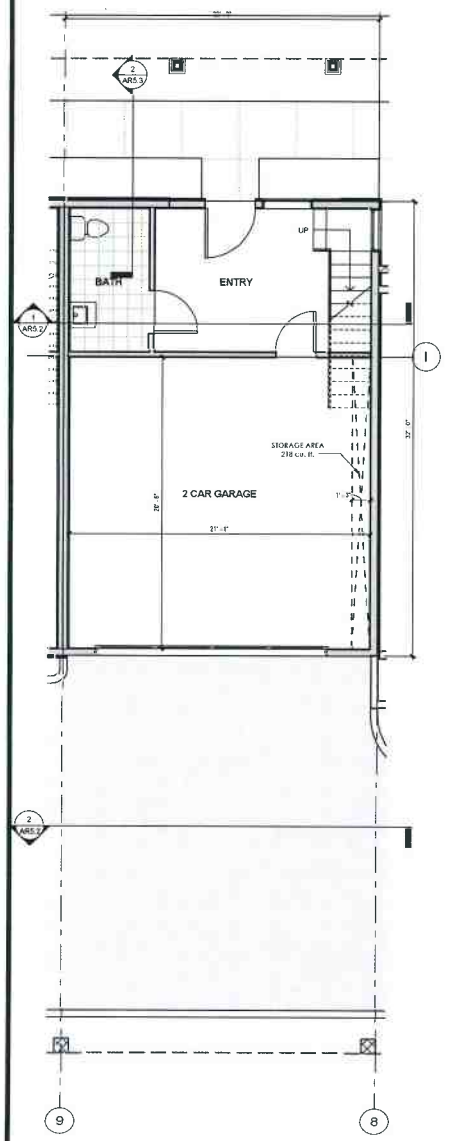
Revision Schedule

#	Description	Date

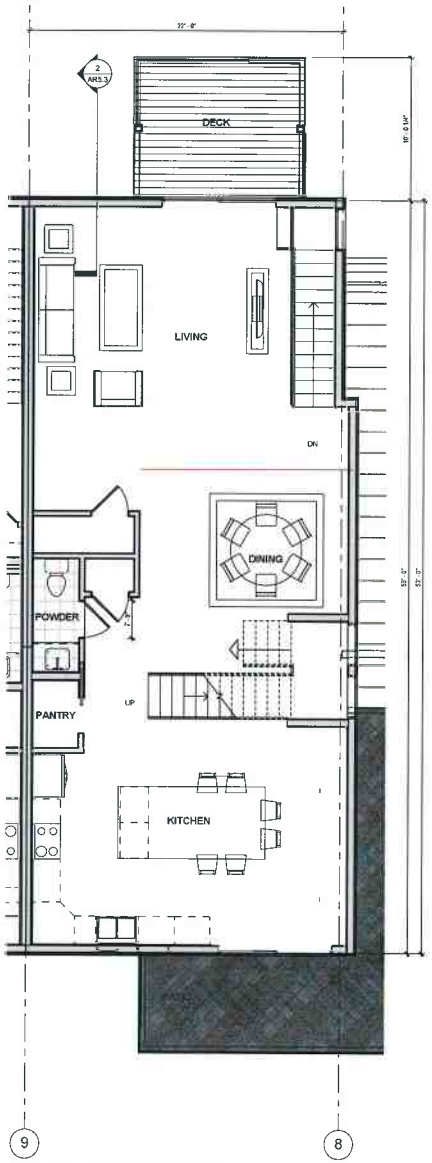
CHECKED DATE
PLOT DATE
24 June, 2016
PROJ. NO. 15-1002
ISSUED -
DWG. SCALE AS SHOWN
DRAWN BY RH

SHEET NO.
AR3.3

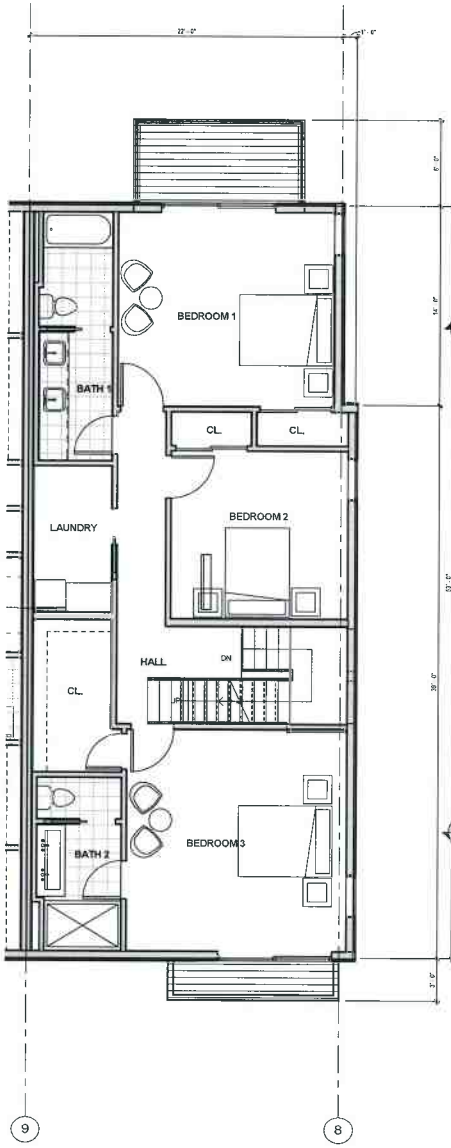
PLANNING PERMIT RESUBMITTAL-REVISED SET



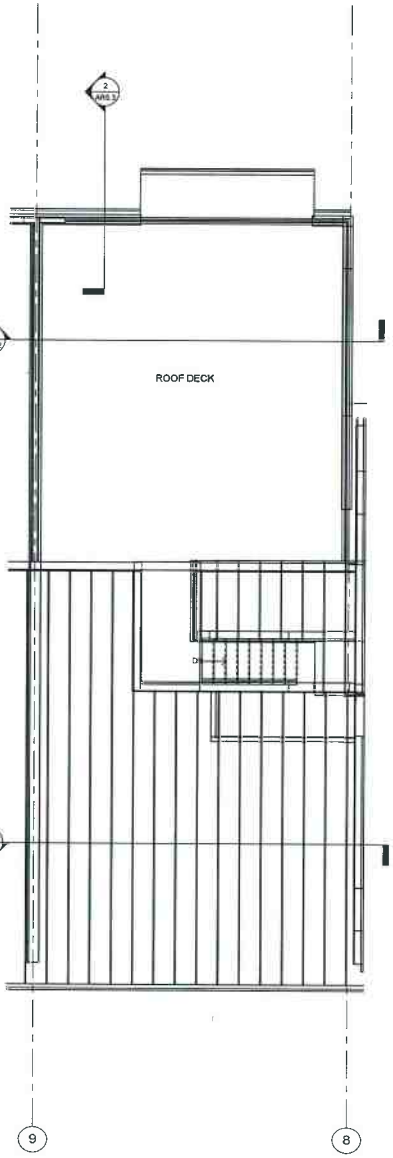
3 RESIDENTIAL UNIT B1 FIRST LEVEL PLAN
1/4" = 1'-0"



2 RESIDENTIAL UNIT B1 SECOND FLOOR PLAN
1/4" = 1'-0"



1 RESIDENTIAL UNIT B1 THIRD FLOOR PLAN
1/4" = 1'-0"



4 RESIDENTIAL UNIT B1 ROOF DECK
1/4" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PACIFICA CA
94044-2225
650-226-8770

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 022-143-010

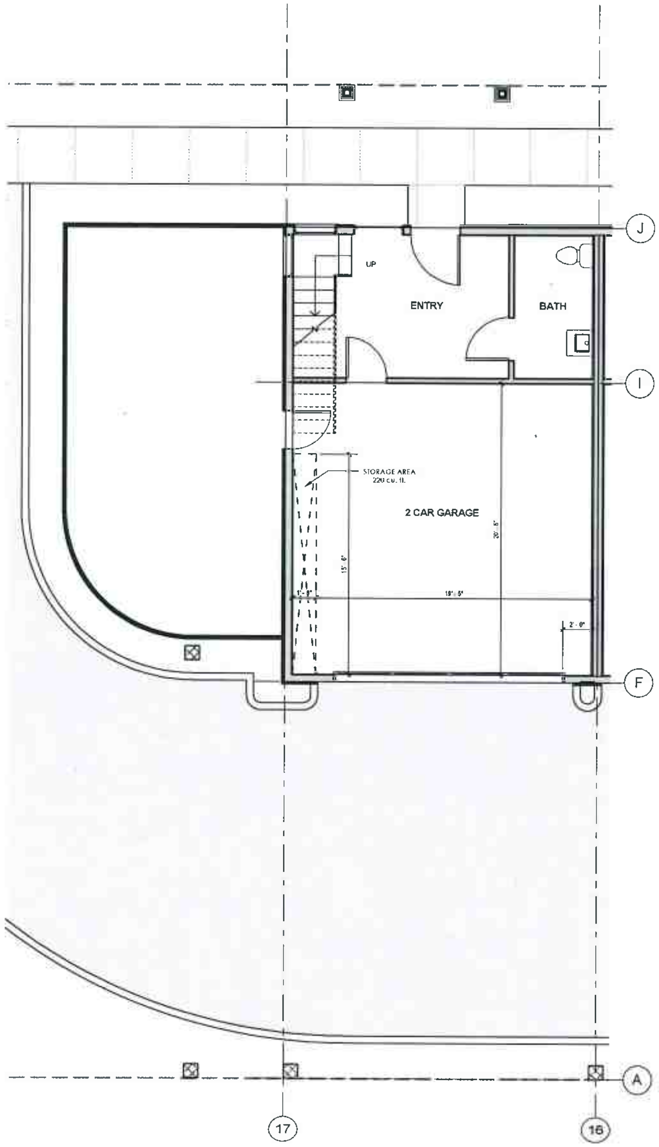
SHEET TITLE
RESIDENTIAL UNIT B1 FLOOR PLANS

Revision Schedule

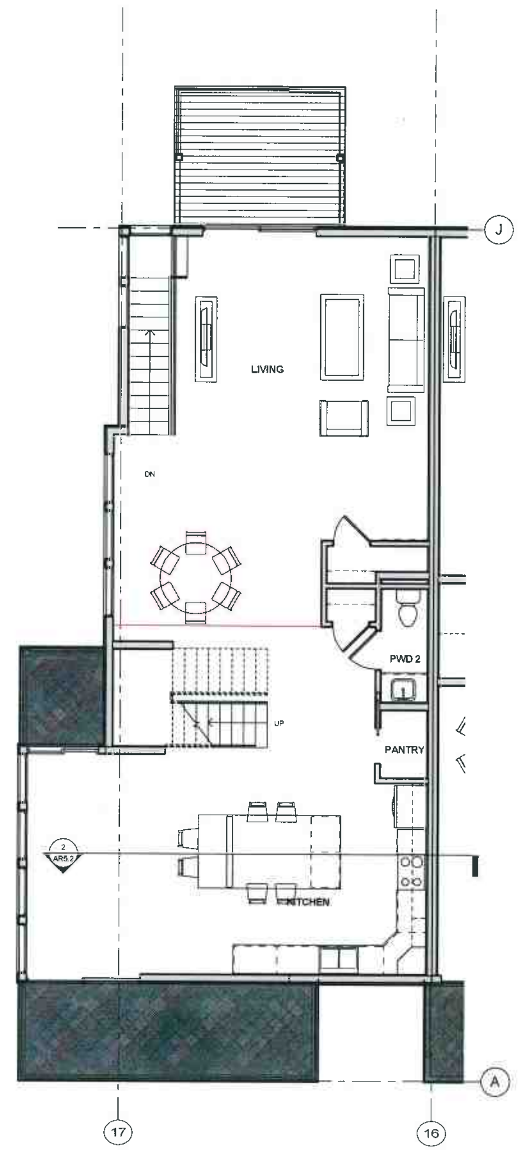
#	Description	Date

CHECKED DATE
PLOT DATE 24 June, 2016
PROJ. NO. 15-1002
ISSUED
DWG. SCALE AS SHOWN
DRAWN BY RH
SHEET NO. AR3.4

PLANNING PERMIT SUBMITTAL 06/24/16



(2) RESIDENTIAL UNIT B2 FIRST LEVEL PLAN
1/4" = 1'-0"



(3) RESIDENTIAL UNIT B2 SECOND FLOOR PLAN
1/4" = 1'-0"

EID ARCHITECTS

412 OLIVE AVE
PALO ALTO CA
94306 - 2225
650 | 226 - 8770

570 Crespi Drive

PACIFICA, CALIFORNIA 94044

SHEET TITLE

RESIDENTIAL UNIT B2 1st & 2nd FLOOR PLANS

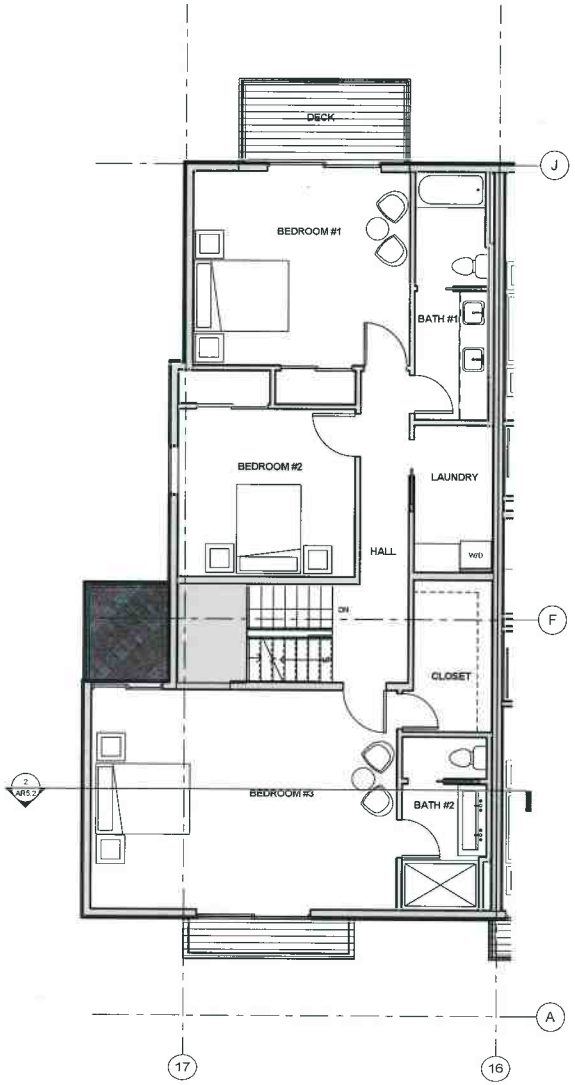
Revision Schedule

#	Description	Date

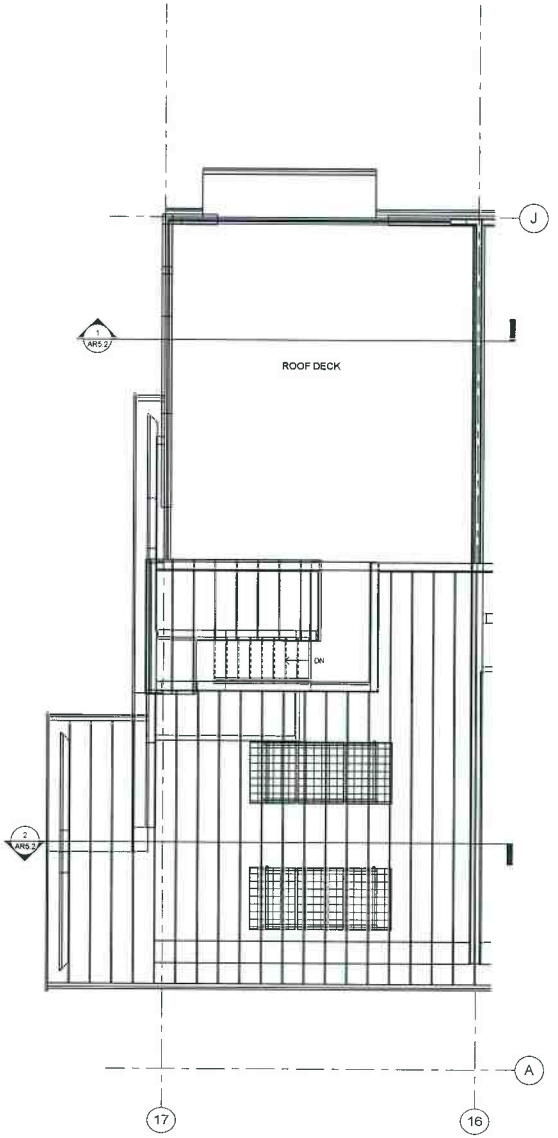
PLOT DATE: 24 June, 2016

DWG SCALE: AS SHOWN

SHEET NO.: AR3.5A



1 RESIDENTIAL UNIT B2 THIRD FLOOR PLAN
1/4" = 1'-0"



2 RESIDENTIAL UNIT B2 ROOF DECK
1/4" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO, CA
94306 - 2225
650-226-8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
APN: 023-143-010

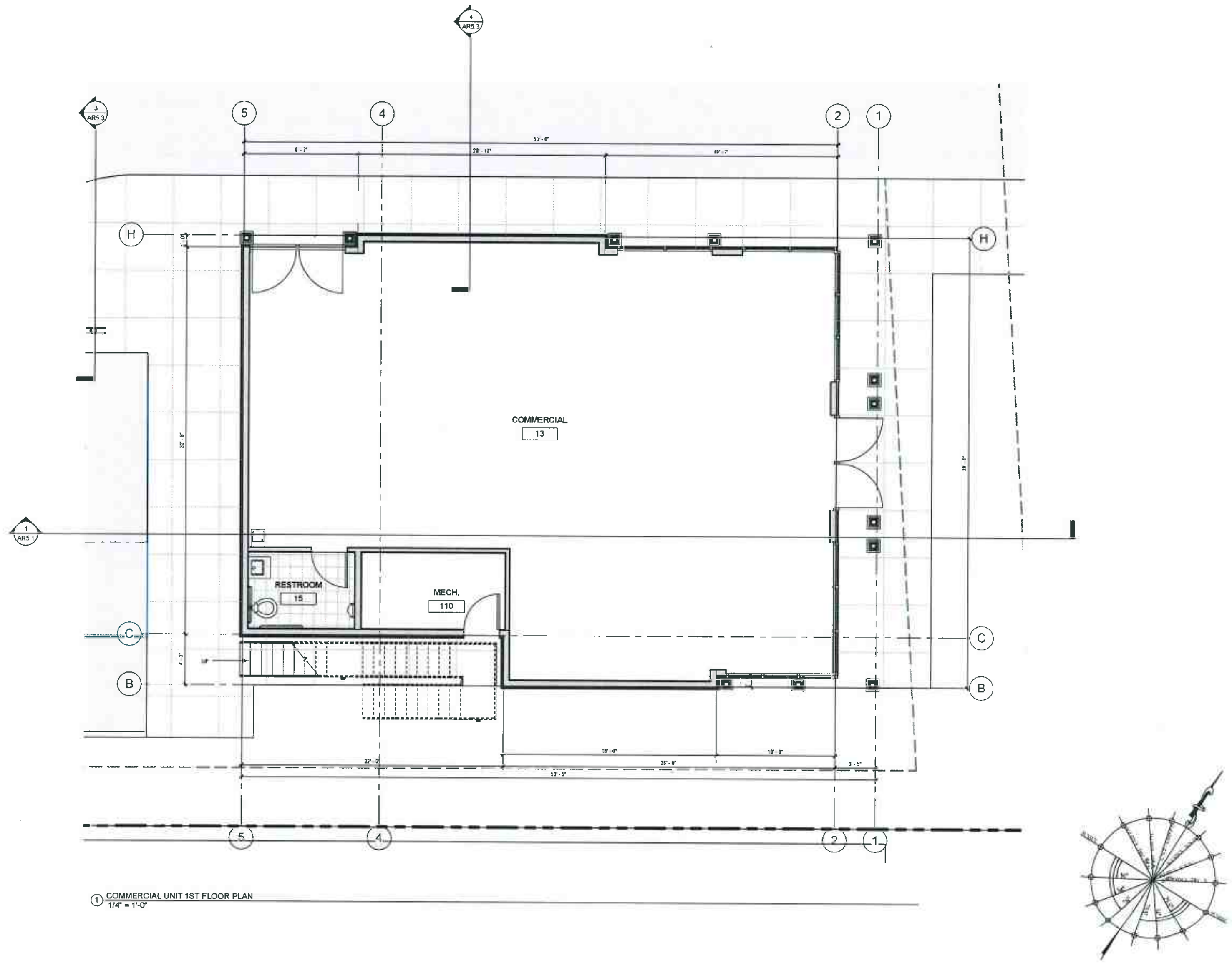
SHEET TITLE
RESIDENTIAL UNIT B2 3rd FLOOR & ROOF PLANS

Revision Schedule

#	Description	Date

CHECKED DATE
PLOT DATE
24 June, 2016
PROJ NO. 15-1002
ISSUED -
DWG SCALE AS SHOWN
DRAWN RH
SHEET NO.
AR3.5B

PLANNING PERMIT RESUBMITTAL 4/20/2016



① COMMERCIAL UNIT 1ST FLOOR PLAN
1/4" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2225
650-226-8770

LICENSED ARCHITECT — STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044

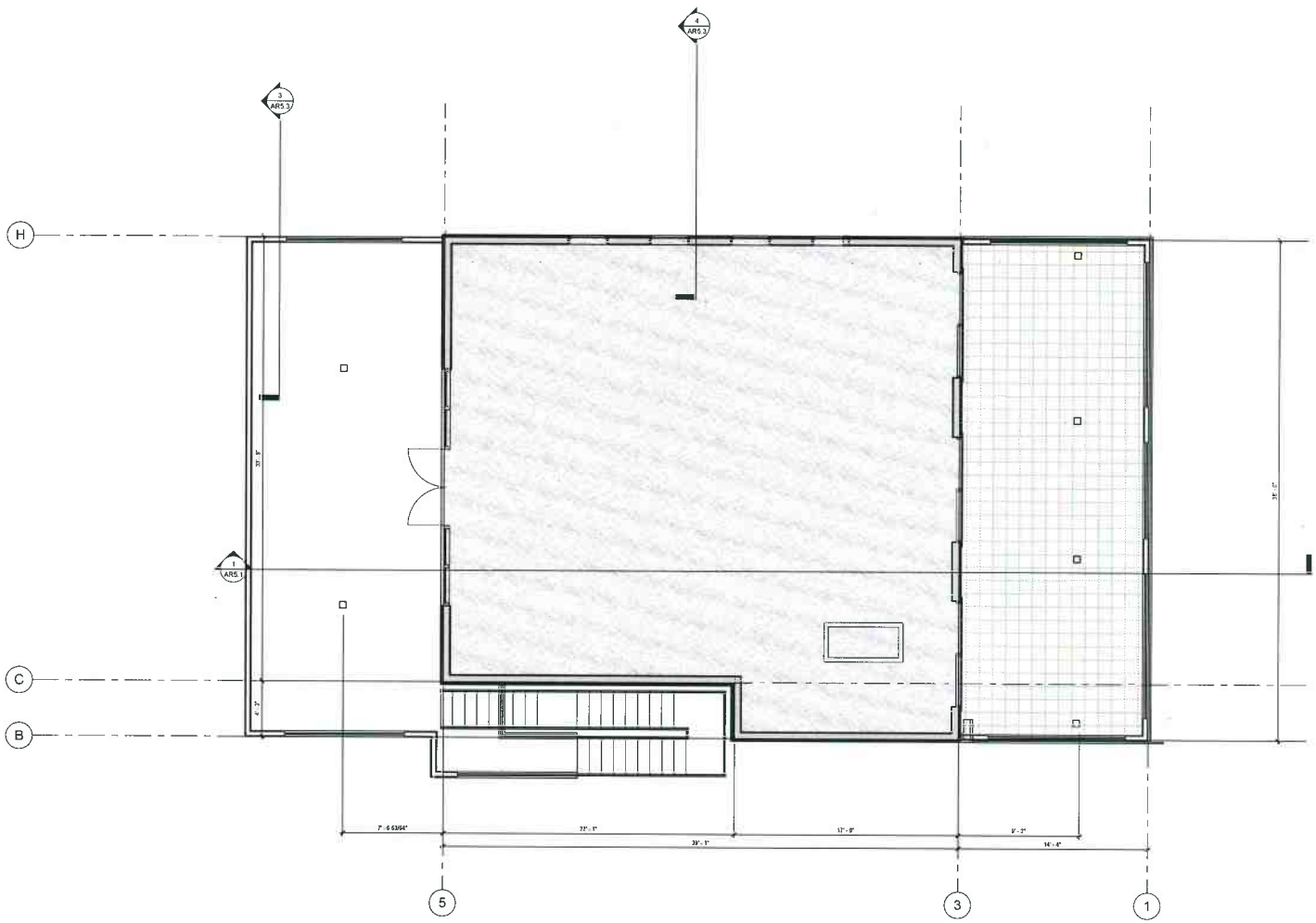
SHEET TITLE
COMMERCIAL UNIT FIRST FLOOR PLAN

Revision Schedule

#	Description	Date

PLOT DATE 24 June, 2016
DWG SCALE AS SHOWN
DRAWN BY RH
SHEET NO.
AR3.6

PLANNING PERMIT RESIDENTIAL-MIXED USE



1 COMMERCIAL SECOND FLOOR PLAN
1/4" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2225
650-226-0770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 022-154-010

SHEET TITLE
COMMERCIAL UNIT SECOND FLOOR PLAN

Revision Schedule

#	Description	Date

CHECKED DATE
PLOT DATE
24 June, 2016
PROJ. NO. 15-1002
ISSUED -
DWG SCALE AS SHOWN
DRAWN BY RH
SHEET NO.
AR3.7

PLANNING PERMIT RESUBMITTAL/REVISED

NORTH ELEVATION COMMERCIAL
STREET VIEW PERSPECTIVE

☐ EXTERIOR COLOR/ MATERIAL SCHEDULE

	APPLICATION	CODE	MATERIALS / COLOR	MANUFACTURER
ROOF	METAL STANDING SEAM- TITAN COOL ROOF	M1	STORM GRAY, or EQUAL	CUSTOM-BILT METALS, OR EQUAL
	TPO ROOFING - TYP., COOL MEMBRANE	M2	OXFORD GRAY, or EQUAL	GAF, or EQUAL
WALL	STUCCO 7/8", SMOOTH FINISH EQ. PLASTER TEXTURE W/ MFL REVEALS	M3	MISSISSIPPI RIVER, KM4847-3	KELLY MOORE, OR EQUAL
	LOW WALL DECK RAILING	M3A	CEDAR FENCING, PTD. BIG BAND, KM5828-2	WESTERN RED CEDAR, OR EQUAL
	HORIZONTAL ARTISAN LAP OR CEDAR SIDING CHANNEL GROOVE CEDAR OR EQUAL	M4	PLUME GRASS, KM4787-1	JAMES HARDIE, WESTERN RED CEDAR OR EQUAL
	STUCCO BASE	M5	BLACK OAK, KM4819-5	KELLY MOORE, OR EQUAL
MISC.	GARAGE AND TRASH ENCLOSURE DOORS	M6	CORRUGATED METAL, BIG BAND KM5828-2	KELLY MOORE, OR EQUAL
	WINDOW FRAME	M7	DARK BRONZE	WESTERN WINDOWS, OR EQUAL
	DOOR/WINDOW HARDWARE	M8	BRUSHED STEEL OR EQUAL	SCHLAGE, OR EQUAL
	DOOR/WINDOW GLASS	M9	Ioli 366	WESTERN RED CEDAR, OR EQUAL
	SOLAR PANELS	M10		SUNPOWER, or EQUAL
	EXTERIOR METAL RAILINGS, GALVANIZED METAL ROUND DOWNSPOUTS, I-BEAM, SOLAR SHADE OVER HANG TRELLIS, ADDRESS NUMBER	M11	Option 1: Steel sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint; fasteners are stainless steel or welds). Option 2: Steel sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint with colored rust texture (Cardinal BR47, or equal) to achieve brown colored rust patina); fasteners are stainless steel or welds). KM4819-5 BLACK OAK	LOS GATOS IRON WORKS, or EQUAL KELLY MOORE, or EQUAL
	DRIVE ISLE COLUMNS AND TRASH ENCLOSURES	M12	SPLIT FACE CMU, 3/C CHARCOAL	CENTRAL SUPPLY COMPANY OR EQUAL
	CONTROL JOINTS, TRIM BOARDS AND REVEAL PANELS	M13	BIG BAND, KM5828-2	KELLY MOORE, OR EQUAL
	FRONT DOOR	M14	WEEPING WILLOW KM5155-5	FLEETWOOD, OR EQUAL
	PORCH AND ENTRY COLUMNS	M15	Sheet sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint; fasteners are stainless steel or welds). PEARLY WHITE, KM4646-1	FLEETWOOD, OR EQUAL

* NOTES: EXACT MATERIALS AND COLORS TO BE VERIFIED W/ OWNER & ARCHITECT

SOUTH ELEVATION COMMERCIAL

NORTH ELEVATION COMMERCIAL

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO, CA
94306-2225
650.226.8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 023-143-310

SHEET TITLE
COMMERCIAL NORTH & SOUTH ELEVATIONS

Revision Schedule

#	Description	Date

CHECKED _____ DATE
PLOT DATE
24 June, 2016
JOB NO. 15-1992
SCALE
DRWG SCALE AS SHOWN
DRAWN BY RH

SHEET NO.
AR4.1

PLANNING PERMIT RESUBMITTAL 06-14-2016

WEST ELEVATION COMMERCIAL

EAST ELEVATION COMMERCIAL

EXTERIOR COLOR/ MATERIAL SCHEDULE

	APPLICATION	CODE	MATERIALS / COLOR	MANUFACTURER
ROOF	METAL STANDING SEAM - TITAN COOL ROOF	M1	STORM GRAY, or EQUAL	CUSTOM-BILT METALS, OR EQUAL
	IPO ROOFING - TYP., COOL MEMBRANE	M2	OXFORD GRAY, or EQUAL	GAF, or EQUAL
WALL	STUCCO 7/8", SMOOTH FINISH EQ. PLASTER TEXTURE W/ MIR. REVEALS	M3	MISSISSIPPI RIVER, KM4847-3	KELLY MOORE, OR EQUAL
	LOW WALL DECK RAILING	M3A	CEDAR FENCING, PTD. BIG BAND, KM5828-2	WESTERN RED CEDAR OR EQUAL
	HORIZONTAL ARTISAN LAP OR CEDAR SIDING CHANNEL GROOVE CEDAR OR EQUAL	M4	PLUME GRASS, KM4787-1	JAMES HARDIE, WESTERN RED CEDAR OR EQUAL
	STUCCO BASE	M5	BLACK OAK, KMA89-5	KELLY MOORE, OR EQUAL
MISC.	GARAGE AND TRASH ENCLOSURE DOORS	M6	CORRUGATED METAL, BIG BAND KM5826-2	KELLY MOORE, OR EQUAL
	WINDOW FRAME	M7	DARK BRONZE	WESTERN WINDOWS, OR EQUAL
	DOOR/WINDOW HARDWARE	M8	BRUSHED STEEL OR EQUAL	SCHLAGE, OR EQUAL
	DOOR/WINDOW GLASS	M9	Tof 366	WESTERN RED CEDAR OR EQUAL
	SOLAR PANELS	M10		SUNPOWER, or EQUAL
	EXTERIOR METAL, RAILINGS, GALVANIZED METAL ROUND DOWNSPOUTS, I-BEAM SOLAR SHADE OVER HANG TRELLIS, AUTREIS MUNTER	M11	Option 1: Steel sand blasted: Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint; fasteners are stainless steel or welds). Option 2: Steel sand blasted: Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint with colored mid basher (Cardinal 9847, or equal) to achieve brown (colored mid primer); fasteners are stainless steel or welds). KMA89-5 BLACK OAK	LOS GATOS IRON WORKS, or EQUAL KELLY MOORE, or EQUAL
	DRIVE ISLE COLUMNS AND TRASH ENCLOSURES	M12	SPLIT FACE CMU, 3/G CHARCOAL	CENTRAL SUPPLY COMPANY OR EQUAL
	CONTROL JOINTS, TRIM BOARDS AND REVEAL PANELS	M13	BIG BAND, KM5828-2	KELLY MOORE, OR EQUAL
	FRONT DOOR	M14	WEEPING WILLOW EM5133-5	FLEETWOOD, OR EQUAL
	PORCH AND ENTRY COLUMNS	M15	Steel sand blasted: Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint; fasteners are stainless steel or welds). PEARLY WHITE, KM4944-1	FLEETWOOD, OR EQUAL

* NOTES: EXACT MATERIALS AND COLORS TO BE VERIFIED w/ OWNER & ARCHITECT

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306 - 2225
650 - 226 - 3770

LICENSED ARCHITECT
RENEWAL 08/31/2017
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 105-14-310

SHEET TITLE
COMMERCIAL EAST & WEST ELEVATION

Revision Schedule

#	Description	Date

ISSUED _____ DATE
PLOT DATE
24 June, 2016

PROJECT 15-1892
ISSUED -
DWG SCALE AS SHOWN
DRAWN BY RR

SHEET NO.
AR4.2

PLANNING PERMIT RESUBMITTAL-MIXED USE

	EXTERIOR COLOR/ MATERIAL SCHEDULE			
ROOF (CLASS A ROOFING)	APPLICATION	CODE	MATERIALS / COLOR	MANUFACTURER
	METAL STANDING SEAM - TITAN COOL ROOF	M1	STORM GRAY, or EQUAL	CUSTOM-BILT METALS, OR EQUAL
	TPO ROOFING - TYP. COOL MEMBRANE	M2	OXFORD GRAY, or EQUAL	GAF, or EQUAL
WALL	STUCCO; 7/8" - SMOOTH FINISH EQ. PLASTER TEXTURE W/ MTL REVEALS	M3	MISSISSIPPI RIVER, KM4847-3	KELLY MOORE, OR EQUAL
	LOW WALL DECK RAILING	M3A	CEDAR FENCING, PTD. BIG BAND, KM5828-2	WESTERN RED CEDAR OR EQUAL
	HORIZONTAL ARTISAN LAP OR CEDAR SIDING CHANNEL GROOVE CEDAR OR EQUAL	M4	PLUME GRASS, KM4787-1	JAMES HARDIE, WESTERN RED CEDAR OR EQUAL
	STUCCO BASE	M5	BLACK OAK, KMA89-5	KELLY MOORE, OR EQUAL
MISC.	GARAGE AND TRASH ENCLOSURE DOORS	M6	CORRUGATED METAL, BIG BAND KM5828-2	KELLY MOORE, OR EQUAL
	WINDOW FRAME	M7	DARK BRONZE	WESTERN WINDOWS, OR EQUAL
	DOOR/WINDOW HARDWARE	M8	BRUSHED STEEL OR EQUAL	SCHLAGE, OR EQUAL
	DOOR/WINDOW GLASS	M9	LoE 366	WESTERN RED CEDAR OR EQUAL
	SOLAR PANELS	M10		SUNPOWER, or EQUAL
	EXTERIOR METAL RAILINGS, GALVANIZED METAL ROUND DOWNSPOUTS, I-BEAM, SOLAR SHADE OVER HANG TRELLIS, ADDRESS NUMBER	M11	Option 1: Steel sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint; fasteners are stainless steel or welds). Option 2: Steel sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint with colored rust texture (Cardinal BR47, or equal) to achieve brown colored rust patina); fasteners are stainless steel or welds). KMA89-5 BLACK OAK	LOS GATOS IRON WORKS, or EQUAL; KELLY MOORE, or EQUAL
	DRIVE ISLE COLUMNS AND TRASH ENCLOSURES	M12	SPLIT FACE CMU, 37G CHARCOAL	CENTRAL SUPPLY COMPANY OR EQUAL
	CONTROL JOINTS, TRIM BOARDS AND REVEAL PANELS	M13	BIG BAND, KM5828-2	KELLY MOORE, OR EQUAL
	FRONT DOOR	M14	WEEPING WILLOW KM5155-5	FLEETWOOD, OR EQUAL
	PORCH AND ENTRY COLUMNS	M15	Steel sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint; fasteners are stainless steel or welds). PEARLY WHITE, KMW44-1	FLEETWOOD, OR EQUAL

* NOTES: EXACT MATERIALS AND COLORS TO BE VERIFIED w/ OWNER & ARCHITECT

SOUTH ELEVATION RESIDENTIAL

NORTH ELEVATION RESIDENTIAL

EID ARCHITECTS

412 OLIVE AVE
PALO ALTO CA
94306-2225
650-226-8770

LICENSED ARCHITECT · STATE OF CALIFORNIA

570 Crespi Drive

PACIFICA, CALIFORNIA 94044
PARCEL # 022-162-310

SHEET TITLE

RESIDENTIAL NORTH & SOUTH ELEVATIONS

Revision Schedule

#	Description	Date

CHECKED ______ DATE
PLOT DATE 24 June, 2016
PROJ. NO. 15-1002
ISSUED -
DWG. SCALE AS SHOWN
DRAWN BY RH
SHEET NO. AR4.3

PLANNING PERMIT RESUBMITTAL-MIXED USE

WEST ELEVATION RESIDENTIAL

NOTE:
FOR EXTERIOR COLOR / MATERIAL SCHEDULE SEE SHEET AR.4.3

EAST ELEVATION RESIDENTIAL

NOTE:
FOR EXTERIOR COLOR / MATERIAL SCHEDULE SEE SHEET AR.4.3

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2225
650-326-4770

LICENSED ARCHITECT STATE OF CALIFORNIA

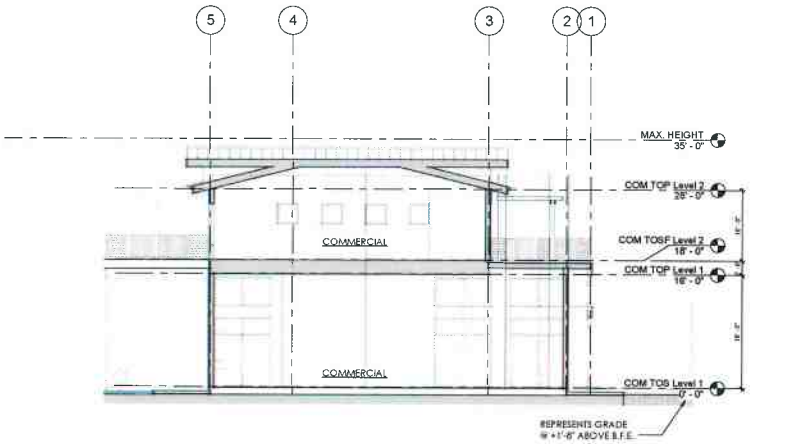
570 Crespi Drive
PACIFICA, CALIFORNIA 94044

SHEET TITLE
RESIDENTIAL EAST & WEST ELEVATION

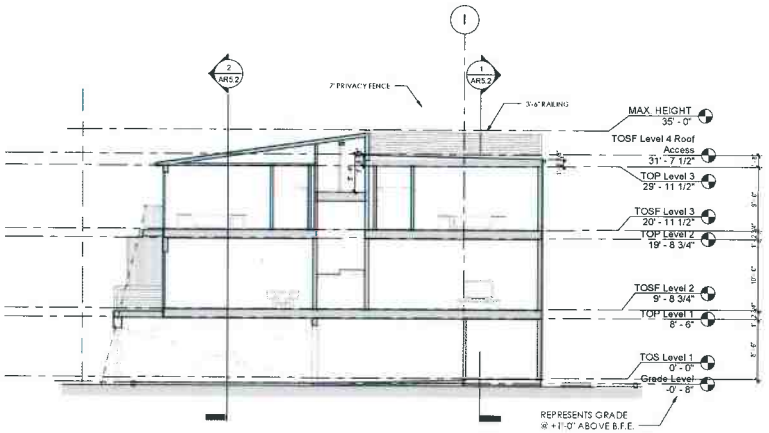
Revision Schedule

#	Description	Date

CHECKED / DATE
PLOT DATE 24 June, 2016
DWG SCALE AS SHOWN
SHEET NO.
AR4.4



1 COMMERCIAL CROSS SECTION
1/8" = 1'-0"



4 RESIDENTIAL CROSS SECTION
1/8" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-1925
650.226.6770

LICENSED ARCHITECT
C29437
RENEWAL
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 022-430-010

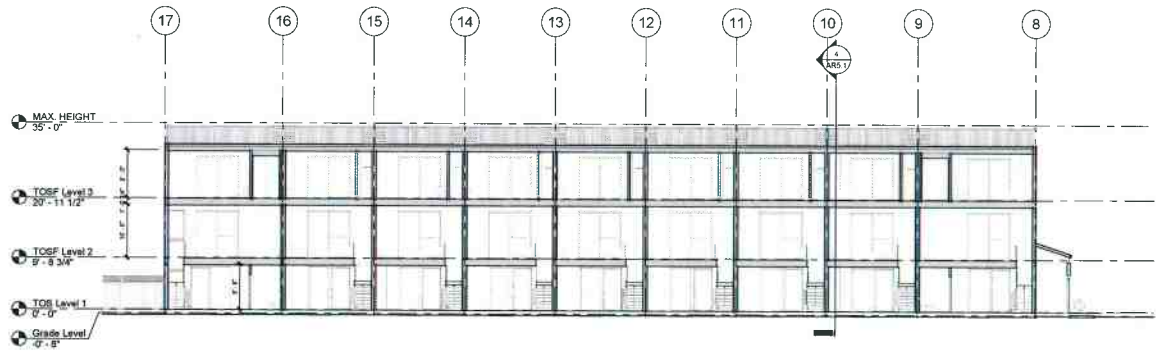
SHEET TITLE
BUILDING SECTIONS

Revision Schedule

#	Description	Date

CHECKED _____ DATE _____
PLOT DATE 24 June, 2016
PROJ NO. 15-1802
ISSUED -
SCALE AS SHOWN
DRAWN BY RH
SHEET NO.
AR5.1

PLANNING PERMIT RESUBMITTAL/REVISED



1 SITE SECITON 1
3/32" = 1'-0"

2 LONGITUDINAL BUILDING SECTION
3/32" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2325
650-326-6770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 023-042-010

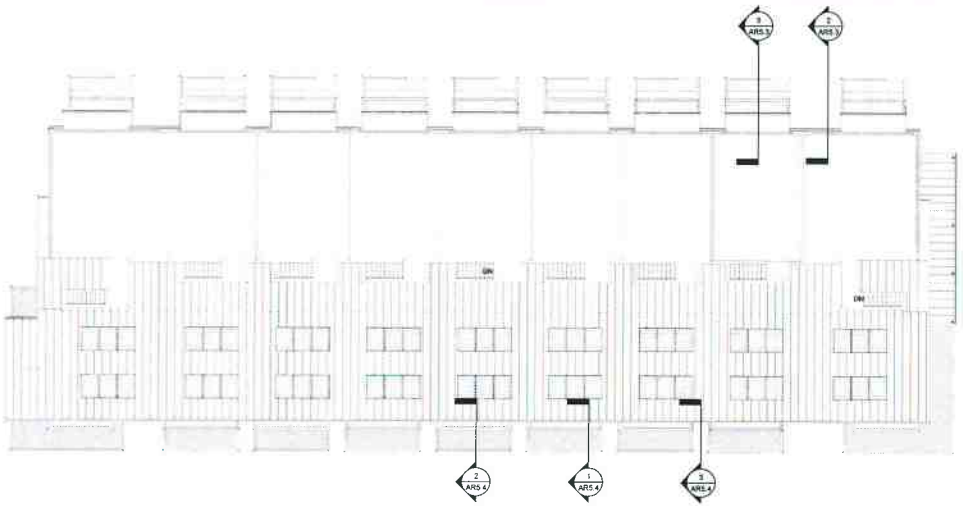
SHEET TITLE
BUILDING SECTIONS

Revision Schedule

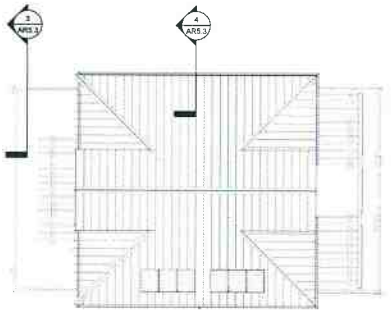
#	Description	Date

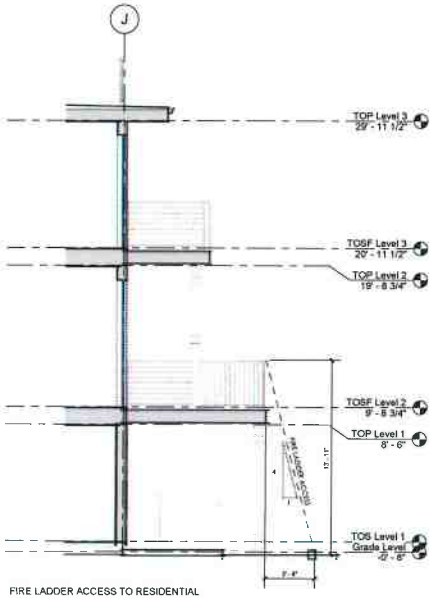
CHECKED _____ DATE
PLOT DATE
24 June, 2016
PROJ. NO. 15-1002
ISSUED
DWG. SCALE AS SHOWN
DRAWN BW

SHEET NO.
AR5.2

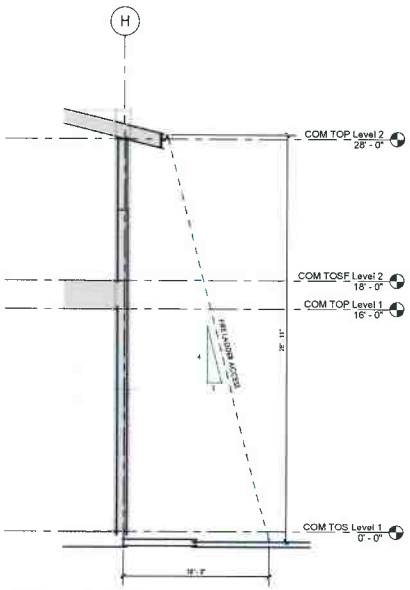


1 ROOF PLAN - FIRE ACCESS
3/32" = 1'-0"

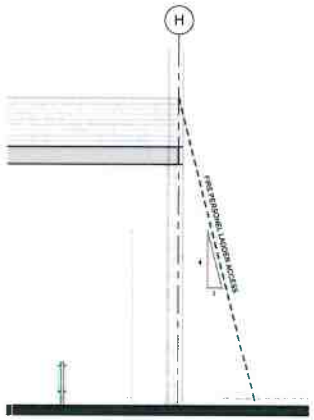




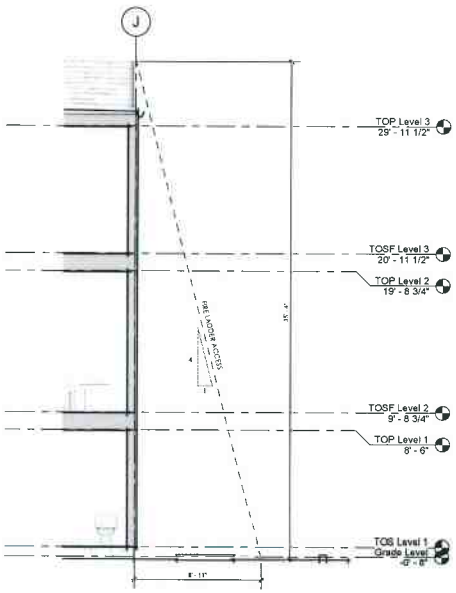
5 FIRE LADDER ACCESS TO RESIDENTIAL DECK
1/4" = 1'-0"



4 FIRE ACCESS TO COMMERCIAL ROOF
1/4" = 1'-0"



3 FIRE LADDER ACCESS TO DECK
1/4" = 1'-0"



2 FIRE ACCESS TO RESIDENTIAL ROOF
1/4" = 1'-0"

ED ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2229
650-224-8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 022-142-010

SHEET TITLE
FIRE ACCESS SECTIONS

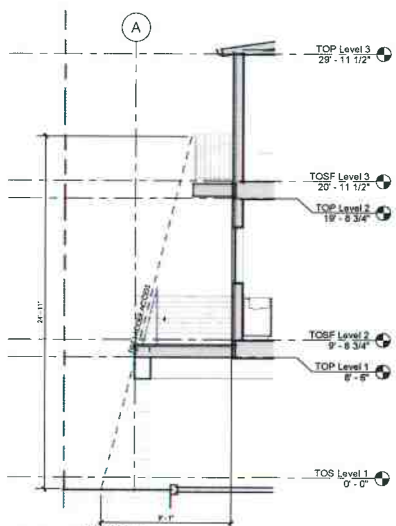
Revision Schedule

#	Description	Date

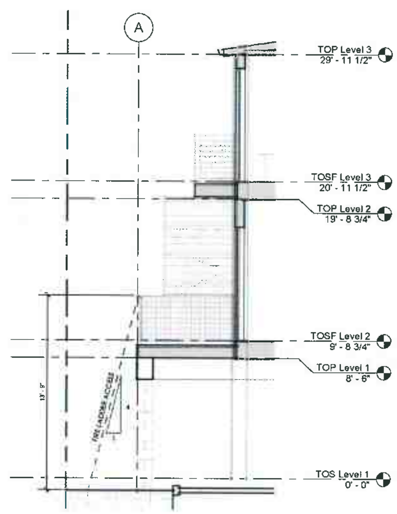
CHECKED DATE
PLOT DATE
24 June, 2016
PROJ. NO. 15-0092
ISSUED
SCALE AS SHOWN
DRAWN RH

SHEET #
AR5.3

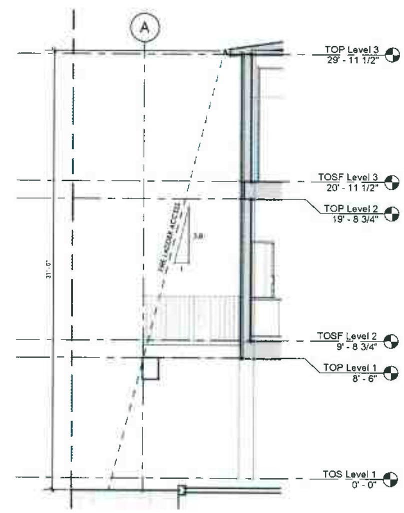
PLANNING PERMIT RESUBMITTAL 06.24.2016



① FIRE LADDER ACCCESS TO RESIDENTIAL DECK 2
1/4" = 1'-0"



② FIRE ACCESS LADDER TO RESIDENTIAL DECK 3
1/4" = 1'-0"



③ FIRE ACCESS LADDER TO RESIDENTIAL ROOF 2
1/4" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2223
650-226-8770

570 Crespi Drive

PACIFICA, CALIFORNIA 94044

SHEET TITLE

FIRE ACCESS SECTIONS

Revision Schedule

#	Description	Date

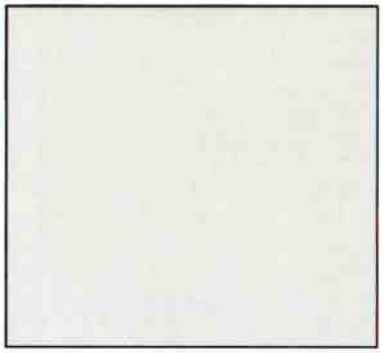
PLOT DATE 24 June, 2016

DWG SCALE AS SHOWN

DRAWN BY RH

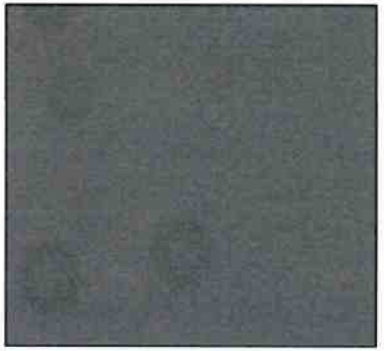
SHEET NO.

AR5.4



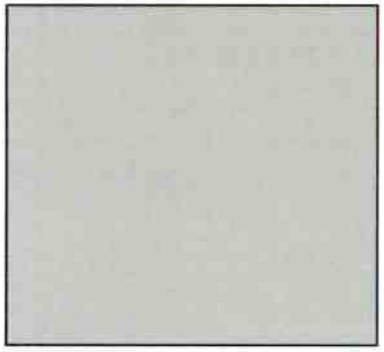
'PLUME GRASS' FOR REVEAL PANEL 12

PATIO TILE 9



BENJAMIN MOORE 'GRAPHITE' 6

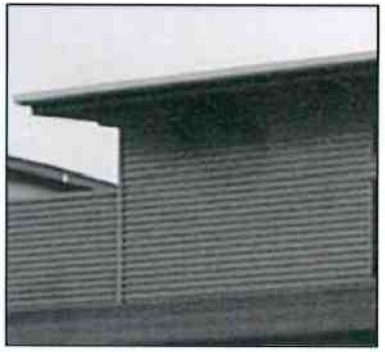
METAL MESH CANOPY 3



'BIG BAND' FOR REVEAL PANEL 11

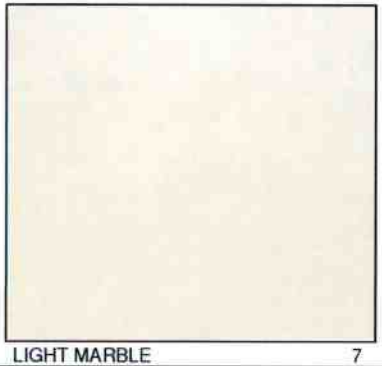
SOLAR PANELS ON ROOF 8

LIGHT STANDING SEAM ROOF 5



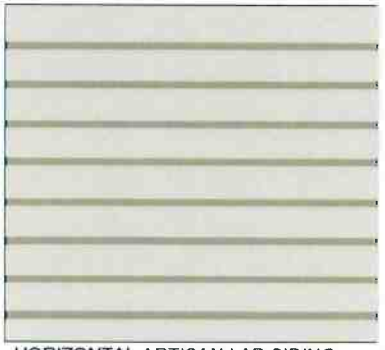
CORRUGATED PANEL SIDING 2

'MISSISSIPPI RIVER' FOR SIDING 10



LIGHT MARBLE 7

STUCCO PANELS 4



HORIZONTAL ARTISAN LAP SIDING 1

EID ARCHITECTS

412 OLIVE AVE
PALO ALTO CA
94306-2229

650·224·6770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 023-043-010

SHEET TITLE

COLORS AND MATERIALS

Revision Schedule

#	Description	Date

CHECKED _____ DATE

PLOT DATE
24 June, 2016

PROJECT NO. 15-1002
PHASE
DWG SCALE AS SHOWN
DRAWN BY RH

SHEET NO.
AR6.1

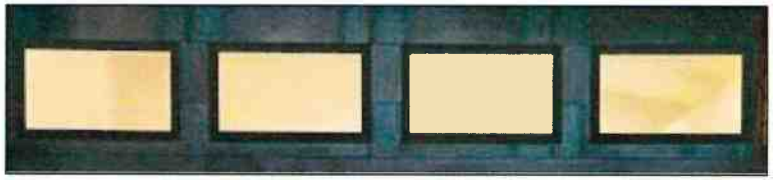
PLANNING PERMIT RESUBMITTAL 4/20/2016

LED ADDRESS NUMBER 9

BLACK GARAGE DOOR 6

BLACK IRON HANDRAIL 3

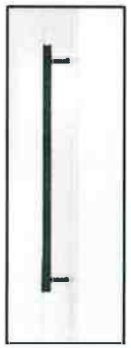
LED LIGHTING FIXTURE 12



CLERESTORY WINDOWS 5

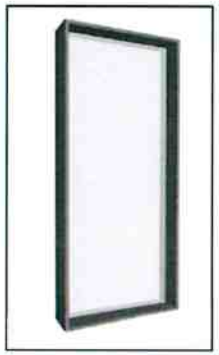
9- PANE WINDOW 2

COLUMNS 11



VERTICAL DOOR PULL 10

6-PANE WINDOW 7



STEEL FRAMED WINDOW 4

PANELED EXTERIOR DOOR 1

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2225
650-226-8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 022-253-010

SHEET TITLE
ARCHITECTURAL ELEMENTS

Revision Schedule

#	Description	Date

CHECKED DATE
PLOT DATE
24 June, 2016
PROJECT 15-1901
ISSUED -
SCALE AS SHOWN
DRAWN BY RH

SHEET NO.
AR6.2

PLANNING PERMIT RESUBMITTAL 4/26/2016

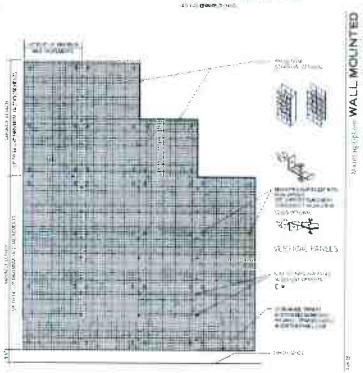
greenscreen

Central Bus - Seattle, WA

greenscreen

greenscreen

mounting options



greenscreen

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306 - 2020
650 · 226 · 8770

LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044
PARCEL # 022-142-020

SHEET TITLE
ARCHITECTURAL ELEMENTS

Revision Schedule

#	Description	Date

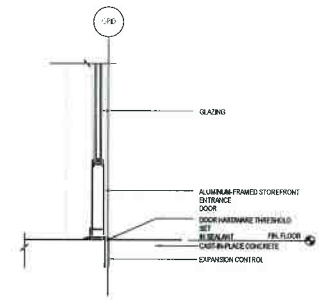
CHECKED _____ DATE

PLOT DATE
24 June, 2016

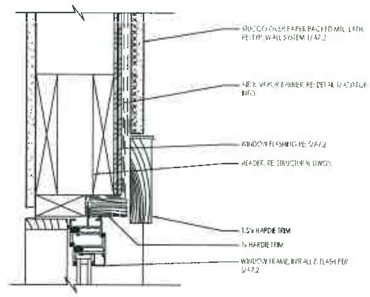
PROJ NO. 15-1602
ISSUED
SCALE AS SHOWN
DRAWN BY PH

SHEET NO.
AR6.3

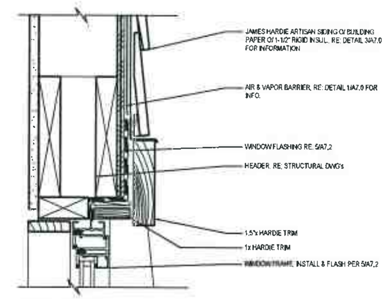
PLANNING PERMIT RESUBMITTAL 6/24/2016



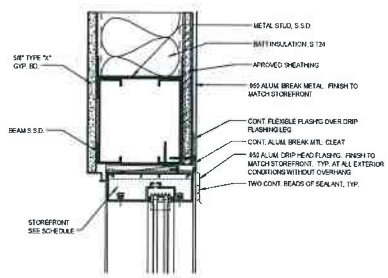
(13) Storefront Door @ Threshold
1 1/2" = 1'-0"



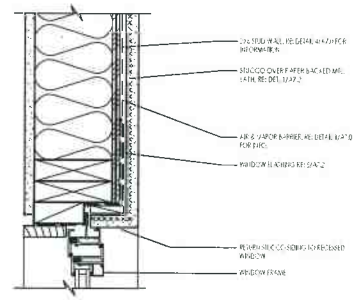
(5) Window Head @ Stucco
3" = 1'-0"



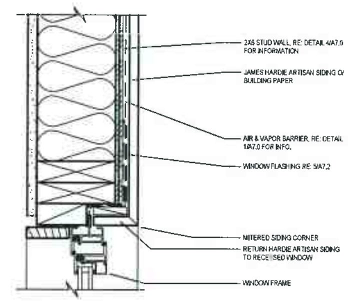
(4) Window Head @ Siding
3" = 1'-0"



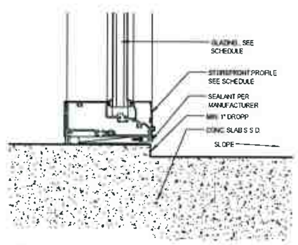
(14) TYP. STOREFRONT HEAD - TRANSAM
3" = 1'-0"



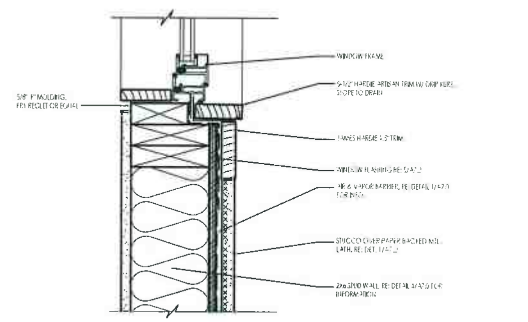
(10) Window Jamb @ Stucco
3" = 1'-0"



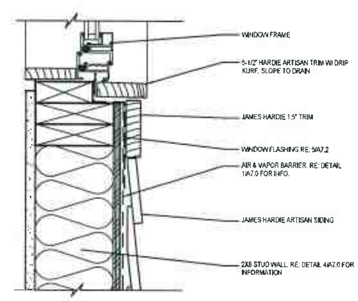
(9) Window Jamb @ Siding
3" = 1'-0"



(15) TYP. STOREFRONT SILL - BREAK METAL
3" = 1'-0"



(12) Window Sill @ Stucco
3" = 1'-0"



(11) Window Sill @ Siding
3" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306-2225
650-226-8770

LICENSED ARCHITECT — STATE OF CALIFORNIA

570 Crespi Drive

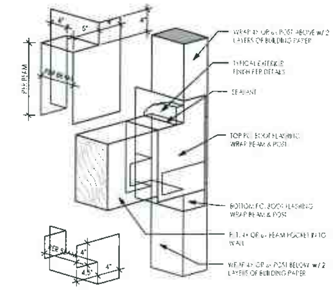
PACIFICA, CALIFORNIA 94044
PARCEL # 022-142-310

SHEET TITLE
DOORS & WINDOWS DETAILS

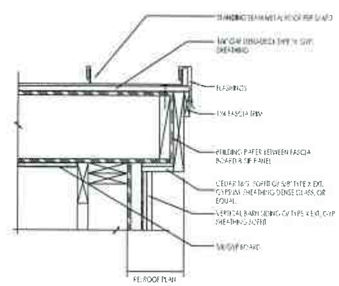
Revision Schedule

#	Description	Date

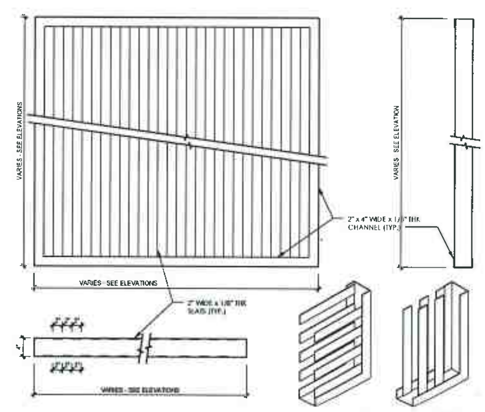
PLOT DATE: 24 June, 2016
PROJ. NO.: 15-1092
DWG SCALE: AS SHOWN
DRAWN BY: RH
SHEET NO.: AR7.1



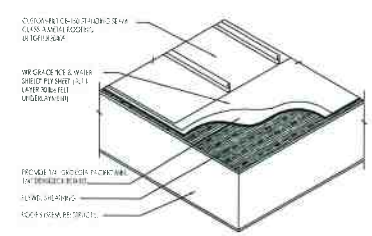
(11) 2 PC Beam "Boot" Flashing
3" = 1'-0"



(10) Rake Detail
1 1/2" = 1'-0"



(12) Privacy Screen
1" = 1'-0"



(9) Typ. Roof System
1" = 1'-0"

EID ARCHITECTS
412 OLIVE AVE
PALO ALTO CA
94306 - 2225
650 - 226 - 8770

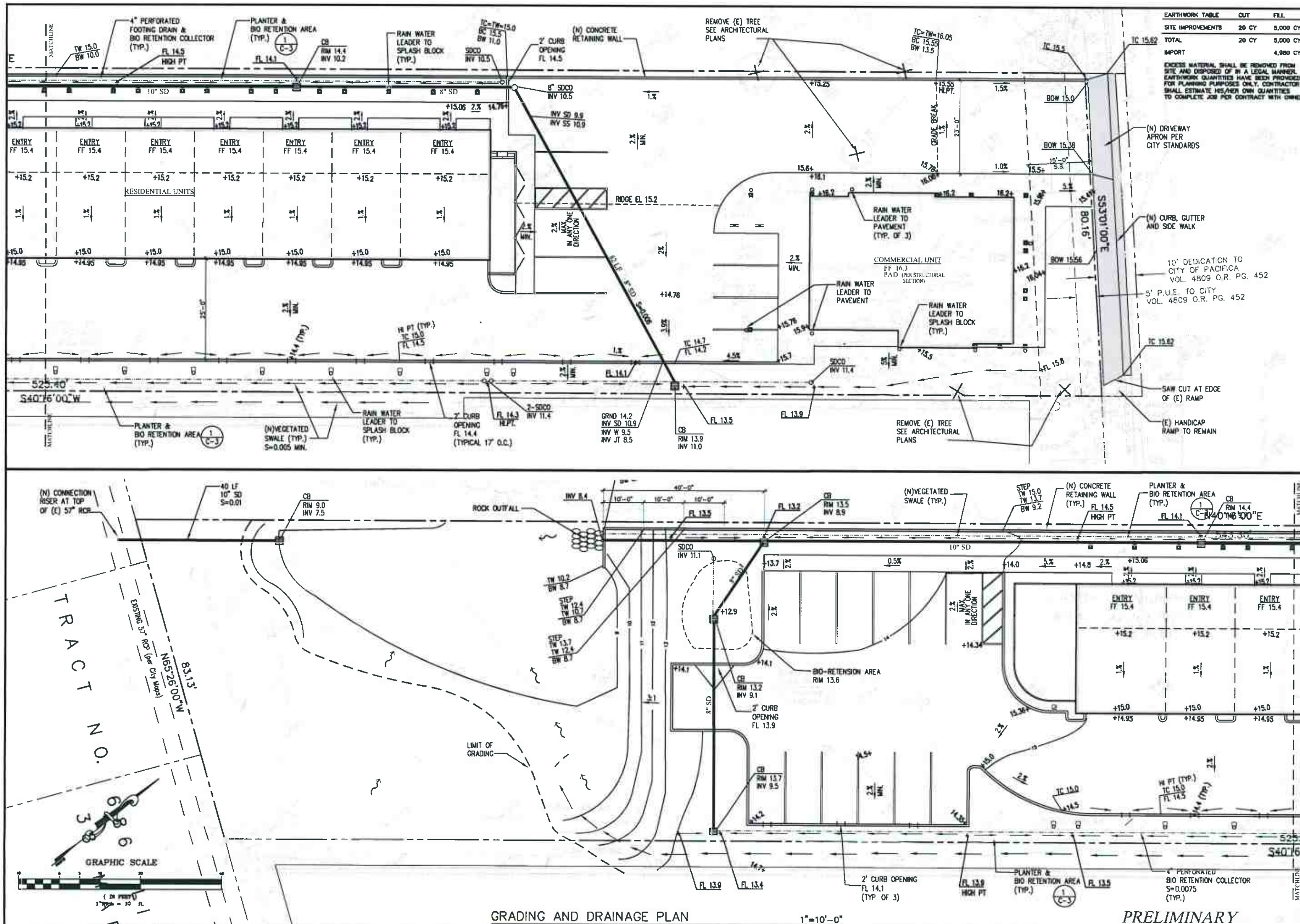
LICENSED ARCHITECT
STATE OF CALIFORNIA

570 Crespi Drive
PACIFICA, CALIFORNIA 94044

SHEET TITLE
BUILDING DETAILS

Revision Schedule		
#	Description	Date

PLOT DATE: 24 June, 2016
SCALE: AS SHOWN
DRAWN BY: RH
SHEET NO.
AR7.2

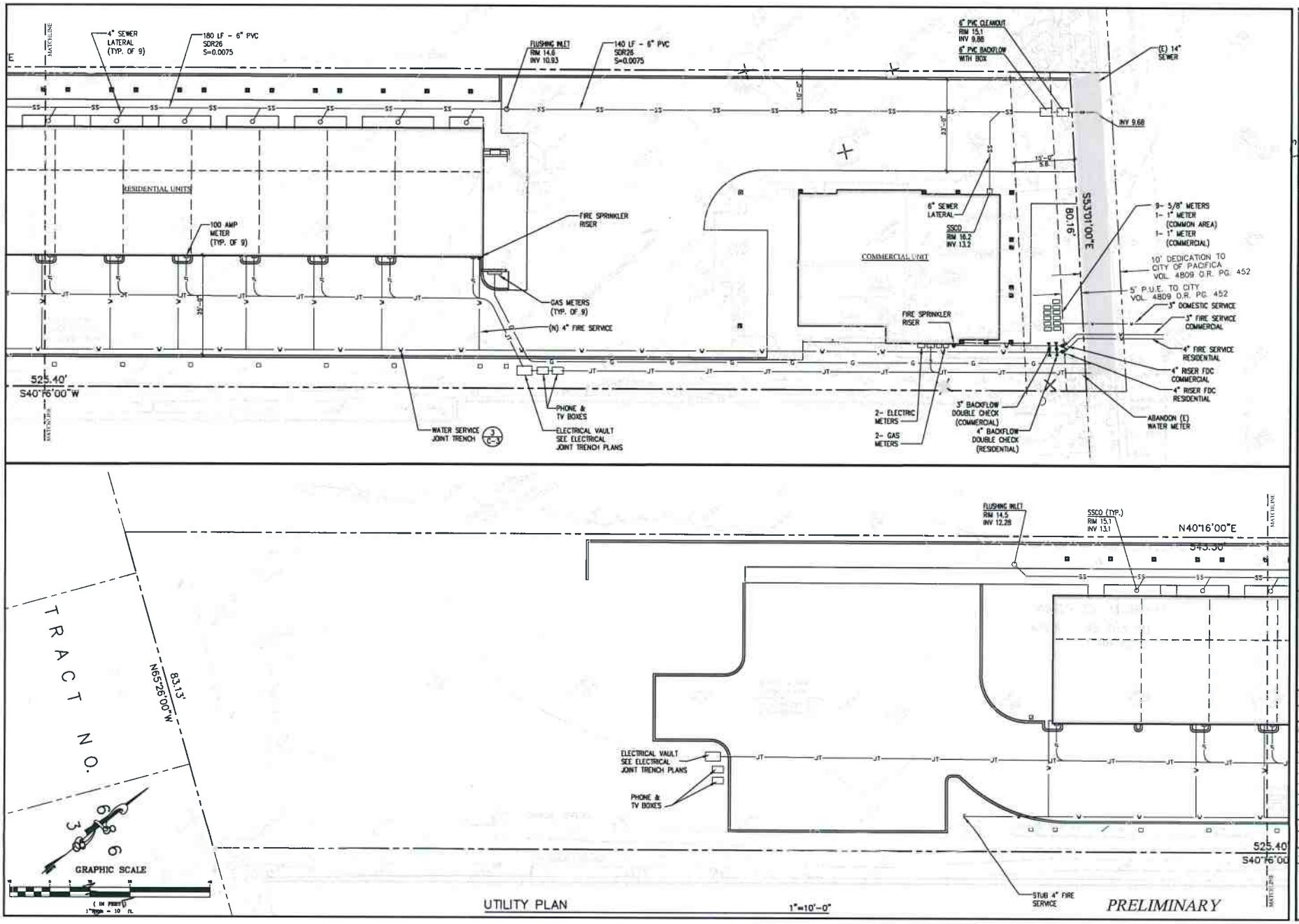


CLIFFORD BECHTEL AND ASSOCIATES

MIXED USE IMPROVEMENTS
570 CRESPI DRIVE
SAN MATEO COUNTY
Pacifica California

CONTENTS: GRADING AND DRAINAGE PLAN

DATE	06/23/16
SCALE	AS NOTED
REVISIONS:	
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2015522
SHEET NO.	C-1
OF	4 SHEETS



UTILITY PLAN 1"=10'-0"

PRELIMINARY

CLIFFORD BECKEL AND ASSOCIATES

CLIFFORD BECKEL, PE

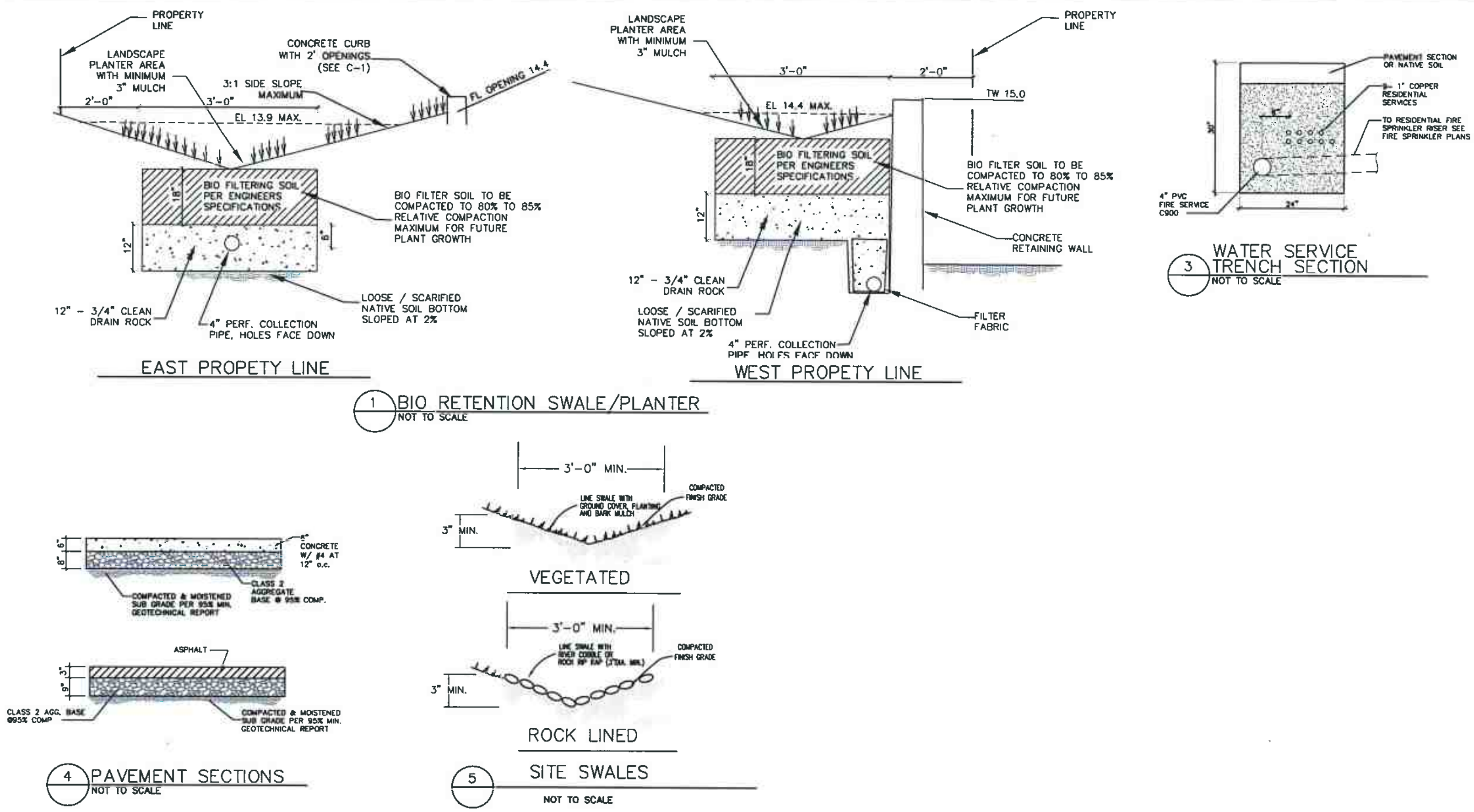
MIXED USE IMPROVEMENTS
570 CRESPI DRIVE
SAN MATEO COUNTY
California
Pacifica

CONTENTS:

UTILITY PLAN

DATE 06/23/16
SCALE AS NOTED
REVISIONS:

DRAWN J.G.
CHECKED C.B.
JOB No. 2015522
SHEET NO. C-2
OF 4 SHEETS



PRELIMINARY

CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE

MIXED USE IMPROVEMENTS
570 CRESPI DRIVE
SAN MATEO COUNTY

Pacifica, California

CONTENTS: CIVIL DETAILS

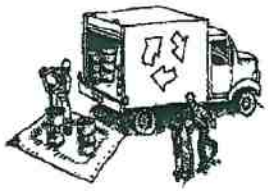
DATE 06/23/16
SCALE AS NOTED
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2015522
SHEET NO. C-3
OF 4 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

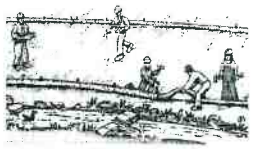
Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.

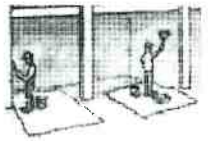
Concrete, Grout & Mortar Application

- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

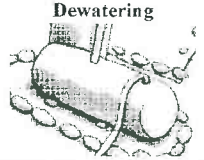
Painting & Paint Removal



Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

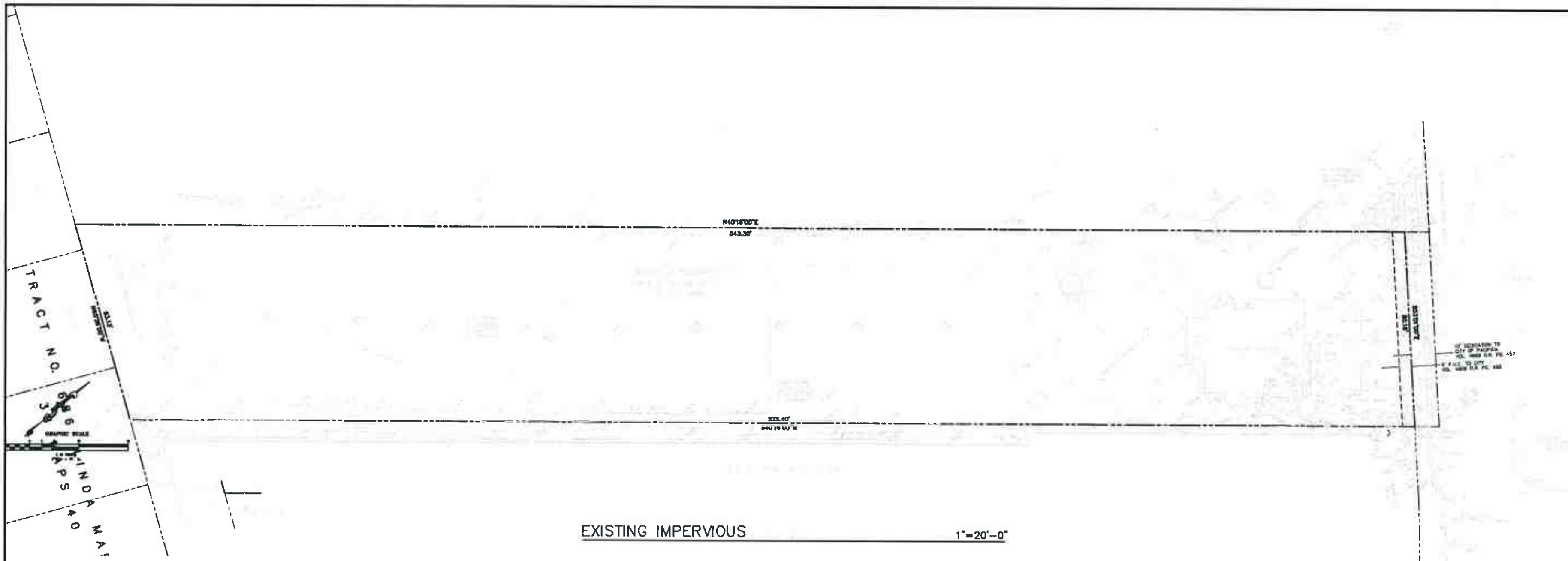
CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE
[redacted]

MIXED USE IMPROVEMENTS
570 CRESPI DRIVE
SAN MATEO COUNTY
Pacifica California

CONTENTS:
CONSTRUCTION BMP CHECKLIST

DATE 06/23/16
SCALE AS NOTED
REVISIONS:

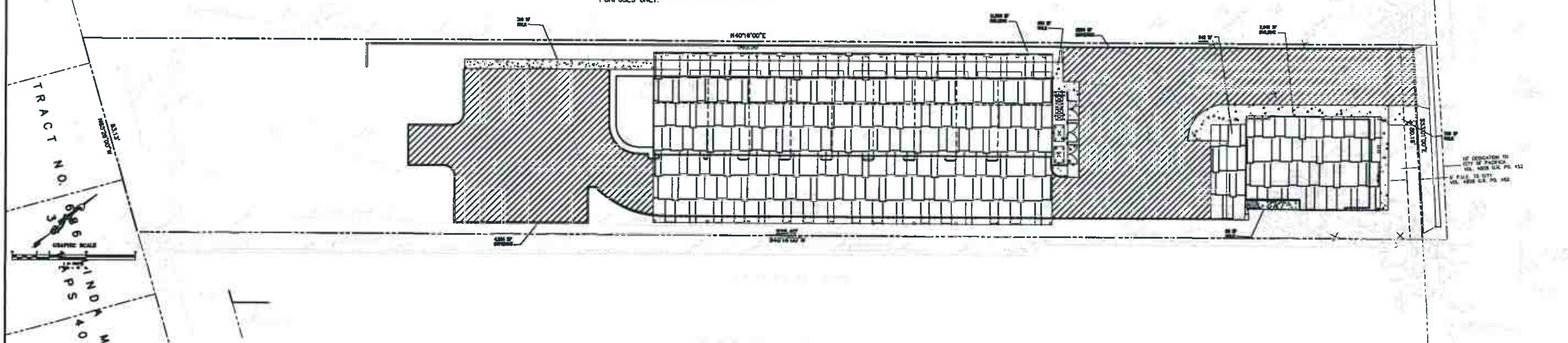
DRAWN J.G.
CHECKED C.B.
JOB No. 2015522
SHEET NO. C-4
OF 4 SHEETS



EXISTING IMPERVIOUS 1"=20'-0"

IMPERVIOUS SURFACE DATA		EXISTING	PROPOSED
BUILDINGS AND DECKS		1,706 SF	14,146 SF
DRIVEWAY		732 SF	10,468 SF
SITE WALKS, PATIOS, PORCHES		678 SF	1,572 SF
TOTAL		3,116 SF	26,186 SF
		INCREASE	23,070 SF

INFORMATION SHOWN IS FOR PLANNING AND C3/C6 PURPOSES ONLY.



PROPOSED IMPERVIOUS 1"=20'-0"

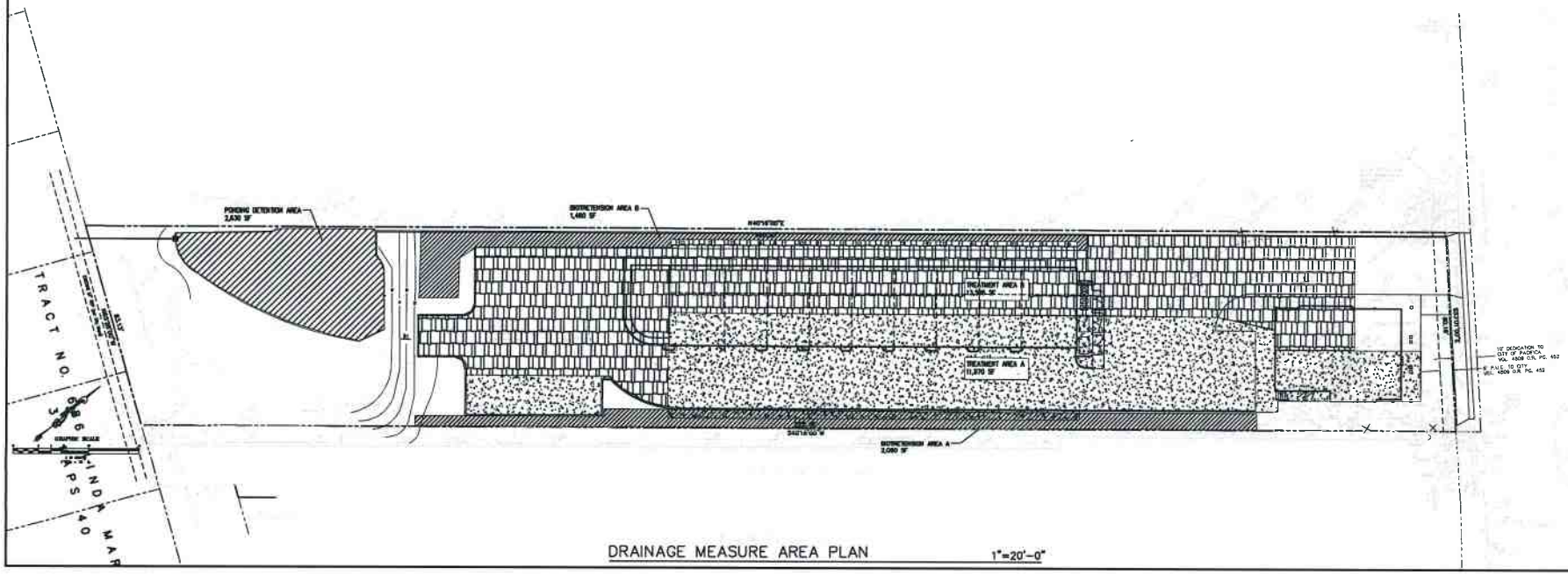
CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE

MIXED USE IMPROVEMENTS
570 CRESPI DRIVE
SAN MATEO COUNTY
Pacifica California

CONTENTS:
IMPERVIOUS SURFACE PLAN

DATE 06/23/16
SCALE AS NOTED
REVISIONS:

DRAWN J.G.
CHECKED C.B.
JOB No. 2015522
SHEET NO.
EXH-1
OF 1 SHEETS



DRAINAGE MEASURE AREA PLAN 1"=20'-0"

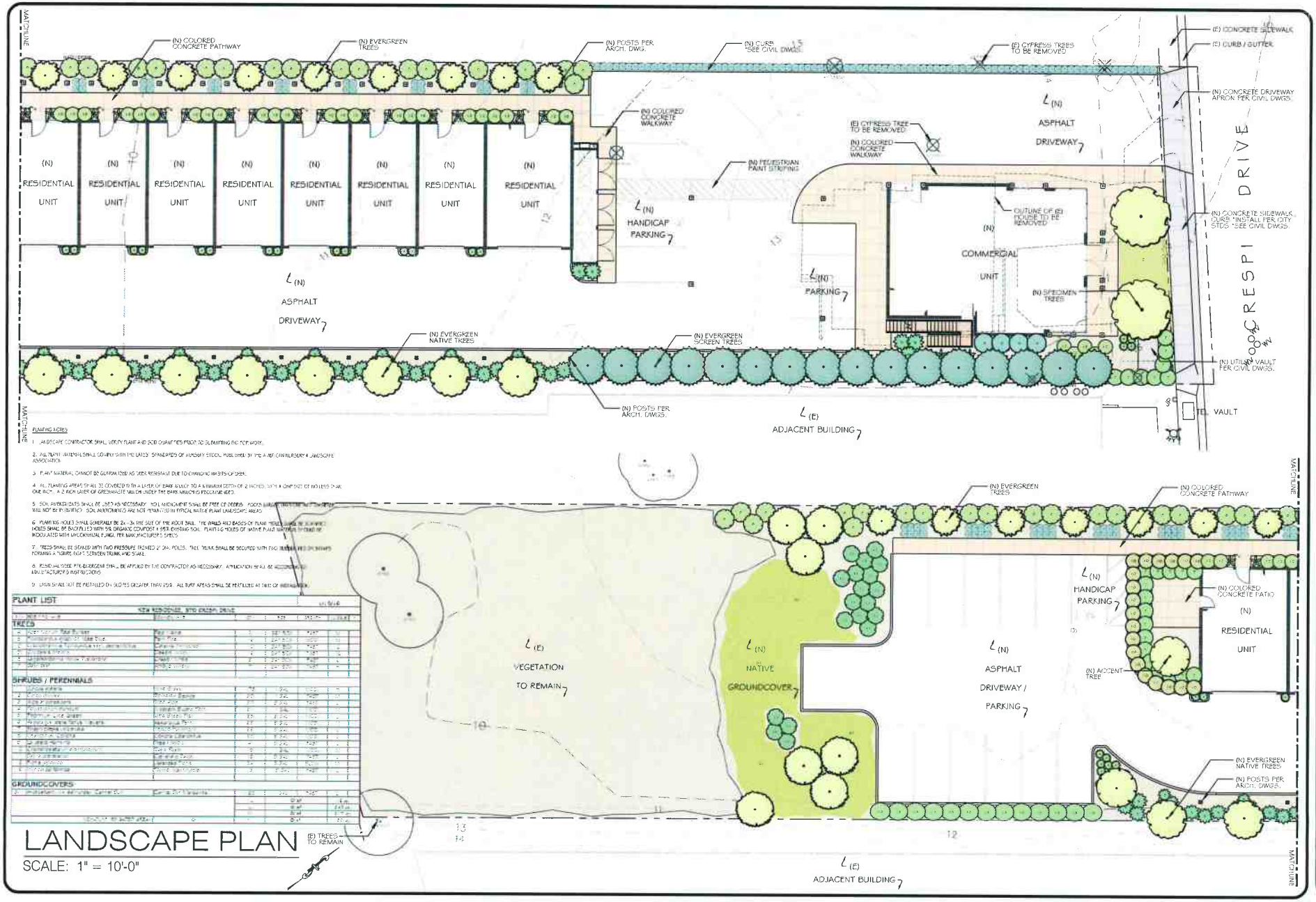
CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE
[redacted]

MIXED USE IMPROVEMENTS
570 CRESPI DRIVE
SAN MATEO COUNTY
Pacifica California

CONTENTS:
DMA SURFACE PLAN

DATE 06/23/16
SCALE AS NOTED
REVISIONS:

DRAWN J.G.
CHECKED C.B.
JOB No. 2015522
SHEET NO.
EXH-2
OF 1 SHEETS



PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT AND SOD QUANTITIES PRIOR TO SUBMITTING BID FOR WORK.
2. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST STANDARDS OF NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
3. PLANT MATERIAL CANNOT BE GUARANTEED AS DEER RESISTANT DUE TO CHANGING HABITS OF DEER.
4. ALL PLANTING AREAS SHALL BE COVERED WITH A LAYER OF BARK MULCH TO A MINIMUM DEPTH OF 2 INCHES, WITH A ONE SIZE OF NO LESS THAN ONE INCH. A 2 INCH LAYER OF GREENWASTE MULCH UNDER THE BARK MULCH IS RECOMMENDED.
5. SOIL AMENDMENTS SHALL BE USED AS NECESSARY. SOIL AMENDMENT SHALL BE FREE OF DEBRIS. ROCKS [illegible] WILL NOT BE PERMITTED. SOIL AMENDMENTS ARE NOT PERMITTED IN TYPICAL NATIVE PLANT LANDSCAPE AREAS.
6. PLANTING HOLES SHALL GENERALLY BE 2X - 3X THE SIZE OF THE ROOT BALL. THE WALLS AND BASES OF PLANT [illegible] HOLES SHALL BE BACKFILLED WITH 5/8 ORGANIC COMPOST / 3/8 EXISTING SOIL. PLANTING HOLES OF NATIVE PLANT MATERIAL [illegible] INOCULATED WITH MYCORRHIZAL FUNGI PER MANUFACTURER'S SPECS.
7. TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" X 4" POLES. TIES / TWINE SHALL BE SECURED WITH TWO [illegible] FORMING A FIGURE EIGHT BETWEEN TRUNK AND STAKE.
8. PERENNIAL SEED MIX (EVERGREEN SHALL BE APPLIED BY THE CONTRACTOR AS NECESSARY. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
9. LAWN SHALL NOT BE INSTALLED ON SLOPES GREATER THAN 25%. ALL TURF AREAS SHALL BE FERTILIZED AT TIME OF INSTALLATION.

PLANT LIST

NEW RESIDENCE, 570 CRESPI DRIVE

TREES							
SHRUBS / PERENNIALS							
GROUNDCOVERS							

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REVISIONS

michael landscape architect

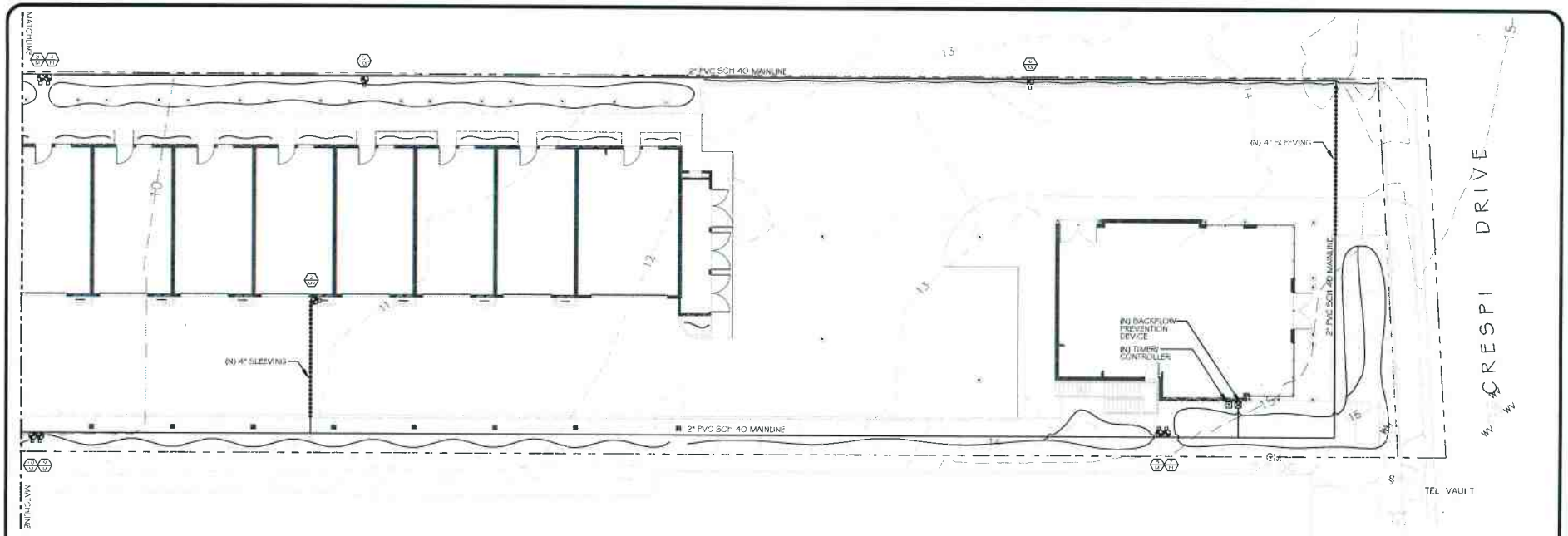
MIXED USE PROJECT

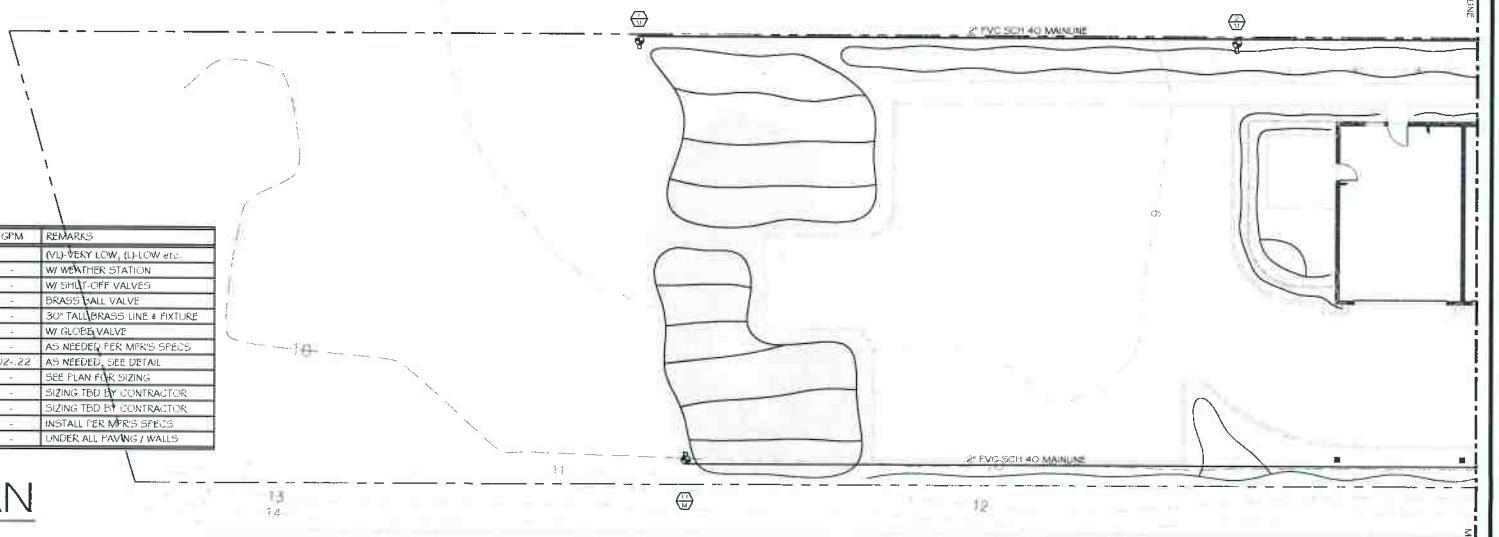
570 CRESPI DR PACIFICA, CALIFORNIA

JANUARY 15, 2016

LANDSCAPE PLAN

L1.0





IRRIGATION LEGEND

SYM	DESCRIPTION	PSI	GPM	REMARKS
⊖	HYDROZONE # / WATER USE (VL, L, M, or rt)			(VL)-VERY LOW, (L)-LOW etc.
⊡	WEATHERMATIC SMARTLINE SERIES CONTROLLER	-	-	W/ WEATHER STATION
⊠	FEBCO 825Y REDUCED PRESSURE ASSEMBLY	175 max.	-	W/ SHUT-OFF VALVES
⋈	SHUT-OFF VALVE	60-100	-	BRASS BALL VALVE
▼	HOSEBIB	60-100	-	30" TALL BRASS LINE & FIXTURE
⊕	IRRITROL 100 SERIES CONTROL VALVE	60-100	-	W/ GLOBE VALVE
▫	FILTER / PRESSURE REGULATOR	-	-	AS NEEDED, PER MFR'S SPECS
	RAINBIRD XERI-BUBBLER SPIKE *NOT SHOWN	15-30	.02-.22	AS NEEDED, SEE DETAIL
—	PVC SCH 40 MAINLINE	60-100	-	SEE PLAN FOR SIZING
—	PVC SCH 40 LATERAL PIPING	30-55	-	SIZING TBD BY CONTRACTOR
~	NETAFIM TECHLINE CV DRIPLINE	-	-	SIZING TBD BY CONTRACTOR
-----	NETAFIM TECHLINE CV (SUBSURFACE)	10-30	-	INSTALL PER MFR'S SPECS
- - -	PVC SCH 40 SLEEVING	-	-	UNDER ALL PAVING / WALLS

IRRIGATION PLAN

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

REVISIONS

michael landscape architect

MIXED USE PROJECT

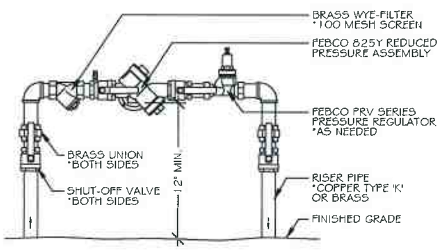
570 CRESPI DR PACIFICA, CALIFORNIA

JANUARY 18, 2019

IRRIGATION PLAN

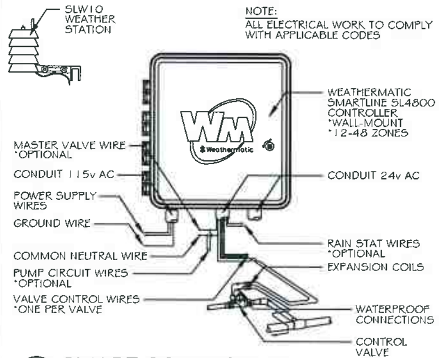
L2.0

NOTE:
REDUCED PRESSURE ASSEMBLY TO BE INSTALLED PER MFR'S SPECS & APPLICABLE CODES



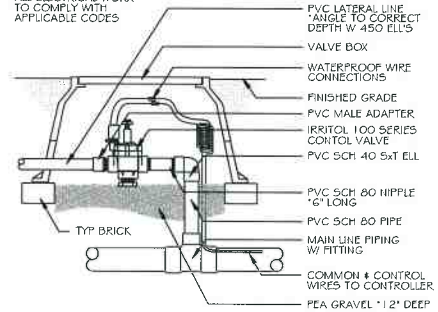
(A) REDUCED PRESSURE ASSEMBLY
SCALE: NTS

NOTE:
ALL ELECTRICAL WORK TO COMPLY WITH APPLICABLE CODES



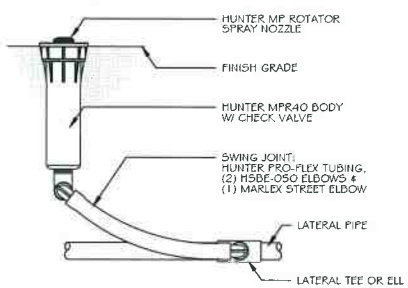
(B) SMART CONTROLLER
SCALE: NTS

NOTE:
ALL ELECTRICAL WORK TO COMPLY WITH APPLICABLE CODES

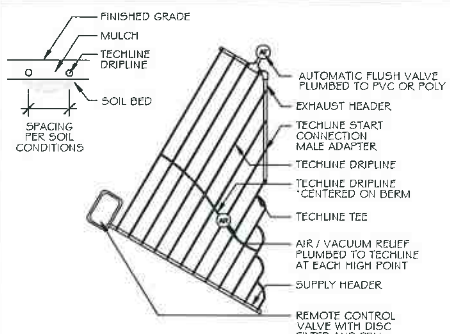


(C) CONTROL VALVE
SCALE: NTS

NOTE:
LAWN SPRAY RISER: 6" POP-UP
MEADOW SPRAY RISER: 12" POP-UP

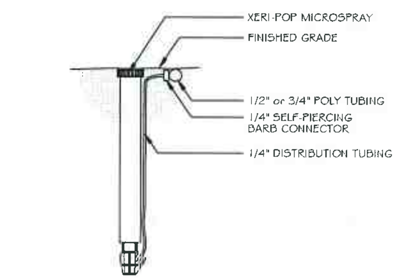


(D) SPRAY HEAD & BODY
SCALE: NTS



(E) DRIPLINE SAMPLE LAYOUT
SCALE: NTS

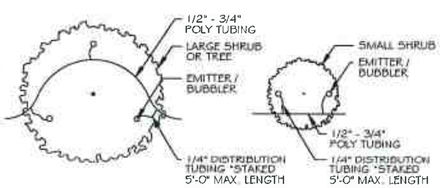
NOTE:
LAWN SPRAY RISER: 6" POP-UP
MEADOW, SHRUB SPRAY RISER: 12" POP-UP



(F) POP-UP MICROSPRAY
SCALE: NTS

NOTES:

1. SPACE EMITTERS TO CREATE AN EVEN WET ZONE ABOUT THE SIZE OF THE CANOPY OF ALL NEW SHRUBS, NEW TREES, & EXISTING IMMATURE NON-NATIVE EXISTING TREES.
2. PLACE EMITTERS AS TO AVOID AS MUCH AS POSSIBLE IRRIGATING OAK TREES & ANY OTHER EXISTING, MATURE NATIVE OR DROUGHT TOLERANT PLANTS.



(G) EMITTER SPACING
SCALE: NTS

IRRIGATION NOTES

1. *THE CONCEPTS ON THE IRRIGATION PLAN ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY BASED ON ACTUAL SITE CONDITIONS.*
2. *ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. MANUFACTURER'S SPECIFICATIONS SUPERSEDE ANY SPECS ON THESE PLANS / DETAILS.*
3. IRRIGATION SYSTEM SHALL USE PRESSURE REGULATORS AS NEEDED TO KEEP ALL COMPONENTS WITHIN OPTIMAL PSI RANGE, PER MANUFACTURER'S SPECS.
4. CONTROLLER TYPE SHALL BE A SMART CONTROLLER. RAIN SENSORS AND / OR WEATHER STATIONS ARE RECOMMENDED.
5. CONTROLLER SHALL BE SET TO IRRIGATE BETWEEN THE HOURS OF 8PM AND 10AM. CONTROLLER SHALL BE SET TO IRRIGATE DEEPLY AND LESS FREQUENTLY TO ENCOURAGE DROUGHT RESISTANT ROOT GROWTH. IRRIGATION SCHEDULE TO BE DETERMINED BY AUDITOR / CONTRACTOR.
6. PIPING BETWEEN THE WATER METER AND A REDUCED PRESSURE ASSEMBLY SHALL BE BRASS OR COPPER TYPE K.
7. THE BOTTOM OF THE REDUCED PRESSURE ASSEMBLY SHALL BE INSTALLED MIN. 12" ABOVE THE GROUND.
8. A 100 MESH FILTER SHALL BE INSTALLED ON THE MAINLINE BEFORE THE REDUCED PRESSURE ASSEMBLY.
9. VALVES SHALL BE HOUSED IN WEATHER-PROOF PLASTIC BOXES, WITH LOCKABLE LIDS MARKED WATER.
10. CONTROL WIRE CONNECTIONS SHALL BE MADE WITH WATERPROOF PLASTIC WIRE NUTS.
11. MAIN SUPPLY LINES & FITTINGS SHALL BE PVC SCH 40, SIZE AS NOTED ON PLAN, BURIED 12" - 18" DEEP.
12. LATERAL SUPPLY LINES & FITTINGS SHALL BE PVC SCH 40, SIZE TO BE DETERMINED BY CONTRACTOR, BURIED 8" - 12" DEEP.
13. FLEXIBLE POLY PIPE TO BE 1/2" - 3/4", DETERMINED BY CONTRACTOR. ALL 1/4" FLEXIBLE DISTRIBUTION LINES TO BE A MAXIMUM OF 5'-0" IN LENGTH & ARE TO BE STAKED.
14. BUBBLERS SHALL BE SPACED TO CREATE AN EVEN WET ZONE ABOUT THE SIZE OF THE CANOPY OF ALL NEW SHRUBS, NEW TREES & EXISTING IMMATURE NON-NATIVE TREES. BUBBLERS SHALL BE PLACED TO AVOID AS MUCH AS POSSIBLE IRRIGATING OAK TREES & ANY OTHER EXISTING, MATURE NATIVE OR DROUGHT TOLERANT PLANTS.
15. HOSE BIBS SHALL BE MOUNTED ON GALVANIZED STEEL RISERS 30" ABOVE FINISHED GRADE. SECURE TO A #4 STEEL BAR DRIVEN 18" INTO SOLID GROUND.
16. CHECK VALVES SHALL BE INSTALLED ON ALL DOWNHILL DRIPLINE & DISTRIBUTION LINE.
17. RISER HEIGHT IN LAWN AREAS SHALL BE 4". RISER HEIGHT IN MEADOW AREAS AND OTHER LANDSCAPE AREAS SHALL BE 12". THE RISERS FOR SPRINKLERS ON SLOPES SHALL BE SET APPROXIMATELY PERPENDICULAR TO THE PLANE OF THE SLOPE.
18. IF LOCATION OF A SUPPLY LINE INTERFERES WITH THE DRILLING OF THE PLANT HOLES, THE PLANT HOLES SHALL BE LOCATED AS TO CLEAR THE SUPPLY LINES.
19. ALL LINES SHALL BE THOROUGHLY FLUSHED OUT PRIOR TO ATTACHMENT OF VALVES, SPRINKLERS, EMITTERS, & OTHER TERMINAL FITTINGS.
19. THE CONTRACTOR SHALL MAKE FINAL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE PROPER COVERAGE AND PREVENT WATER RUN-OFF AND EXCESS SPRAY.
20. ALL SPRAY AND DRIP ZONES TO BE MIN. 5'-0" AND PREFERABLY 10'-0" AWAY FROM OAK TREE TRUNKS.

WATER CONSERVATION IN LANDSCAPING ORDINANCE COMPLIANCE

THESE PLANS COMPLY WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

REVISIONS

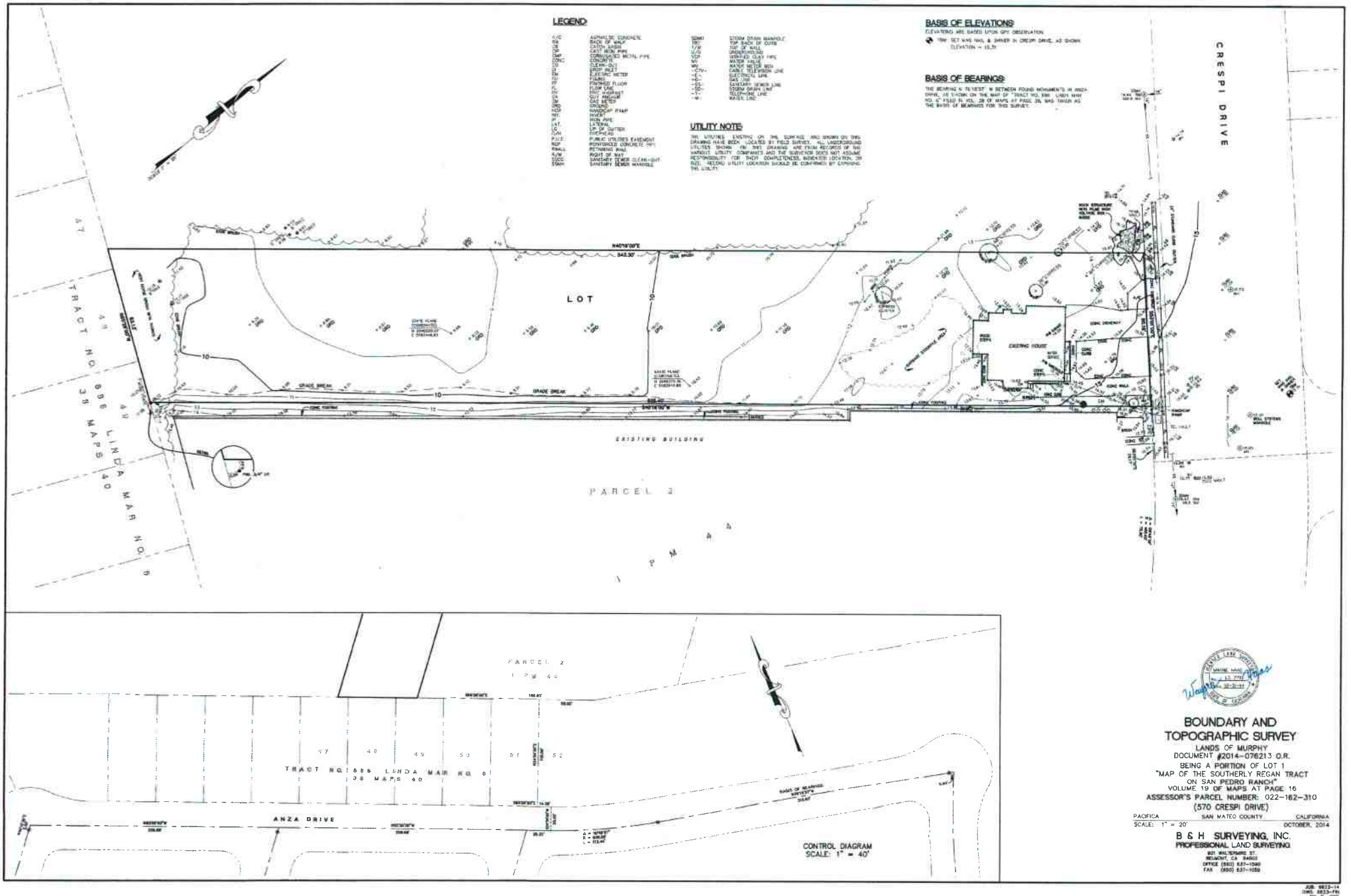
michael callan landscape architect

MIXED USE PROJECT
570 CRESPI DR PACIFICA, CALIFORNIA

SEPTEMBER 00, 2015

NOTES / DETAILS

L2.5



BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS OF MURPHY
DOCUMENT #2014-076213 O.R.
BEING A PORTION OF LOT 1
"MAP OF THE SOUTHERLY REGAN TRACT
ON SAN PEDRO RANCH"
VOLUME 19 OF MAPS AT PAGE 16
ASSESSOR'S PARCEL NUMBER: 022-162-310
(570 CRESPI DRIVE)

PACIFICA SAN MATEO COUNTY CALIFORNIA
SCALE: 1" = 20' OCTOBER, 2014

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
801 WALTERMIRE ST.
BELMONT, CA 94002
OFFICE (650) 637-1580
FAX (650) 637-1058

JOB: 9823-14
DWG: 9823-PM
SH. 1 OF 1

Article 10. - C-1 Neighborhood Commercial District*

* Sections 9-4.1001 through 9-4.1003, codified from Ordinance No. 363, as amended by Ordinance Nos. 382, 419, 425, and 137-C.S., effective December 12, 1974, repealed by Ord. No. 350-C.S., effective November 10, 1982.

Sec. 9-4.1001. - Permitted and conditional uses.

(a) *Permitted uses.* The following uses shall be permitted in the C-1 District:

(1) Retail uses, including but not limited to, food markets, drug stores, liquor stores and retail restaurants, but excluding firearms sales;

(2) Personal services, such as professional offices, shoe repair, barber and beauty shops, laundries and dry cleaning establishments, and banks and financial institutions;

(3) Business and administrative offices when located entirely above the ground floor of any commercial structure;

(4) Art galleries and instructional studios for dance and arts or crafts and craft production shops; and

(5) In the Coastal Zone, visitor-serving commercial uses, as defined in Section 9-4.4302(av) of Article 43 of this chapter.

(b) *Conditional uses.* Conditional uses allowed in the C-1 District, subject to obtaining a use permit, shall be as follows:

(1) Service stations;

(2) Retail alcohol sales in conjunction with service stations;

(3) Mini-markets and similar retail uses in conjunction with service stations;

(4) Conversion of service stations from full-service to self-service;

(5) Motels and drive-in restaurants;

(6) Veterinary hospitals and clinics (small animals);

(7) Special care and child care facilities;

(8) Business and administrative offices, if located on the ground floor;

(9) Amusement machine arcades as a new or a part of an existing use;

(10) Massage, health, or bathing establishments;

(11) One or more dwelling units in the same building as a commercial use when located entirely above the ground floor. Density shall be controlled by a minimum lot area per dwelling unit of 2,000 square feet; and

(12) Restaurants and fast food restaurants.

(13) Pet care and sales establishments, including boarding and grooming.

ATTACHMENT C

(§ II, Ord. 350-C.S., eff. November 10, 1982, as amended by § V, Ord. 440-85, eff. March 13, 1985, § VI (A), Ord. 491-C.S., eff. October 28, 1987, § 3, Ord. 538-C.S., eff. December 27, 1989, § III (A), Ord. 610-C.S., eff. March 16, 1994, §§ VI and VII, Ord. 641-C.S., eff. May 8, 1996 and § 1, Ord. 723-C.S., eff. February 24, 2005; Ord. No. 769-C.S., § 6, eff. December 23, 2009)

Sec. 9-4.1002. - Development regulations.

Development regulations in the C-1 District shall be as follows:

(a) Minimum building site: 5,000 square feet;

(b) Minimum lot dimensions: fifty (50') foot width;

(c) Setbacks: none, unless established by the site development permit;

(d) Minimum landscape area: ten (10%) percent;

(e) Maximum height: thirty-five (35') feet;

(f) Parking: as set forth in Article 28 of this chapter;

(g) Permits for site development: as set forth in Article 32 of this chapter;

(h) All uses shall be conducted entirely within an enclosed structure, except as otherwise provided in Article 23 of this chapter;

(i) A use permit shall be required for all new construction projects abutting an R District. A use permit may be required for any change of use when the site abuts an R District. The use permit determination process described below may be utilized for any change of use when a site abuts an R District if the use is a permitted use in the district and when hours are limited to 8:00 a.m. to 9:00 p.m. Within five (5) working days after the submittal of a written request for any new use set forth in this subsection, the Planning Administrator shall determine in writing whether a use permit shall be required. Such determination shall be based on an analysis of the compatibility of the proposed use with adjacent residential development, including, but not limited to, noise, traffic, circulation, odors, hours of operations, site design and improvements. In the event the Planning Administrator determines that no use permit is required, the decision shall be placed on the next Commission agenda as an administrative calendar item, and any two (2) Commissioners may request that a use permit be obtained. Existing individual shopping centers may apply for a use permit for a master list of uses permitted without further use permits; and

(j) In the Coastal Zone, when a new use or a change of use is proposed, a use permit determination shall be required for all permitted uses other than visitor-serving commercial uses. The process for a use permit determination shall be as set forth in Section 9-4.1002(i). The determination of the Planning Administrator shall be based on an analysis of the balance of visitor-serving commercial uses with other commercial uses, and consistency with the individual neighborhood narratives and the plan conclusions and other relevant policies of the LCP Land Use Plan. The provisions of Section 9-4.4410 shall also apply.

(§ II, Ord. 350-C.S., eff. November 10, 1982, as amended by § 3 Ord. 554-C.S., eff. June 13, 1990, and § III (B) and (C), Ord. 610-C.S., eff. March 16, 1994)

Article 11. - C-2 Community Commercial District*

* Article 11 entitled "Commercial Apartment District (C-1-A)", consisting of Section 9-4.1101 , codified from Ordinance No. 363, as amended by Ordinance No. 419, repealed by Section I, Ordinance No. 350-C.S., effective November 10, 1982.

Sec. 9-4.1101. - Permitted and conditional uses.

(a) *Permitted uses.* The following uses shall be permitted in the C-2 District:

(1) Retail stores and shops;

(2) Personal and business service establishments, including financial institutions;

(3) Offices;

(4) Newspaper, printing, and lithography plants not exceeding 5,000 square feet in net usable area;

(5) Retail restaurants, fast food restaurants, restaurants and bars;

(6) Household appliance and furniture sales and service in conjunction with sales;

(7) Veterinary hospitals and clinics; and

(8) In the Coastal Zone, visitor-serving commercial uses, as defined in Section 9-4.4302(av) of Article 43 of this chapter.

(b) *Conditional uses.* Conditional uses allowed in the C-2 District, subject to obtaining a use permit, shall be as follows:

(1) Social halls, clubs, theaters, and nightclubs;

(2) Pet care and sales establishments, including boarding and grooming;

(3) Vehicle and boat sales and service in conjunction with sales;

(4) Plumbing, heating, electrical, and appliance repair, service, and supply shops;

(5) Specialty auto service, such as oil changing facilities, not in conjunction with service stations;

(6) Car washes;

(7) All uses allowed as either a permitted or conditional use in the C-1 District and which are not listed as permitted uses in the C-2 District; and

(8) Firearms sales, subject to the provisions of Section 9-4.2316.

(§ II, Ord. 350-C.S., eff. November 10, 1982, as amended by § 4, Ord. 538-C.S., eff. December 27, 1989, § IV (A), Ord. 610-C.S., eff. March 16, 1994, § VIII, Ord. 641-C.S., eff. May 8, 1996 and § 2, Ord. 723-C.S., eff. February 24, 2005)

Sec. 9-4.1102. - Development regulations.

Development regulations in the C-2 District shall be as follows:

(a) Minimum building site: 5,000 square feet;

(b) Minimum lot dimensions: fifty (50') foot width;

(c) Required minimum setback: none, unless established by the site development permit;

(d) Minimum landscaped area: ten (10%) percent;

(e) Maximum allowable height: thirty-five (35') feet;

(f) Parking: as set forth in Article 28 of this chapter;

(g) Permits for site development: as set forth in Article 32 of this chapter;

(h) All uses shall be conducted entirely within an enclosed structure, except as otherwise provided in Article 23 of this chapter;

(i) A use permit may be required pursuant to the provisions of subsection (i) of Section 9-4.1002 of Article 10 of this chapter; and

(j) In the Coastal Zone, when a new use or a change of use is proposed, a use permit determination shall be required for all permitted uses other than visitor-serving commercial uses. The process for a use permit determination shall be as set forth in Sections 9-4.1002(i) and (j).

(§ II, Ord. 350-C.S., eff. November 10, 1982, as amended by § IV (B), Ord. 610-C.S., eff. March 16, 1994)

Article 12. - C-3 Service Commercial District*

* Article 12 entitled "General Commercial District (C-2)", consisting of Sections 9-4.1201 through 9-4.1203, codified from Ordinance No. 363, as amended by Ordinance Nos. 382, 419, 425, 453, and 466, repealed by Section I, Ordinance No. 350-C.S., effective November 10, 1982.

Sec. 9-4.1201. - Permitted and conditional uses.

(a) *Permitted uses.* The following uses shall be permitted in title C-3 District:

(1) Warehouses and storage facilities;

(2) Shops, such as glass, welding, cabinetry, sheet metal work, paint mixing, upholstery, machine shops, and sign shops;

(3) Large-scale crafts production, including the use of a heating source or chemicals for the production of goods;

(4) Car washes and service stations; and

(5) Retail sales in conjunction with any of the uses set forth in this subsection.

(b) *Conditional uses.* Conditional uses allowed in the C-3 District, subject to obtaining a use permit, shall be as follows:

(1) Processing, manufacture, or assembly plants or plants for the production of goods or the performance of services for wholesale distribution;

(2) Auto body repair, paint, and upholstery;

(3) Auto wrecking;

(4) Refuse operations and recycling centers;

(5) Full service or specialty auto repair not in conjunction with service stations;

(6) Wholesale nurseries and lumber yards; and

(7) All uses allowed as permitted or conditional uses in the C-1 and C-2 Districts, unless otherwise permitted in the C-3 District, and except residential uses.

(§ II, Ord. 350-C.S., eff. November 10, 1982, as amended by § V, Ord. 440-85, eff. March 13, 1985)

Sec. 9-4.1202. - Development regulations.

Development regulations in the C-3 District shall be as follows:

(a) Minimum building site: 5,000 square feet;

(b) Minimum lot dimensions: fifty (50') foot width;

(c) Required minimum setback: none, unless required by the site development permit;

(d) Minimum landscaped area: ten (10%) percent;

(e) Maximum allowable height: thirty-five (35') feet;

(f) Parking: as set forth in Article 28 of this chapter;

(g) Permits for site development: as set forth in Article 32 of this chapter;

(h) All uses shall be conducted entirely within an enclosed structure, unless otherwise specified in an approved use permit or pursuant to Article 23 of this chapter;

(i) All uses abutting an R District shall require a use permit; and

(j) Marine oriented or coastal dependent industrial uses shall be permitted in the coastal area, except where such uses abut an R District, in which case a use permit shall be required.

(§ II, Ord. 350-C.S., eff. November 10, 1982)

Article 16. - M-1 Controlled Manufacturing District*

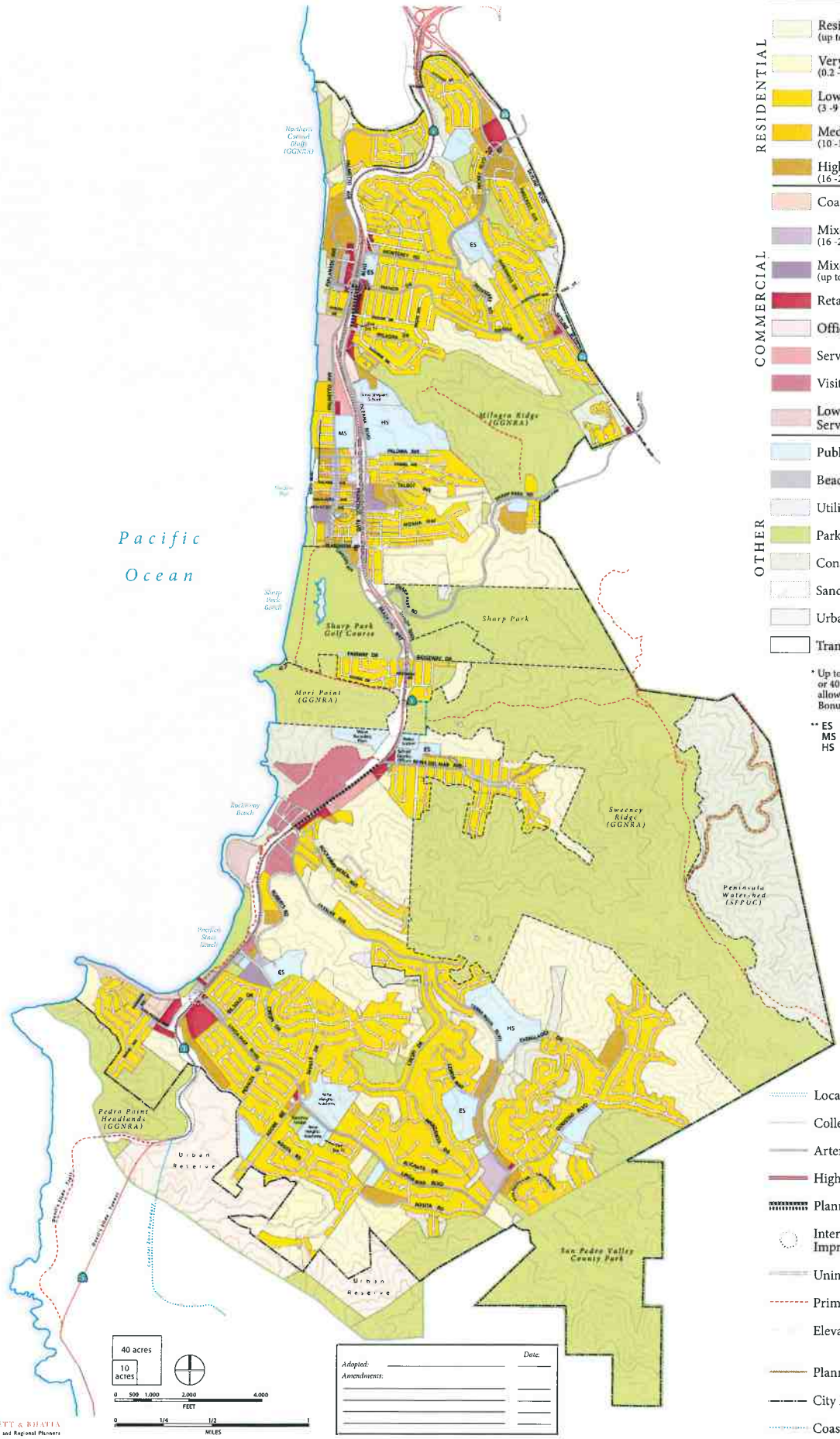
* Sections 9-4.1601 and 9-4.1602, codified from Ordinance No. 363, as amended by Ordinance No. 419, repealed by Section I, Ordinance No. 350-C.S., effective November 10, 1982.

Sec. 9-4.1601. - Permitted and conditional uses and development regulations.

The permitted uses in the M-1 District and the development regulations therefor shall be as set forth in Article 12 of this chapter for the C-3 District.

(§ II, Ord. 354-C.S., eff. December 8, 1982)

Figure 4-3: Land Use Diagram



RESIDENTIAL

- Residential/Open Space/Agriculture (up to 0.2 units/acre)
- Very Low Density Residential (0.2 -2.0 units/acre)
- Low Density Residential (3 -9 units/acre)
- Medium Density Residential (10 -15 units/acre)
- High Density Residential (16 -21 or 31* units/acre)

COMMERCIAL

- Coastal Residential Mixed Use
- Mixed Use Neighborhood (16 -26 or 40* units/acre)
- Mixed Use Center (up to 50 units/acre)
- Retail Commercial
- Office/Commercial
- Service Commercial
- Visitor-Serving Commercial
- Low Intensity Visitor-Serving Commercial

OTHER

- Public and Semi-Public**
- Beach/Commuter Parking
- Utilities
- Park
- Conservation
- Sandy Beach
- Urban Reserve (Unincorporated)
- Transportation Corridor

* Up to 31 units/acre (High Density Residential) or 40 units/acre (Mixed Use Neighborhood) is allowed for senior or affordable housing with Bonus program.

** ES Elementary School
MS Middle School
HS High School

- Local Street
- Collector Streets
- Arterial Streets
- Highway
- Planned Improvements
- Interchange/Intersection Improvements
- Unimproved Right-of-Way
- Primary Trails
- Elevation Contours
- Planning Area Boundary
- City Limits
- Coastal Zone Boundary

DYETT & BHATIA
Urban and Regional Planners

ATTACHMENT D

or site conditions may reduce development potential within the stated ranges. Table 4-1 shows gross density standards for residential categories and FAR standards for the other uses.

Residential

The five residential classifications provide for a range of densities, consistent with neighborhood character and planned land use.

RESIDENTIAL/OPEN SPACE/AGRICULTURE

In the Residential/Open Space/Agriculture (ROSA) classification, residential, agriculture, and recreation uses are allowed at a gross density of up to one unit per five acres (or 0.2 acres per unit). The allowable density on a site will be determined by slope, geology, soils, access, availability of utilities, public safety, and open space values. The density assumed for buildout calculations is 0.15 units per gross acre.

VERY LOW DENSITY RESIDENTIAL

The Very Low Density Residential (VLDR) classification provides for clustered development of up to two units per gross acre. Residential care facilities, schools, and community uses are permitted. The density assumed for buildout calculations is 1.5 units per gross acre.

LOW DENSITY RESIDENTIAL

The Low Density Residential (LDR) designation is intended for single-family housing development ranging from three to nine dwelling units per gross acre. Residential care facilities, schools, and community uses are permitted. Clusters of small-lot development as well as standard subdivisions will be allowed. Buildout is calculated at 6.5 units per gross acre.

MEDIUM DENSITY RESIDENTIAL

Medium Density Residential (MDR) is intended for a mix of housing types, including small-lot single family, attached single family, apartments, duplexes, townhomes and mobile home parks at densities of up to 15 units per gross acre. Residential care facilities, schools, and community uses are permitted. Buildout is calculated at 12.5 units per gross acre.

HIGH DENSITY RESIDENTIAL

High Density Residential (HDR) is intended for multifamily apartments, condominiums and townhomes, in two to three story buildings located near shopping areas and transit. The density will be up to 21 dwelling units per gross acre. Residential care facilities, schools, and community uses are permitted. Buildout is calculated at 25 units per gross acre.

Mixed Use

The General Plan provides three mixed use classifications to create areas where housing and active commercial uses may be integrated. Visitor-oriented commercial uses are allowed as-of-right in all mixed use areas within the Coastal Zone.

COASTAL RESIDENTIAL MIXED USE

The Coastal Residential Mixed Use (CRMU) designation is intended for sites in the Coastal Zone with residential mixed use development potential, including housing at a range of densities, mixed use with housing over retail, and/or small-scale visitor-oriented commercial uses such as vacation rental or time-share units. Hotels are not permitted. Coastal access and public open space must also be provided, and environmental resources must be evaluated and protected. Sites may be developed up to an overall density of up to 15 units per gross acre, with clustering and sensitive site planning. Non-residential development may have an FAR up to 0.5 FAR. The total FAR (residential and non-residential) cannot exceed 1.0. Buildout is calculated at 15 units per gross acre and 0.10 FAR of non-residential use.

MIXED USE NEIGHBORHOOD

In the Mixed Use Neighborhood (MUN) classification, new development may include multi-family housing and building with ground-floor retail, restaurant or service uses and housing or offices above. Public or community uses and hotels may be permitted at appropriate locations. The MUN classification allows up to 26 units per acre and non-residential development with an FAR up to 1.0. The total FAR (residential and non-residential) cannot exceed 2.0. Buildout

New development in Mixed Use Neighborhood areas should include multi-family housing or ground-floor commercial uses with housing above (top). The Mixed Use Center classification is intended for high-density mixed use development, hotels, or community uses (middle). The Visitor-Serving Commercial classification promotes concentrated development of commercial uses with visitor appeal (bottom).

is calculated based on a 0.25 FAR for non-residential uses and 25 residential units per gross acre.

MIXED USE CENTER

TThe Mixed Use Center (MUC) classification is intended for high-density mixed use development, including public or community uses and hotels. Allowable uses include ground-floor retail, restaurant or service uses and housing or offices on upper levels. The MUC classification permits housing up to 50 units per acre and a 2.5 FAR of non-residential development provide the overall FAR not to exceed 2.5. Buildout is calculated at an FAR of 0.35 for non-residential uses and 25 units per gross acre for housing.

Commercial Uses

The General Plan establishes five commercial classifications to accommodate a variety of potential commercial activities. Visitor-oriented commercial uses are allowed as-of-right in all commercial areas within the Coastal Zone.

RETAIL COMMERCIAL

The Retail Commercial (RC) classification is intended for retail, restaurant, and service uses, typically in single-or two-story buildings within shopping centers or on sites in the Highway 1 corridor. New development will be pedestrian-oriented. Offices may be located above the ground floor. The maximum FAR is 1.0 FAR. Buildout is calculated with an FAR of 0.25.

OFFICE/COMMERCIAL

The Office/Commercial (OC) classification permits offices as well as retail and service uses in buildings of two to three stories. The maximum FAR is 1.5; buildout is calculated with an FAR of 0.35.

SERVICE COMMERCIAL

The Service Commercial (SC) classification is for industrial and heavy commercial uses, such as auto repair, equipment rental, storage, and materials salvage. The maximum FAR is 0.6; buildout is calculated with an FAR of 0.25.

use of Sweeney Ridge. Should the ridge be purchased for park use, a two-lane road along the ridge between East Fairway Park and Vallemar would be adequate. Should residential development occur on Sweeney Ridge, then both the suggested park access road and an additional road from the end of Fassler to Sweeney Ridge would be preferable. The roadway on the ridge between East Fairway Park and Vallemar presents a particular access problem at Highway 1. Because of high traffic volumes, limited capacity, and the characters of the existing four-lane road, CalTrans is reluctant to permit additional access to Highway 1. Several possible alternatives should receive detailed study before an intersection decision is made.

WEST LINDA MAR

Although West Linda Mar has access to considerable beach frontage, its orientation is clearly inland. Residents of the neighborhood are served by Pedro Valley and Linda Mar Schools and their playgrounds. A branch post office is located at the Linda Mar Shopping Center. The primary land use is Low Density Residential. The southeast corner of Linda Mar Boulevard and Highway 1 is the site of Linda Mar Shopping Center which serves both the neighborhood and the entire community. A SamTrans commuter bus stop is on the north side of Linda Mar Boulevard, opposite the shopping center. Commercial uses interspersed with homes and vacant land are also located between Highway 1 and Cabrillo School on the north side of Crespi Drive. A convalescent home is located in the neighborhood adjacent to the San Pedro Creek floodplain.

Since this area was developed at about the same time, the existing residential uses in this area should be the subject of housing conservation in order to avoid mass deterioration. The programs might include voluntary inspection, clean-up, paint-up and planting of street trees.

There are several major vacant parcels in this area. Properties on Highway 1, south of Crespi, and on the north side of Linda Mar Boulevard (opposite the Linda Mar Shopping Center and adjacent to the commuter bus stop), are ideally suited for parking to serve both commuters and beach users. Both parcels are owned by CalTrans. The Linda Mar site was acquired years ago and was never developed. The Crespi site was purchased when CalTrans anticipated converting the southern half of Highway 1 to a freeway. CalTrans is working with SamTrans to develop the Linda Mar site for commuter-beach parking. SamTrans will maintain the lot. Part of the Crespi site will be used for proposed improvements to Highway 1. These improvements will also correct drainage problems on the site and make the remaining land better suited for parking. Unless the State provides additional funding for beach and/or commuter parking, the City will have to seek funding to develop and maintain this lot.

Vacant land opposite Roberts Road on Crespi is recommended for commercial uses to strengthen the existing commercial uses in the area. This is an appropriate location for a variety of general commercial uses.

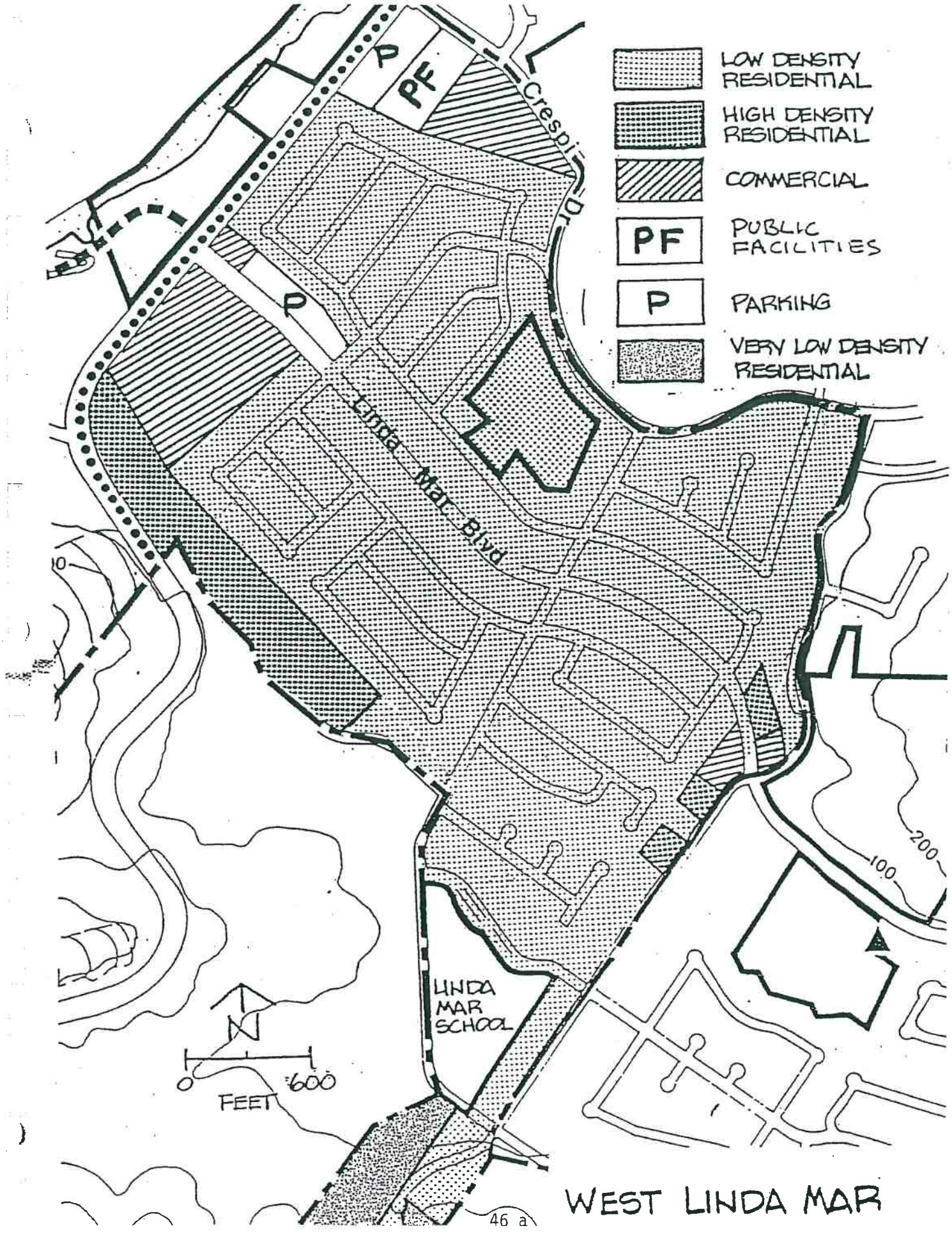
In the southwest corner of the neighborhood, two large vacant parcels are almost completely within the designated San Pedro Creek flood plain. Future use of these sites also would be affected by the Highway 1/Devil's Slide bypass. HUD's flood zone requirements and the environmental impact on the San Pedro Creek habitat should be factors to consider with development

proposals. Of particular sensitivity is the riparian habitat which protects resident steelhead trout. An undisturbed riparian setback is suggested for the entire length of the creek to the diversion dam on the middle fork and to the San Pedro Valley Park on the south fork. High Density Residential land use is appropriate in the flood plain area so long as development meets the constraints of the area and the appropriate level of public safety and access is provided. , Low density residential use, with density limited to the low end of the range, is appropriate for the southern parcel provided that no development should be approved without adequate protection from flooding. Flood control improvements should be designed to protect the subject property and the surrounding area to withstand a minimum of a 100-year flood.

Low density residential use, with density limited to the low end of the range, is appropriate for the southern parcel provided that no development should be approved without adequate protection from flooding. Flood control improvements should be designed to protect the subject property and the surrounding area to withstand a minimum of a 100-year flood.

Adobe Drive, in the southern portion of the neighborhood south of Higgins Way, is a cul-de-sac. Properties immediately adjacent to Adobe Drive, south of Higgins Way, form a peninsula surrounded on three sides by unincorporated lands within the City's sphere of influence. The majority of properties in this area are undeveloped hillside areas with slopes ranging from 22% - 50%+. Gently sloping, vacant property on the west side of the cul-de-sac should be developed with very low density residential land uses in order to provide the greatest flexibility in site design sufficient to minimize the effect of development on adjacent, existing agricultural uses and maintain adequate access to southerly County recreation areas. Developers of this property should provide an adequate buffer between developable areas within the City boundary and adjacent agricultural uses within unincorporated lands and the City's sphere of influence. The density of development should decrease as it approaches the City's southern boundary to provide a transition to the undeveloped unincorporated lands. Access to unincorporated County recreation areas to the south should be maintained. Based on proper geotechnical studies, other properties adjacent to the Adobe Drive cul-de-sac could be developed at very low residential densities. In order to assure compatibility with surrounding lower density land uses, development in this area should be undertaken in a manner which is subordinate to existing topography and the general character of the setting. To achieve this end and to provide an additional buffer area between developed incorporated and undeveloped, unincorporated recreation areas, developers should be encouraged to establish and dedicate a conservation easement over those portions of any property in this area containing an existing tree planting easement.

Internal circulation in West Linda Mar is adequate for existing and proposed development. Recent improvements to the Linda Mar and Crespi intersections have facilitated local access to and from Highway 1, but the peak hour capacity of the highway will continue to be a factor in the level of service to this neighborhood.



WEST LINDA MAR

Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION
Staff Report

DATE: November 7, 2016

FILE: PSD-812-16
CDP-373-16

ITEM: 2

PUBLIC NOTICE: Notice of Public Hearing was published in Pacifica Tribune on October 26, 2016, and mailed to 86 surrounding property owners and occupants.

APPLICANT Marc Dimalanta
D-Scheme Studio
222 8th Street
San Francisco, CA 94030

OWNER: Darlene Lee & Brandon Ooi
263 Kent Road
Pacifica, CA 94044

PROJECT LOCATION: 263 Kent Road (APN 023-031-300)

PROJECT DESCRIPTION: Remove an existing 988-square foot (sf) single family residence with two detached garages that add up to 836 sf and construct a 5,309-sf three-story, single family residence including a 494-sf attached garage on an 8,568-sf lot located at 263 Kent Road in Pacifica. It should be noted that the project site originally consisted of two separate parcels identified as APNs 023-031-050 and 023-031-180, which were combined in early 2016 for tax simplification, resulting in the new combined APN 023-031-300.

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

RECOMMENDED CEQA STATUS: Class 3 Categorical Exemption, Section 15303(a) and Class 1 Categorical Exemption, Section 15301(l)(1).

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

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Kevin Valente, Contract Planner

PROJECT DESCRIPTION, FINDINGS, AND RECOMMENDATION

Table 1. Zoning Standards Conformance

Major Standards	Required	Existing	Proposed
Lot Size	5,000 sf min	8,568 sf	No Change
Lot Coverage	40% max	21.28%	38.74 %
Dwelling Unit Size	850 sf min	988 sf	5,309 sf
Building Height	35'-0" max	~20'	35'-0"
Landscaping	20% min	34%	21.56%
Setbacks			
Front	15'-0" min	13'-0"	40'-0"
Side	5'-0" min	1'-0"	5'-0"
Rear	20'-0" min	2'-4"	26'-0"
Rear Decks	14 ft from rear lot line	N/A	16 ft. from rear lot line
Parking			
Dwelling Unit	2 garage spaces per unit (18' x19')	3 garage spaces	2 garage spaces (20'-5" x 23')
Guest	One space on driveway or on-street	Driveway	Driveway

1. Project Description

The proposed project includes the development of a three-story, 5,309 -sf single-family dwelling including a 494-sf attached garage on an 8,568-sf lot located at 263 Kent Road. The project site includes an existing 988-sf single-family residence with two detached garages that add up to 836 sf, which would be removed as part of the proposed project. An elevator would service all three floors. In addition, five existing trees are proposed to be removed as part of the project. The proposed 35-ft high residence would be setback from the front lot line by approximately 40 feet. Details of the project are further detailed below.

Floor Plan

The first floor of the residence would include an attached 496 sf two car garage, a mud room, one bedroom, one bathroom, wine cellar, family room with a wet bar, and an indoor swimming pool. The swimming pool would be located along the western side of the residence. The first floor would be 1791 sf.

The front door and entry way would be located on the second floor. The second floor would also include one bedroom, one and one-half bathrooms, family room, office, living room, pantry, and kitchen and dining room. The second floor would be 1,946 sf. Additionally, a 463-sf deck would project off the second floor of north elevation of the residence.

The third floor would include two bedrooms, one bathroom, laundry room, and a master bedroom with two walk-in closets, a nursery, and a master bathroom. The two non-master

bedrooms on this floor would each have access to their own small (approximately 25 sf) private deck. The third floor would be 1572 sf.

Exterior Features

The proposed project architectural style is Modern. Consistent with typical characteristics of this style, the proposed project includes features such as strong linear elements and bold horizontal and vertical features. Modern designs include an open living/dining/kitchen area, often accented with a fireplace as a focal point. Modern architecture incorporates the topography of the land within the home's design. The use of large expanses of glass in effect brings the building's surrounding into the building, taking advantage of dramatic views and natural landscaping. Modern architectural designs often include low sloping flat roofs and glass and steel exterior building materials.

The proposed project would include the use of several exterior materials including glass windows, stucco, painted fascia, wood paneling, stone paneling, and glass guardrails. Each elevation would include a mix of all of the materials. Four recessed lighting fixtures would be used to accent the exterior materials and large glass windows along the front elevation. The front and rear elevations would include additional sconce lighting. A six foot tall wood fence and driveway gate would be located along the 15-ft front yard setback.

Landscaping

The proposed project includes 1,848 sf of landscaping. Areas not landscaped on the ground level will consist of permeable stone pavers to allow additional rain and irrigation water to permeate the ground and assist in stormwater drainage. In addition, the incorporation of automatic irrigation system controllers for landscaping that automatically adjust irrigation in response to weather and soil moisture will assist in water conservation. The proposed project is subject to the San Mateo Countywide Water Pollution Prevention Program and would be regulated by the National Pollutant Discharge Elimination System (NPDES) C.3 requirements.

The development of the proposed project includes the removal of the following five existing on-site trees:

- 46-inch diameter at breast height (DBH)" Pine;
- 27-inch DBH Pine;
- 32-inch DBH Pine;
- 26-inch DBH Juniper; and
- 12-inch DBH tree of unknown species (not considered a heritage tree because of size).

Four of the five trees listed above are identified as heritage trees, as defined by PMC Section 4-12.02(c). It should be noted that all on-site heritage trees are proposed to be removed. All trees proposed for removal look to be in good health; therefore, staff has included condition of

approval #8 and #9, requiring the project applicant to obtain tree removal permits prior to the removal of a heritage tree or engaging in demolition or new construction within the dripline of a heritage tree. The project applicant shall also prepare and submit a tree protection plan prior to the approval of tree removal permits in accordance with PMC Sections 4-12.02 through 4-12.11.

Neighborhood Context

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

The Pedro Point neighborhood is predominately single-family residential coastal development that includes a wide variety of designs of various sizes and scale. Buildings vary in height from one- to three-stories. Lot width and depths range from 25 to 50 feet and 100 to 120 feet respectively. The proposed project includes the removal of the existing 988-sf single family residence with two detached garages that add up to 836 sf; therefore, staff has included condition of approval #11 and #14 to require the review and approval of a demolition permit, including approval of haul routes, by the City's Engineering Division, and roadways shall be maintained clear of construction materials, equipment, storage, and debris.

2. General Plan, Zoning, and Surrounding Land Uses

The subject site's General Plan land use designation is Low Density Residential (LDR). The LDR land use designation permits residential development at an average density of three to nine units per acre. The project site is 0.20 acres and therefore the proposed single residence is compatible with the LDR designation. The subject site's location is within the R-1 (Single-Family Residential) and CZ (Coastal Zone Combining) zoning districts. The R-1 zone allows development of single-family dwellings and the CZ zone supplements the underlying zoning district (R-1) with additional standards. Land uses surrounding the project site consist of single-family residences in the R-1/CZ zoning districts.

3. Municipal Code

The new construction of the single family dwelling would result in a floor area that exceeds the maximum under the formula specified in PMC Section 9-4.3201(d); therefore, the project requires Planning Commission approval of a Site Development Permit (PSD-812-16).

$$T + F(\sqrt{(L - S)}) = M$$

$$2{,}800 + 12\left(\sqrt{8{,}568 - 5{,}000}\right) = 3{,}516 \text{ sf}$$

- "M" shall mean the maximum floor area that is permitted under this subsection without triggering Planning Commission approval of a site development permit;
- "T" shall mean the floor area threshold for a standard lot, and shall always be two thousand eight hundred (2,800') square feet;
- "S" shall mean a standard lot size, and shall always be five thousand (5,000') square feet;
- "F" shall mean the factor representing the multiplier, and shall always be twelve (12);
- "L" shall mean the actual lot size in square feet.

- The Planning Commission shall not issue a Site Development Permit if the Commission makes any of the following findings [PMC Sec. 9-4.3204(a)]:

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

In addition, the project site is located in Coastal Zone (Pedro Point); thus, Planning Commission approval of a Coastal Development Permit (CDP-373-16) is required.

The Planning Commission must make two findings in order to approve a CDP application [PMC Sec. 9-4.4304(k)]:

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

Four of the five trees proposed for removal are identified as heritage trees, as defined by PMC Section 4-12.02(c). Therefore, in conformance with PMC Section 4-12.04, the project applicant is required to obtain tree removal permits prior to tree removal.

4. Required Findings

A. In order to approve the subject Site Development Permit (PSD-812-16), the Planning Commission must not make any of the nine findings required by PMC Section 9-4.3.204(a). The following discussion supports the Commission's findings in this regard.

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

Discussion: The proposed project includes the removal of an existing 988-sf single family residence with two detached garages that add up to 836 sf and construction of a 5,309-sf three-story, single family residence within an existing neighborhood. The proposed project includes a total 5,309 sf of gross living floor area. The proposed project is setback from the front lot line approximately 40 feet. The segment of Kent Road along the proposed project does not have any existing pedestrian facilities and the proposed project would not include any modifications to the existing roadway that could create a hazardous traffic 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 project includes the removal of an existing 988-sf single family residence with two detached garages that add up to 836 sf and construction of a 5,309-sf three-story, single family residence within an existing neighborhood.

The existing residence currently includes two detached garages with separate driveways, which currently limits the amount of potential on-street parking. The proposed project includes one attached two-car garage and only one driveway, which would increase the amount of street parking in the neighborhood. The proposed project includes an automated driveway gate along the 15-ft front yard setback. The automated gate would be remote controlled. Kent Road is a local street and vehicle traffic levels and speeds are low; therefore, any impact for a vehicle waiting for the driveway gate to open would not be hazardous.

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 project includes the incorporation of a new 600-sf landscaped area in the front of the property and approximately 1,848 sf of total landscaping on-site. The proposed project's landscaping exceeds the minimum 20 percent amount of landscaping required for residential development in the R-1 zoning district, and would break up large expanses of paved areas.

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

Discussion: The proposed project includes the removal of an existing 988-sf single family residence with two detached garages that add up to 836 sf and construction of a high quality 5,309-sf three-story, single family residence within an existing developed coastal area. The proposed project would increase the height of the structure on-site from a single-story residence (approximately 20' tall) to a three-story residence (35' tall); however, the proposed residence would not block the all-day southern exposure to adjacent properties as there is no private property to the north of the proposed residence. The proposed project would significantly improve the appearance of the site and the surrounding neighborhood. Setbacks of five feet from the interior side property lines – the sides of the site closest to adjacent buildings – will provide adequate building separation so as not to unreasonably restrict or cut out light and air on the property and on other property in the neighborhood.

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

Furthermore, for the same reasons, the project will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.

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

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

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

Discussion: Per PMC Section 4-12.02(c)(1), four of the five trees proposed for removal as part of the proposed project are identified as heritage trees. Therefore, in conformance with PMC Title 4, Chapter 12. – Preservation of Heritage Trees, the project applicant is required to obtain tree removal permits prior to tree removal.

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

Discussion: The proposed project will incorporate variety in the type of materials and roof lines while maintaining a cohesive style that will be compatible with the mixed development in the Pedro Point neighborhood. Each elevation of the proposed project consists of multiple projections and materials, such as roof overhangs, balconies, painted stucco, fascia, wood paneling, stone veneer, glass guardrails and windows. Therefore, the project will result in sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.

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

Discussion: The proposed project would overall be consistent Design Guidelines. The following discussions provide further details of its compatibility with some of the various elements:

1. Site Planning

- *Site Improvements. Locate site improvement such as buildings, parking area, and walkways to take advantage of desirable site features.*

The proposed project includes the removal of an existing single family residence and construction of a new single family residence at the same location taking advantage of existing ocean views.

- *Lighting. Exterior Lighting should be subdued, and should enhance building design as well as provide for safety and security.*

  The proposed project includes downward facing recessed exterior lighting fixtures that accent the exterior materials and large glass windows along the front elevation that enhances the modern design of the building. The front and rear elevations would include additional sconce lighting.

2.Building Design

- *Design. The Style and design of new building should be in character with that of the surrounding neighborhood.*

  The Modern architectural style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. In particular, the proposed architecture is consistent with features found in the single-family homes located at 228 Kent Road and 266 Kent Road.

- *Scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures.*

  The proposed project includes the removal of an existing single family residence and construction of a three-story, single family residence within the existing Pedro Point neighborhood. Consistent with the proposed project, the Pedro Point neighborhood is predominately single-family residential coastal development of various sizes and scale that varies in height from one- to three-stories.

- *Materials. Compatibility of materials is an essential ingredient in design quality.*

  Consistent with the surrounding neighborhood, the proposed project would include the use of several exterior materials including glass windows, stucco, painted fascia, wood paneling, stone paneling, and glass guardrails. Each elevation would include a mix of all of the materials. Four recessed lighting fixtures would be used to accent the exterior materials and large glass windows along the front elevation.

3. Landscaping

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

  The proposed project includes 1,848 sf of landscaping exceeding the minimum 20 percent. The proposed landscape plans incorporates 13 different plant species offering a wide variety in site landscaping.

4. Coastal Development

- *Views. New development within the coastal view shed should not impair views to the sea from public roads, trails, and vista points.*

  The proposed project will be located on a site with existing single-family residential development in an area substantially developed with residential units, and will be setback approximately 150 feet from the sea. Therefore the proposed project would not disrupt existing views to and along the ocean and scenic coastal areas, and would continue to be visually compatible with the character of surrounding areas.

- *Geotechnical Hazards. The shoreline is subject to erosion, landslides, and other geotechnical problems of varying intensity.*

  a) *A geotechnical report shall be prepared for all new coastal development on bluff-tops or steep parcels.*

  A geotechnical report was prepared by Earth Investigations Consultants, dated August 17, 2014. The report concluded the proposed project is feasible and included design and construction recommendations. Staff has included Condition No. 10 requiring the applicant to have the 2014 geotechnical report reviewed 2014 to ensure that conditions are unchanged and that recommendations identified are sufficient to support the proposed project prior to issuance of building permit. All recommendations identified in the geotechnical investigation report prepared by Earth Investigations Consultants, dated August 17, 2014, shall be implemented as specified in the report unless determined no longer applicable as a result of the review of the 2014 geotechnical report. Additionally, any new recommendations that are identified as a result of the review of the 2014 geotechnical report shall be implemented.

b) *Buildings shall be setback an adequate distance from bluff edges to ensure the safety of the structures during their design life.*

The proposed project will be setback approximately 150 feet from the sea and is increasing the existing rear setback from the bluff by an additional six feet. A geotechnical report was prepared by Earth Investigations Consultants, dated August 17, 2014. The report states that there have been no landslides reported on site and the 100 year railroad cut backing the property has sustained only localized surficial erosion. The report concluded the proposed project is feasible and included design and construction recommendations. Staff has included Condition No. 10 requiring all recommendations identified in the geotechnical investigation report shall be implemented as specified in the report.

c) *Proper drainage controls shall be incorporated into site design to minimize the potential for runoff and erosion.*

The proposed project includes storm drain lines along the east, west, and south edges of the project site to minimize the potential for runoff and erosion. In addition, the proposed project is subject to the San Mateo Countywide Water Pollution Prevention Program and would be regulated by the NPDES C.3 requirements.

d) *Excessive grading should be avoided. Structures should be designed to work with the natural slope of the site.*

The proposed project includes the removal of an existing single family residence with two detached garages and construction of a three-story, single family residence; therefore, grading would be minimal during construction.

e) *Choice of plant materials should give consideration to the need for erosion control and bluff stability.*

The proposed project includes 1,848 sf of landscaping exceeding the minimum 20 percent and incorporates 13 different plant species, which will contribute to erosion control and bluff stability. In addition, the proposed project is subject to the updated 2015 Model Water Efficient Landscape Ordinance (MWELO).

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 would be consistent with the City of Pacifica's General Plan, Local Coastal Plan, or other applicable laws of the City. The LDR land use designation permits residential development at an average density of three to nine units per acre. The project site is 0.20 acres and therefore the proposed single residence is compatible with the LDR designation. It will also be consistent with following General Plan policies:

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

  The proposed project includes the removal of an existing 988-sf single family residence with two detached garages that add up to 836 sf and construction of a high quality 5,309-sf three-story, single family residence within an existing neighborhood. As a result of the proposed project on-street parking would be increased with the removal of one existing on-site driveway. The development of proposed project would be considered an improvement to the existing neighborhood.

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

  The proposed project includes the removal of an existing 988-sf single family residence with two detached garages that add up to 836 sf and construction of a high quality 5,309-sf three-story, single family residence within an existing neighborhood. In addition, the proposed project includes increased landscaping along the front property lines as well as approximately 600 sf of increased landscaping in front of the residence. Therefore, because the proposed project's existing on-street parking and front yard landscaping would be increased on the project site with the removal of one existing driveway, the development of proposed project would be considered an improvement to the existing neighborhood.

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

  The proposed project includes the development of a three-story single-family dwelling with an attached garage. The style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. In particular, the proposed architecture is

consistent with features found in the single-family homes located at 228 Kent Road and 266 Kent Road.

The proposed project would also be consistent with the Local Coastal Plan as further discussed in Section 4.B.ii of this staff report, and other applicable laws of the City, as further discussed in Section 2 of this staff report.

B In order to approve the subject Coastal Development Permit (CDP-373-16), 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 many of these policies, as discussed below.

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

  The proposed project will not interfere with the public's right of access to the sea. The proposed project is located on the opposite side of Kent Road and is located atop cliffs that overlook the coast. Therefore, the project will not impact or otherwise interfere with the public's right of access to the sea.

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

  The proposed project is not new development as the proposed single family residence would replace an existing single family residence. Nonetheless, development proposed with this project is located within an existing developed area. The surrounding neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed

with residential units. Therefore, development will not occur outside of existing developed areas.

Because the proposed project will be located in an existing area substantially developed with residential units, and will be setback approximately 150 feet 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.

- Coastal Act Policy No. 24: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan, prepared by the Department of Parks and Recreation and by local government, shall be subordinate to the character of its setting.*

  The proposed project will be located on a site with existing single-family residential development in an area substantially developed with residential units, and will be setback approximately 150 feet from the sea. Therefore the proposed project would not disrupt existing views to and along the ocean and scenic coastal areas, and will continue to be visually compatible with the character of surrounding areas.

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 separated from the coast by a private roadway, Shelter Cove; however, because Shelter Cove is a private roadway, the proposed project would be located between the nearest public road (Kent Road) and the shoreline. Therefore, Chapter 3 of the California Coastal Act pertains to protecting public access to the sea. The project site is located atop the bluff overlooking Linda Mar Beach and is setback approximately 150 feet from the sea. The northern boundary of the project site consists of steep cliffs and does not currently serve as public access to the sea. As a result, the development of the proposed project would not disrupt or block public access to the sea.

5. CEQA Recommendation

Staff analysis of the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 and 3 exemption under CEQA Guidelines Section 15301(i)(1) and 15303(a), as described below, applies to the project:

15301. Existing Facilities

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

i) Demolition and removal of individual small structures listed in this subdivision:
   1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.

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.

The proposal to demolish one single family residence and construct one single family residence in a residential zone is within the scope of a Class 3 categorical exemption. Additionally, none of the exceptions to application of a categorical Class 3 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 would 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.

- Sec. 15300.2(b): There is no evidence in the record that cumulative projects of the same type would occur within the same place to create a significant cumulative impact.

- Sec. 15300.2(c): There is no evidence that the activity would have a significant effect on the environment due to unusual circumstances. .

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

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

6. Staff Analysis

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

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission finds the project is exempt from the California Environmental Quality Act; **APPROVE** Site Development Permit PSD-812-16 and Coastal Development Permit CDP-373-16, by adopting the resolution included as Attachment B to the staff report, including conditions of approval in Exhibit A to the resolution; and, incorporate all maps and testimony into the record by reference.

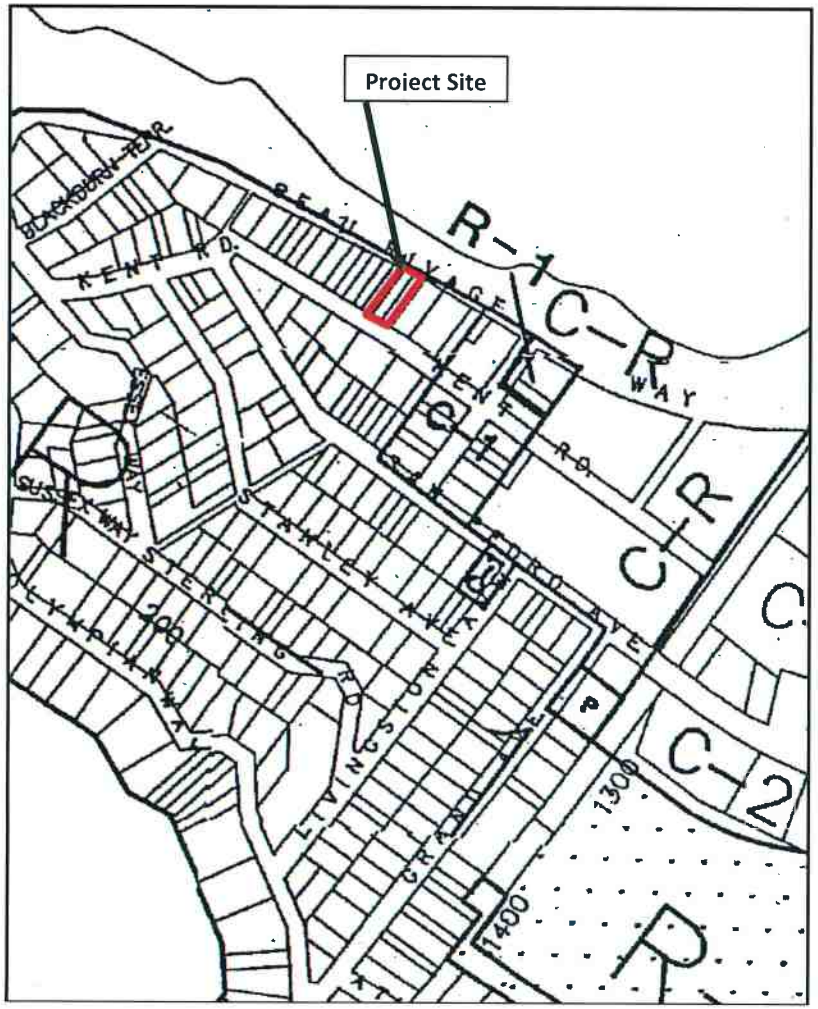
Attachments:

A. Land Use and Zoning Exhibit
B. Draft Resolution and Conditions of Approval
C. Proposed project plans

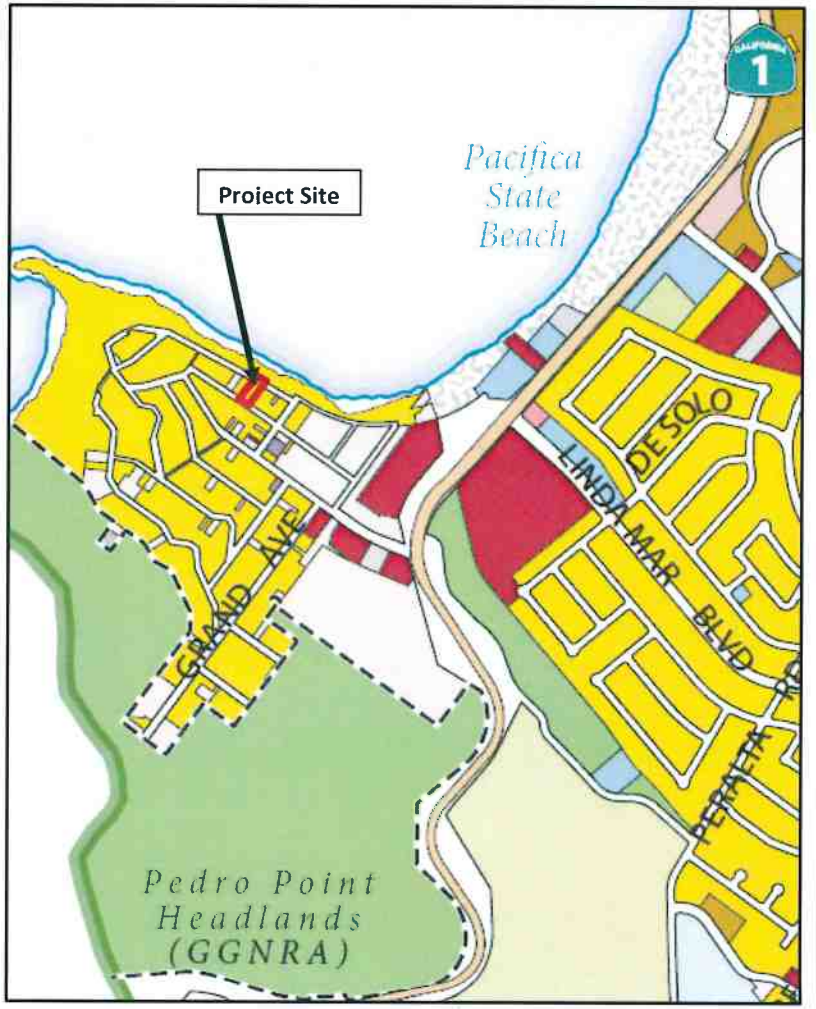
ATTACHMENT A

ATTACHMENT A

City of Pacifica Zoning Exhibit



City of Pacifica General Plan Land Use Exhibit



RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT PSD-812-16 AND COASTAL DEVELOPMENT PERMIT CDP-373-16, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A THREE-STORY, 5,309-SQUARE FOOT SINGLE-FAMILY DWELLING INCLUDING A 494-SQUARE FOOT ATTACHED GARAGE AT 263 KENT ROAD (APN 023-031-300), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Marc Dimalanta ("Applicant").

WHEREAS, an application has been submitted to remove an existing 988-square foot single family residence with two detached garages that add up to 836 square feet and construct a 5,309- square foot three-story, single family residence on an 8,568- square foot lot located at 263 Kent Road in Pacifica (APN 023-031-300); and

WHEREAS, the project requires approval of a Site Development Permit because new construction of the single family dwelling would result in a floor area that exceeds the maximum under the formula specified in PMC Section 9-4.3201(d); and

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

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on November 7, 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.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Site Development Permit PSD-812-16 for new construction which increases an existing structure's gross square footage by 50 percent or more within an R-1 zone:

i. Required Finding: *That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into*

account the proposed use as compared with the general character and intensity of the neighborhood.

Discussion: The proposed project includes the removal of an existing 988-sf single family residence with two detached garages that add up to 836 sf and construction of a 5,309-sf three-story, single family residence within an existing neighborhood. The proposed project includes a total 5,309 sf of gross living floor area. The proposed project is setback from the front lot line approximately 40 feet. The segment of Kent Road along the proposed project does not have any existing pedestrian facilities and the proposed project would not include any modifications to the existing roadway that could create a hazardous traffic 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 project includes the removal of an existing 988-sf single family residence with two detached garages that add up to 836 sf and construction of a 5,309-sf three-story, single family residence within an existing neighborhood. The existing residence currently includes two detached garages with separate driveways, which currently limits the amount of potential on-street parking. The proposed project includes one attached two-car garage and only one driveway, which would increase the amount of street parking in the neighborhood. The proposed project includes an automated driveway gate along the 15-ft front yard setback. The automated gate would be remote controlled. Kent Road is a local street and vehicle traffic levels and speeds are low; therefore, any impact for a vehicle waiting for the driveway gate to open would not be hazardous.

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 project includes the incorporation of a new 600-sf landscaped area in the front of the property and approximately 1,848 sf of total landscaping on-site. The proposed project's landscaping exceeds the minimum 20 percent amount of landscaping required for residential development in the R-1 zoning district, and would break up large expanses of paved areas.

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

Discussion: The proposed project includes the removal of an existing 988-sf single family residence with two detached garages that add up to 836 sf and construction of a high quality 5,309-sf three-story, single family residence within an existing developed coastal area. The proposed project would increase the height of the structure on-site from a single-story residence (approximately 20' tall) to a three-story residence (35' tall); however, the proposed residence would not block the all-day southern exposure to adjacent properties as there is no private property to the north of the proposed residence. The proposed project would significantly improve the appearance of the site and the surrounding neighborhood. Setbacks of five feet from the interior side property lines – the sides of the site closest to adjacent buildings – will provide adequate building separation so as not to unreasonably restrict or cut out light and air on the property and on other property in the neighborhood.

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

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

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

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

Discussion: Per PMC Section 4-12.02(c)(1), four of the five trees proposed for removal as part of the proposed project are identified as heritage trees. Therefore, in conformance with PMC Title 4, Chapter 12. – Preservation of Heritage Trees, the project applicant is required to obtain tree removal permits prior to tree removal.

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

Discussion: The proposed project will incorporate variety in the type of materials and roof lines while maintaining a cohesive style that will be compatible with the mixed development in the Pedro Point neighborhood. Each elevation of the proposed project consists of multiple projections and materials, such as roof overhangs, balconies, painted stucco, fascia, wood paneling, stone veneer, glass guardrails and

windows. Therefore, the project will result in sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.

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

Discussion: The proposed project would overall be consistent Design Guidelines. The following discussions provide further details of its compatibility with some of the various elements:

1. Site Planning

- *Site Improvements. Locate site improvement such as buildings, parking area, and walkways to take advantage of desirable site features.*

  The proposed project includes the removal of an existing single family residence and construction of a new single family residence at the same location taking advantage of existing ocean views.

- *Lighting. Exterior Lighting should be subdued, and should enhance building design as well as provide for safety and security.*

  The proposed project includes downward facing recessed exterior lighting fixtures that accent the exterior materials and large glass windows along the front elevation that enhances the modern design of the building. The front and rear elevations would include additional sconce lighting.

2 .Building Design

- *Design. The Style and design of new building should be in character with that of the surrounding neighborhood.*

  The Modern architectural style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. In particular, the proposed architecture is consistent with features found in the single-family homes located at 228 Kent Road and 266 Kent Road.

- *Scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures.*

  The proposed project includes the removal of an existing single family residence and construction of a three-story, single family residence within the existing Pedro Point neighborhood. Consistent with the proposed project, the Pedro Point neighborhood is predominately single-family residential coastal

development of various sizes and scale that varies in height from one- to three-stories.

- *Materials. Compatibility of materials is an essential ingredient in design quality.*

  Consistent with the surrounding neighborhood, the proposed project would include the use of several exterior materials including glass windows, stucco, painted fascia, wood paneling, stone paneling, and glass guardrails. Each elevation would include a mix of all of the materials. Four recessed lighting fixtures would be used to accent the exterior materials and large glass windows along the front elevation.

3. Landscaping

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

     The proposed project includes 1,848 sf of landscaping exceeding the minimum 20 percent. The proposed landscape plans incorporates 13 different plant species offering a wide variety in site landscaping.

4. Coastal Development

   - *Views. New development within the coastal view shed should not impair views to the sea from public roads, trails, and vista points.*

     The proposed project will be located on a site with existing single-family residential development in an area substantially developed with residential units, and will be setback approximately 150 feet from the sea. Therefore the proposed project would not disrupt existing views to and along the ocean and scenic coastal areas, and would continue to be visually compatible with the character of surrounding areas.

   - *Geotechnical Hazards. The shoreline is subject to erosion, landslides, and other geotechnical problems of varying intensity.*

     a) *A geotechnical report shall be prepared for all new coastal development on bluff-tops or steep parcels.*

        A geotechnical report was prepared by Earth Investigations Consultants, dated August 17, 2014. The report concluded the proposed project is feasible and included design and construction recommendations. Staff has included condition of approval #10 requiring all recommendations

identified in the geotechnical investigation report shall be implemented as specified in the report.

b) *Buildings shall be setback an adequate distance from bluff edges to ensure the safety of the structures during their design life.*

The proposed project will be setback approximately 150 feet from the sea and is increasing the existing rear setback from the bluff by an additional six feet. A geotechnical report was prepared by Earth Investigations Consultants, dated August 17, 2014. The report states that there have been no landslides reported on site and the 100 year railroad cut backing the property has sustained only localized surficial erosion. The report concluded the proposed project is feasible and included design and construction recommendations. Staff has included Condition No. 10 requiring all recommendations identified in the geotechnical investigation report shall be implemented as specified in the report.

c) *Proper drainage controls shall be incorporated into site design to minimize the potential for runoff and erosion.*

The proposed project includes storm drain lines along the east, west, and south edges of the project site to minimize the potential for runoff and erosion. In addition, the proposed project is subject to the San Mateo Countywide Water Pollution Prevention Program and would be regulated by the NPDES C.3 requirements.

d) *Excessive grading should be avoided. Structures should be designed to work with the natural slope of the site.*

The proposed project includes the removal of an existing single family residence with two detached garages and construction of a three-story, single family residence; therefore, grading would be minimal during construction.

e) *Choice of plant materials should give consideration to the need for erosion control and bluff stability.*

The proposed project includes 1,848 sf of landscaping exceeding the minimum 20 percent and incorporates 13 different plant species, which will contribute to erosion control and bluff stability. In addition, the proposed project is subject to the updated 2015 Model Water Efficient Landscape Ordinance (MWELO).

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 would be consistent with the City of Pacifica's General Plan, Local Coastal Plan, or other applicable laws of the City. The LDR land use designation permits residential development at an average density of three to nine units per acre. The project site is 0.20 acres and therefore the proposed single residence is compatible with the LDR designation. It will also be consistent with following General Plan policies:

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

  The proposed project includes the removal of an existing 988-sf single family residence with two detached garages that add up to 836 sf and construction of a high quality 5,309-sf three-story, single family residence within an existing neighborhood. As a result of the proposed project on-street parking would be increased with the removal of one existing on-site driveway. The development of proposed project would be considered an improvement to the existing neighborhood.

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

  The proposed project includes the removal of an existing 988-sf single family residence with two detached garages that add up to 836 sf and construction of a high quality 5,309-sf three-story, single family residence within an existing neighborhood. In addition, the proposed project includes increased landscaping along the front property lines as well as approximately 600 sf of increased landscaping in front of the residence. Therefore, because the proposed project's existing on-street parking and front yard landscaping would be increased on the project site with the removal of one existing driveway, the development of proposed project would be considered an improvement to the existing neighborhood.

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

  The proposed project includes the development of a three-story single-family dwelling with an attached garage. The style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed building materials to be used. In particular, the proposed architecture is consistent with features found in the single-family homes located at 228 Kent Road and 266 Kent Road.

The proposed project would also be consistent with the Local Coastal Plan as further discussed in Section 4.B.ii of this staff report, and other applicable laws of the City, as further discussed in Section 2 of this staff report.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-373-16 for development within the Coastal Zone:

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

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

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

The proposed project will not interfere with the public's right of access to the sea. The proposed project is located on the opposite side of Kent Road and is located atop cliffs that overlook the coast. Therefore, the project will not impact or otherwise interfere with the public's right of access to the sea.

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

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

Because the proposed project will be located in an existing area substantially developed with residential units, and will be setback approximately 150 feet 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.

iii. Coastal Act Policy No. 24: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan, prepared by the Department of Parks and Recreation and by local government, shall be subordinate to the character of its setting.*

The proposed project will be located on a site with existing single-family residential development in an area substantially developed with residential units, and will be setback approximately 150 feet from the sea. Therefore the proposed project would not disrupt existing views to and along the ocean and scenic coastal areas, and will continue to be visually compatible with the character of surrounding areas.

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 separated from the coast by a private roadway, Shelter Cove; however, because Shelter Cove is a private roadway, the proposed project would be located between the nearest public road (Kent Road) and the shoreline. Therefore, Chapter 3 of the California Coastal Act pertains to protecting public access to the sea. The project site is located atop the bluff overlooking Linda Mar Beach and is setback approximately 150 feet from the sea. The northern boundary of the project site consists of steep cliffs and does not currently serve as public access to the sea. As a result, the development of the proposed project would not disrupt or block public access to the sea..

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

1. That the project is exempt from the CEQA as a Class 1 and 3 exemption provided in Section 15301(i)(1) and 15303(a) of the CEQA Guidelines.

15301. Existing Facilities

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

i) Demolition and removal of individual small structures listed in this subdivision:
   1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.

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.

The proposal to demolish one single family residence and construct one single family residence in a residential zone is within the scope of a Class 1 and Class 3 categorical exemption. Additionally, none of the exceptions to application of a categorical Class 3 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 would 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.

- Sec. 15300.2(b): There is no evidence in the record that cumulative projects of the same type would occur within the same place to create a significant cumulative impact.

- Sec. 15300.2(c): There is no evidence that the activity would have a significant effect on the environment due to unusual circumstances. .

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

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Site Development Permit (PSD-812-16) and Coastal Development Permit (CDP-373-16) for removal of an existing 988-sq. ft. single family residence with two detached garages that add up to 836 sq. ft. and construct a 5,309-sq. ft. three-story, single family residence on an 8,568-sq. ft. lot located at 263 Kent Road (APN 023-031-300), 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 7th day of November 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

_____
Josh Gordon, Chair

ATTEST:

_____
Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:

_____
Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Site Development Permit (PSD-812-16) and Coastal Development Permit (CDP-373-16) for construction of a three-story, 5,309-square foot single-family dwelling including a 494-square foot attached garage located at 263 Kent Road (APN 023-031-300)

Planning Commission Meeting of November 7, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "Single-Family Residence 263 Kent Road Pacifica, CA 94044," received by the City of Pacifica on June 15, 2016 and on August 18, 2016, except as modified by the following conditions.

2. That the approval or approvals is/are valid for a period of one year from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension.

3. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.

4. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.

5. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.

6. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or

costs awarded against the City, if any, and costs of suit, attorney 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.

7. 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.

8. The applicant shall submit a tree protection plan prepared by a qualified arborist, horticulturist, landscape architect or other qualified person, in accordance with PMC Section 4-12.07.

9. Prior to removing or engaging in demolition or new construction within the dripline of a heritage tree, as defined by PMC Section 4-12.02(c), the applicant shall obtain a tree removal permit in accordance with PMC Sections 4-12.02 through 4-12.11.

10. The applicant shall have a qualified engineer review the 2014 geotechnical investigation report prepared by Earth Investigations Consultants, dated August 17, 2014 to ensure that conditions are unchanged and that recommendations identified are sufficient to support the proposed project prior to issuance of building permit. All recommendations identified in the geotechnical investigation report prepared by Earth Investigations Consultants, dated August 17, 2014, shall be implemented as specified in the report unless determined no longer applicable as a result of the review of the 2014 geotechnical report. Additionally, any new recommendations that are identified as a result of the review of the 2014 geotechnical report shall be implemented.

Building Division of the Planning Department

11. The project requires review and approval of a demolition permit, including approval of haul routes, by the Building Official. Applicant shall apply for and receive approval of a demolition permit prior to commencing any demolition activity.

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

Engineering Division of Public Works Department

13. 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.

14. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Kent Road. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only. Haul routes for demolition and construction must be approved by the Pacifica Engineering Division prior to the commencement of work.

15. 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.

16. 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.

17. 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 Kent Road, 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 Kent Road 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.
v. All plans and reports must be signed and stamped by a California licensed professional.
vi. 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.

18. Per the adopted City of Pacifica Complete Street Policy, development shall include but not limited to pedestrian facilities. Applicant shall construct new curb, gutter and sidewalk and driveway approach ramp per City Standards 101A and 102A.

19. Applicant shall construct a parking turnout per City Standards 111.

20. 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.

21. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.

22. New utilities shall be installed underground from the nearest joint pole or box.

23. 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 Kent road, or to the extent of the longest utility trench if beyond the centerline, and an overlay of Caltrans specification ½" Type 'A' hot mix asphalt concrete shall be placed. If, in the opinion of the City Engineer, damage to the pavement during construction is more extensive, a larger area may have to be ground and overlaid.

North County Fire Authority

24. 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. Fire sprinkler plans shall include a horn strobe on the front of the building.

25. 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 750 GPM for Residential structures over 3600 square feet with fire sprinklers

26. The Applicant shall provide a fire hydrant and show compliance with 2013 CFC Appendix C, Table C105.1 within 250 feet. If required, fire hydrant, shall be made serviceable prior to beginning construction

27. The Applicant shall provide clearly visible illuminated premises Identification (address) per 2013 CFC.

28. The Applicant shall install smoke detectors and CO monitors per 2013 CFC and 2013 CBC.

29. The Applicant shall conform to 2013 CFC chapter 33 for fire safety during all construction and demolition.

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

END

GENERAL NOTES

1. GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS, WITH THE CONTRACT DOCUMENTS, MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE PROJECT.
2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED FOR OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL BY THE CITY OF BURLINGAME AND FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
5. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT ARE PROVIDED.
6. THE GENERAL CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE OWNERS REPRESENTATIVE AND ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
8. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
10. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY EXISTING ADJACENT BUILDINGS.
11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB AND PREVENT DUST AND DEBRIS TO EMANATE FROM CONSTRUCTION AREAS. CONSTRUCTION DEBRIS SHALL BE 60% RECYCLED CONFIRM W/ THE CITY OF BURLINGAME RECYCLING SPECIALIST.
12. ALL FRAMING AND FURRED WORK SHALL BE PROPERLY LAID OUT, ACCURATELY PLUMBED, LEVELED, ALIGNED AND RIGIDLY SECURED IN PLACE.
13. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS WHERE DESIGNATED ON PLAN OR REQUIRED BY CODES. SUBMIT LOCATIONS FOR ARCHITECTS APPROVAL.
14. GENERAL CONTRACTOR AND SUBCONTRACTORS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
15. HVAC, PLUMBING, FIRE PROTECTION & SECURITY SYSTEMS TO BE DESIGN-BUILD BY GC. LAYOUTS SHOWN ON THESE DWGS ARE FOR DESIGN INTENT ONLY.
16. ALL ACCESSIBLE FEATURES SHALL MEET ACCESSIBILITY REQUIREMENTS PER DETAILS AND NOTES ON SHEETS OF HANDICAP ACCESSIBILITY STANDARDS & DIAGRAMS.
17. NO WORK DEFECTIVE IN CONSTRUCTION QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES, WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNERS OR ARCHITECTS FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
18. THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT BEFORE STARTING THE WORK A SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH CONTRACTOR & SUBCONTRACTORS WORK.
19. CONFIRM APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF SPECIFIED PRODUCTS. REQUEST FOR SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER CONSTRUCTION STARTS.
20. GENERAL CONTRACTOR TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS AND PRODUCT DATA TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW ARCHITECT SUFFICIENT TIME TO REVIEW AND COMMENT. ARCHITECTS REVIEW WILL BE FOR CONFORMANCE WITH DESIGN CONCEPT ONLY.
21. SUBMIT THREE SAMPLES OR THREE COPIES OF SCHEDULES AND PRODUCT DATA FOR EACH ITEM.
22. THE ARCHITECT WILL PREPARE A PRE-FINAL PUNCH LIST OF ITEMS FOR THE GENERAL CONTRACTOR TO COMPLETE. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING TO REQUEST A FINAL OBSERVATION AFTER ALL THE ITEMS ON THE PRE-FINAL PUNCH LIST HAVE BEEN CORRECTED.
23. ALL GWB PARTITIONS SHALL BE TAPED & SANDED SMOOTH W/ NO VISIBLE JOINTS. ALL SURFACES SHALL BE ALIGNED & SANDED SMOOTH.
24. ALL DIMS. ARE F.O.S. TO F.O.S., U.N.O. DIMS. NOTED "CLEAR" OR "CLR" ARE MIN. REQUIRED DIMS. CLEARANCES MUST BE ACCURATELY MAINTAINED, & SHALL NOT VARY MORE THAN 1/8" W/O WRITTEN INSTRUCTION FROM THE ARCH'T. ALL DIMS. MARKED "CLEAR" SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESSES OF ALL FINISHES INCL. CARPET (& CUSHION), CERAMIC TILE, ETC.
25. DIMS MARKED + MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2" FROM INDICATED DIM., U.N.O.
26. ALL EXPOSED GWB EDGES TO HAVE APPROPRIATE METAL EDGE TRIM.
27. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE, & IN PROPER ALIGNMENT.
28. VERIFY FIELD CONDITIONS & FINISHES BEFORE ORDERING DOORS. BOTTOM OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, INCL., BUT NOT LIMITED TO CARPET, TILE & THE LIKE, AS APPLICABLE, BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY ALL SLAB CONDITIONS & CODE & INSTALLATION REQ'TS FOR FIRE-RATED DOORS.
29. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.
30. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
31. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED BY CODE.
32. ALL STRUCTURAL (AMONG OTHER) DWGS SHALL BE THOROUGHLY CROSSREFERENCED AGAINST ARCHITECTURAL DWGS PRIOR TO WORK DONE. ANY CONFLICTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY.
33. BACKING PLATES IN PARTITIONS SHALL BE PROVIDED IN ALL AREAS WHERE REQUIRED, WHICH WILL INCLUDE BUT IS NOT LIMITED TO, OPENED & CLOSED SHELVING, COAT POLES & SHELVES, CABINETRY, COUNTERS, AND SUPPORT OF TRIM.
34. INSTALL ALL SIGNAGE AS REQUIRED BY CODE.

SYMBOL LEGEND

- NORTH ARROW
- COLUMN LINE/GRID LINE
- MATCH LINE
- WORK POINT CONTROL POINT OR DATUM POINT
- CENTER LINE (DIMENSION LINE)
- PROPERTY LINE
- ELEVATION / ELEVATION NUMBER / SHEET NUMBER
- SECTION / SECTION NUMBER / SHEET NUMBER
- DETAIL / DETAIL NUMBER / SHEET NUMBER
- ENLARGED DETAIL / DETAIL NUMBER / SHEET NUMBER
- INTERIOR ELEVATION / ELEVATION GROUP NUMBER / SHEET NUMBER / ELEVATION DESIGNATION
- FINISH MATERIAL
- ROOM NAME / ROOM NUMBER (OFFICE 103)
- SHEET NOTES
- APPLIANCE REFERENCE NO.
- CEILING HGT.-REFLECTED CEILING PLAN (+9'-6")
- REVISION
- DOOR SYMBOL
- (N) DOOR & DOOR FRAME
- WINDOW MARK SEE WINDOW SCHEDULE
- PARTITION TYPE
- ALIGNMENT SYMBOL
- NEW SPOT ELEVATION (+153.98')
- EXISTING SPOT ELEVATION ((E)+150.00')
- FLUOR. LT. FIXT. (SURFACE MOUNTED) S.E.D.
- FLUOR. RECESSED LIGHTING: S.E.D.
- FLUOR. WALL SCONCE: S.E.D.
- SUSPENDED PENDANT LIGHT: S.E.D.
- WALL OUTLET DUPLEX
- WALL OUTLET FOURPLEX
- TELEPHONE/FAX/MODEM OUTLET
- NETWORK CABLE OUTLET
- EXHAUST FAN/LIGHT
- EXHAUST FAN/HEAT/LIGHT
- SWITCH
- OCCUPANCY SENSOR, WALL MOUNTED
- GAS LINE
- WATER LINE

NOTE: SOME OF THE ABOVE SYMBOLS MAY NOT HAVE BEEN USED FOR THIS PROJECT.

ABBREVIATIONS

PL	PROPERTY LINE
[	CHANNEL
&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
//	PARALLEL
ABV.	ABOVE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
A.C.	ASPHALTIC CONCRETE
BAL.	BALANCE
BAS.	BASEMENT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BO.	BOTH
BSMT.	BASEMENT
BTWN.	BETWEEN
B.U.R.	BUILT-UP ROOFING
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
C.I.	CAST IRON
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CL.	CLEAR
CLR.	CLEAR
CLRM.	CLASSROOM
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
COMPT.	COMPACTOR
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CNTR.	COUNTER
CTR.	CENTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEFLECT.	DEFLECTION
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
D.I.	DRAIN INLET
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DS.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
DWR.	DRAWER
(E)	EXISTING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRICAL WATER COOLER
EXST.	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
EXTR.	EXTRUSION
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.BKT.	FIRE BLANKET
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.P.	FACE OF PLYWOOD
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.R.	FIRE RETARDENT
FRZ.	FREEZER
F.S.	FLOOR SINK
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HANDICAPPED
HD.	HAND
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
H.S.	HANGER STRIP
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER (DIM.)
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
K.S.	KNEE SPACE
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LNDG.	LANDING
L.P.	LOW PARTITION
LT.	LIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.D.F.	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD.	MODULAR
M.S.	MACHINE SCREW
MTD.	MOUNTED
MTG.	MOUNTING
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER(DIM.)
O.F.C.I.	OWNER FURNSHED CONTRACTOR INSTALLED
OFF.	OFFICE
O.F.S.	OUTSIDE FACE OF STUD
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
P.I.P.	POURED IN PLACE
PL.	PLATE
PLN	PLAN
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTABLE
P.T.S.	PNEUMATIC TUBE SYSTEM
Q.T.	QUARRY TILE
(RE)	RELOCATED EXISTING
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RESID.	RESIDENTIAL
RESIL.	RESILIENT
R.F.P.	REINFORCED FIBERGLASS PANELS
RGTR.	REGISTER
R.H.	ROBE HOOK
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DWGS.
SCHED.	SCHEDULE
SCRN.	SCREEN
S.D.	SOAP DISPENSER
SECT.	SECTION
S.E.D.	SEE ELEC. DWGS.
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.M.D.	SEE MECH. DWGS.
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
S.P.D.	SEAT PROTECTION DISPENER
SQ.	SQUARE
S.S.D.	SEE STRUCT DWGS.
SST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.&G.	TONGUE AND GROOVE
T.B.	TOWEL BAR
T.B.R.	TO BE REMOVED
TEL.	TELEPHONE
TEMP.	TEMPORARY
TER.	TERRAZZO
THK.	THICK
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PAVEMENT
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TOIL.	TOILET
T.P.D.	TOILET PAPER DISPENSER
T.R.	TRASH RECPTACLE
TRD.	TREAD
T.V.	TELEVISION
T.W.G.	TACKABLE WALL COVERING
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VERT.	VERTICAL OR VERTICALLY
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
W.	WEST OR WIRE
W.C.	WATER CLOSET
W/H	WATER HEATER
WD.	WOOD
WDW.	WINDOW
WK.	WORK
W.O.	WHERE OCCURS
W/O	WITHOUT
WP.	WATERPROOF
W.PT.	WORKING POINT
W.R.	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT
W/	WITH

PROJECT TEAM

OWNER:
DARLENE LEE & BRANDON GOI
263 KENT ROAD
PACIFICA, CA 94044
T: 305.926.1049

ARCHITECT:
D-SCHEME STUDIO
222 8TH STREET
SAN FRANCISCO, CA 94103
CONTACT: MARC DIMALANTA
T: 415.252.0888
F: 415.252.8388

PROJECT DATA

LOCATION:	263 KENT ROAD PACIFICA, CA 94044
APN:	023-031-050
LOT AREA:	±6,568 S.F.
EXISTING BUILDING AREA:	(E)988 S.F.
EXISTING GARAGE AREA:	(E)836 S.F. TOTAL OF 2 DETACHED GARAGES
PROPOSED BUILDING AREA:	FIRST FLOOR: 1,791 S.F. SECOND FLOOR: 1,946 S.F. THIRD FLOOR: 1,572 S.F. TOTAL 5,309 S.F.
PROPOSED GARAGE:	494 S.F.
EXISTING BUILDING LOT COVERAGE:	±(E)1,824 S.F.
PROPOSED BUILDING LOT COVERAGE:	3,320 S.F.
ALLOWED BUILDING LOT COVERAGE (50%):	4,284 S.F.
ZONING:	CZ - COASTAL ZONING
CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	SINGLE FAMILY RESIDENTIAL
APPLICABLE CODES:	2013 CBC, 2013 CPC, 2013 CMC, 2013 CEC, 2013 CFC, 2013 CALIFORNIA ENERGY CODE, AS ADOPTED AND AMENDED BY THE CITY OF PACIFICA, AND THE CITY OF PACIFICA MUNICIPAL CODE.

PROJECT DESCRIPTION

REMOVAL OF EXISTING SINGLE-STORY FAMILY RESIDENCE & DETACHED GARAGES. CONSTRUCTION OF NEW 3-STORY SINGLE FAMILY RESIDENCE.

DEFERRED SUBMITAL

- MECHANICAL PERMIT
- ELECTRICAL PERMIT
- PLUMBING PERMIT

VICINITY MAP

NOT TO SCALE

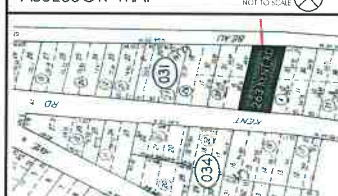
DRAWING INDEX

ARCHITECTURAL

A0.0	COVER SHEET - DRAWING INDEX AND GENERAL NOTES
SU1	TOPOGRAPHIC SURVEY
A0.1	NEIGHBORHOOD PHOTOS
A1.0	EXISTING & DEMOLITION SITE PLAN
A2.0	PROPOSED SITE PLAN
A2.1	PROPOSED FIRST & SECOND FLOOR PLAN
A2.2	PROPOSED THIRD AND ROOF FLOOR PLAN
A3.0	PROPOSED BUILDING ELEVATIONS
A4.0	PROPOSED SECTION
A5.0	PROPOSED RENDERS

ASSESSOR MAP

NOT TO SCALE



EXISTING EXTERIOR PHOTO

EXISTING FRONT VIEW FROM KENT ROAD

SINGLE-FAMILY RESIDENCE
263
KENT ROAD
PACIFICA, CA 94044

Dscheme Studio
Dream :: Design :: Develop

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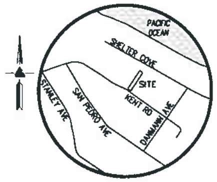
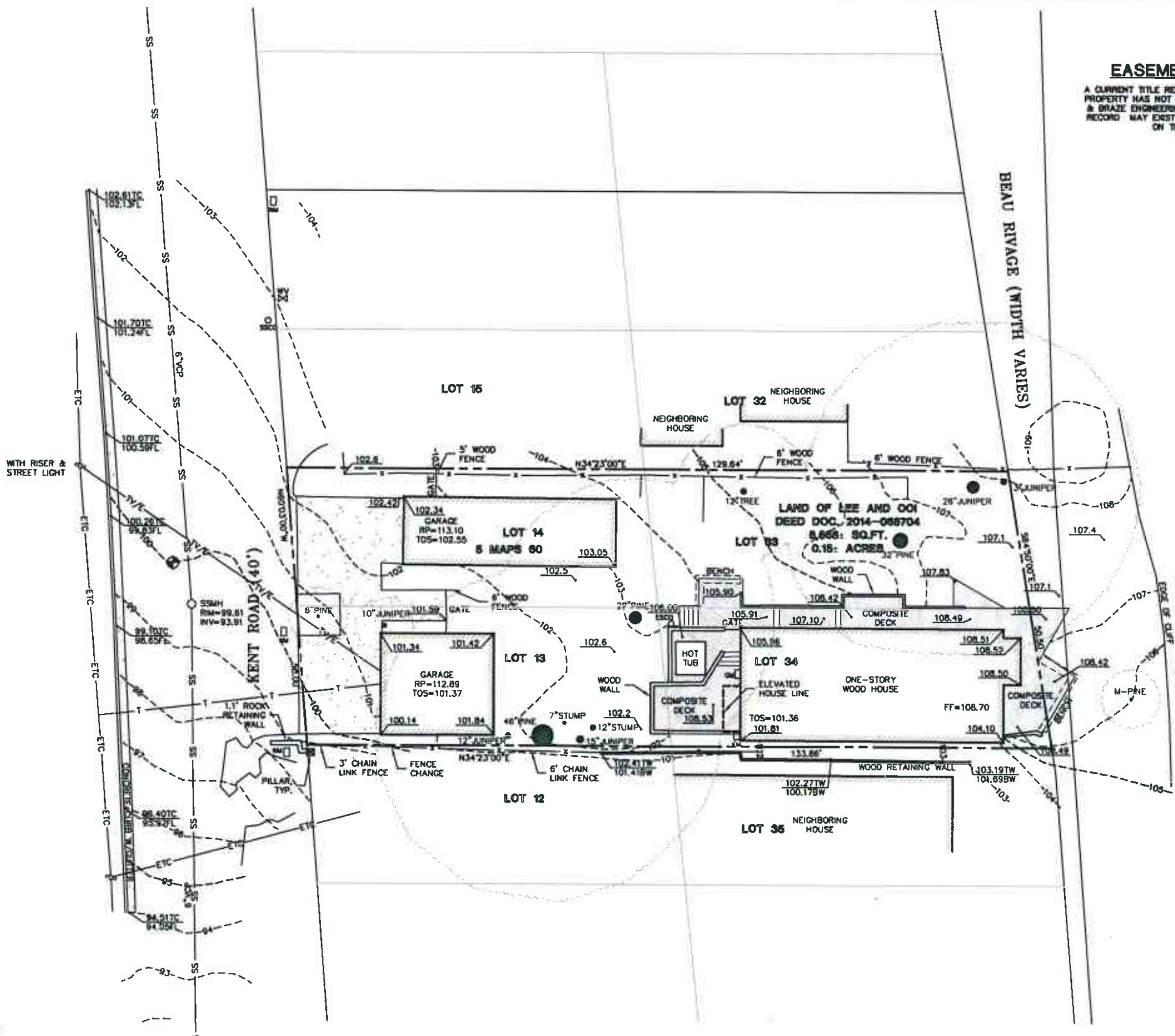
06.09.16	PLANNING SUBMISSION

JOB NUMBER:
DRAWN BY: JJ
DATE: 10.01.2014
CHECKED BY: MD
SCALE: AS NOTED
SHEET TITLE: DRAWING INDEX AND GENERAL NOTES
SHEET NUMBER: A0.0

ATTACHMENT C



VICINITY MAP
NO SCALE



SCALE: 1" = 10'

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 100.00'
(ASSUMED)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

LEGEND AND NOTES

— — —	BOUNDARY LINE
— — — —	BUILDING OVERHANG LINE
—ETC—	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
—TV/E—	CABLE TV/ELECTRICAL OVERHEAD LINE
—T—	TELEPHONE OVERHEAD LINE
—x—	FENCE LINE
—SS—	SANITARY SEWER LINE
	BENCHMARK
BW	BOTTOM RETAINING WALL
EM	ELECTRICAL METER
FF	FINISH FLOOR
FL	FLOW LINE
GM	GAS METER
INV	INVERT
	JOINT POLE
M–	MULTI-TRUNK TREE
RP	ROOF PEAK
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF RETAINING WALL
TOS	TOP OF SLAB
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
WV	WATER VALVE
XXX.XX	SPOTGRADE
	ASPHALT
	CONCRETE
	WOOD

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS

BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD., # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363

WWW.LEABRAZE.COM

263 KENT ROAD
PACIFICA
CALIFORNIA

SAN MATEO COUNTY

APN: 023-031-050 & 180

TOPOGRAPHIC SURVEY

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-
JOB NO:	2150314
DATE:	4-15-15
SCALE:	1" = 10'
DRAWN BY:	DB
SHEET NO:	SU1

1 OF 1 SHEETS


PHOTO 02
255 KENT ROAD


PHOTO 03
249 KENT ROAD


PHOTO 04
244 KENT ROAD (LEFT) / 228 KENT ROAD(RIGHT)


PHOTO 05
244 KENT ROAD


PHOTO 06
264 KENT ROAD (LEFT) / 244 KENT ROAD(RIGHT)


PHOTO 07
NORTH-WEAT VIEW FROM KENT ROAD


PHOTO 08
266 KENT ROAD


PHOTO 09
264 KENT ROAD


PHOTO 10
SOUTH-EAST VIEW TOWARD DANMANN AVE.


PHOTO 11
276 KENT ROAD


PHOTO 12
275 KENT ROAD

VICINITY MAP

NOT TO SCALE

KEY MAP

NOT TO SCALE


PHOTO 01
263 KENT ROAD

SINGLE-FAMILY RESIDENCE

263 KENT ROAD
PACIFICA, CA 94044

Dscheme Studio
Dream :: Design :: Develop

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WWW.DSCHEME.COM

06.09.16	PLANNING SUBMISSION

JOB NUMBER:
DRAWN BY:
DATE:
10.01.2014
CHECKED BY:
SCALE:
AS NOTED

SHEET TITLE:
NEIGHBORHOOD PHOTOS
SITE PLAN

SHEET NUMBER:

A0.1

LEGEND

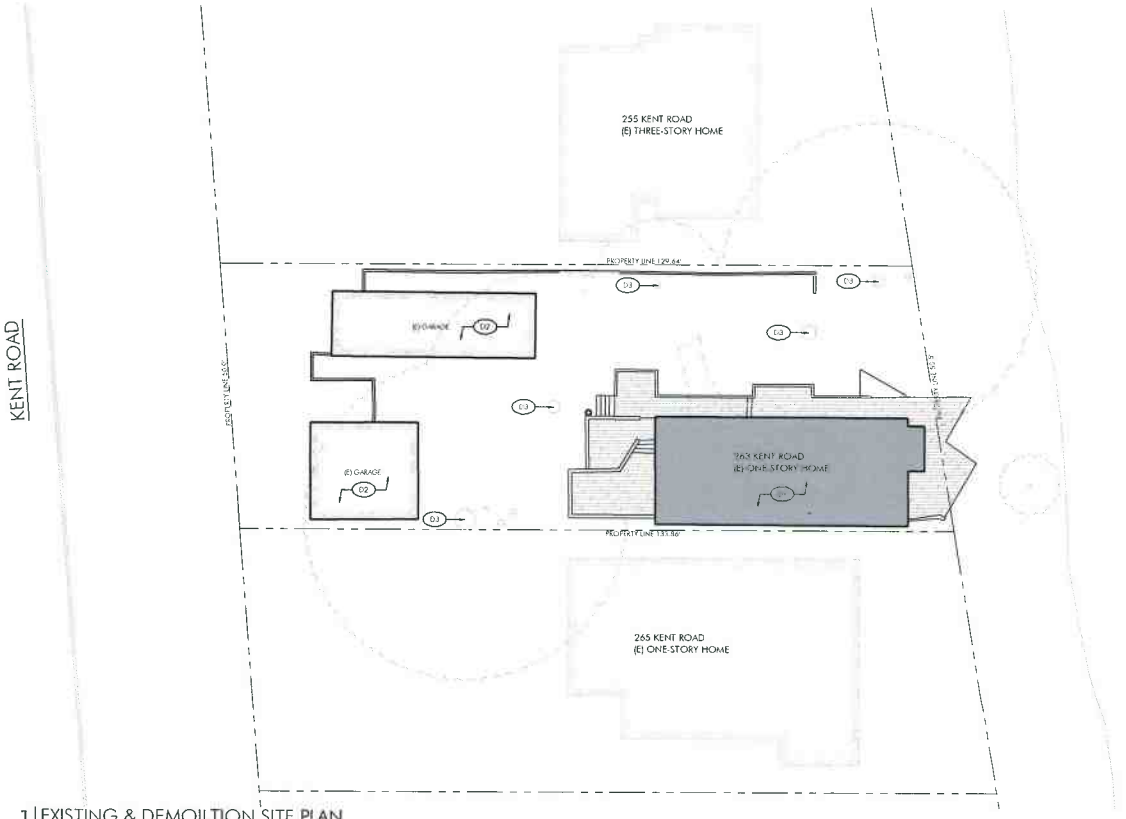
- EXISTING WALL TO REMAIN
- NEW WALL TO UNDERSIDE OF FINISH CEILING
- NEW PARTIAL HEIGHT WALL
- NEW ONE-HOUR RATED WALL
- NOT IN SCOPE OF WORK (N.I.C.)

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL FIELD DIMENSIONS AND REVIEW ANY AND ALL DOCUMENTS AVAILABLE ON SITE AND THE BUILDING. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES. PRIOR TO WORK COMMENCEMENT, PREARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTION WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCE. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.
3. WHERE UNIDENTIFIED OBJECTS AND/OR INCONSISTENCIES ARE DISCOVERED, SUBMIT INFORMATION TO THE OWNER FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR RELATED WORK.
4. DEMOLITION SHALL BE DONE CAREFULLY SO AS NOT TO CAUSE DAMAGES. PROVIDE PROTECTION TO PREVENT DAMAGE TO ADJOINING PROPERTY, PROPERTY USERS AND OTHER IMPROVEMENTS. PROVIDE BARRIERS TO LIMIT DUST AND DEBRIS WITHIN THE IMMEDIATE CONSTRUCTION AREA. PATCH AND REPAIR EXISTING AS NECESSARY FOR SATISFACTORY COMPLETION OF ALL WORK.
5. ALL PATCH AND REPAIR WORK SHALL INCLUDE ENTIRE SURFACE FROM NATURAL BREAK TO UNNATURAL BREAK. CONSULT OWNER FOR LOCATIONS WHERE BREAKS UNCLEAR AND OBTAIN RESOLUTION PRIOR TO COMMENCEMENT OF WORK OR RELATED WORK.
6. MAKE ALL REPAIRS WITH MATERIAL EQUAL KIND AND QUALITY TO MATCH EXISTING ADJACENT SURFACES.
7. REPAIR OR REPLACE ANY DAMAGES CAUSED BY DEMOLITION AT NO INCREASE IN CONTRACT SUM.
8. CONTRACTOR SHALL MAINTAIN AND KEEP SITE CLEAN AND BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED ITEMS AND DEBRIS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY, PROPER FUNCTION, AND THE COMPLIANCE OF ALL CODES AND REGULATIONS OF THE RECONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL SYSTEMS THAT MUST BE ADJUSTED DURING CONSTRUCTION AT NO INCREASE TO CONTRACT SUM. ALL SYSTEMS, THOSE RELATED TO WORK AND THOSE WHICH ARE PREVIOUSLY EXISTING, MUST BE FULLY FUNCTIONAL PRIOR TO COMPLETION OF WORK.
11. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN IN DRAWINGS. THE INTENT OF THE DRAWINGS ARE TO INDICATE THE GENERAL SCOPE OF WORK REQUIRED; CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION BOTH SHOWN AND INCIDENTAL TO PROPER COMPLETION OF WORK.

DEMOLITION NOTES

- D1 (E) HOUSE TO BE REMOVED
- D2 (E) GARAGE TO BE REMOVED
- D3 (E) TREE TO BE REMOVED



1 EXISTING & DEMOILTION SITE PLAN
3/32" = 1'-0"

SINGLE-FAMILY RESIDENCE

263 KENT ROAD
PACIFICA, CA 94044

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06.09.16	PLANNING SUBMISSION

JOB NUMBER:
DRAWN BY: JU
DATE: 10.01.2014
CHECKED BY: MD
SCALE: AS NOTED

SHEET TITLE:
EXISTING & DEMOLITION SITE PLAN

SHEET NUMBER:
A1.0

LANDSCAPE PLAN FINISHES & SAMPLE


TYPE A : PENSTEMONS, CEANOTHUS, LINUM, DIANTHUS, AGASTACHES, ZAUSCHNERIA


TYPE B : CYCADS


TYPE C : CITRUS FRUIT TREE


TYPE D : ROSEMARY


TYPE E : LAVENDER


TYPE F : THYME


TYPE G : MINT

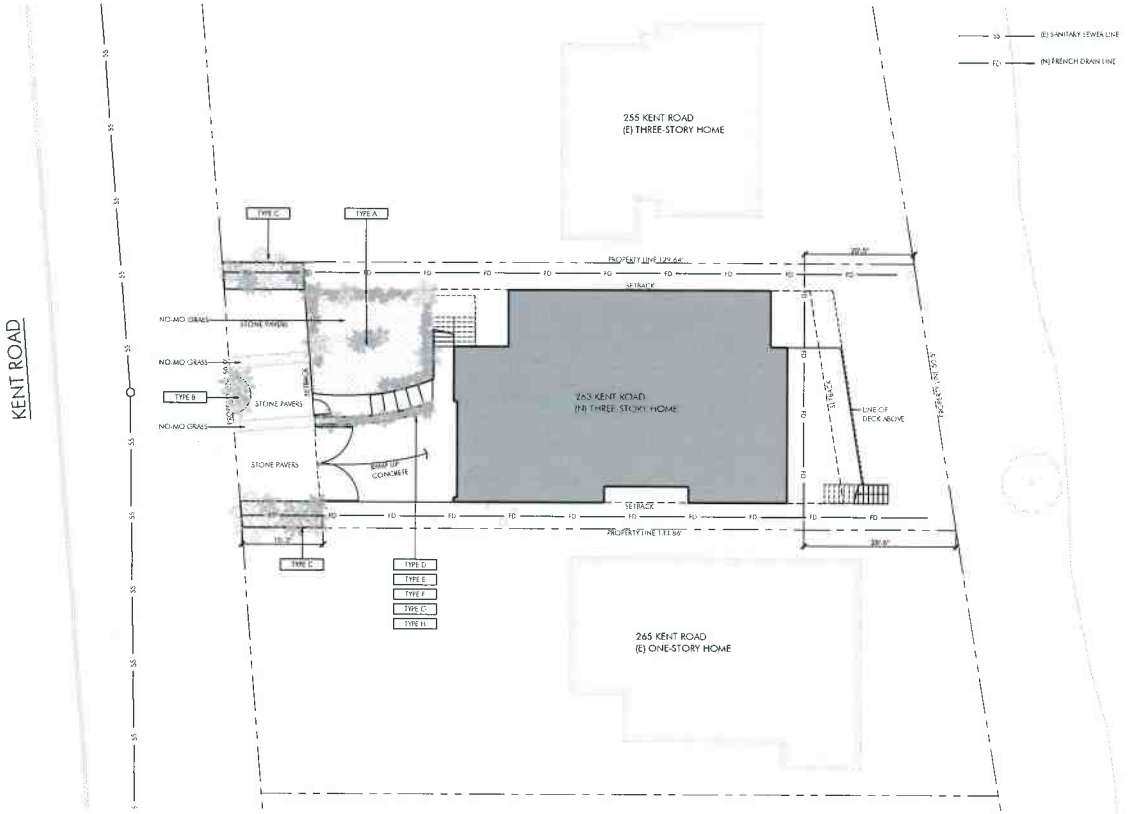

TYPE H : SAGE

GENERAL SITE PLAN NOTES

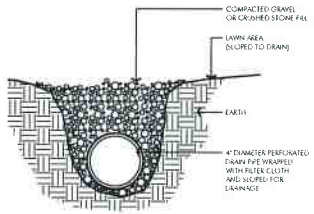
1. FOR ADDITIONAL ROOF PLAN NOTES, SEE A2.4.
2. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING TO COMPLY WITH 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE 4.304.1:

   A. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.

   B. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
3. GENERAL CONTRACTOR TO CONFIRM SIZE AND LOCATION OF SEWER LATERAL DURING DEMOLITION.



1 | PROPOSED SITE PLAN
3/32" = 1'-0"



2 | FRENCH DRAIN
3" = 1'-0"

SINGLE-FAMILY RESIDENCE

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PACIFICA, CA 94044

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06.09.16	PLANNING SUBMISSION

JOB NUMBER:
DRAWN BY: JU
DATE: 10.01.2014
CHECKED BY: MD
SCALE: AS NOTED
SHEET TITLE: PROPOSED SITE PLAN
SHEET NUMBER: A2.0

LEGEND

NEW WALL TO UNDERSIDE OF FINISH CEILING

NEW PARTIAL HEIGHT WALL

NEW ONE-HOUR RATED WALL

SYMBOLS

GROUNDED DUPLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.

GROUNDED FOUR-PLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.

DEDICATED GROUNDED DUPLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.

(E) DATA JACKS - MOUNTED AT 18" A.F.F.

(T) PHONE JACK

WATER HOOKUP

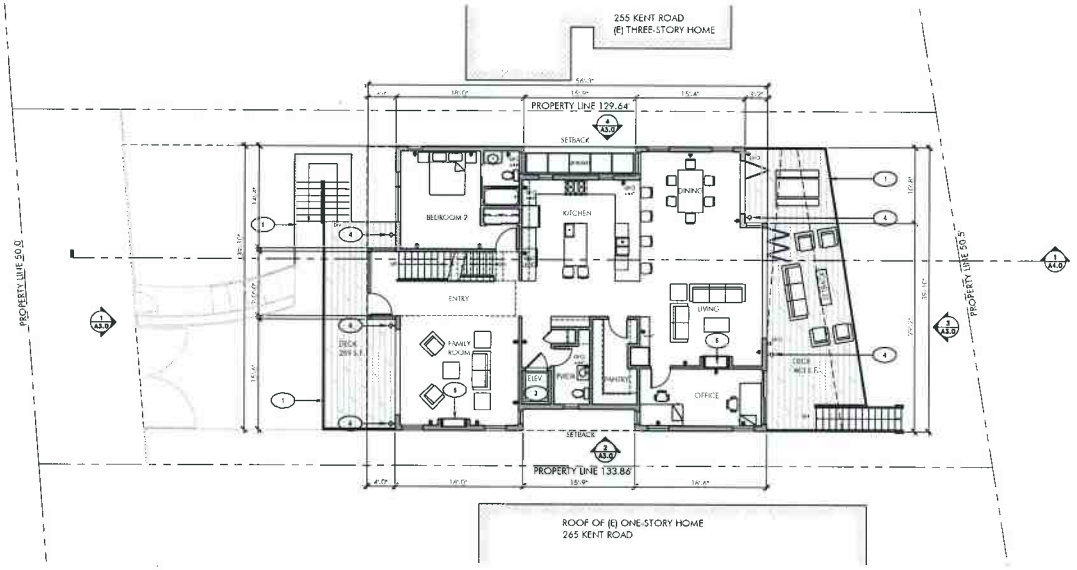
GAS HOOKUP

(E) EXISTING ELECTRICAL PANEL
(N) NEW ELECTRICAL PANEL

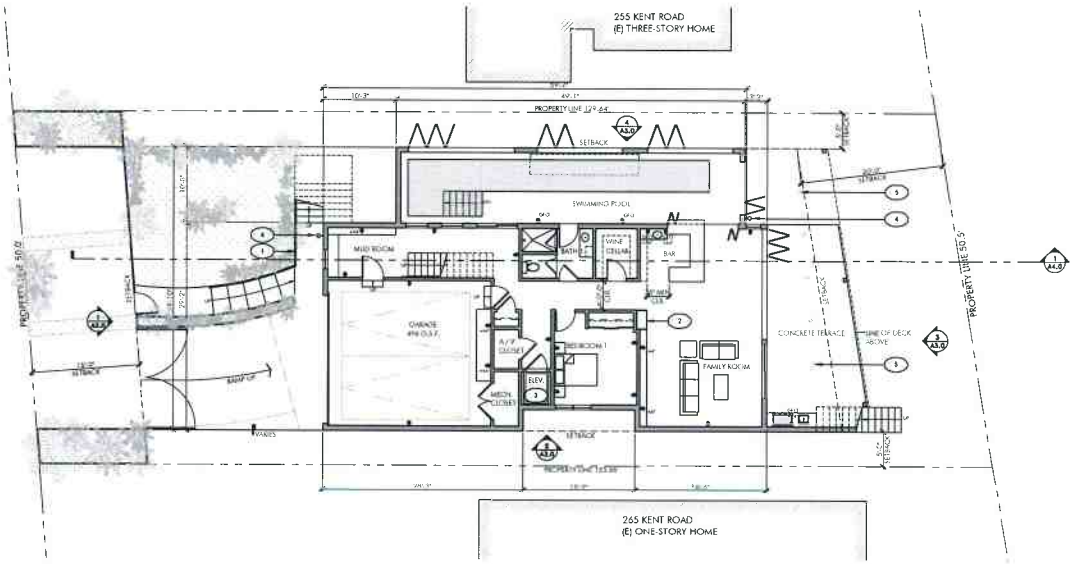
NOTE: ALL OUTLETS ARE NEW UNLESS OTHERWISE NOTED.
GFI GROUND FAULT INTERRUPT
+44" SPECIAL MOUNTING HEIGHT
220V SPECIAL VOLTAGE

FLOOR PLAN KEY NOTES

1. NEW GUARDRAIL - TOP OF GUARDRAIL: +3'-6" A.F.F. (HIGH MINIMUM, AND HAS OPENINGS THAT DO NOT ALLOW A SPHERE 4" IN DIAMETER TO PASS THROUGH (PER CRC R312.1.2 & R312.1.3).
2. CORNER FIRE PLACE: PEARL DIRECT VENT GAS FIRE PLACE BY MAJESTIC
3. ELEVATOR: ELVORON BY GARAVENTA LIFT
4. OUTDOOR LED LIGHTING PROVIDE AND INSTALL BY CONTRACTOR
5. OUTDOOR RECESS LIGHTING UNDER AWNING PROVIDE AND INSTALL BY CONTRACTOR
6. INFINITE LINEAR DIRECT VENT FIREPLACE BY KINGSMAN



2 PROPOSED SECOND FLOOR PLAN - 1,946 S.F.
1/8" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN - 1,791 S.F (+ 496 S.F GARAGE)
1/8" = 1'-0"

SINGLE-FAMILY RESIDENCE

263 KENT ROAD
PACIFICA, CA 94044

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	06.09.16	PLANNING SUBMISSION

JOB NUMBER:
DRAWN BY: XJ

DATE: 10.01.2014
CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE:
PROPOSED FIRST AND SECOND FLOOR PLAN

SHEET NUMBER:
A2.1

LEGEND

NEW WALL TO UNDERSIDE OF FINISH CEILING

NEW PARTIAL HEIGHT WALL

NEW ONE-HOUR RATED WALL

SYMBOLS

GROUNDED DUPLEX ELECTRICAL OUTLET ; MOUNTED AT 18" A.F.F.

GROUNDED FOUR-PLEX ELECTRICAL OUTLET ; MOUNTED AT 18" A.F.F.

DEDICATED GROUNDED DUPLEX ELECTRICAL OUTLET ; MOUNTED AT 18" A.F.F.

(3) DATA JACKS ; MOUNTED AT 18" A.F.F.

(1) PHONE JACK

WATER HOOKUP

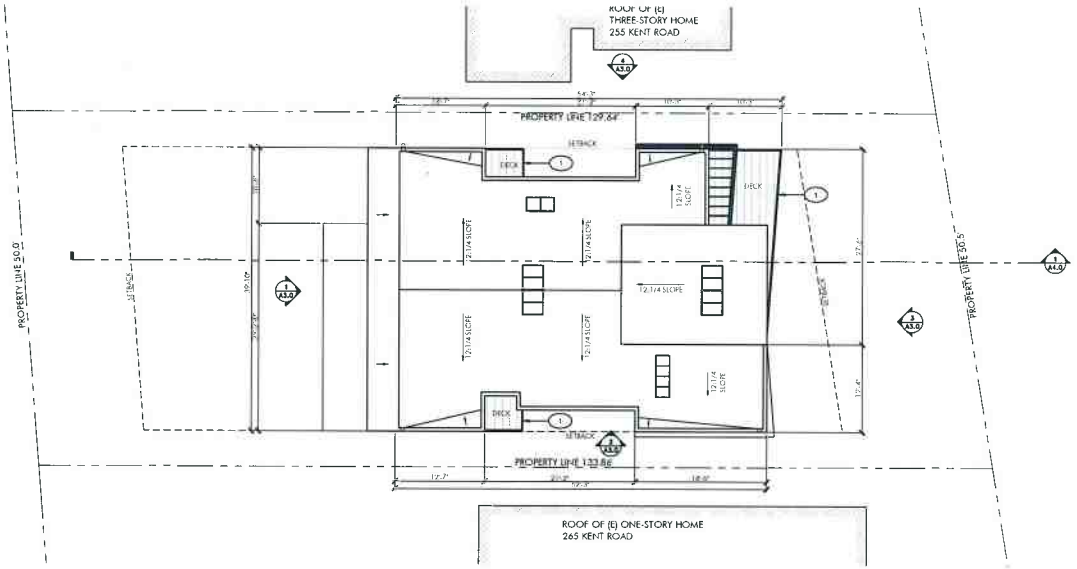
GAS HOOKUP

(E) ; EXISTING ELECTRICAL PANEL
(N) ; NEW ELECTRICAL PANEL

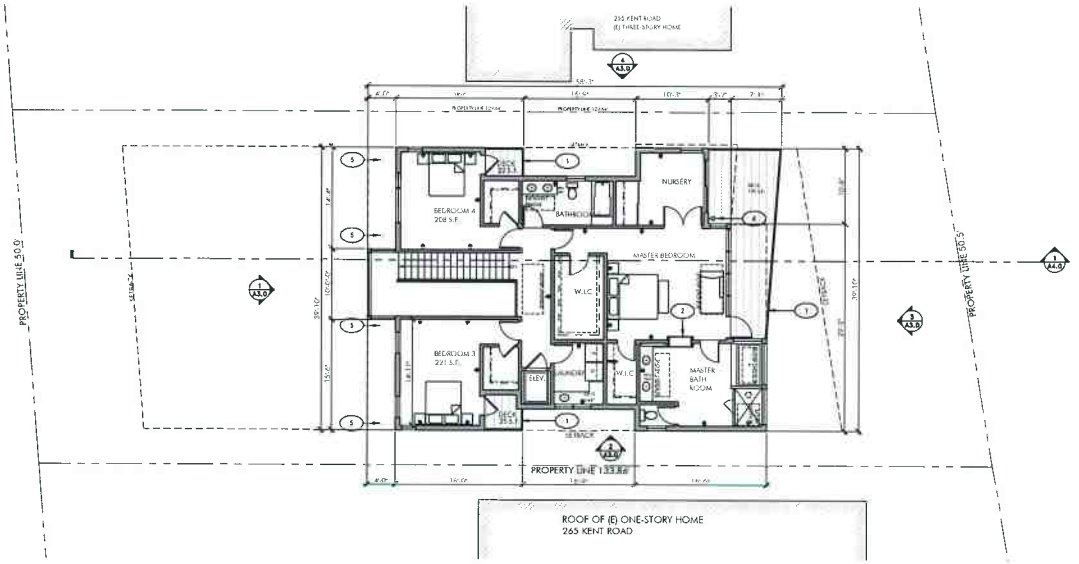
NOTE: ALL OUTLETS ARE NEW UNLESS OTHERWISE NOTED:
GFI GROUND FAULT INTERRUPT
+54" SPECIAL MOUNTING HEIGHT
220V SPECIAL VOLTAGE

FLOOR PLAN KEY NOTES

1. NEW GUARDRAIL - TOP OF GUARDRAIL +3'-6" A.F.F. (42" MINIMUM) AND HAS OPENINGS THAT DO NOT ALLOW A SPHERE 4" IN DIAMETER TO PASS THROUGH (PER CRC R312.1.2 & R312.1.3).
2. INFINITE LINEAR DIRECT VENT FIREPLACE BY KINGSMAN
3. ELEVATOR: ELVORON BY GARAVENTA LIFT
4. OUTDOOR LED LIGHTING PROVIDE AND INSTALL BY CONTRACTOR
5. OUTDOOR RECESS LIGHTING UNDER AWNING PROVIDE AND INSTALL BY CONTRACTOR



2 PROPOSED ROOF PLAN
1/8" = 1'-0"



1 PROPOSED THIRD FLOOR PLAN - 1,572 S.F.
1/8" = 1'-0"

SINGLE-FAMILY RESIDENCE

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PACIFICA, CA 94044

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	06.09.16	PLANNING SUBMISSION

JOB NUMBER:
DRAWN BY: JU

DATE: 10.07.2014
CHECKED BY: MD

SCALE: AS NOTED

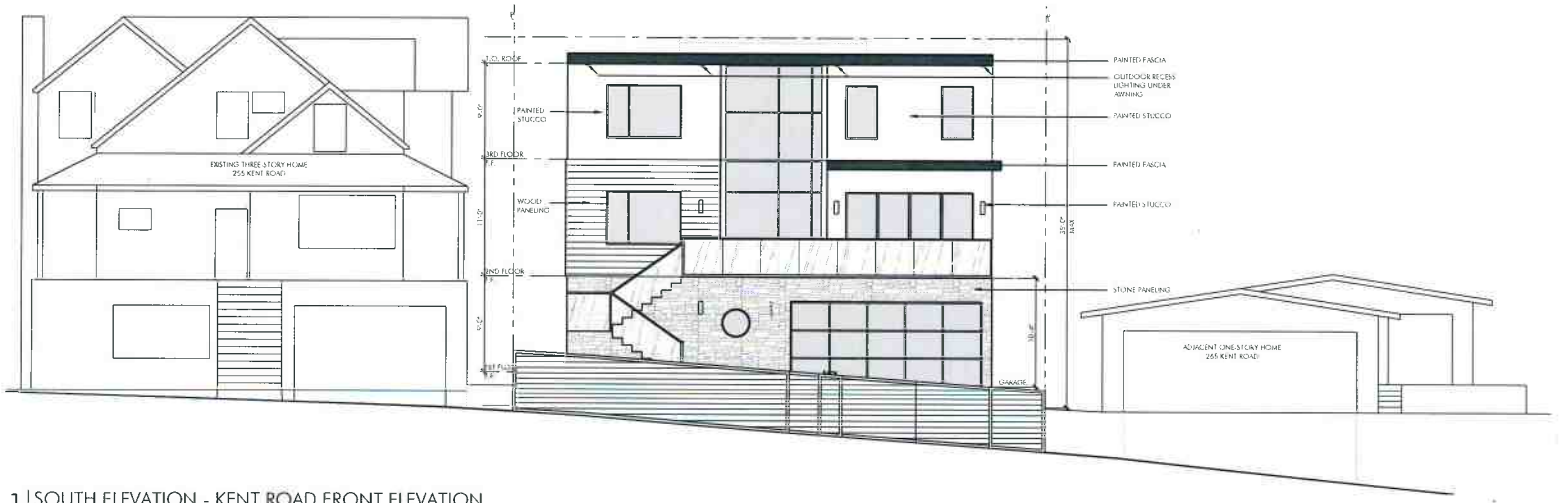
SHEET TITLE:
PROPOSED THIRD AND ROOF FLOOR PLAN

SHEET NUMBER:
A2.2

4 | EAST ELEVATION - SIDE
1/8" = 1'-0"

3 | NORTH ELEVATION - REAR
1/8" = 1'-0"

2 | WEST ELEVATION - SIDE
1/8" = 1'-0"



1 | SOUTH ELEVATION - KENT ROAD FRONT ELEVATION
3/16" = 1'-0"

SINGLE-FAMILY RESIDENCE

263 KENT ROAD
PACIFICA, CA 94044

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Dream :: Design :: Develop

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06.09.16	PLANNING SUBMISSION

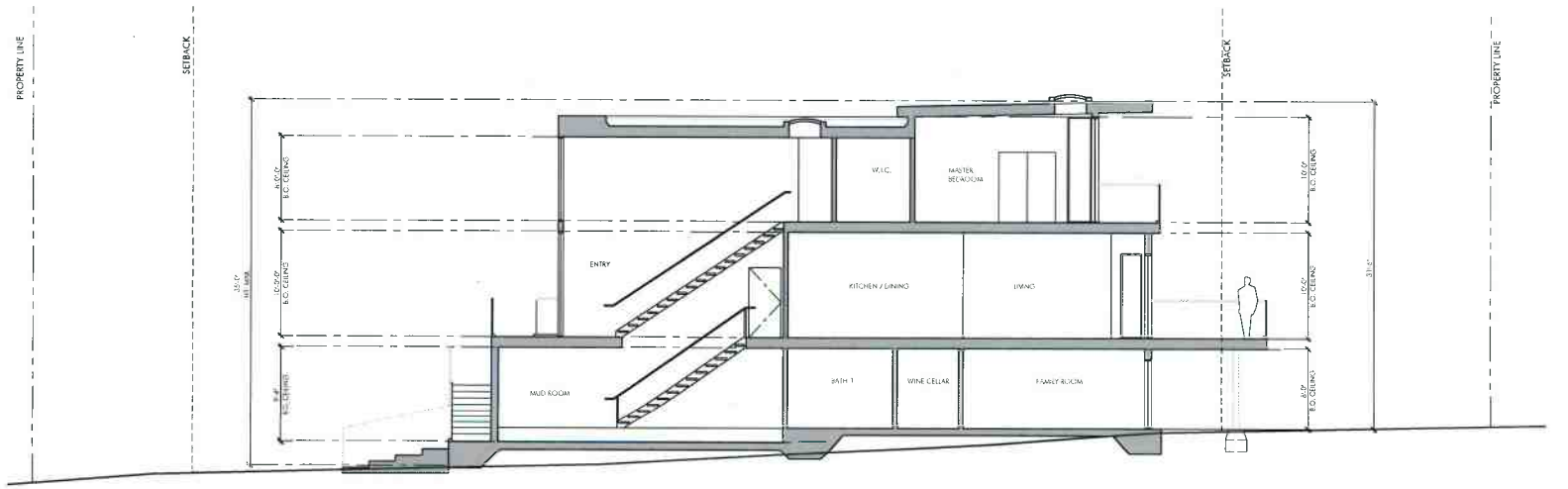
JOB NUMBER:
DRAWN BY: JU

DATE: 10.01.2014
CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE:
PROPOSED ELEVATIONS
SOUTH & EAST

SHEET NUMBER:
A3.0



1 PROPOSED BUILDING SECTION 4
3/16" = 1'-0"

SINGLE-FAMILY RESIDENCE

263 KENT ROAD
PACIFICA, CA 94044

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	06.09.16	PLANNING SUBMISSION

JOB NUMBER:
DRAWN BY: JD
DATE: 10.01.2014
CHECKED BY: MD
SCALE: AS NOTED
SHEET TITLE: PROPOSED SECTION
SHEET NUMBER: A4.0

FRONT ELEVATION FROM SOUTH-EAST ON KENT ROAD

REAR ELEVATION FROM NORTH-EAST ON SHELTER COVE

FRONT ELEVATION FROM SOUTH-WEST ON KENT ROAD

REAR ELEVATION FROM NORTH-WEST SHELTER COVE

SINGLE-FAMILY RESIDENCE

263 KENT ROAD
PACIFICA, CA 94044

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	06.09.16	PLANNING SUBMISSION

JOB NUMBER:

DRAWN BY:

DATE:
10.01.2014

CHECKED BY:

SCALE:
AS NOTED

SHEET TITLE:
PROPOSED RENDERS

SHEET NUMBER:
A5.0

CITY OF PACIFICA

Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION
Staff Report

DATE: November 7, 2016

FILE: AMEND UP-947-05
AMEND CDP-256-05

ITEM: 3

PUBLIC NOTICE: Notice of Public Hearing was published in the Pacifica Tribune on October 26, 2016, was mailed to 99 property owners and occupants within the 300 feet of the project site, and was posted at the project site.

APPLICANT: Doina Frentescu
Ericsson on behalf of AT&T
6140 Stoneridge Mall Rd. # 300
Pleasanton, CA 94588
925-918-5452

OWNER: GHG Pacific Ventures II LTD
1050 Ralston Ave.
Belmont, CA 94002
650-802-1622

PROJECT LOCATION: 2580 Francisco Boulevard (APN: 016-400-060) – West Sharp Park

PROJECT DESCRIPTION: Improve LTE 4G services in the area around the proposed modification by replacing three of the existing six roof mounted antennas located within two mock chimneys with three new larger antennas; adding three remote radio units (RRUs) and relocating three RRUs to the rooftop facilities; and replacing the two existing mock chimneys, each 5' by 5' by 6' (length by width by height; 150 ft^3) with one 5' x 8' x 9' (360 ft^3) mock chimney and one 8' x 10' by 9' (720 ft^3) mock chimney.

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

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

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

RECOMMENDED ACTION: Approve, as conditioned.

PREPARED BY: Bonny O'Connor, Assistant Planner

PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS

Table 1. Zoning Standard Conformance

Standards	Required	Existing	Proposed
Lot Size	5,000 square feet	16,574 square feet	No Change
Building Height	None applicable to major antennas[1]	49 feet [2]	45 feet[3]
Setbacks[4]			
West (Rear)	20 feet	27 feet	27 feet
North (Side)	5 feet	32 feet	32 feet
South (Side)	5 feet	14 feet	14 feet

Notes:
1. The antennas are considered major antennas per PMC Section 9-4.2604(g).
2. Height of existing tallest point of the building (elevator penthouse).
3. Height of the proposed antennas, without enclosures.
4. The proposed project would not occur along the eastern (Front) side of the lot.

PROJECT SUMMARY

1. General Plan, Zoning, and Surrounding Land Uses

The General Plan designation for the subject site is High Density Residential, and the zoning classification is R-3 (Multi Family Residential) with a coastal zone overlay. The property is located near the intersection of Lakeside and Francisco Boulevard and fronts both streets. All the properties directly surrounding the site are zoned R-3 with a High Density General Plan designation, except the property at 2590 Francisco Boulevard that is zoned P-D (Planned Development). The subject site not located in the appeal jurisdiction of the coastal zone.

2. Municipal Code

Staff analysis of the Pacifica Municipal Code (PMC) identifies two discretionary permits required prior to building permit issuance, including a use permit (UP) and coastal development permit (CDP).

A UP is required for all roof-mounted antenna structures in all zoning districts (PMC section 9.4.2606(c)(1)). In this case, the UP for the existing antenna structures (UP-947-05) would be amended to address the proposed modifications.

- ***Use Permit UP-947-05:*** The Planning Commission must make the following findings in order to approve UP [PMC Sec. 9-4.3303(a)]:

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

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

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

PMC Section 9-4.2614(b) identifies additional findings for a wireless communication facility (WCF) use permit:

iv. That the project will not cause localized interference with reception of area television or radio broadcasts or other signal transmission or reception;

v. That the information submitted proves that a feasible alternate site that would result in fewer visual impacts does not provide reasonable signal coverage; and

vi. That the application meets all applicable requirements of Section 9-4.2608 of the Pacifica Municipal Code.

PMC section 9.4.4303(a) states that a CDP is required for development in the Coastal Zone. The existing antennas required a CDP since the improvement changed the nature of the use of the roof (9-4.4303(h)(3)(v)). The modification of the existing antennas requires the existing CDP to be amended.

- ***Coastal Development Permit CDP-365-16:*** The Planning Commission must make two findings in order to approve a CDP application (PMC Sec. 9-4.4304(k)):

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

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

3. Project Description

A. Antennas

The project includes modifying antennas at two locations on the roof of 2580 Francisco Blvd to improve the performance and capacity of the existing 4G LTE network. The proposed project is not designed to expand coverage. The antennas are located in the opposing corners of the rear portion of the building's rooftop (see plan sheet A-1 in Attachment C), including in the northwest corner (Sector A and B) and in the southeast corner (Sector C). A more detail description of the antenna plans at each location is provided in Table 2.

Table 2. Existing and Proposed Antenna Equipment

Existing Equipment	Proposed Action	Proposed Equipment
Sector A and B		
Two AT&T LTE Panel Antenna	To be replaced	Two AT&T 12 Port Panel Antenna
Two AT&T UMTS 1C-4C Panel Antenna	To remain	–
One DTMA	To remain	–
Two RRUS-11	To remain	–
One TMA	To remain	–
–	To be added	Two RRUS-12[1]
–	To be added	Two RRU-32
Sector C		
One AT&T LTE Panel Antenna	To be replaced	One AT&T 12 Port Panel Antenna
One AT&T UMTS 1C-4C Panel Antenna	To remain	–
One DTMA	To remain	–
One RRUS-11	To remain	–
–	To be added	One RRUS-12[1]
–	To be added	One RRU-32
Notes: 1. Relocated from the existing equipment room.		

Sector A and B

The Sector A and B antennas are located in the northwest corner of the rooftop. The antennas would be mounted on two horizontal steel support structures held up by one 6' vertical high pole with an existing tripod support. The horizontal steel support structures are parallel to each other and are 7'-9" each long. The antennas would be enclosed by an 8' x 10' by 9' (length by width by height) chimney (720 ft^3). The mock chimney is proposed to be painted the same color as the building, and with trim and a roof that matches the building.

Sector C

The Sector C antennas are located in the southeast corner of the rooftop. The antennas would be mounted on one horizontal steel support structure held up by one 6' vertical high pole with an existing tripod support. The horizontal steel support structure is 5' each long. The antennas would be enclosed by a 5' x 8' by 9' (length by width by height) chimney (360 ft^3). The mock chimney is proposed to be painted the same color as the building, and with trim and a roof that matches the building.

B. Equipment

An existing equipment room is located on the ground floor of the property on the north side of the structure. This existing equipment room is used to house the non-antenna equipment on-site. The exterior of the equipment room would not be altered; however, the equipment on the interior would be changed. Three existing RBS cabinets would remain but would rearranged; three existing RRUS-12 would be removed from the equipment room and relocated near the antennas on the rooftop[1]; an existing

[1] See Table 2.

battery pack would be removed and replaced with a proposed DC power plant with batteries; and an existing empty rack would be used for two new DUS-41. Electrical and telecommunications connections between the antennas and the equipment room would be provided with existing and new cables located within an existing cable tray.

C. Alternative Site Analysis

The applicant assessed several alternative locations to minimize the visual impacts of the enlarged sites. The alternative sites assessed included other rooftop locations in the vicinity of the project site, including 2040 Francisco Blvd., 2160 Francisco Blvd., and 2590 Francisco Blvd. The alternatives sites were determined not suitable because the rooftop was too low and would decrease the coverage; terrain made the rooftop too high which would cause shadowing in the coverage; or would not reduce visual impacts (Attachment F).

Additionally, the City conducted a visual impact analysis, which also identified alternatives to reduce the impact on visual resources. The analysis concludes that the antenna enclosures would not be compatible with the building design due to the height and size of the enclosures. Areas sensitive to impacts on surrounding visual resources, including the Palmetto Avenue and Clarendon Road intersection, Highway 1, and the Sharp Park Golf Course and club house, were analyzed. Limited locations along Highway 1 in close proximity to the site, and limited locations within the Sharp Park Golf Course in close proximity to the site (E.g., along the 18th hole, approximately 80 yards south of the tee) would provide views of the notable visual change, however, as further discussed in Attachment E, users in each of these locations would not typically be looking at the proposed project site at these limited locations. Therefore the impacts on visual resources of these sensitive areas would be negligible.

Recommendations from the visual impact analysis included relocating the antennas, using architecture to integrate the enclosures into the building, and reducing the height and size of the enclosures. Each of the recommendations and their feasibility are discussed further below.

Relocation

Setting the proposed equipment enclosures back from the roof corners would reduce the visibility of them from the street. At a minimum, setting back the enclosures on the roof such that their outward faces are aligned with the walls of the building would help to integrate them better with the architecture of the building. However, the applicant has stated that the antennas need to have "a certain position and height in order to cover the target area – this is due to existing obstructions such as terrain elevations, trees, etc. The enclosures were built around the antennas and currently they are aligned with the building wall on one side. Moving them, it will alter to coverage objective and the site will not serve its purpose." Therefore, the implementation of this recommendation is infeasible.

Architectural Integration

The inclusion of a 36-inch high parapet wall around the edges of the roof of the building would visually reduce the scale of the proposed project in relation to the building. However, this option would require an increase in the height of the host building as a result of the parapet. The host building is already 38 feet high. The addition of a parapet wall on top of a building that already exceeds the high standard for the R-3 zoning district would require a site development permit. Additionally, the visual impact of the

project, as condition, would not be proportional to the requirement of building a parapet around the entire building.

Reduction in Height and Size

Sector A and B antennas would be enclosed by an 8' x 10' by 9' (length by width by height) chimney (720 ft^3). The proposed mock chimney dimensions would provide 6" of excess space in the length (excess length in the horizontal steel support structure would have to be trimmed), 4' of excess space in the width and 1'-2" of excess space in the height, concluding that a 7.5' x 6' x 8' chimney (360 ft^3) could be used.

Sector C antennas would be enclosed by a 5' x 8' by 9' (length by width by height) chimney (360 ft^3). The proposed mock chimney dimensions would provide 1'-9" of excess space in the width and 1'-2" of excess space in the height, concluding that a 5' x 5.5' x 8' chimney (220 ft^3) could be used.

The applicant has stated that the current design of the antennas provide the most compact arrangement at each site. The applicant has also stated that alternative antenna models that provide the same function are the same size as the proposed and no alternative antenna model would allow for a more compact arrangement. Lastly, the applicant has stated that the proposed enclosures are designed for two new technologies (LTE 3C and 4C[2]). Although the current project involves antennas and equipment for only LTE 3C, the 4C technology project was just released by AT&T and it is projected for the 1st quarter 2017. AT&T is requesting the current enclosure sizes in order to also accommodate the 4C project which would require additional antennas and cables and RRUs and to avoid the potential need to resubmit an application to amend the Use Permit and Coastal Development Permit again in January 2017.

The applicant was unable to provide any data to support the assumption that the proposed enclosures would be the appropriate size for the future additions. Therefore, Condition No. 2 would require the antenna enclosures to be reduced in size to minimize the visual impacts of the current proposed project. The smaller enclosures would be a 50 percent reduction for Sector A and B antennas and a 39 percent reduction for Sector C antennas.

D. Article 26 Wireless Communications Facility Standards

Article 26 of the Zoning Regulations contains certain general standards applicable to all WCFs in all locations (PMC Section 9-4.2608). The applicable standards and the project's relationship to them are described below.

General Standards

i. Setbacks. As shown in Table 2, the proposed antennas would meet the setback requirements of the R-3/CZ zoning districts.

ii. Equipment Facilities. The equipment facility is located within the building on the ground floor of the property. The facility only houses equipment necessary for the site and does not

[2] The LTE 3C/4C technologies are under the umbrella of LTE 4G.

store unused equipment. The proposed project would not modify the exterior of the structure or alter its existing compatibility with the surrounding areas.

iii. Federal Communications Commission (FCC) Emissions Standards. The applicant has provided a report which was prepared by a qualified professional engineer demonstrating that the proposed facility would comply with applicable FCC radio frequency emissions standards (Attachment D).

iv. Localized Interference. The applicant has provided an assessment prepared by a qualified professional engineer demonstrating that the proposed WCF would have frequencies that vary between 700 MHz and 2300 MHz, which would not cause localized interference with the reception of television or radio broadcasts (Attachment D).

v. Lighting. The proposed WCF would not include any lighting.

Design-related Standards

i. Facility Concealment. The enclosures proposed to screen the antennas would completely screen the entire antenna structure. As further discussed throughout this staff report, the project as conditioned would minimize the visibility from surrounding areas and private or public rights-of-way.

ii. Colors and Materials. The enclosures proposed would be the same color as the host building and would include matching architectural features, such as trim and roof as the host building.

iii. Fencing or Walls. The enclosure proposed to screen the antennas would be the same color as the host building and would include matching architectural features, such as trim and roof as the host building.

iv. Landscaping. Landscaping was determined not to be a feasible screening option because of the limitations of the site for new plantings as well as have landscaping tall enough or dense enough to adequately screen the roof.

4. <u>Required Findings</u>

A. In order to approve the amendment to subject UP-947-05, the Planning Commission must make the following six findings required by PMC Sections 9-4.3303(a) and 9-4.2614(b):

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;

Discussion:
The proposed project would require a building permit prior to construction. The building permit process includes a detailed plan review for building and electrical code compliance, as well as field inspections of the work prescribed in the approved project plans to verify

proper performance of the work. This would ensure safe installation of the proposed WCF. Staff has included a condition of approval which requires the applicant to obtain a building permit prior to installation of the WCF. Condition No. 9 would require the applicant to notify the residents of 2580 Francisco Blvd. of the construction for the WCF and provide a contact number for residents to report concerns to the applicant during construction. Additionally, Condition No. 14 would not allow the applicant to block any of the resident's onsite parking.

The City cannot regulate the topic of RF emissions beyond requesting reasonable information to substantiate a project's compliance with FCC standards. The applicant has provided relevant information prepared by a qualified professional engineer to demonstrate compliance with Federal Communications Commission (FCC) RF emissions standards.

The applicant has stated that the antennas do not emit any noise and the changes made to the equipment room would not generate additional noise. Therefore, any noise generated would be similar to the existing use.

Based on the information provided by the applicant, staff's analysis of that and other information, and the conditions of approval proposed for this project, the project would not 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;*

Discussion: The proposed project is consistent with the following provisions of the General Plan, Local Coastal Plan, and other laws of the City.

The proposed project is consistent with the following provisions of the General Plan, Local Coastal Plan, and other laws of the City as discussed below and throughout this report.

General Plan

- Noise Element, Policy No. 2: *Establish and enforce noise emission standards for Pacifica which are consistent with the residential character of the City and environmental, health, and safety needs of the residents.*

  The project would not emit additional noise above existing conditions. The new antennas do not emit any noise and the modifications made to the equipment room would not increase the existing noise level from the operation of the equipment. Because there would be no change to the existing noise levels, the project would not impact the existing residential character of the City and environmental, health, and safety needs of the residents as a result of noise emissions.

- *Historic Preservation Element, Policy No. 1: Conserve historic and cultural sites and structures which define the past and present character of Pacifica.*

Sharp Park Golf Course and club house, which are local historic landmarks are located across Lakeside Avenue from the proposed project. As further discussed in Attachment E, the views from the Sharp Park Golf Course and club house are distant and are also shielded by trees. The building and the antenna enclosures are visible from limited locations in the golf course, specifically in areas adjacent to the pathway in the golf course that runs along Lakeside Avenue. However, the locations with clear views of the building and antenna enclosures are not locations where golfers are typically stopped and looking around (e.g., tee, putting green). The project would not substantially alter the visual character of the area surrounding the Sharp Park Golf Course or club house.

- Community Design Element, Policy No. 1: *Preserve the unique qualities of the City's neighborhoods.*

  The proposed project would be located in the West Sharp Park area between Montecito and Sharp Park Golf Course. The character of the West Sharp Park area is defined by the various low to moderate residential housing throughout the area. The proposed project would be located on the rooftop of the Cypress Point apartment building. The Cypress Point apartment building is believed to be the tallest building in the Sharp Park neighborhood and is bounded by Francisco Boulevard to the east and Lakeside Avenue to the west. Architecturally, it is a boxy building with a flat roof. The building is divided between the three-story front portion and the rear four-story portion located along Lakeside Avenue. Surrounding buildings are predominantly residential and vary between one to three story buildings. Both enclosures are located on the four story portion of the building. As discussed above in section 3.C of this staff report, the proposed enclosures would be out of scale with host building but would not affect the character of the surrounding low to moderate income residential housing. Implementation of Condition No. 2 would require the enclosures to be reduced in size.

  The surrounding area also includes various locations that would be sensitive to visual impacts including the Sharp Park Golf Course and club house, Palmetto Avenue, Highway 1. The Sharp Park Golf Course grounds are located across Lakeside Avenue to the west-southwest and south of the site. Sharp Park Golf Course club house is located about a quarter mile south of the site. The Sharp Park Golf Course and club house are historic landmarks. The golf course grounds are bordered by a thick row of trees next to Lakeside Avenue. Highway 1 runs parallel to Francisco Boulevard to the east of the site. Highway 1, in the area of the site, is eligible for State Scenic Highway designation. The Palmetto Avenue corridor is a streetscape project with significant public investment. Entrance to the Palmetto Avenue corridor is located to the northwest of the site at the Clarendon Road and Palmetto Avenue intersection.

  As further discussed in Section 3.C of this staff report and in Attachment E, the City conducted a visual impact analysis, which concluded that limited locations along Highway 1 in close proximity to the site, and limited locations within the Sharp Park Golf Course in close proximity to the site (e.g., along the 18th hole, approximately 80 yards south of the tee) would provide views of the notable visual change; however, users in each of these locations would not typically be looking at the proposed project site at

these limited locations. Therefore the impacts on visual resources of these sensitive areas would be negligible.

The proposed project, as conditioned would not affect the unique qualities of the City's West Sharp Park neighborhood.

- Community Design Element, Policy No. 3: Protect the City's irreplaceable scenic and visual amenities

  See discussion under Community Design Element, Policy No. 1.

Local Coastal Land Use Plan

- *Coastal Act Policy No. 24: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alternative of natural landforms, to be visually compatible with the character of surrounding areas, and , where feasible, to restore and enhance visual quality in visually degraded areas. [The remainder of this policy pertains to land designated as scenic the California Coastline Preservation and Recreation Plan, which does not apply to the project site].*

  See discussion under Community Design Element, Policy No. 1.

- *Coastal Act Policy No. 26(d): New development shall where appropriate, protect special communities and neighborhoods which because of their unique characteristics are popular visitor destinations points for recreational uses.*

  See discussion under Community Design Element, Policy No. 1.

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

Discussion: As further discussed in Attachment E, the proposed project is overall consistent with the City's adopted Design Guidelines with the exception of the scale and size of the proposed enclosures. Condition No. 2 would reduce the inconsistency of the scale and size of the proposed enclosures.

iv. That the project will not cause localized interference with reception of area television or radio broadcasts or other signal transmission or reception;

Discussion: The applicant's qualified professional engineer has assessed the communications technologies involved in the proposed WCF. Its analysis indicates that the technologies involved would not cause the type of interference described in this finding. Based upon the applicant's analysis prepared by a qualified professional engineer, it is staff's opinion that there is a sufficient basis for the Planning Commission to find that the project would not cause localized interference with reception of area television or radio broadcasts or other signal transmission or reception.

v. *That the information submitted proves that a feasible alternate site that would result in fewer visual impacts does not provide reasonable signal coverage; and*

Discussion: As discussed in Section 3.C of this staff report, alternative sites for the proposed project which would reduce the visual impact of the project, would not provide the same coverage compared to the proposed project.

vi. *That the application meets all applicable requirements of Section 9-4.2608 of the Pacifica Municipal Code.*

Discussion: As discussed in Section 3.D of this staff report, the proposed project would meet the applicable requirements of Section 9-4.2608 of the Pacifica Municipal Code.

B. In order to approve the amendment to subject CDP-256-05, the Planning Commission must make the two findings required by PMC Section 9-4.4304(k). The following discussion supports the Commission's findings in this regard.

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

Discussion: The City's certified Local Coastal Program includes a Local Coastal Land Use Plan (LCLUP) that contains policies to further the City's coastal planning activities. See discussion under 4.A.ii of this staff report.

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

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

6. CEQA Recommendation

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

Existing Facilities
Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time for the lead agencies determination. [...]

(b) Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;

The subject proposal to modify existing WCF with new antennas and other equipment to improve the LTE 4G wireless service to the area. The existing use of the antennas of providing wireless phone service would not change. As further discussed throughout this staff report the expansion of the use, in terms of area, would be negligible as conditioned.

7. Staff Analysis

The purpose of the project is not to expand coverage of the wireless service but increase capacity of the 4G service to the existing covered area. Therefore it makes sense that the applicant wants to use the existing location for the antenna. The proposed size of the stealthing enclosures and the visual impact they create due to the scale and size of the enclosures is the main consideration of the proposed project. The applicant's proposed design to paint and include architectural features to blend the enclosures to the existing apartment building helps integrate the enclosures with the building. Condition No. 2, which requires the size and scale of the enclosures to be reduced would significantly decrease the visual impact of the enclosures. Additionally, the surrounding locations that would be sensitive to impacts on their visual resources would have limited views of the proposed project. Based on the evidence contained in the record and analyzed by staff, it is staff's opinion that there is substantial evidence to support all findings required for project approval.

8. Summary:

Staff has determined that, as conditioned, the project would satisfy all zoning regulations and applicable development standards, would be consistent with the General Plan, local Coastal Plan and, on balance, with the Design Guidelines. The project would result in the least impactful project design which would also meet the applicant's capacity objectives. The proposed project would not impact the character of the West Sharp Park neighborhood. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the Resolution.

COMMISSION ACTION

MOTION FOR APPROVAL:

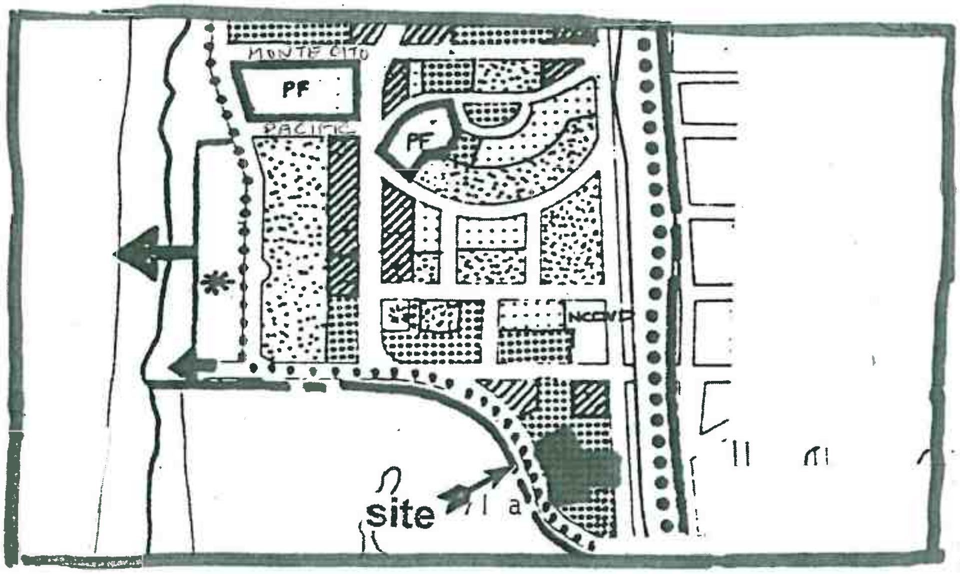
Move that the Planning Commission find the project is exempt from the California Environmental Quality Act; **APPROVE** amendment of Use Permit UP-947-05 and Coastal Development Permit CDP-256-05 by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporate all maps and testimony into the record by reference.

Attachments:

A. Land Use and Zoning Exhibit
B. Resolution of Approval and Conditions of Approval (Exhibit A)
C. Site Plans
D. Electromagnetic Energy Exposure Report
E. Visual Impact Analysis
F. Applicant's Alternative Site Analysis

General Plan Diagram

EXISTING LAND USE: **High Density Residential**



Legend

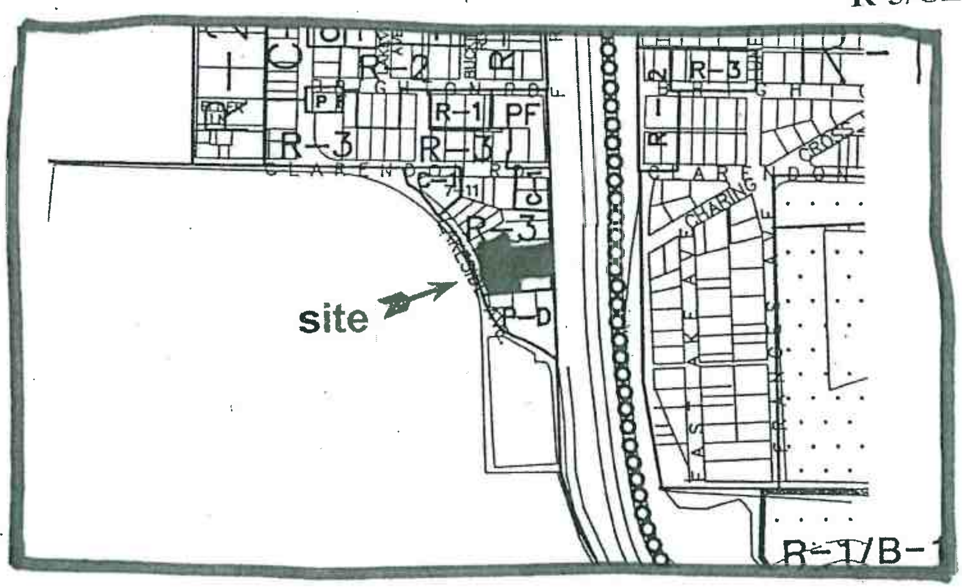
- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE: HIGH DENSITY/COMM.
- COMMERCIAL
- GENERAL COMMERCIAL
- OPEN SPACE RESIDENTIAL
- GREENBELT
- PROMINENT RIDGELINE
- SPECIAL AREA
- MARSH
- OPEN SPACE / PUBLIC FACILITY
- P PROPOSED PARKING
- NEIGHBORHOOD PARK
- DEVELOPED & PROPOSED BEACH ACCESS
- NORTH-SOUTH CITY TRAIL
- PF PUBLIC FACILITY
- U UTILITIES
- Ag AGRICULTURE
- CHURCH
- FIRE STATION

Neighborhood: **WEST SHARP PARK**

Zoning Map Diagram

EXISTING ZONING **Multiple-Family Residential/Coastal Zone**

R-3/CZ



Legend

ZONING DISTRICTS

R-1	Single-Family Residential
R-2	Two-Family Residential
R-3	Multiple-Family Residential
R-3.1	Multiple-Family Residential
R-3-G	Multiple-Family Residential Garden
R-5	High Rise Apartment
C-1	Neighborhood Commercial
C-1-A	Commercial Apartment
C-2	Community Commercial
C-3	Service Commercial
0	Professional Office
C-R	Commercial Recreation
M-1	Controlled Manufacturing
M-2	Industrial
P	Parking
A	Agricultural
B-	Lot Size Overlay
P-F	Public Facilities
P-D	Planned Development
R-M	Resource Management
O-S	Open Space
R-3/L.D.	Multiple-Family/Low Density Residential
R-1-H	Single-Family Residential Hillside
CZ	Coastal Zone Combining District
SA	Special Area Combining District
HPD	Hillside Preservation District

+ Requires Vote to Rezone
X Vote Required for Residential Developme

CITY of PACIFICA INCORPORATED NOV 22 1957

Scenic Pacifica

LAND USE & ZONING EXHIBIT

City of Pacifica

Planning & Economic Development Department

NORTH

Scale: N.T.S.

Attachment a

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING THE AMENDMENT OF USE PERMIT UP-947-05 AND COASTAL DEVELOPMENT PERMIT CDP-256-05, SUBJECT TO CONDITIONS, FOR MODIFICATION OF A ROOF MOUNTED WIRELESS COMMUNICATION FACILITY AT 2580 FRANCISCO BLVD (APN 016-400-060), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Doina Frentescu ("Applicant").

WHEREAS, an application has been submitted to replace three of the existing six roof mounted antennas located within two mock chimneys with three new larger antennas; adding three remote radio units (RRUs) and relocating three RRUs to the rooftop facilities; and replacing the two existing mock chimneys, each 5' by 5' by 6' (length by width by height; 150 ft^3) with to one 5' x 8' x 9' (360 ft^3) mock chimney and one 8' x 10' by 9' (720 ft^3) mock chimney at 2580 Francisco Boulevard (APN: 016-400-060); and

WHEREAS, the project requires approval of a Use Permit because a UP is required for all roof-mounted antenna structures development in all zoning districts per PMC section 9.4.2606(c)(1); and

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

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on November 7, 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.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Use Permit UP-947-05:

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;

Discussion:
The proposed project would require a building permit prior to construction. The building permit process includes a detailed plan review for building and electrical code compliance, as well as field inspections of the work prescribed in the approved project plans to verify proper performance of the work. This would ensure safe installation of the proposed WCF. Staff has included a condition of approval which requires the applicant to obtain a building permit prior to installation of the WCF. Condition No. 9 would require the applicant to notify the residents of 2580 Francisco Blvd. of the construction for the WCF and provide a contact number for residents to report concerns to the applicant during construction. Additionally, Condition No. 14 would not allow the applicant to block any of the resident's onsite parking.

The City cannot regulate the topic of RF emissions beyond requesting reasonable information to substantiate a project's compliance with FCC standards. The applicant has provided relevant information prepared by a qualified professional engineer to demonstrate compliance with Federal Communications Commission (FCC) RF emissions standards.

The applicant has stated that the antennas do not emit any noise and the changes made to the equipment room would not generate additional noise. Therefore, any noise generated would be similar to the existing use.

Based on the information provided by the applicant, staff's analysis of that and other information, and the conditions of approval proposed for this project, the project would not 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;

Discussion: The proposed project is consistent with the following provisions of the General Plan, local Coastal Plan, and other laws of the City.

The proposed project is consistent with the following provisions of the General Plan, local Coastal Plan, and other laws of the City as discussed below and throughout this report.

General Plan

- Noise Element, Policy No. 2: *Establish and enforce noise emission standards for Pacifica which are consistent with the residential character of the City and environmental, health, and safety needs of the residents.*

The project would not emit additional noise above existing conditions. The new antennas do not emit any noise and the modifications made to the equipment room would not increase the existing noise level from the operation of the equipment. Because there would be no change to the existing noise levels, the project would not impact the existing residential character of the City and environmental, health, and safety needs of the residents as a result of noise emissions.

- *Historic Preservation Element, Policy No. 1: Conserve historic and cultural sites and structures which define the past and present character of Pacifica.*

  Sharp Park Golf Course and club house, which are local historic landmarks are located across Lakeside Avenue from the proposed project. As further discussed in Attachment E, the views from the Sharp Park Golf Course and club house are distant and are also shielded by trees. The building and the antenna enclosures are visible from limited locations in the golf course, specifically in areas adjacent to the pathway in the golf course that runs along Lakeside Avenue. However, the locations with clear views of the building and antenna enclosures are not locations where golfers are typically stopped and looking around (e.g., tee, putting green). The project would not substantially alter the visual character of the area surrounding the Sharp Park Golf Course or club house.

- Community Design Element, Policy No. 1: *Preserve the unique qualities of the City's neighborhoods.*

  The proposed project would be located in the West Sharp Park area between Montecito and Sharp Park Golf Course. The character of the West Sharp Park area is defined by the various low to moderate residential housing throughout the area. The proposed project would be located on the rooftop of the Cypress Point apartment building. The Cypress Point apartment building is believed to be the tallest building in the Sharp Park neighborhood and is bounded by Francisco Boulevard to the east and Lakeside Avenue to the west. Architecturally, it is a boxy building with a flat roof. The building is divided between the three-story front portion and the rear four-story portion located along Lakeside Avenue. Surrounding buildings are predominantly residential and vary between one to three story buildings. Both enclosures are located on the four story portion of the building. As discussed above in section 3.C of the November 7, 2016 staff report, the proposed enclosures would be out of scale with host building but would not affect the character of the surrounding low to moderate income residential housing. Implementation of Condition No. 2 would require the enclosures to be reduced in size.

  The surrounding area also includes various locations that would be sensitive to visual impacts including the Sharp Park Golf Course and club house, Palmetto

Avenue, Highway 1. The Sharp Park Golf Course grounds are located across Lakeside Avenue to the west-southwest and south of the site. Sharp Park Golf Course club house is located about a quarter mile south of the site. The Sharp Park Golf Course and club house are historic landmarks. The golf course grounds are bordered by a thick row of trees next to Lakeside Avenue. Highway 1 runs parallel to Francisco Boulevard to the east of the site. Highway 1, in the area of the site, is eligible for State Scenic Highway designation. The Palmetto Avenue corridor is a streetscape project with significant public investment. Entrance to the Palmetto Avenue corridor is located to the northwest of the site at the Clarendon Road and Palmetto Avenue intersection.

As further discussed in Section 3.C of the November 7, 2016 staff report and in Attachment E, the City conducted a visual impact analysis, which concluded that limited locations along Highway 1 in close proximity to the site, and limited locations within the Sharp Park Golf Course in close proximity to the site (e.g., along the 18th hole, approximately 80 yards south of the tee) would provide views of the notable visual change; however, users in each of these locations would not typically be looking at the proposed project site at these limited locations. Therefore the impacts on visual resources of these sensitive areas would be negligible.

The proposed project, as conditioned would not affect the unique qualities of the City's West Sharp Park neighborhood.

- Community Design Element, Policy No. 3: Protect the City's irreplaceable scenic and visual amenities

  See discussion under Community Design Element, Policy No. 1.

Local Coastal Land Use Plan

- *Coastal Act Policy No. 24: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alternative of natural landforms, to be visually compatible with the character of surrounding areas, and , where feasible, to restore and enhance visual quality in visually degraded areas. [The remainder of this policy pertains to land designated as scenic the California Coastline Preservation and Recreation Plan, which does not apply to the project site].*

  See discussion under Community Design Element, Policy No. 1.

- *Coastal Act Policy No. 26(d): New development shall where appropriate, protect special communities and neighborhoods which because of their unique characteristics are popular visitor destinations points for recreational uses.*

See discussion under Community Design Element, Policy No. 1.

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

Discussion: As further discussed in Attachment E, the proposed project is overall consistent with the City's adopted Design Guidelines with the exception of the scale and size of the proposed enclosures. Condition No. 2 would reduce the inconsistency of the scale and size of the proposed enclosures.

iv. *That the project will not cause localized interference with reception of area television or radio broadcasts or other signal transmission or reception;*

Discussion: The applicant's qualified professional engineer has assessed the communications technologies involved in the proposed WCF. Its analysis indicates that the technologies involved would not cause the type of interference described in this finding. Based upon the applicant's analysis prepared by a qualified professional engineer, it is staff's opinion that there is a sufficient basis for the Planning Commission to find that the project would not cause localized interference with reception of area television or radio broadcasts or other signal transmission or reception.

v. *That the information submitted proves that a feasible alternate site that would result in fewer visual impacts does not provide reasonable signal coverage; and*

Discussion: As discussed in Section 3.C of the November 7, 2016 staff report, alternative sites for the proposed project which would reduce the visual impact of the project, would not provide the same coverage compared to the proposed project.

vi. *That the application meets all applicable requirements of Section 9-4.2608 of the Pacifica Municipal Code.*

Discussion: As discussed in Section 3.D of the November 7, 2016 staff report, the proposed project would meet the applicable requirements of Section 9-4.2608 of the Pacifica Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-256-05 for development within the Coastal Zone:

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

Discussion: The City's certified Local Coastal Program includes a Local Coastal Land Use Plan (LCLUP) that contains policies to further the City's coastal planning activities. See discussion under 4.A.ii of the November 7, 2016 staff report.

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby find that the project is exempt from CEQA as a Class 1 exemption provided in Section 15301 of the CEQA Guidelines. Section 15301 states in part:

Section 15301. Existing Facilities
Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time for the lead agencies determination. [...]

(b) Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;

The subject proposal to modify existing wireless facility with new antennas and other equipment to improve the LTE 4G wireless service to the area. The existing use of the antennas of providing wireless phone service would not change. As further discussed throughout this resolution the expansion of the use, in terms of area, would be negligible as conditioned.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves amendment of Use Permit (UP-947-05) and Coastal Development Permit (CDP-256-05) for modification of existing wireless communication facilities by replacing three of the existing six roof mounted antennas located within two mock chimneys with three new larger antennas; adding three remote radio units (RRUs) and relocating three RRUs to the rooftop facilities; and replacing the two existing mock chimneys, each 5' by 5' by 6' (length by width by height; 150 ft^3) with to one 5' x 8' x 9' (360 ft^3) mock chimney and one 8' x 10' by 9' (720 ft^3) mock chimney at 2580 Francisco Boulevard (APN 016-400-060) subject to conditions of approval included as Exhibit A to this resolution.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 7th day of November 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Josh Gordon, Chair

ATTEST:

Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Amend Use Permit (UP-947-05) and Coastal Development Permit (CDP-256-05) for modifications of two roof-top mounted wireless communication facilities at 2580 Francisco Blvd. (APN 016-400-060)

Planning Commission Meeting of November 7, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "AT&T CNU05650/CCL05650, Sharp Park – Hwy 1,Pacifica, CA 94044," dated September 12, 2016 and received by the City of Pacifica on September 29, 2016, except as modified by the following conditions.

2. The applicant shall reduce the enclosure for Sector A and B antennas to at least 7.5' x 6' x 8' (length by width by height; 360 ft^3) and reduce the enclosure for the Sector C antenna to 5' x 5.5' x 8' (220 ft^3).

3. That the approval or approvals is/are valid for a period of one year from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension.

4. Prior to the issuance of a building permit, Applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.

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 clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.

8. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but

not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney 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.

9. The applicant shall provide the residents of 2850 Francisco Blvd with at least 1 week notice prior to the start of construction. The notice shall be mailed to each resident. The notice shall include, but shall not be limited to, the following information:
   - The anticipated start date of construction.
   - The anticipated end date of construction.
   - The anticipated hours of construction.
   - A description of any temporary inconveniences that the residents may experience (e.g., elevator may be temporarily unavailable, access way may be partially blocked)
   - A telephone number that residents can use to report concerns to the applicant during construction.

10. The project requires compliance with all applicable permit requirements listed under Pacifica Municipal Code 9-4.2608(f).

Building Division of the Planning Department

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

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

13. Construction shall be limited to the hours of 7:00am to 7:00pm on Monday through Friday and 9:00am to 5:00 pm on Saturday and Sunday per Pacifica Municipal Code Section 8-1.06.

14. The applicant shall not block onsite parking for residences of the building for staging or temporary storage of equipment or materials. The applicant shall obtain an encroachment permit for any staging or storage of equipment right of way.

END

ATTACHMENT C

CNU05650/CCL05650

LTE 3C WCS (RFDS REV. 6.0, VER. 6.0, 04/05/16) SITE:CCL05650
FA. #:10102015 USID: 47714 PROJECT ID: 3701843559 PACE ID: MRSFR026808

SHARP PARK-HWY 1

2580 SAN FRANCISCO BLVD
PACIFICA, CA 94044

USA NORTH
OF CENTRAL/NORTHERN CALIFORNIA AND NEVADA
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2013 CALIFORNIA ADMINISTRATIVE CODE
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA ELECTRIC CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA PLUMBING CODE
6. 2013 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

PROJECT TEAM

ENGINEER:
PDC CORPORATION
4555 LAS POSITAS RD
BLDG A SUITE B
LIVERMORE, CA 94551
ENGR. OF RECORD: SOHAIL A. SHAH, P.E.
CONTACT: PAULO PUELUU
OFFICE: (925) 606-5868
MOBILE: (510) 385-5541
EMAIL: Paulo.Puelua@pdccorp.net

APPLICANT/LEASEE:
AT&T MOBILITY
2700 WATT AVENUE
SACRAMENTO, CA 95821

SITE ACQUISITION MANAGER:
ERICSSON
6140 STONERIDGE MALL DR. SUITE 350
PLEASANTON, CA 94588
CONTACT: JENNIFER WALKER
PHONE: (916) 601-1123
EMAIL: jennifer.walker@ericsson.com

ZONING MANAGER:
ERICSSON
6140 STONERIDGE MALL DR. SUITE 350
PLEASANTON, CA 94588
CONTACT: FRANK SCHABARUM
PHONE: (530) 722-0743
EMAIL: frank.schabarum@sbcglobal.net

RF ENGINEER:
AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94518
CONTACT: SHARANPAL SINGH
EMAIL: ss369u@att.com

CONSTRUCTION MANAGER:
ERICSSON
6140 STONERIDGE MALL DR. SUITE 350
PLEASANTON, CA 94588
CONTACT: FLOYD GREEN
PHONE: ---
EMAIL: floyd.green@ericsson.com

PROJECT DESCRIPTION

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR AT&T MOBILITY CONSISTING OF THE INSTALLATION OF THE FOLLOWING:

1. NEW THREE (3) 12 PORT PANEL ANTENNAS TO REPLACE EXISTING ANTENNAS INSIDE EXISTING FRP CHIMNEYS ON BUILDING ROOFTOP.
2. NEW THREE (3) RRUS-32 MOUNTED BEHING ANTENNAS INSIDE EXISTING FRP CHIMNEYS ON BUILDING ROOFTOP.
3. NEW TWO (2) DUS-41s (ONE (1) TO REPLACE EXISTING DUL , ONE (1) MOUNTED ON NEW 6601 V2 CHASSIS) ON EXISTING 19" RACK INSIDE EXISTING 19" RACK INSIDE EXISTING EQUIPMENT ROOM.
4. EXISTING TWO (2) 5'x5' FRP CHIMNEYS TO BE REMOVED AND REPLACED BY NEW ONE (1) 5'x8' AND ONE (1) 10'x8' FRP CHIMNEYS ON BUILDING ROOFTOP
5. EXISTING THREE (3) RRUS-12s IN EQUIPMENT ROOM TO BE RELOCATED NEAR ANTENNAS ON BUILDING ROOFTOP.
6. EXISTING RBS 2206 INSIDE EQUIPMENT ROOM TO BE RELOCATED
7. EXISTING BATTERY RACK INSIDE EQUIPMENT ROOM TO BE REMOVED AND REPLACED WITH NEW DC POWER PLANT WITH BATTERIES.

PROJECT INFORMATION

SITE ADDRESS:	2580 SAN FRANCISCO BLVD PACIFICA, CA 94044
PROPERTY OWNER:	GRC ◆ OACIFIC VENTURES II LTD. 1050 RALSTON AVE BELMONT, CA 94002
JURISDICTION:	CITY OF PACIFICA
APN:	016-400-060
ZONING DISTRICT:	-
LATITUDE:	37° 37' 44.2" N (NAD 83)
LONGITUDE:	122° 29' 25" W (NAD 83)
ELEVATION:	±1478' AMSL
HEGHT OF STRUCTURE:	--' AGL
CURRENT USE:	RESIDENTIAL/TELECOMMUNICATIONS FACILITY
NEW USE:	RESIDENTIAL/TELECOMMUNICATIONS FACILITY

DRIVING DIRECTIONS

FROM AT&T OFFICE - SACRAMENTO, CA

1. HEAD NORTH ON WATT AVE TOWARD MARCONI AVE
2. USE THE RIGHT LANE TO MERGE ONTO I-80 W VIA THE RAMP TO LIGHT RAIL STATION
3. MERGE ONTO I-80 W
4. KEEP RIGHT TO STAY ON I-80 W, FOLLOW SIGNS FOR SAN FRANCISCO (PARTIAL TOLL ROAD)
5. USE THE LEFT 3 LANES TO TAKE EXIT 1A TO MERGE ONTO US-101 S TOWARD SAN JOSE/AIRPORT
6. USE THE RIGHT 2 LANES TO TAKE EXIT 431 FOR INTERSTATE 280 S TOWARD DALY CITY
7. MERGE ONTO I-280 S
8. KEEP RIGHT AT THE FORK TO CONTINUE ON CA-1 S, FOLLOW SIGNS FOR PACIFICA
9. TAKE EXIT 506 TOWARD PALOMA AVE/FRANCISCO BLVD
10. ARRIVE AT SITE AT 2580 SAN FRANCISCO BLVD PACIFICA, CA 94044

VICINITY MAP

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING:

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHEET	DESCRIPTION	REV.
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APPROVALS

LANDLORD: _____
CONSTRUCTION MANAGER: _____
RF ENGINEER: _____
SITE ACQUISITION MANAGER: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
PROGRAM REGIONAL MANAGER: _____
NETWORK OPERATIONS MANAGER: _____

at&t
2700 WATT AVE
SACRAMENTO, CA 95821

PROJECT INFORMATION:
CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
FA. #: 10102015 USID: 47714
SHARP PARK-HWY 1
2580 SAN FRANCISCO BLVD
PACIFICA, CA 94044

CURRENT ISSUE DATE:
10/04/16

ISSUED FOR:
100% CONSTRUCTION DRAWING

REV.	DATE:	DESCRIPTION:	BY:
A	04/07/16	90% CONSTRUCTION DRAWING	JHM
0	06/27/16	100% CONSTRUCTION DRAWING	JBM
1	10/04/16	ANTENNA CORRECTION	JBM

PLANS PREPARED BY:
PDC CORPORATION
4555 LAS POSITAS RD
BLDG. A SUITE B
LIVERMORE, CA 94551
TEL: (925) 606-5868

CONSULTANT:
ERICSSON
6160 STONERIDGE MALL DR., SUITE 400
PLEASANTON, CA 94588

DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

LICENSER:
REGISTERED PROFESSIONAL ENGINEER
No. C50216
EXP. 06-30-18
CIVIL
STATE OF CALIFORNIA
DATE SIGNED: 10/04/2016

SHEET TITLE:
TITLE SHEET, SITE INFORMATION AND VICINITY MAP

SHEET NUMBER:
T-1

LEGEND

- NEW ANTENNA
- EXISTING ANTENNA
- GROUND ROD
- GROUND BUS BAR
- MECHANICAL GRND. CONN.
- CADWELD
- GROUND ACCESS WELL
- ELECTRIC BOX
- TELEPHONE BOX
- LIGHT POLE
- FND. MONUMENT
- SPOT ELEVATION
- SET POINT
- REVISION
- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- WOOD CONT.
- WOOD BLOCKING
- STEEL
- CENTERLINE
- PROPERTY/LEASE LINE
- MATCH LINE
- WORK POINT
- GROUND CONDUCTOR
- TELEPHONE CONDUIT (T)
- ELECTRICAL CONDUIT (E)
- COAXIAL CABLE (A)
- OVERHEAD SERVICE CONDUCTORS (OU)
- CHAIN LINK FENCING (X)

LEGEND | 1

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BTCW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
EXST.(E)	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GI.	GALVANIZE(D)
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER
GLB. (GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN.(")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDINAL)
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D.	REQUIRED
RGS.	RIGID GALVANIZED STEEL
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WIDE(WIDTH)
W/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
℄	CENTERLINE
℘	PLATE, PROPERTY LINE

ABBREVIATIONS | 2

GENERAL NOTES FOR EXISTING AT&T CELL SITES:

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
2. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
5. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
6. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

GENERAL NOTES FOR EXISTING AWS CELL SITES | 3

GENERAL CONSTRUCTION NOTES:

1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE CBC REGARDING EARTHQUAKE PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
11. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
12. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
13. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF AT&T.
14. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
15. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
16. BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
17. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
18. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCES BEFORE STARTING ANY WORK.
19. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
20. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION
21. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK. AS SPECIFIED ON SITE PLAN.
22. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
23. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.

GENERAL CONSTRUCTION NOTES | 4

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CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
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CURRENT ISSUE DATE:
10/04/16

ISSUED FOR:
100% CONSTRUCTION DRAWING

REV.:	DATE:	DESCRIPTION:	BY:
A	04/07/16	90% CONSTRUCTION DRAWING	JHM
0	06/27/16	100% CONSTRUCTION DRAWING	JBM
1	10/04/16	ANTENNA CORRECTION	JBM

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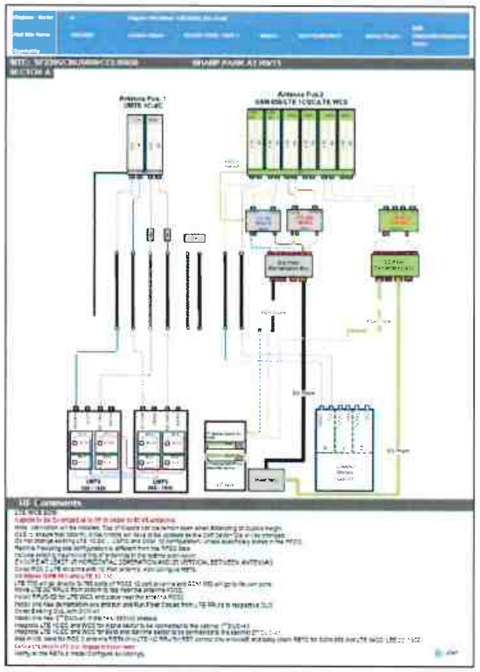
DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

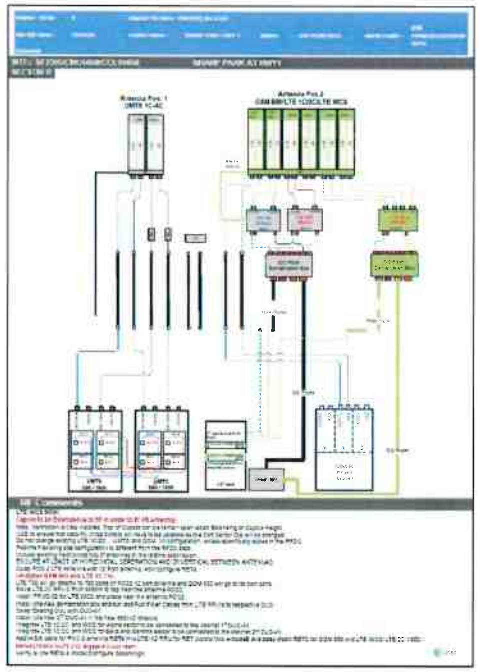
LICENSER:
REGISTERED PROFESSIONAL ENGINEER
No. C60216
EXP. 06-30-18
CIVIL
STATE OF CALIFORNIA

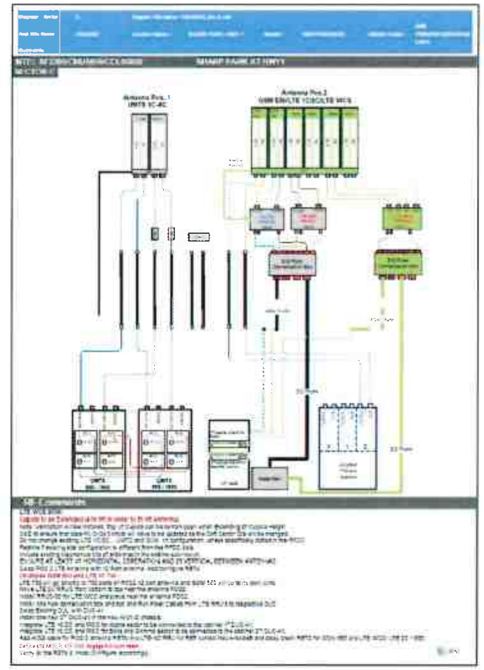
DATE SIGNED: 10/04/2016

SHEET TITLE:
GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET NUMBER:
T-2







NORTHERN CALIFORNIA ANTENNA COLOR CODE

A SECTOR (ALPHA)

GSM 1900	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	2 BROWN	2 ORANGE	2 BRN/1RED	2 ORN/1 RED	2 BRN/2 RED	2 ORN/2 RED
GSM 850	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	3 BROWN	3 ORANGE	3 BRN/1RED	3 ORN/1 RED	3 BRN/2 RED	3 ORN/2 RED
UMTS 1900	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	4 BROWN	4 ORANGE	4 BRN/1RED	4 ORN/1 RED	4 BRN/2 RED	4 ORN/2 RED
UMTS 850	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	5 BROWN	5 ORANGE	5 BRN/1RED	5 ORN/1 RED	5 BRN/2 RED	5 ORN/2 RED
LTE 700	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	6 BROWN	6 ORANGE	6 BRN/1RED	6 ORN/1 RED	6 BRN/2 RED	6 ORN/2 RED
LTE 1700/2100	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	7 BROWN	7 ORANGE	7 BRN/1RED	7 ORN/1 RED	7 BRN/2 RED	7 ORN/2 RED

B SECTOR (BRAVO)

GSM 1900	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	
	2 YELLOW	2 BLUE	2 YEL/1RED	2 BLU/1 RED	2 YEL/2 RED	2 BLU/2 RED
GSM 850	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	
	3 YELLOW	3 BLUE	3 YEL/1RED	3 BLU/1 RED	3 YEL/2 RED	3 BLU/2 RED
UMTS 1900	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	4 YELLOW	4 BLUE	4 YEL/1RED	4 BLU/1 RED	4 YEL/2 RED	4 BLU/2 RED
UMTS 850	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	5 YELLOW	5 BLUE	5 YEL/1RED	5 BLU/1 RED	5 YEL/2 RED	5 BLU/2 RED
LTE 700	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	
	6 YELLOW	5 BLUE	6 YEL/1RED	6 BLU/1 RED	6 YEL/2 RED	6 BLU/2 RED
LTE 1700/2100	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	
	7 YELLOW	7 BLUE	7 YEL/1RED	7 BLU/1 RED	7 YEL/2 RED	7 BLU/2 RED

C SECTOR (CHARLIE)

GSM 1900	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	2 VIOLET	2 WHITE	2 VIO/1RED	2 WHT/1 RED	2 VIO/2 RED	2 WHT/2 RED
GSM 850	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	3 VIOLET	3 WHITE	3 VIO/1RED	3 WHT/1 RED	3 VIO/2 RED	3 WHT/2 RED
UMTS 1900	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	4 VIOLET	4 WHITE	4 VIO/1RED	4 WHT/1 RED	4 VIO/2 RED	4 WHT/2 RED
UMTS 850	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	5 VIOLET	5 WHITE	5 VIO/1RED	5 WHT/1 RED	5 VIO/2 RED	5 WHT/2 RED
LTE 700	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	6 VIOLET	6 WHITE	6 VIO/1RED	6 WHT/1 RED	6 VIO/2 RED	6 WHT/2 RED
LTE 1700/2100	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	7 VIOLET	7 WHITE	7 VIO/1RED	7 WHT/1 RED	7 VIO/2 RED	7 WHT/2 RED

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PROJECT INFORMATION:

CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
FA #: 10102015 USID: 47714
SHARP PARK-HWY 1
2580 SAN FRANCISCO BLVD
PACIFICA, CA 94044

CURRENT ISSUE DATE:
10/04/16

ISSUED FOR:
100% CONSTRUCTION DRAWING

REV.	DATE	DESCRIPTION	BY
A	04/07/15	90% CONSTRUCTION DRAWING	JHM
0	06/27/16	100% CONSTRUCTION DRAWING	JBM
1	10/04/16	ANTENNA CORRECTION	JBM

PLANS PREPARED BY:
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CONSULTANT:
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DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

LICENSER:
REGISTERED PROFESSIONAL ENGINEER SCHATL SHAH No. C68216 EXP. 06-30-18 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 10/04/2016

SHEET TITLE:
RFDS AND COLOR CODES

SHEET NUMBER:
T-3

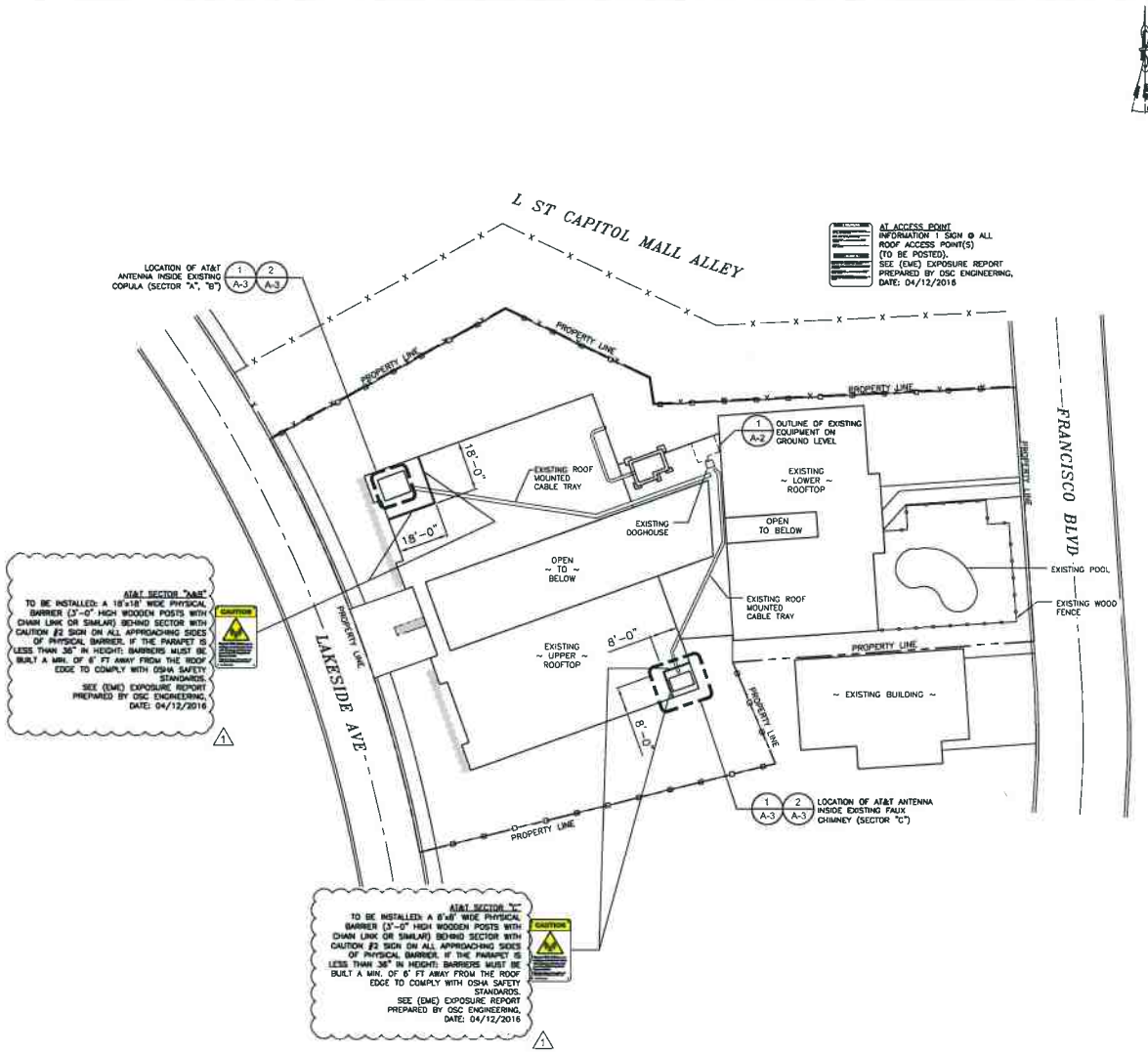
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

GENERAL NOTES:

1. THIS PROPOSAL IS FOR THE MODIFICATION OF AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF INSTALLATION OF THE FOLLOWING: NEW THREE (3) 12 PORT PANEL ANTENNAS TO REPLACE EXISTING ANTENNAS INSIDE EXISTING FRP CHIMNEYS ON BUILDING ROOFTOP. NEW THREE (3) RRUS-32 MOUNTED BEHIND ANTENNAS INSIDE EXISTING FRP CHIMNEYS ON BUILDING ROOFTOP. NEW TWO (2) DUS-41s (ONE (1) TO REPLACE EXISTING DUL ; ONE (1) MOUNTED ON NEW 6601 V2 CHASSIS) ON EXISTING 19" RACK INSIDE EXISTING 19" RACK INSIDE EXISTING EQUIPMENT ROOM. EXISTING TWO (2) 5'x5' FRP CHIMNEYS TO BE REMOVED AND REPLACED BY NEW ONE (1) 5'x8' AND ONE (1) 8'x8' FRP CHIMNEYS ON BUILDING ROOFTOP. EXISTING THREE (3) RRUS-12s IN EQUIPMENT ROOM TO BE RELOCATED NEAR ANTENNAS ON BUILDING ROOFTOP. EXISTING RBS 2208 INSIDE EQUIPMENT ROOM TO BE REMOVED. EXISTING BATTERY RACK INSIDE EQUIPMENT ROOM TO BE REMOVED.
2. THE EXISTING FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
3. THE EXISTING FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED).
4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
5. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL.
6. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT NEW.
7. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.
9. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTION REQUIRED FOR CONSTRUCTION.
10. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
11. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND DRAWINGS PROVIDED BY THE SITE OWNER. SUBCONTRACTOR SHALL NOTIFY AT&T OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

SITE WORK GENERAL NOTES:

1. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
2. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
4. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
5. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
6. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES.
8. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
9. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
10. ADD ELECTRICAL CONNECTIONS IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED UNDERGROUND TO THE NEAREST UTILITY POLE.
11. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPARTMENT - ADMINISTRATIVE SERVICES.
12. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGED OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK.
13. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
14. NO RUNOFF SEDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
15. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST POLE.
16. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.



SITE PLAN

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2700 WATT AVE
SACRAMENTO, CA 95821

PROJECT INFORMATION:

CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
FA #: 10102015 USID: 47714
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CURRENT ISSUE DATE:
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ISSUED FOR:
100% CONSTRUCTION DRAWING

REV.	DATE:	DESCRIPTION:	BY:
A	04/07/16	90% CONSTRUCTION DRAWING	JHM
0	06/27/16	100% CONSTRUCTION DRAWING	JBM
1	10/04/16	ANTENNA CORRECTION	JBM

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DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

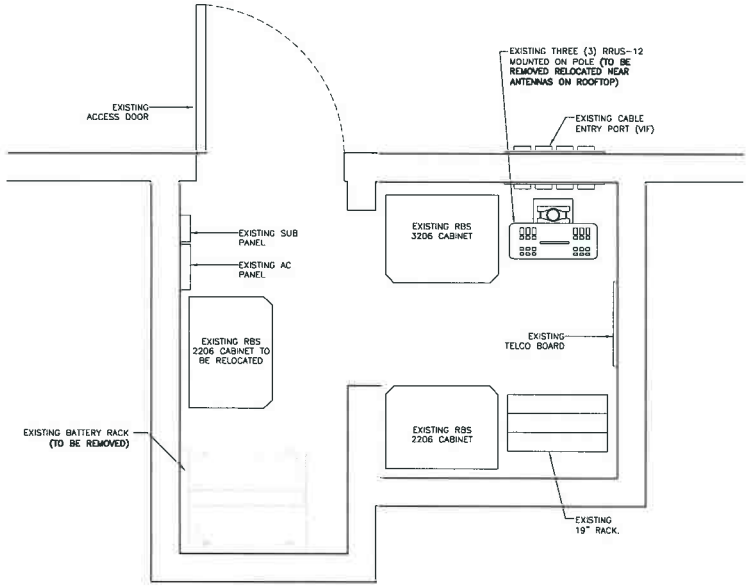
LICENSER:
REGISTERED PROFESSIONAL ENGINEER
SCOTT A. SELLS
No. C60218
EXP. 06-30-18
CIVIL
STATE OF CALIFORNIA
DATE SIGNED: 10/04/2016

SHEET TITLE:
SITE PLAN

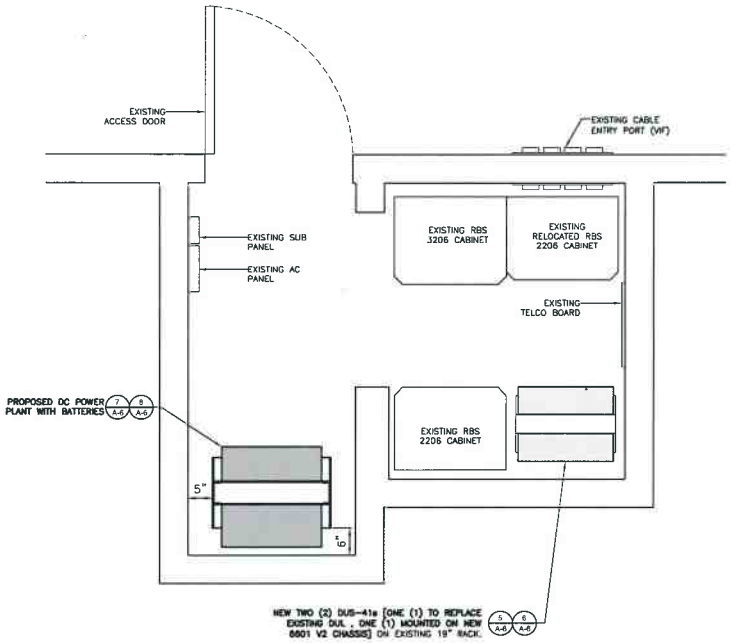
SHEET NUMBER:
A-1

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



EXISTING EQUIPMENT PLAN — SCALE 1" = 1'-0" — 1



NEW EQUIPMENT PLAN — SCALE 1" = 1'-0" — 2

at&t
2700 WATT AVE
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PROJECT INFORMATION:

CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
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REV.	DATE:	DESCRIPTION:	BY:
A	04/07/16	90% CONSTRUCTION DRAWING	JHM
0	06/27/16	100% CONSTRUCTION DRAWING	JBM
1	10/04/16	ANTENNA CORRECTION	JBM

PLANS PREPARED BY:

PDC CORPORATION
4355 LAS POSITAS RD
BLDG. A SUITE B
LIVERMORE, CA 94551
TEL: (925) 606-5656

CONSULTANT:
ERICSSON
8160 STONERIDGE MALL DR., SUITE 400
PLEASANTON, CA 94588

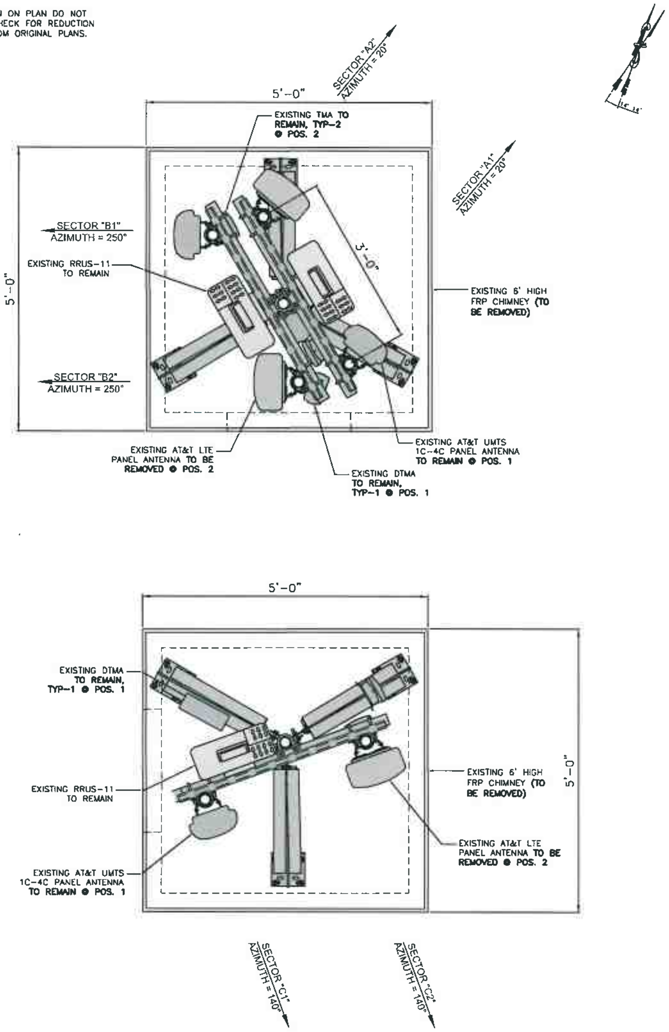
DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

LICENSER:
REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — No. C62216 — EXP. 06-30-18 — CIVIL
DATE SIGNED: 10/04/2016

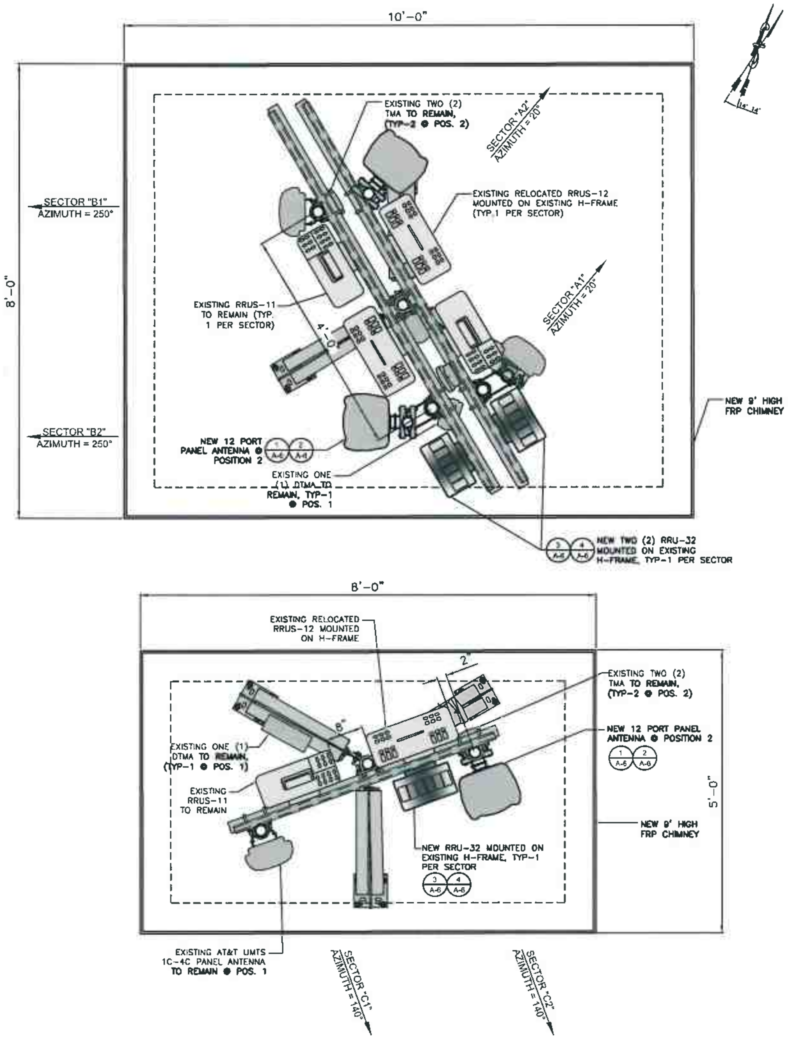
SHEET TITLE:
EQUIPMENT PLAN

SHEET NUMBER:
A-2

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



EXISTING ANTENNA PLAN — SCALE 1" = 1'-0" — 1



RF SCHEDULE

ANTENNA	ANTENNA MODEL	DIMENSIONS	WEIGHT	TECHNOLOGY
A1, B1, C1 (EXISTING)	KATHREIN 742-264	51.8"LX10.3"WX5.5"D	45 LBS.	UMTS 1C-4C
A2, B2, C2 (NEW)	QUINTEL QS66512-2	72"LX12"WX9.6"D	65LBS.	GSM 850/LTE 1C/2C/LTE WCS

NEW ANTENNA PLAN — SCALE 1" = 1'-0" — 2

at&t
2700 WATT AVE
SACRAMENTO, CA 95821

PROJECT INFORMATION:
CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
FA #: 10102015 USID: 47714
SHARP PARK-HWY 1
2580 SAN FRANCISCO BLVD
PACIFICA, CA 94044

CURRENT ISSUE DATE:
10/04/16

ISSUED FOR:
100% CONSTRUCTION DRAWING

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0	06/27/16	100% CONSTRUCTION DRAWING	JBM
1	10/04/16	ANTENNA CORRECTION	JBM

PLANS PREPARED BY:
PDC CORPORATION
4355 LAS POSITAS RD
BLDG. A SUITE B
LIVERMORE, CA 94551

CONSULTANT:
ERICSSON
6180 STONERIDGE MALL DR., SUITE 400
PLEASANTON, CA 94588

DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

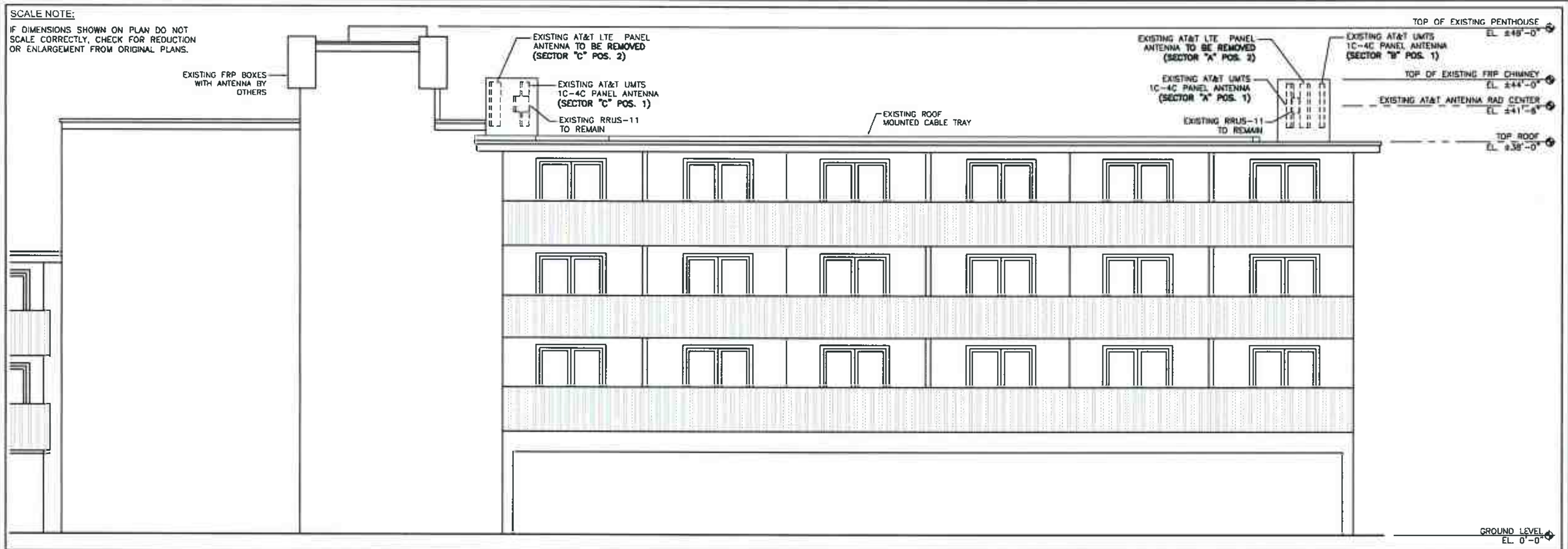
LICENSER:
REGISTERED PROFESSIONAL ENGINEER — No. C68216 — EXP. 06-30-18 — CIVIL — STATE OF CALIFORNIA

DATE SIGNED: 10/04/2016

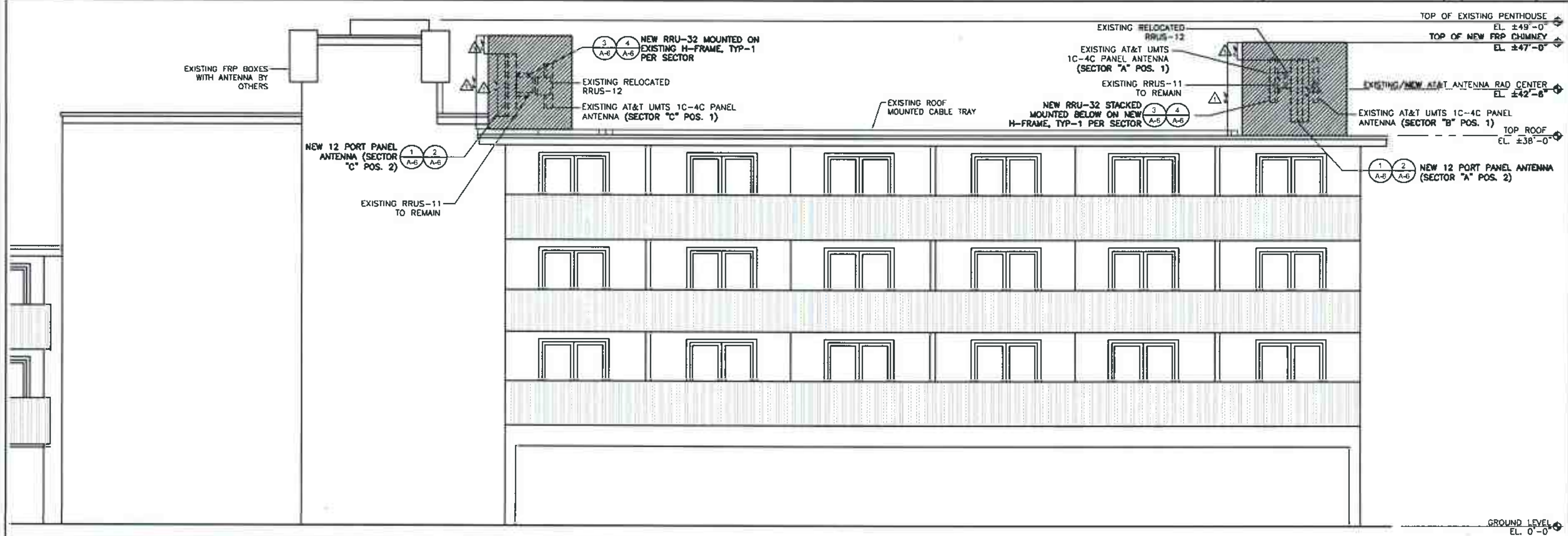
SHEET TITLE:
NEW AND EXISTING ANTENNA PLAN

SHEET NUMBER:
A-3

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



EXISTING NORTH ELEVATION 1



NEW NORTH ELEVATION 2

at&t
2700 WATT AVE
SACRAMENTO, CA 95821

PROJECT INFORMATION:
CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
FA #: 10102015 USID: 47714
SHARP PARK-HWY 1
2580 SAN FRANCISCO BLVD
PACIFICA, CA 94044

CURRENT ISSUE DATE:
10/04/16

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100% CONSTRUCTION DRAWING

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0	06/27/16	100% CONSTRUCTION DRAWING	JBM
1	10/04/16	ANTENNA CORRECTION	JBM

PLANS PREPARED BY:
PDC CORPORATION
4555 LAS POSITAS RD
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LIVERMORE, CA 94551
TEL: (925) 608-5868

CONSULTANT:
ERICSSON
6160 STONERIDGE MALL DR., SUITE 400
PLEASANTON, CA 94588

DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

LICENSER:
REGISTERED PROFESSIONAL ENGINEER SOHAIL SHAH No. C50216 EXP. 06-30-18 CIVIL STATE OF CALIFORNIA
DATE SIGNED: 10/04/2016

SHEET TITLE:
NORTH ELEVATION

SHEET NUMBER:
A-4

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

EXISTING WEST ELEVATION

SCALE 3/16" = 1'-0" — 1

NEW WEST ELEVATION

SCALE 3/16" = 1'-0" — 2

at&t
2700 WATT AVE
SACRAMENTO, CA 95821

PROJECT INFORMATION:

CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
FA. #: 10102015 USID: 47714
SHARP PARK-HWY 1
2580 SAN FRANCISCO BLVD
PACIFICA, CA 94044

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PDC CORPORATION
4555 LAS POSITAS RD
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LIVERMORE, CA 94551
TEL: (925) 606-5868

CONSULTANT:
ERICSSON
6180 STONERIDGE MALL DR., SUITE 400
PLEASANTON, CA 94588

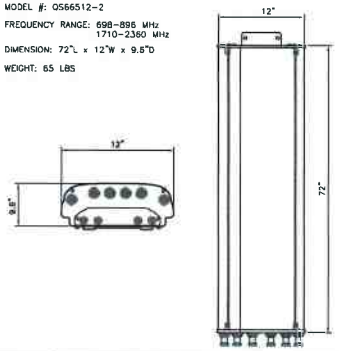
DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

LICENSER:
DATE SIGNED: 10/04/2016

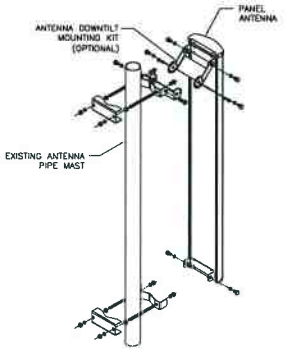
SHEET TITLE:
WEST ELEVATION

SHEET NUMBER:
A-5

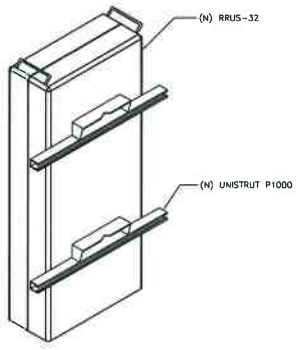
MANUFACTURER: QUINTEL
MODEL #: QS66512-2
FREQUENCY RANGE: 698-896 MHz
1710-2360 MHz
DIMENSION: 72"L x 12"W x 9.8"D
WEIGHT: 65 LBS



ANTENNA DETAIL | 1



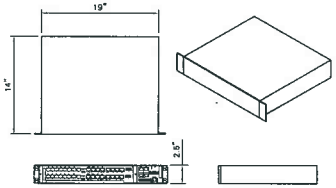
ANTENNA MOUNTING DETAIL | 2



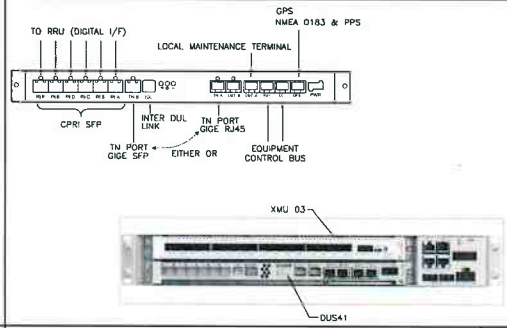
RRU MOUNTING DETAIL | 3

RRUS-32 SPECIFICATION | 4

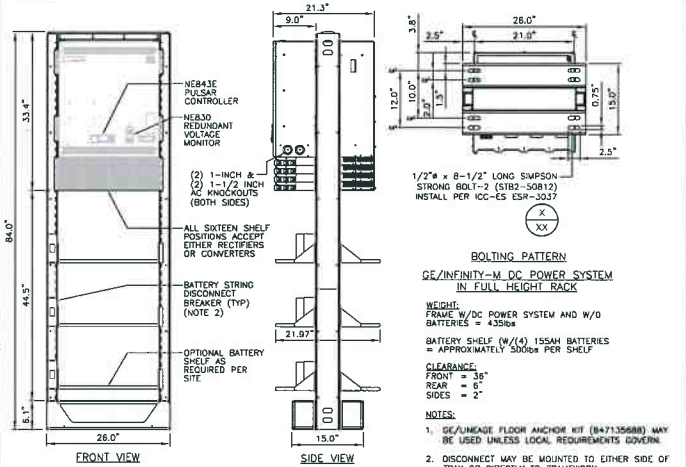
DIMENSIONS, WxDxH:	65x483x350 mm (2.6"x19"x14")
TEMPERATURE:	+41°F TO +122°F
HUMIDITY:	5% - 85%
POWER SUPPLY:	-48 VDC
TOTAL WEIGHT:	15 LBS.



RBS 6601 DETAIL | 5



DUS-41 DETAIL | 6



BOLTING PATTERN

GE/INFINITY-M DC POWER SYSTEM IN FULL HEIGHT RACK

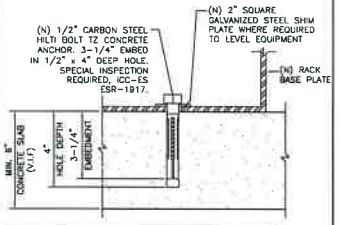
WEIGHT:
FRAME W/DC POWER SYSTEM AND W/O BATTERIES = 435lbs

BATTERY SHELF (W/(4) 155AH BATTERIES = APPROXIMATELY 500lbs PER SHELF

CLEARANCE:
FRONT = 36"
REAR = 6"
SIDES = 2"

NOTES:
1. GE/LINEAGE FLOOR ANCHOR KIT (847135688) MAY BE USED UNLESS LOCAL REQUIREMENTS GOVERN.
2. DISCONNECT MAY BE MOUNTED TO EITHER SIDE OF TRAY OR DIRECTLY TO FRAMEWORK
3. PER MANUFACTURER, FRAME IS SEISMIC COMPLIANT UP TO 3 BATTERY SHELVES.

LINEAGE INFINITY M DC PWR SYST. | 7



NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING CONCRETE SLAB CONFIGURATION AS SHOWN ABOVE. IF ANY VARIATION IS ENCOUNTERED, CONTRACTOR TO IMMEDIATELY NOTIFY PDC FOR AN ALTERNATE MOUNTING DETAIL.

RACK ANCHOR DETAIL | 8

at&t
2700 WATT AVE
SACRAMENTO, CA 95821

PROJECT INFORMATION:
CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
FA #: 10102015 USID: 47714
SHARP PARK-HWY 1
2580 SAN FRANCISCO BLVD
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CONSULTANT:
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6180 STONERIDGE MALL DR., SUITE 400
PLEASANTON, CA 94588

DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

LICENSER:
REGISTERED PROFESSIONAL ENGINEER
No. C60216
EXP. 06-30-18
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 10/04/2016

SHEET TITLE:
EQUIPMENT, ANTENNA AND CONSTRUCTION DETAILS

SHEET NUMBER:
A-6

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL SYSTEM.

G. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER, REPLACE, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

H. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

I. "PROVIDE": INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

J. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE.

D. COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. SHOP DRAWINGS

N/A UNLESS NOTED OTHERWISE

4. SUBSTITUTIONS

A. NO SUBSTITUTIONS ARE ALLOWED.

5. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

6. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

7. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALICALY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLIDINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SWR ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

8. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

9. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP ROCESS NO. 3.

2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

4. CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.

5. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

6. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

7. CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4 X 4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN-2 INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR IN DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVERPLATES.

F. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

G. PANELBOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARDS AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

H. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

I. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

10. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING, EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

B. CUTTING, PATCHING, CHASES, OPENINGS: PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ENGINEER BEFORE CORING.

C. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.

D. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.

E. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C.

11. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

C. ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

GROUNDING NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
8. GROUND BARS:

   A. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.

   B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS ON AT GROUNDING POINTS PROVIDED (2 MINIMUM).
12. IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
13. GROUNDING ⊕ PPC CABINET SHALL BE VERTICALLY INSTALLED.
14. ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.
15. ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING. NO PVC ABOVE GROUND.
16. USE SEPAREATE HOLES FOR GROUNDING ⊕ BUSS BAR. NO "DOUBLING-UP" OF LUGS.
17. POWER AND TELCO CABS. SHALL BE GROUNDED (BONDED) TOGETHER.
18. NO "L AND B" ALLOWED ON GROUNDING.
19. PROVIDE STAINLESS STEEL CLAMP AND BRASS TAGS ON COAX ⊕ ANTENNAS AND DOGHOUSE.

at&t
2700 WATT AVE
SACRAMENTO, CA 95821

PROJECT INFORMATION:

CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
FA #: 10102015 USID: 47714
SHARP PARK-HWY 1
2580 SAN FRANCISCO BLVD
PACIFICA, CA 94044

CURRENT ISSUE DATE:
10/04/16

ISSUED FOR:
100% CONSTRUCTION DRAWING

REV.:	DATE:	DESCRIPTION:	BY:
A	04/07/16	90% CONSTRUCTION DRAWING	JHM
0	06/27/16	100% CONSTRUCTION DRAWING	JBM
1	10/04/16	ANTENNA CORRECTION	JBM

PLANS PREPARED BY:
PDC CORPORATION
4333 LAS POSITAS RD
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LIVERMORE, CA 94551
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CONSULTANT:
ERICSSON
8180 STONERIDGE MALL DR., SUITE 400
PLEASANTON, CA 94588

DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

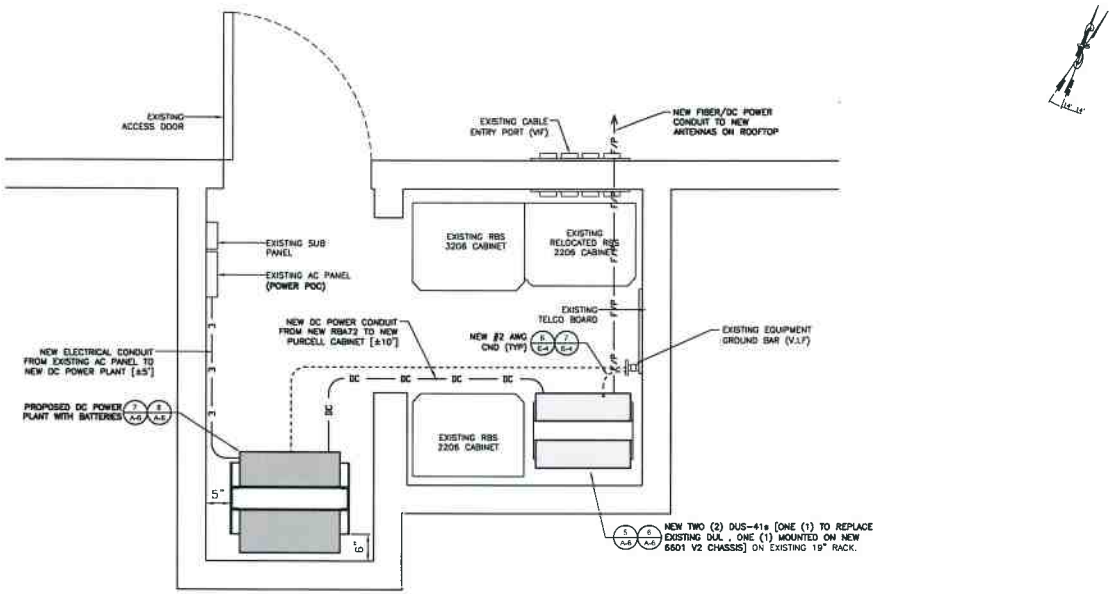
LICENSER:

SHEET TITLE:
ELECTRICAL GENERAL NOTES

SHEET NUMBER:
E-1

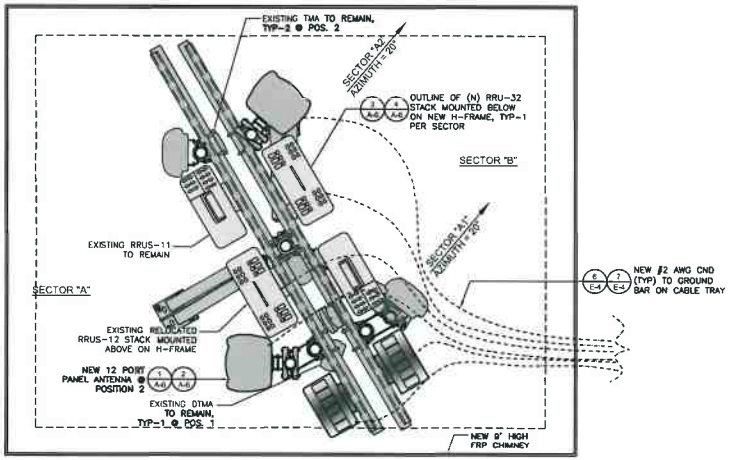
SCALE NOTE:

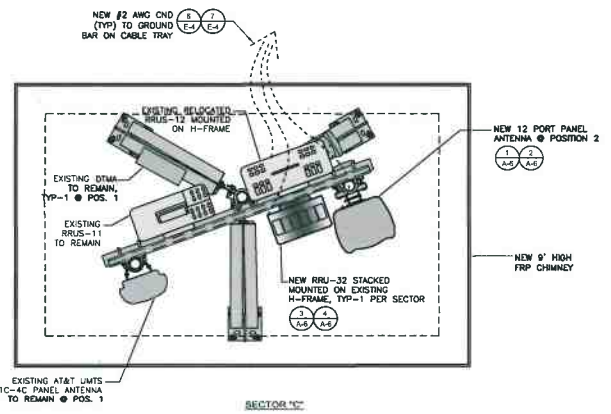
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



NEW EQUIPMENT GROUNDING PLAN

0 6" 1'-0" SCALE 1" = 1'-0" 1





NEW ANTENNA GROUNDING PLAN

0 6" 1'-0" SCALE 1" = 1'-0" 2

at&t
2700 WATT AVE
SACRAMENTO, CA 95821

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DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

LICENSER:

SHEET TITLE:
NEW EQUIPMENT AND ANTENNA GROUNDING PLAN

SHEET NUMBER:
E-2

1. SERVICE POWER SHALL BE 200A, 1ø, 3W, 120/208 OR 120/240V.
2. UTILITY RECEPTACLE IS A GFCI DUPLEX OUTLET INSTALLED IN THE DEADFRONT OF PPC.
3. NOT USED
4. PROVIDE A MIN. 36" WORK CLEARANCE IN FRONT OF PANELS/SERVICE EQUIP.
5. ALL BREAKERS IN THE ELEC. PANEL ARE RATED 10,000 RMS SYMMETRICAL AMPS, 240V MAX. 75° C.
6. ALL WIRING SHALL BE COPPER 75° C, THHN/THWN-2 U.N.O.
7. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80) INDOOR: EMT (RGS IN TRAFFIC AREAS) OUTDOOR (ABOVE GRADE): RGS.
8. APPLETON EMERGENCY GENERATOR PLUG AT 36" A.F.F. CONTRACTOR TO VERIFY EXACT LOCATION WITH LANDLORD AND UTILITY COORDINATOR.
9. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

ELECTRICAL NOTES 1

A	AMPERE	ELEC	ELECTRICAL	MFR	MANUFACTURER	SAF	SAFETY
ACCA	ANTENNA CABLE COVER ASSEMBLY	EMT	ELECTRICAL METALLIC TUBING	MIN	MINIMUM	SDBC	SOFT DRAWN BARE COPPER
		ENCL	ENCLOSURE	MLO	MAIN LUGS ONLY	SEC	SECONDARY
AIC	AMPERE INTERRUPTING CAPACITY	EXIST	EXISTING	MTD	MOUNTED	S.N.	SOLID NEUTRAL
		FAC	FACTOR	MTG	MOUNTING	SURF	SURFACE
APPROX	APPROXIMATELY	F/A	FIRE ALARM	MTS	MANUAL TRANSFER SWITCH	SW	SWITCH
AT	AMPERE TRIP	FLUOR	FLUORESCENT	N	NEUTRAL	TEL	TELEPHONE
AWG	AMERICAN WIRE GAGE	FT	FOOT/FEET	(N)	NEW	TYP	TYPICAL
BATT	BATTERY	FU	FUSE	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.	U/G	UNDERGROUND
BD	BOARD	G	GROUND			U.L.	UNDERWRITER'S LABORATORY INC.
BR	BRANCH	GEN	GENERATOR	OH	OVERHEAD		
BRKR	BREAKER	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	P	POLE	U.N.O.	UNLESS NOTED OTHERWISE
BTCW	BARE TINNED COPPER WIRE			PCS	PERSONAL COMMUNICATION SYSTEM	V	VOLT
BTS	BASE TRANSMISSION SYSTEM	GND	GROUNDING			VAC	VOLT ALTERNATING CURRENT
C	CONDUIT	GPS	GLOBAL POSITIONING SYSTEM	PH	PHASE	W	WATT OR WIRE
CAB	CABINET	GR	GROWTH	PNLBD	PANELBOARD	W/	WITH
CB	CIRCUIT BREAKER	HDBC	HARD DRAWN COPPER WIRE	PPC	POWER PROTECTION CABINET	W/O	WITHOUT
CKT	CIRCUIT	HPS	HIGH PRESSURE SODIUM	PRC	PRIMARY RADIO CABINET	XFER	TRANSFER
CONT	CONTINUOUS	LG	LENGTH	PRI	PRIMARY	XFMR	TRANSFORMER
DEM	DEMAND	LPS	LOW PRESSURE SODIUM	PWR	POWER	XLPE	CROSS-LINK POLYETHYLENE
(E)	EXISTING	MAX	MAXIMUM	RCPT	RECEPTACLE		
EGR	EMERGENCY GEN. RECEPTACLE	MECH	MECHANICAL	RGS	RIGID GALVANIZED STEEL		

GENERAL ABBREVIATIONS 2

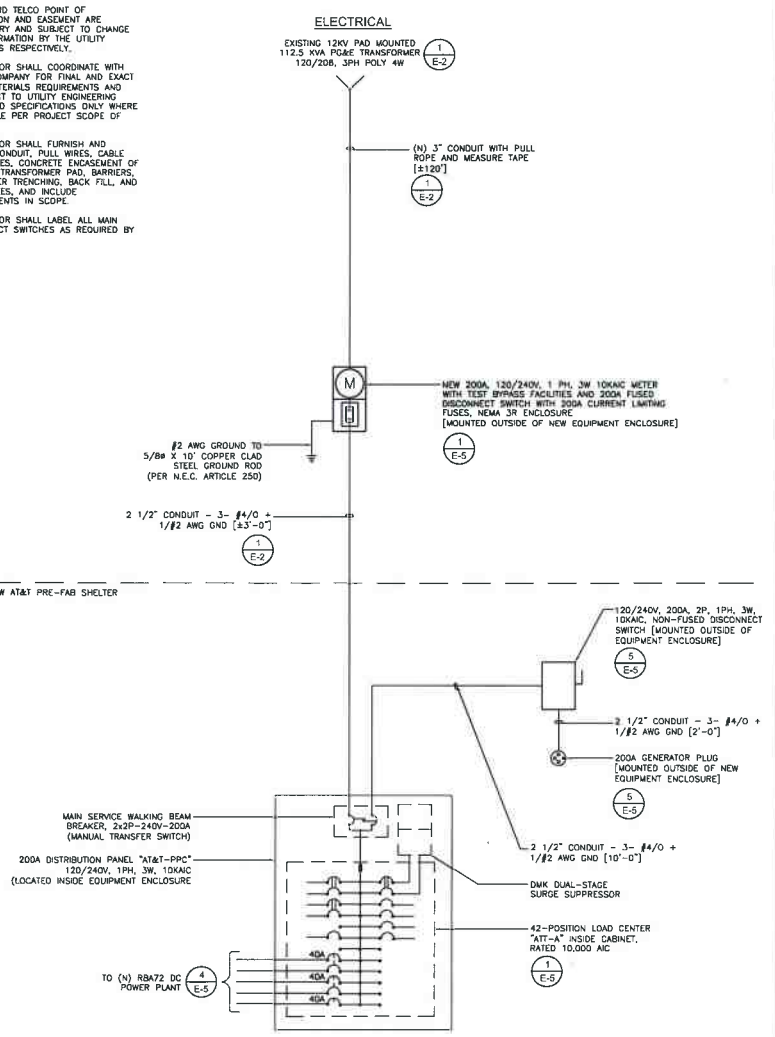
—OHT/OHP—	OVERHEAD TELEPHONE/OVERHEAD POWER
—OHT—	OVERHEAD TELEPHONE LINE
—OHP—	OVERHEAD POWER LINE
— E —	POWER RUN
— T —	TELCO RUN
—T/E—	POWER/TELCO RUN
— G —	GROUNDING CONDUCTOR
— — —	GROUNDING CONDUCTOR
	CONDUIT UNDERGROUND
	FUSE, SIZE AND TYPE AS INDICATED.
	SAFETY SWITCH, 2P-240V-60A W/60A FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO. H222NRB
	MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE, NEMA 3R ENCLOSURE
	LIGHTING FIXTURE, FLUORESCENT, 10.94" x 4'-0", 2/40W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T
	LIGHTING FIXTURE, FLUORESCENT, 10.94" x 8'-0", 2/95W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #TWSM232T
	LIGHTING FIXTURE, HIGH PRESSURE SODIUM, 1/70W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WRC-307 OR 1/50W, HUBBELL LIGHTING CATALOG #WRC-121
	EXIT SIGN, THERMOPLASTIC LED, SINGLE FACE, UNIVERSAL MOUNTING, W/BATTERY PACK, HUBBELL LIGHTING CATALOG #PRB
EXIT	COMBINATION, EXIT SIGN & EMERGENCY LIGHTING, HUBBELL LIGHTING CATALOG #PRC
	EMERGENCY LIGHTING, 2/50W, HUBBELL LIGHTING CATALOG #HE6-50-2-R91
	LIGHTING FIXTURE, INCANDESCENT, 1/100W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #BRH-100-06-1
	LIGHTING FIXTURE, HALOGEN, QUARTZ, 1/300W, HUBBELL LIGHTING CATALOG #QL-505
	LIGHTING FIXTURE, 1/175W, METAL HALIDE, HUBBELL CAT #MC-0175H-336
	5/8" X 10'-0" ,CU. GND ROD 30" MIN. BELOW GRADE.
	5/8" X 10'-0" ,CU. GND ROD IN TEST WELL 30" MIN. BELOW GRADE.
	CHEMICAL GROUND ROD (XIT GROUND ROD)
	CADWELD CONNECTION
	MECHANICAL CONNECTION
	HALO GROUND CONNECTION
	CIRCUIT BREAKER
M	UTILITY METER BASE
	TRANSFORMER
	STEPDOWN TRANSFORMER
	RECEPTACLE, 2P-3W-125V-15A, DUPLEX, GROUND TYPE, HUBBEL CATALOG #5362
S	TOGGLE SWITCH, 1P-125V-15A, HUBBELL CATALOG #HBL 1201CN
S_{WP}	TOGGLE SWITCH, 1P-120V-15A, "WP"
S	IONIZATION SMOKE DETECTOR W/ALARM HORN & AUXILIARY CONTACT, 120 VAC, GENTEX PART NO. 7100F
	POLE
	(N) POLE MOUNTED XFMER
	(E) POLE MOUNTED XFMER
	(N) PAD MOUNTED XFMER
	(E) PAD MOUNTED XFMER

GENERAL LEGEND 3

SINGLE LINE DIAGRAM 4

POWER AND TELCO NOTES:

1. POWER AND TELCO POINT OF CONNECTION AND EASEMENT ARE PRELIMINARY AND SUBJECT TO CHANGE TO CONFIRMATION BY THE UTILITY COMPANIES RESPECTIVELY.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY ENGINEERING PLANS AND SPECIFICATIONS ONLY WHERE APPLICABLE PER PROJECT SCOPE OF WORK.
3. CONTRACTOR SHALL FURNISH AND INSTALL CONDUIT, PULL WIRES, CABLE PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT, TRANSFORMER PAD, BARRIERS, POLE RISER TRENCHING, BACK FILL, AND UTILITY FEES, AND INCLUDE REQUIREMENTS IN SCOPE.
4. CONTRACTOR SHALL LABEL ALL MAIN DISCONNECT SWITCHES AS REQUIRED BY CODE.



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DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

LICENSER:

SHEET TITLE:
SINGLE LINE DIAGRAM, NOTES AND ABBREVIATIONS

SHEET NUMBER:
E-3

PANEL CIRCUIT AND LOAD SCHEDULE

SERVICE: 120 / 208 VAC 1PH 3W
DESIGNATION: "—"
LOCATION: N/A

	LOAD DESCRIPTION	QUANTITY	UNIT V.A.	LOAD PER PHASE (VA) PHASE A	PHASE B	PHASE C	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	TRIP	POLES	WIRE SIZE	A.I.C.	WIRE TYPE
1	DSM 850	1	2880	1440	–	–	X	–	20	2	8	*	THHW
3		–	–	–	1440	–	–	–	–	–	8	*	THHW
5	DSM 850	1	2880	1440	–	–	X	–	20	2	8	*	THHW
7		–	–	–	1440	–	–	–	–	–	8	*	THHW
9	BTS	1	2700	1350	–	–	X		20	2	8	*	THHW
11		–	–	–	1350	–	–		–	–	–	*	THHW
13	UMTS B	1	2700	1350	–	–	X	–	20	2	*	*	THHW
15		–	–	–	1350	–	–	–	–	–	–	*	THHW
17	RECEPTACLES	1	–	–	–	–	–	–	20	1	–	*	THHW
19	FAN	1	–	–	–	–	–	–	20	1	–	*	THHW
21	BLANK	–	–	–	–	–	–	–	–	–	–	–	–
23	BLANK	–	–	–	–	–	–	–	–	–	–	–	–
	SUBTOTAL CONTINUOUS		–	–	–								
	SUBTOTAL NON-CONTINUOUS		5580	5580	–								

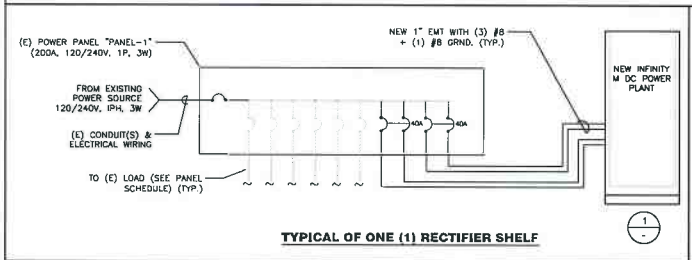
	WIRE TYPE	A.I.C.	WIRE SIZE	POLES	TRIP	NON-CONTINUOUS LOADS	CONTINUOUS LOADS	LOAD PER PHASE (VA) A	B	C	V.A. UNIT	QUANTITY	LOAD DESCRIPTION	
2	THHW	22,000	*	2	40	X	–	–	–	1280	2560	1	INFINITY-M DC POWER SHELF/RECT. 1, 2	1
4	THHW	22,000	*	–	–	–	–	–	1280	–	–	–		
6	THHW	22,000	*	2	40	X	–	1280	–	–	2560	1	INFINITY-M DC POWER SHELF/RECT. 3, 4	1
8	THHW	22,000	*	–	–	–	–	–	–	1280	–	–		
10	THHW	*	–	2	20	–	–	–	–	1350	2700	1	BTS	
12	–	*	–	–	–	–	–	–	1350	–	–	–		
14	–	*	–	2	20	–	–	–	–	1350	2700	1	UMTS A	
16	–	*	–	–	–	–	–	–	1350	–	–	–		
18	–	*	–	2	60	–	–	–	–	–	–	1	LTE SUB PANEL	
20	–	*	–	–	–	–	–	–	–	–	–	–		
22	–	–	–	–	–	–	–	–	–	–	–	–	BLANK	
24	–	–	–	–	–	–	–	–	–	–	–	–	BLANK	
								–	–	–	SUBTOTAL CONTINUOUS			
								1280	3990	5280	SUBTOTAL NON-CONTINUOUS			
											TOTAL KVA CONTINUOUS x 1.25			0
											TOTAL KVA NON-CONTINUOUS			16.3
											TOTAL KVA			16.3
											TOTAL AMPS			78.4

VOLTAGE: 120 / 240 | CYCLE: 60 | PHASE: 1 | WIRES: 3
NEUTRAL:
MAIN BREAKER: 200 AMPS | A.I.C.: 10,000 | TRIP: 200
MAIN LUGS: 225 AMPS | MAIN COPPER BUS: 225 AMPS
MAINS: TOP X BOTTOM ____

MANUFACTURER: NORTHERN
TYPE AND DATALOG NUMBER: "CAC SERIES" (UL 891)
NO EQUAL: ____ | APPROVED EQUAL: X
MOUNTING: SURFACE X | FLUSH ____

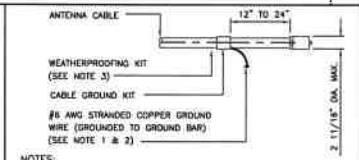
① REMOVE EXISTING DUAL POLE 30A BREAKERS IN POSITION 1,4 AND 5,8. ADD NEW DUAL POLE 40A BREAKERS FOR NEW AT&T DC POWER PLANT INFINITY-D IN THOSE POSITIONS AS SHOWN ABOVE PER PLAN
• KAIC OF NEW BREAKER TO MATCH EXISTING.

PANEL BREAKER SCHEDULE | 1



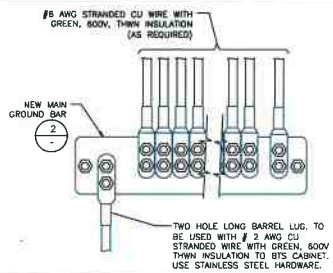
TYPICAL OF ONE (1) RECTIFIER SHELF

PARTIAL SINGLE LINE DIAGRAM | 4

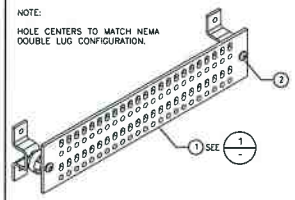


NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHER PROOFING SHALL BE (TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.)

CONN. OF CABLE GND KIT TO ANT. | 5



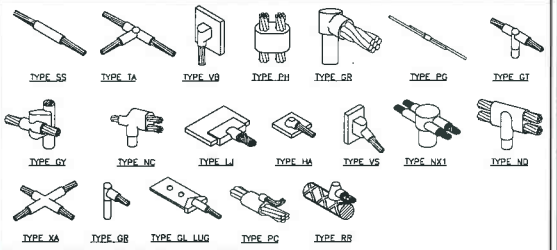
INSTALLATION OF GND WIRE TO GND BAR | 2



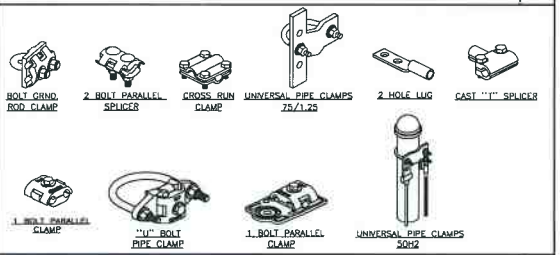
1– UNIVERSAL TINNED COPPER BUSS BAR WITH HARDWARE: BY ANDREW CORPORATION
UGBKIT-0420-T : 1/4"x4"x20" (SHOWN)
UGBKIT-0412-T : 1/4"x4"x12"
UGBKIT-0210-T : 1/4"x2"x10"
GB-HKU : MOUNTING HARDWARE KIT

2– ANDREW #MTC9674KEY TAMPER RESISTANT BUSS BAR BOLT KIT

GROUND BAR DETAIL | 3



EXOTHERMIC WELD CONNECTION | 6



MECHANICAL CONNECTION | 7

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DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

LICENSER:

SHEET TITLE:
PANEL SCHEDULE, SINGLE LINE DIAGRAM AND GROUNDING DETAILS

SHEET NUMBER:
E-4

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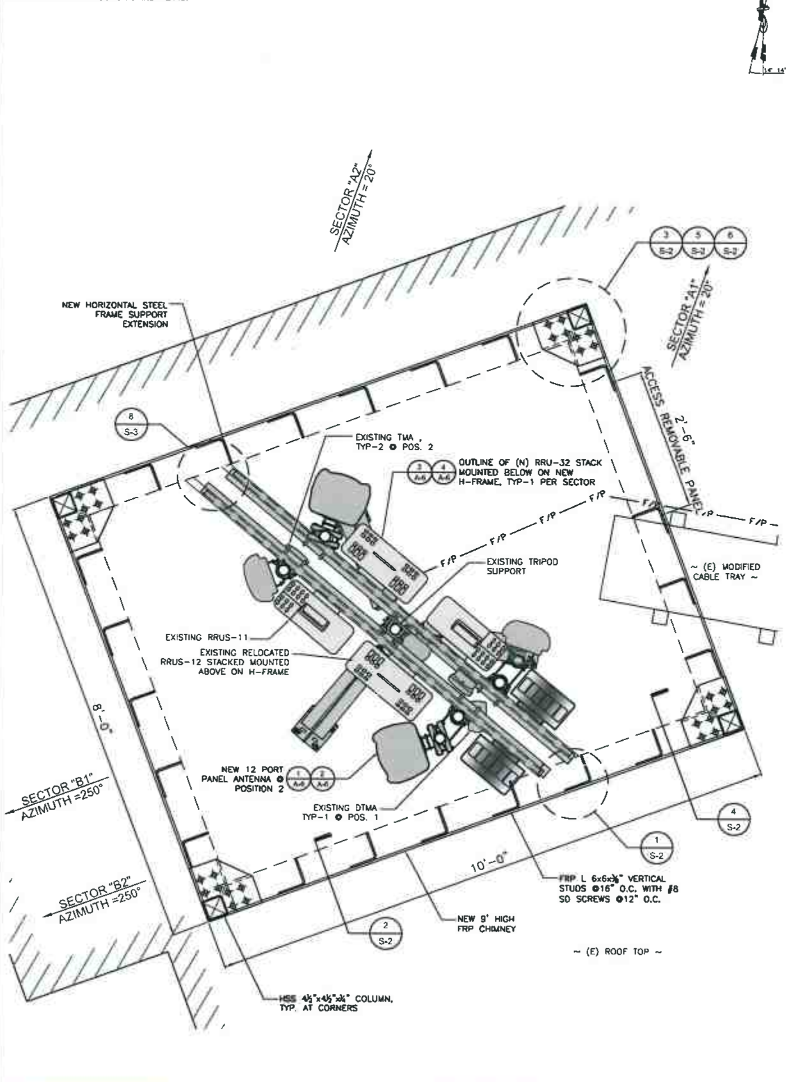
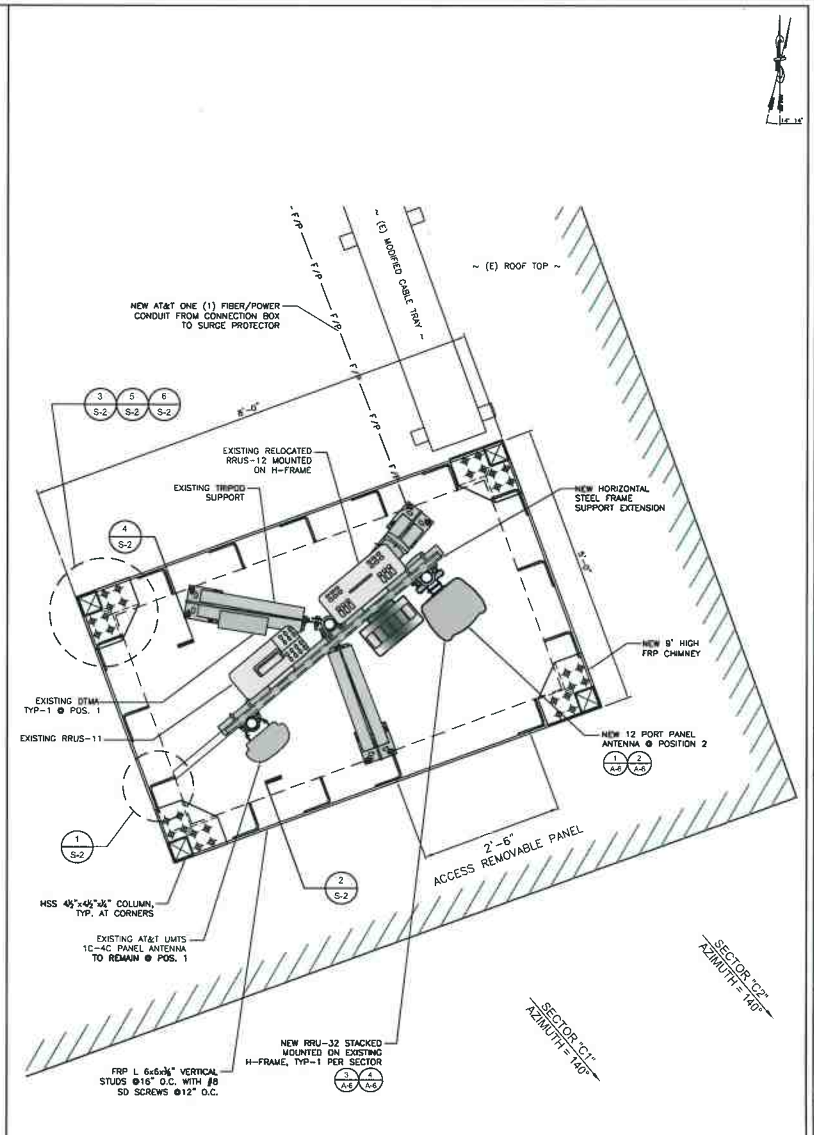


NEW ANTENNA PLAN SECTOR "A" & "B" — SCALE 3/8" = 1'-0" — 1



NEW ANTENNA PLAN SECTOR "C" — SCALE 3/8" = 1'-0" — 2

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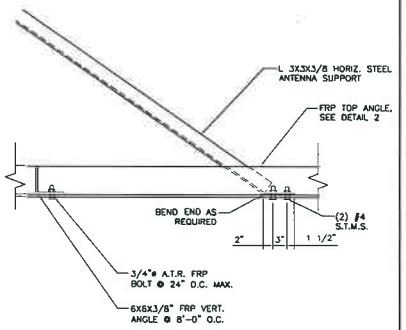
DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

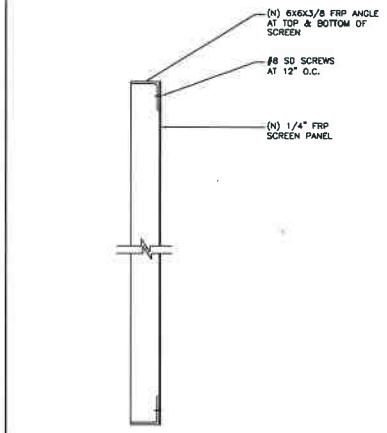
LICENSER:
REGISTERED PROFESSIONAL ENGINEER — C 40483 Exp. 03/31/17 — CIVIL — STATE OF CALIFORNIA

SHEET TITLE:
STRUCTURE DETAILS

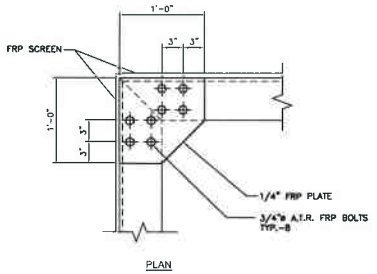
SHEET NUMBER:
S-1



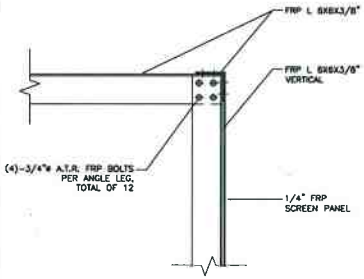
STEEL ANGLE-SCREEN CONNECTION | 1



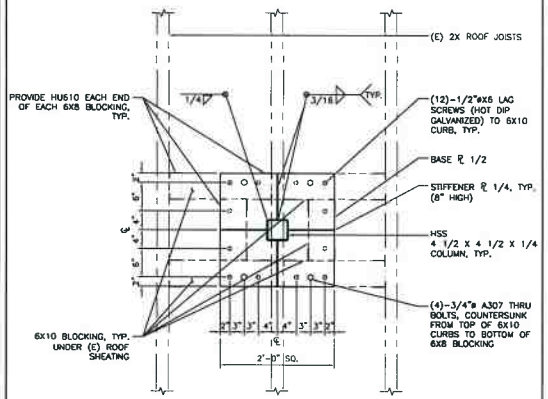
SCREEN PANEL CONNECTION | 2



SCREEN CORNER CONNECTION | 3



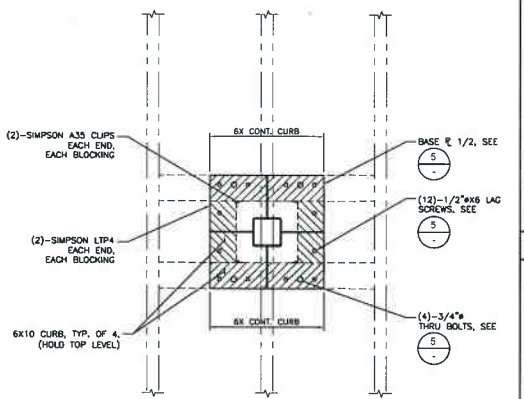
FRAME CONNECTION | 4



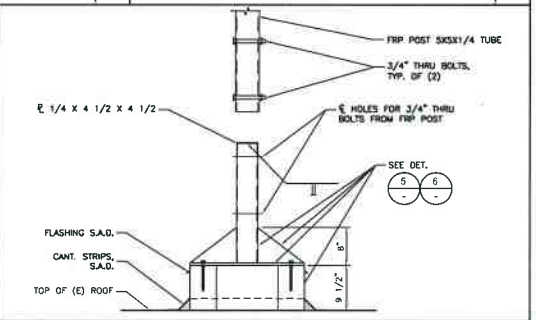
SIGHTSCREEN SUPPORT ANCHORAGE PLAN | 5

NOTE:

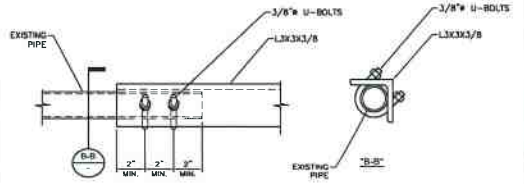
1. SET BASE PLATE 1/2 OVER MASTIC BED OVER GALV. FLASHING CAP.



SIGHTSCREEN SUPPORT PLATFORM PLAN | 6



SIGHTSCREEN SUPPORT ELEVATION | 7



(E)-(N) ANTENNA SUPPORT CONNECTION | 8

at&t
2700 WATT AVE
SACRAMENTO, CA 95821

PROJECT INFORMATION:

CNU05650/CCL05650
LTE 3C WCS SITE: CCL05650
FA #: 10102015 USID: 47714
SHARP PARK-HWY 1
2580 SAN FRANCISCO BLVD
PACIFICA, CA 94044

CURRENT ISSUE DATE:
10/04/16

ISSUED FOR:
100% CONSTRUCTION DRAWING

REV.	DATE:	DESCRIPTION:	BY:
A	04/07/16	90% CONSTRUCTION DRAWING	JHM
0	06/27/16	100% CONSTRUCTION DRAWING	JBM
1	10/04/16	ANTENNA CORRECTION	JBM

PLANS PREPARED BY:
PDC CORPORATION
4555 LAS POSITAS RD
BLDG. A SUITE B
LIVERMORE, CA 94551
TEL: (925) 606-5868

CONSULTANT:
ERICSSON
6180 STONERIDGE MALL DR., SUITE 400
PLEASANTON, CA 94588

DRAWN BY:	CHK.:	APV.:
JHM	PP	SAS

LICENSER:
C 40483
exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

SHEET TITLE:
STRUCTURE DETAILS

SHEET NUMBER:
S-2

ELECTROMAGNETIC ENERGY (EME) EXPOSURE REPORT

Site Name:	**Sharp Park – HWY 1**
Site ID:	**CCL05650**
USID:	**47714**
FA Location:	**10102015**
Site Type:	**Rooftop**
Location:	**2580 San Francisco Boulevard Pacifica, CA 94044**
Latitude (NAD83):	**37.6291083**
Longitude (NAD83):	**-122.4906083**
Report Completed:	**April 12, 2016**
AT&T M-RFSC	**Casey Chan**

Prepared By:

OSC ENGINEERING

Prepared for: AT&T Mobility
c/o Caldwell Compliance, Inc.
6900 Koll Center Parkway.
Ste. 401
Pleasanton, CA 94566

ATTACHMENT D

Site Overview and Description

- The antennas are mounted on a rooftop
- The site consists of three (3) sectors with a total of six (6) antennas
- There are no separate structures within forty (40) feet of the transmitting antennas
- The site is not co-located

	Sector A	Sector B	Sector G
Azimuth	20°	250°	140°
Number of antennas	2	2	2
Bottom tip of antenna above ground (ft.)	39.8 / 39	39.8 / 39	39.8 / 39
Bottomtip of antenna above roof (ft.)	1.8 / 1	1.8 / 1	1.8 / 1
Technology	GSM / UMTS / LTE	GSM / UMTS / LTE	GSM / UMTS / LTE
Antenna Make and Model	Kathrein 742-264 Quintel QS66512-2	Kathrein 742-264 Quintel QS66512-2	Kathrein 742-264 Quintel QS66512-2

Site Compliance Status (FCC & AT&T Guidelines)	Compliant with recommendations

Compliance Notes

Occupational Safety & Compliance Engineering (OSC Engineering) has been contracted by Caldwell Compliance, Inc. to conduct an RF (radio frequency) computer simulated analysis. The Federal Communications Commission (FCC) has set limits on RF energy exposed to humans on a wireless cell site in order to ensure safety. The FCC has also mandated that all RF wireless sites must be in compliance with the FCC limits and a compliance check must be performed annually to ensure site compliance.

This report is an in depth analysis summarizing the results of the RF modeling provided to us by AT&T and in relation to relevant FCC RF compliance standards. A reanalysis is recommended upon the site going on air.

OSC Engineering uses the FCC OET-65 as well as AT&T Standards to make recommendations based on results and information gathered from drawings and Radio Frequency Data Sheets.

For this report, OSC Engineering utilized Roofview® software for the theoretical analysis of the AT&T Cellular Facility.

A site-specific compliance plan is recommended for each transmitting site. This report serves as a single piece of the overall compliance plan.

Information utilized for this report: RFDS: SAN-FRANCISCO-SACRAMENTO_SAN-FRANCISCO_CNU5650_2016-LTE-Next-Carrier_LTE...
DWGs: 3701843559_MRSFR026808_CCL05650_10102015_90% ZD 01-21-16 Redlined_LTE 3C

Compliance Results of the Proposed Site (theoretical simulation)

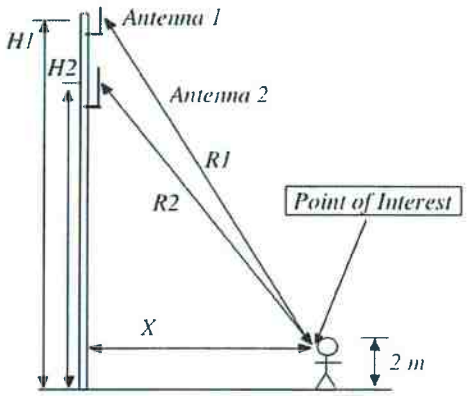
Max RF Exposure Level from (AT&T antennas @ roof):
3765.7 % FCC General Population MPE Limit

Max RF Exposure Level simulated (AT&T antennas @ ground):
10.8 % FCC General Population MPE Limit

FCC Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

In the simple example shown in the below diagram, it is desired to determine the power density at a given location **X** meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, **H1** and **H2**, must be known in order to calculate the distances, **R1** and **R2**, from the antennas to the point of interest. [1]



[1] OET Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, Page 37- 38

Computer Simulation Analysis

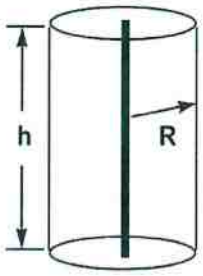
The Federal Communications Commission (FCC) governs the telecommunications services, facilities, and devices used by the public, industrial and state organizations in the United States.

"RoofView® is a software analysis tool for evaluating radiofrequency (RF) field levels at roof-top telecommunications sites produced by vertical collinear antennas of the type commonly used in the cellular, paging, PCS, ESMR and conventional two-way radio communications services."[2]

"RF near-field levels are computed from selected antennas by applying a cylindrical model that takes into account the antenna's aperture height, mounting height above the roof, azimuthal beam width for directional antennas and the location of the antennas on the roof Resulting, spatially averaged power densities are expressed as a percentage of a user selectable exposure limit depending on frequency. The entire roof is composed of one-square-foot pixels and RF fields are computed for each of these pixels for each selected antenna."[3]

Computer simulations produced for clients are simulated with "Uptime = 100%". This means that all transmitters associated with an antenna are considered to be "on". [4]

RoofView® uses a near-field method of computing the field based on assuming that the total input power delivered to the antenna, at its input terminal, is distributed over an imaginary cylindrical surface surrounding the antenna. The height of the cylinder is equal to the aperture height of the antenna while the radius is simply the distance from the antenna at which the field power density is to be computed. Within the aperture of the antenna, this approximation is quite accurate but as the antenna is elevated above the region of interest, the model output must be corrected for mounting height. [5]



$$S = \frac{P}{2\pi Rh}$$

[2] Roofview User Guide 4.15, Page 7, Richard A Tell Associates
[3] Roofview User Guide 4.15, Page 7, Richard A Tell Associates
[4] Roofview User Guide 4.15, Page 10, Richard A Tell Associates
[5] Roofview User Guide 4.15, Page 45, Richard A Tell Associates

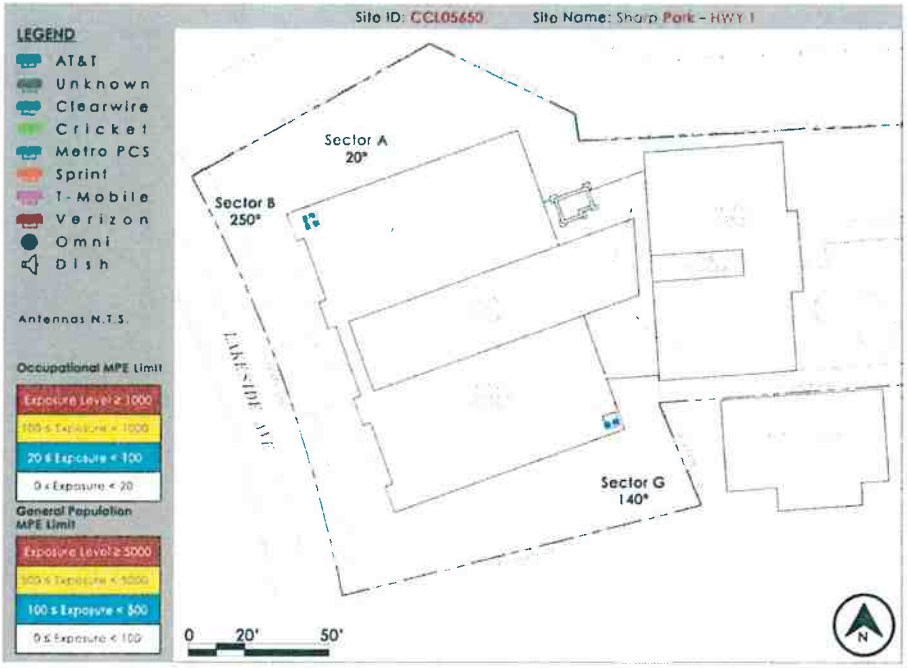
Antenna Inventory

All technical data and specifications shown below are collected from drawings and/or documents provided by the client, as well as from online databases and/or a visit to this facility. Unknown wireless transmitting antennas are simulated using conservative values when information is not available.

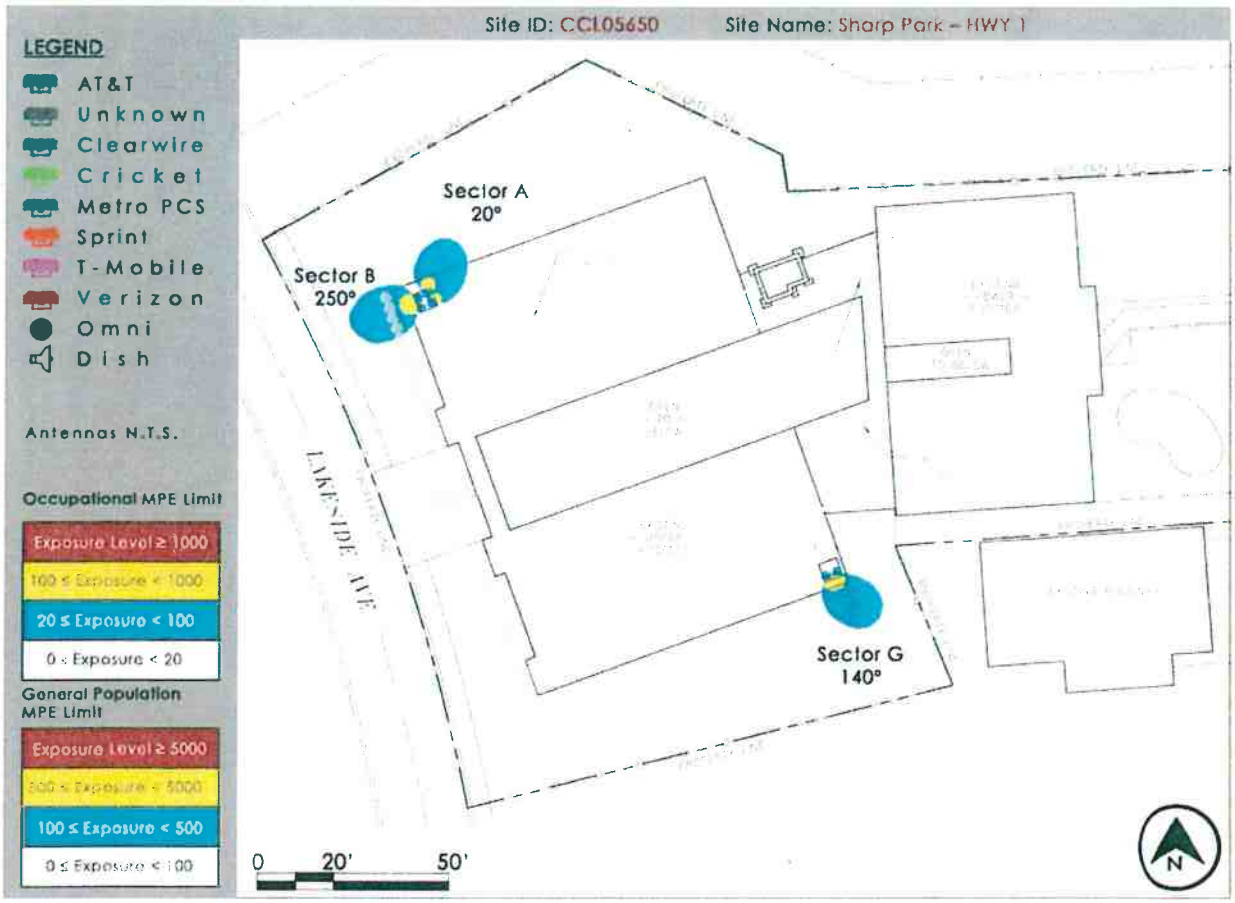
Antenna	Operator / Technology	Frequency (MHz)	Total ERP (Watts)	Antenna Gain (dBd)	Input Power (watts)	Loss (dB)	Antenna Type	Antenna Make	Antenna Model	Transmitter count	Azimuth (°T)	Antenna Aperture (ft)	Horizontal Beamwidth	Ground (Z) (ft)	Rooftop (Z) (ft)
A1	AT&T UMTS	850	501.8	11.85	32.76	3.88	Panel	Kathrein	742-264	2	20	4.32	68	39.8	1.8
A1	AT&T UMTS	1900	590.7	14.65	20.24	5.97	Panel	Kathrein	742-264	2	20	4.32	65	39.8	1.8
A2	AT&T GSM	850	219.5	11.85	14.33	3.88	Panel	Quintel	QS66512-2	1	20	6	63	39	1
A2	AT&T LTE	700	579.8	10.85	47.66	1.00	Panel	Quintel	QS66512-2	2	20	6	69	39	1
A2	AT&T LTE	1900	2313.9	13.85	95.32	1.00	Panel	Quintel	QS66512-2	2	20	6	70	39	1
A2	AT&T LTE	2300	1928.2	14.85	63.10	2.00	Panel	Quintel	QS66512-2	4	20	6	58	39	1
B1	AT&T UMTS	850	501.8	11.85	32.76	3.88	Panel	Kathrein	742-264	2	250	4.32	68	39.8	1.8
B1	AT&T UMTS	1900	590.7	14.65	20.24	5.97	Panel	Kathrein	742-264	2	250	4.32	65	39.8	1.8
B2	AT&T GSM	850	219.5	11.85	14.33	3.88	Panel	Quintel	QS66512-2	1	250	6	63	39	1
B2	AT&T LTE	700	579.8	10.85	47.66	1.00	Panel	Quintel	QS66512-2	2	250	6	69	39	1
B2	AT&T LTE	1900	2313.9	13.85	95.32	1.00	Panel	Quintel	QS66512-2	2	250	6	70	39	1
B2	AT&T LTE	2300	1928.2	14.85	63.10	2.00	Panel	Quintel	QS66512-2	4	250	6	58	39	1
G1	AT&T UMTS	850	501.8	11.85	32.76	3.88	Panel	Kathrein	742-264	2	140	4.32	68	39.8	1.8
G1	AT&T UMTS	1900	590.7	14.65	20.24	5.97	Panel	Kathrein	742-264	2	140	4.32	65	39.8	1.8
G2	AT&T GSM	850	219.5	11.85	14.33	3.88	Panel	Quintel	QS66512-2	1	140	6	63	39	1
G2	AT&T LTE	700	579.8	10.85	47.66	1.00	Panel	Quintel	QS66512-2	2	140	6	69	39	1
G2	AT&T LTE	1900	2313.9	13.85	95.32	1.00	Panel	Quintel	QS66512-2	2	140	6	70	39	1
G2	AT&T LTE	2300	1928.2	14.85	63.10	2.00	Panel	Quintel	QS66512-2	4	140	6	58	39	1

Theoretical Simulation Result Diagram – Cumulative Ground Level (Max Emission = 10.8% GP)

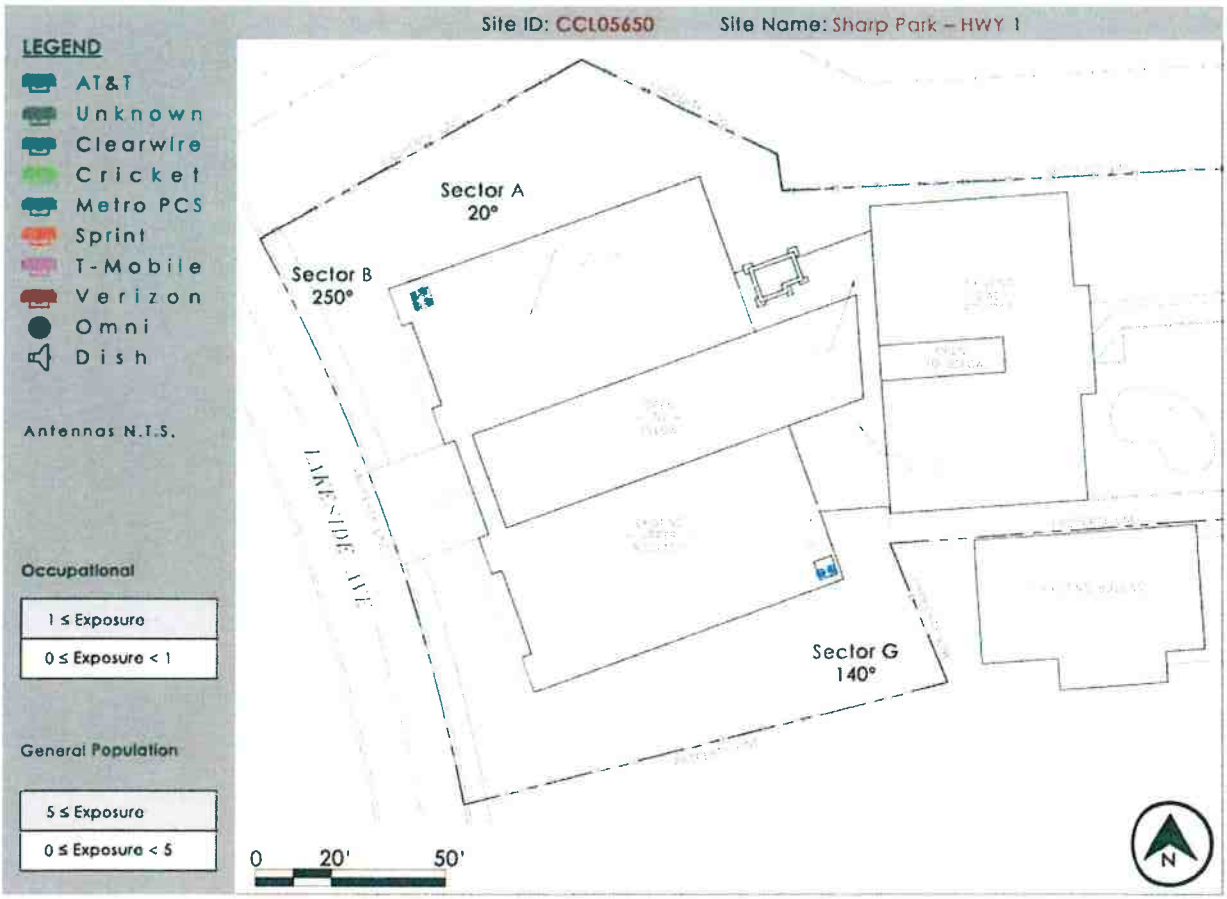
For the purpose of theoretical simulation, OSC Engineering models antennas as if they are operating at full power (100% capacity). This assumption yields more conservative (higher) results. On-site measurements may yield different results, as antennas do not always operate at full capacity. To the right is a result diagram of the site in question. The diagram is a color-coded map per ND-00059 levels, which coincide with FCC MPE Limits. Any exposure resulting in a level higher than 100% exceeds the Limits and requires further action, such as barriers. A level exceeding 100% does not make a site out of compliance. All results are given in General Population percentages even when a site may be considered Occupational.



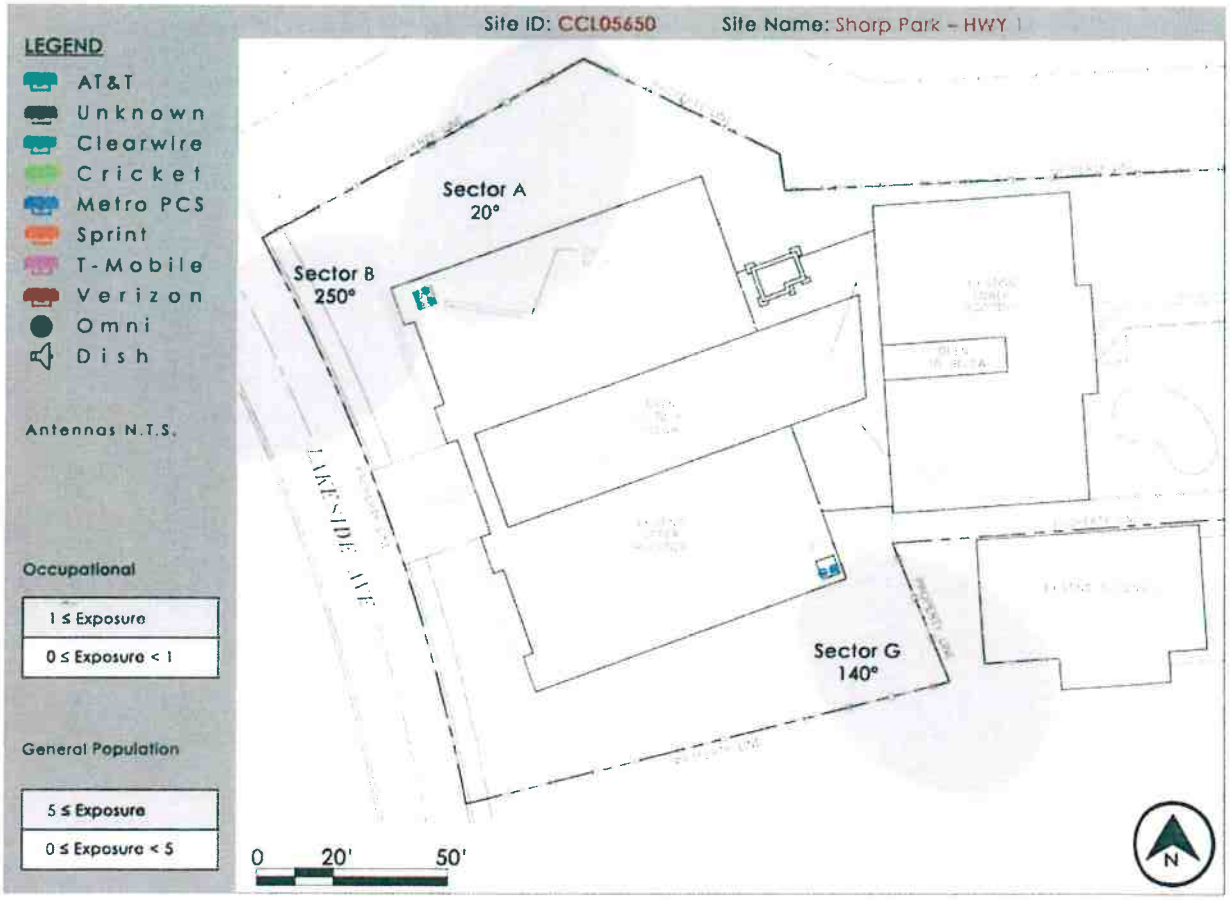
Theoretical Simulation Result Diagram – Cumulative Roof Level (Max Emission = 3765.7% GP)



Theoretical Simulation Result Diagram – AT&T Mobility only Ground Level (Max Emission = 10.8% GP)



Theoretical Simulation Result Diagram – AT&T Mobility only Roof Level (Max Emission = 3765.7% GP)



Certification

The undersigned is a Professional Engineer, holding a California Registration No. 19677

Reviewed and approved by:

John B. Bachoua, PE

Date: April 12, 2016

The engineering and design of all related structures as well as the impact of the antennas on the structural integrity of the design are specifically excluded from this report's scope of work. This report's scope of work is limited to an evaluation of the Electromagnetic Energy (EME) RF emissions field generated by the antennas listed in this report. When client and others have supplied data, it is assumed to be correct.

FCC MPE Limits (from OET-65)

OSC Engineering uses the FCC's and clients' guidelines to model the computer simulation. Explained in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation".

Occupational/controlled[6] exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means. As discussed later, the occupational/controlled exposure limits also apply to amateur radio operators and members of their immediate household.

General population/uncontrolled[7] exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

[6] OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.
[7] OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

Limits for Maximum Permissible Exposure (MPE)[8]

"The FCC Exposure limits are based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies whole-body absorption is less efficient, and, consequently, the MPE limits are less restrictive."[9]

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population /Uncontrolled Exposure

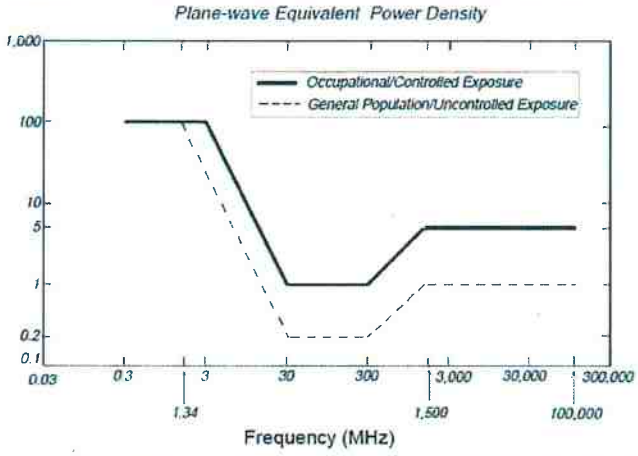
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f= Frequency in MHz *Plane-wave equivalent power density

[8] OET-65 "FCC Guidelines Table 1 pg. 72.
[9] OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 8

Limits for Maximum Permissible Exposure (MPE) continued [10]

Figure 1. *FCC Limits for Maximum Permissible Exposure (MPE)*



"MPE Limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm^2), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). In the far-field of a transmitting antenna, where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal ("[plane-wave" conditions], these quantities are related by the following equation:

$$S = \frac{E^2}{3770} = 37.7H^2$$

where: S = power density (mW/cm^2)
E = electric field strength (V/m)
H = magnetic field strength (A/m)

[10] OET-65 "FCC Guidelines Table 1 pg. 72.

Limitations

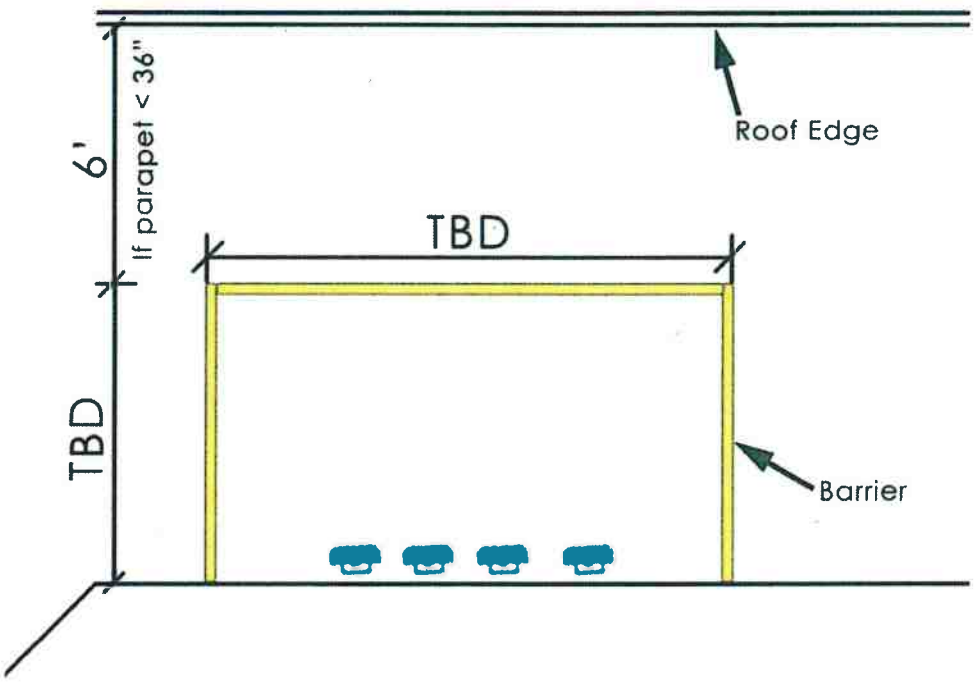
OSC Engineering completed this evaluation analysis based on information and data provided by the client. The data provided by the client is assumed to be accurate. Estimates of the unknown, standard, and additional transmitting sites are noted and based on FCC regulation and client requirements. These are estimated to the best of our professional knowledge. This report is completed by OSC Engineering to determine whether the wireless communications facility complies with the Federal Communications Commission (FCC) Radio Frequency (RF) Safety Guidelines. The Office of Engineering and Technology (OET-65) *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation* has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC)[11]. As each site is getting upgraded and changed, this report will become obsolete as this report is based on current information per the client, per the date of the report. Use of this document will not hold OSC Engineering Inc. nor it's employees liable legally or otherwise. This report shall not be used as a determination as to what is safe or unsafe on a given site. All workers or other people accessing any transmitting site should have proper EME awareness training. This includes, but is not limited to, obeying posted signage, keeping a minimum distance from antennas, watching EME awareness videos and formal classroom training.

[11] OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 1

EH&S and OSHA Barrier Consideration

Environmental, Health and Safety (EH&S) guidelines prohibit construction of RF safety barriers that extend to, or are within the 6-ft setback from, unprotected roof edges but do not meet the OSHA fall protection requirements of 29 CFR 1910.23 and 29 CFR 1926.500 through 1926.503. The following details are intended to assist AT&T RF safety engineers and RSVs in meeting the AT&T Mobility RF safety compliance guidelines as defined in ND-00059. Whereas, AT&T employees and contractors working within 6 ft. from an unprotected roof edge must follow OSHA guidelines with respect to fall protection and roof line safety.[12]

For Clarity: Unprotected roof edge refers to a parapet less than thirty-six (36) inches in height.



[12] RF Safety Barrier 6-ft Rule v3_ehscmts_EHS cmts_ws, "Installing Radio Frequency (RF) safety barriers on roofs with unprotected edges job aid" Page 1 Overview

AT&T Antenna Shut-Down Protocol

AT&T provides Lockout/Tagout (LOTO) procedures in Section 9.4[13] (9.4.1- 9.4.9) in the ND-00059. These procedures are to be followed in the event of anyone who needs access at or in the vicinity of transmitting AT&T antennas. Contact AT&T when accessing the rooftop near the transmitting antennas. Below is information regarding when to contact an AT&T representative.

9.4.7 Maintenance work being performed near transmitting antennas

Whenever anyone is working within close proximity to the transmitting antenna(s), the antenna sector, multiple sectors, or entire cell site may need to be shut down to ensure compliance with the applicable FCC MPE limit. This work may include but is not limited to structural repairs, painting or non-RF equipment services by AT&T personnel/contractors or the owner of a tower, water tank, rooftop, or other low-centerline sites. The particular method of energy control will depend on the scope of work (e.g., duration, impact to the antenna or transmission cabling, etc.) and potential for RF levels to exceed the FCC MPE limits for General Population/Uncontrolled environments

9.4.8 AT&T Employees and Contractors

AT&T employees and contractors performing work on AT&T cell sites must be trained in RF awareness and must exercise control over their exposure to ensure compliance with the FCC MPE limit for Occupational/Controlled Environments ("Occupational MPE Limit").

The rule of staying at least 3 feet from antennas is no longer always adequate to prevent exposure above the Occupational MPE Limit. That general rule was applied early in the development of cellular when omni-directional antennas were primarily used and later when wide-beamwidth antennas were used. That application was then appropriate for the Occupational exposure category. However, the current prevalence of antennas with 60- and 70- degree horizontal half-power beamwidths at urban and suburban GSM and UMTS/HSDPA sites raises some question about the continued reliability of the 3-foot rule. Antennas with low bottom-tip heights and total input powers around 70-80 W can produce exposure levels exceeding the Occupational MPE Limits at 4 feet, and these levels can be augmented by emissions of co-located operators. Therefore, AT&T employees and contractors should apply the above general work procedures and use an RF personal monitor to assess exposure levels within the work vicinity.

9.4.9 Other Incidental Workers

All other incidental workers who are not trained in RF safety are considered general public and subject to the FCC MPE limits for General Population/Uncontrolled Environments. In such instance, the M-RFSC (primary contact) or R-RFSC (secondary contact) must refer to the Mobility RF site survey plan to assess the potential RF exposure levels associated with the antenna system. If capable of exceeding the FCC General Population/Uncontrolled MPE limit, then local sector/site shutdown is necessary. The FE/FT must also follow the local shutdown procedure and use their RF personal monitor as a screening tool for verification, as necessary.

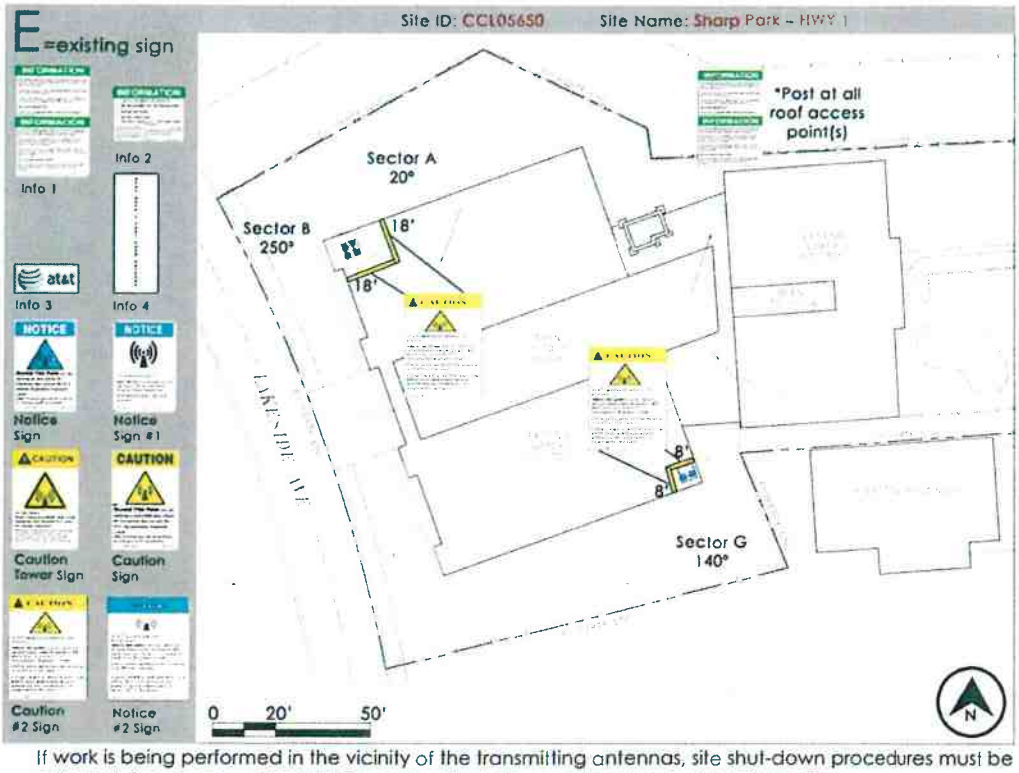
[13] ND-00059_Rev_5.1 "Lockout/Tagout (LOTO) Procedures" Page 45.

RECOMMENDATIONS

- **Access Point**
Information 1 Sign @ all roof access point(s) (to be posted)

- **AT&T Sector A and B**
To be installed: a 18' X 18' wide physical barrier behind sector with Caution #2 sign on all approaching sides of physical barrier
If the parapet is less than 36" in height: Barriers must be built a minimum of 6 feet away from the roof edge to comply with OSHA safety standards

- **AT&T Sector G**
To be installed: a 8' X 8' wide physical barrier behind sector with Caution #2 sign on all approaching sides of physical barrier
If the parapet is less than 36" in height: Barriers must be built a minimum of 6 feet away from the roof edge to comply with OSHA safety standards



If work is being performed in the vicinity of the transmitting antennas, site shut-down procedures must be followed. See page entilled AT&T Antenna Shut-down protocol for further information.

VISUAL IMPACT ANALYSIS
WIRELESS CELLULAR SITE MODIFICATION, 2580 FRANCISCO BLVD., PACIFICA, CALIFORNIA

Purpose

This visual impact analysis is provided to assist the City in determining potential visual impacts from a proposed cellular antenna expansion project and associated enlargement of the antenna enclosure at 2580 Francisco Boulevard, as viewed from the following locations:

1. Highway 1 (Cabrillo Highway)
2. Entrance to the Palmetto Avenue corridor (Palmetto Avenue at Clarendon Road)
3. Historic Sharp Park Golf Course and club house.

Methodology

The analysis was conducted to determine the visibility and visual character of the existing development and proposed project as viewed from Highway 1, the entrance to the Palmetto Avenue corridor and the Sharp Park Golf Course and club house. The project visibility on Highway 1 was evaluated for a quarter mile in either direction to capture the dynamic view shed from passing motorists.

The visual character of the proposed project was evaluated based on key considerations in visual design of wireless facilities and the City Design Guidelines. The findings of this analysis are presented below.

Findings

The Visual Impact Analysis shows the following:

1. The proposed antenna enclosures will be prominent features of the skyline in close proximity to the site. However they will typically not be viewed as such by motorist travelling on Highway 1 corridor considering the line of sight and speed of the motorists.
2. Views of the proposed project from the entrance to the Palmetto Avenue corridor are shielded by existing landscaping.
3. Views of the proposed project from the Sharp Park Golf Course clubhouse are distant and shielded by mature trees.
4. Views from Sharp Park Golf Course are generally shielded by mature trees. Proposed project will be prominently visible from the grounds across Lakeside Avenue, in the vicinity of the site. However, views to the building where golfers typically stop and may look at the surroundings are either shielded by landscaping or not in the typical user's line of sight.
5. When visible in the line of sight, the proposed project would appear out of scale as elements of the host building and surrounding context.
6. A key consideration in stealth design for wireless antennas is that the design looks reasonably similar to the feature they intend to replicate. However, the proposed enclosures fail to replicate the appearance of chimneys even though that appears to be intent of the project design as referred to in the project application.

ATTACHMENT E

7. The visual impacts of the proposed project may be reduced by downsizing the enclosures or setting them back from the roof corners to reduce their visibility and better integrating them with the architecture of the host building.

The findings of the visual impact analysis are consistent with the City's Design guidelines; project consistency with the Design Guidelines may only potentially be achieved with modifications to the proposed project design as described above in Finding # 7.

The Project

Based on the project plans, the project involves modifications to existing roof mounted cellular antennas located on a 38-foot tall apartment building at 2580 Francisco Boulevard. The existing antennas constitute three sectors for a total of six antennas (four port). These antennas are enclosed in two columnar enclosures, referred to as chimneys in the project application. A single 'chimney' (Enclosure #1) accommodates two antennas and another four antennas are accommodated in a double 'chimney' (Enclosure # 2). Enclosure # 1 is located on the southern side of the building in a corner location facing Francisco Boulevard and Highway 1. Enclosure # 2 is located at the northwestern corner of the building on the side facing Lakeside Avenue to the rear of the property. The existing enclosures are 5-feet by 5-feet and 6-feet in height above the roof.

The project would enlarge the two enclosures to accommodate larger antennas and associated equipment. In Enclosure # 1 an existing antenna will be replaced with a larger antenna (12 port) and in Enclosure #2 two existing antennas will be replaced with larger antennas (12 port). The project will also include installing three Remote Radio Units (RRUs) near antennas inside these enclosures. The size of Enclosure # 1 will be increased to 5-feet by 8- feet by 9-feet in height. Enclosure # 2 will be increased to 8-feet by 10-feet by 9-feet in height. The project includes replacement of equipment inside the existing equipment room on the first floor level of the building.

Setting and Existing Character

The Cypress Point apartment building is located in the Sharp Park Neighborhood in a triangular area bounded by Francisco Boulevard to the east, Clarendon Road to the north, Lakeside Avenue to the west and Laguna Avenue to the south west. The building is divided between the three-story front portion and the rear four-story portion located along Lakeside Avenue. Both Enclosure #1 and # 2 are located on the four story portion of the building. (Figure 1. Setting and Existing Character)

Cypress Point is believed to be the tallest building in the Sharp Park neighborhood. Architecturally, it is a boxy building with a flat roof. The built context of the site is characterized by one to three story predominantly residential buildings. The Sharp Park Golf Course grounds are located across Lakeside Avenue to the west-southwest and south of the site. Sharp Park Golf Course club house is located about a quarter mile south of the site. The Sharp Park Golf Course and clubhouse are a historic landmark. The golf course grounds are bordered by a thick row of trees next to Lakeside Avenue. Highway 1 runs parallel to Francisco Boulevard to the east of the site. Highway 1, in the area of the site, is eligible for State Scenic Highway designation. The Palmetto Avenue corridor is a streetscape project with significant public investment. Entrance to the Palmetto Avenue corridor is located to the northwest of the site at the Clarendon Road and Palmetto Avenue intersection.

Figure 1. Setting and Existing Character.

The antenna enclosures and host building are visible from various locations on north and south bound Highway 1. Exhibit 1 depicts these views as seen by motorists driving on north and southbound Highway 1. The views of the building and the antenna enclosures from entrance to the Palmetto Avenue corridor are shielded by trees (Exhibit 2). The views from the Sharp Park Golf Course club house and areas of the course near the club house and to the west are distant and are also shielded by trees. The building and the antenna enclosures are visible from limited locations in the Golf Course, specifically in areas in proximity to the site adjacent to the pathway in the golf course that runs along Lakeside Avenue. (Exhibit 3)

Visual Impact Analysis

Key Considerations

The visual impact analysis begins with a good understanding of the site and surroundings. It includes an understanding of the proposed project design and an evaluation of the facility siting with the existing structure and environment by means of placement, architectural compatibility, camouflage, color and landscaping.

Visual impacts of wireless communication facilities can be minimized through the following measures:

- Appropriate placement with consideration of visual prominence
- Compatibility of scale, shape, mass and form within their context.
- Use of materials and colors similar to those found on the subject building and in the context that serve to obscure the facility.
- Stealth designs that look reasonably similar to building features they intend to replicate.
- Maintenance and enhancement existing vegetation and provision of new landscape material to screen proposed facilities, where necessary.

Visual Characteristics: Site and the Project

The building covers the majority of the site and is architecturally blocky with a flat roof that includes exaggerated overhangs. The existing antenna enclosures are columnar in shape and project 6-feet above the roof line. The enlarged enclosures will feature a 50 percent increase in height, from 6-feet to 9-feet, which is a substantial increase. They will be bulkier with a 60 percent (Enclosure #1) and a 220 percent (Enclosure # 2) increase in their size. The applicant has proposed to cover the enclosures, include a trim and paint color to match the building in an attempt to integrate them with the building.

Visual Impact Assessment

The columnar shape and form of the antenna enclosures is consistent with the blocky form of the building. However, as elements of the overall architecture, the proposed enclosures appear out of proportion with the rest of the building due to their height, size and bulk in proportion to the building scale. As architectural features, they appear more like elevator shafts/small rooms on the building rather than chimneys in this context. Their location at the roof corners above the overhangs is also a factor in their visual prominence in the context of lower surrounding buildings.

Highway 1 Impacts.

The viewers from this location are motorists travelling on Highway 1. The existing enclosures are visible from the highway as shown in Exhibit 1, particularly in areas where there are gaps in the rows of mature trees. Based on the visual study from Highway 1, the impact of the proposed project would not be substantial from distant views considering the distance and the speed of motorists traversing this stretch of the highway. The antenna enclosures, although more prominently visible closer to the site, would not register as such in the line of sight of the motorists as shown in the views through gaps in landscaping on northbound Highway 1 and views from southbound Highway 1 at the overpass above Clarendon Avenue (See, Exhibit 4, Location 6 N and Location 5 S). Exhibit 5 and 6 include visual simulations, provided by the applicant, depicting the existing and enlarged enclosures from Highway 1 as they would appear in close proximity to the site. These exhibits depict the antenna enclosures looking at the site, which would not be the viewing angle for motorists travelling down Highway 1 at this point.

Entrance to Palmetto Avenue.

The viewers from the entrance to the Palmetto Avenue corridor are pedestrians and motorist. Views of the site, the host building and antenna enclosures from this location are shielded by existing mature trees. Adverse visual impacts from this location are not anticipated as a result of the presence of existing landscaping.

Sharp Park Golf Course and club house.

Views from the Sharp Park Golf course clubhouse are mitigated by distance and mature trees. Views from the Sharp Park Golf course are generally mitigated by mature trees as well distance in the areas of the golf course closer to the club house and further away to the west. The proposed project will be prominently visible from Sharp Park Golf Course grounds across Lakeside Avenue, closer to the site, as shown from Location 1, Exhibit 3. However, the views to the building in areas north of the club house where golfers typically stop and may look at the surroundings are either shielded by landscaping or not in the typical user's line of sight (Location 2-4, Exhibit 3). For example. Location 2, Exhibit 3 is the location of the 18th hole tee, 350 yards from the 18th hole green. Golfers would thus walk by location 1 looking south and not east in the direction of the building.

City Design Guidelines

City of Pacifica has adopted Design Guidelines as one step in the effort to maintain the quality of the City's development where desirable attributes exist and to improve the quality of development where such attributes are lacking. The following City Design Guidelines pertaining to site planning, building design and landscaping are relevant to this project. Major areas of evaluation for project consistency with the Design Guidelines include the following:

Site Planning.

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

The purpose of the existing enclosures and their proposed enlargement is to screen and conceal roof mounted wireless antennas. However, while the proposed project would succeed in hiding the antennas, the scale and size of these screening elements is not compatible with the building design. As previously indicated, stealth designs should look reasonably similar to building features they intend to replicate. The proposed enlargement of the existing enclosures is out of scale with the building due to their bulk and size and these elements do not possess the appearance of chimneys for a residential building.

The enclosures are prominently visible from Highway 1 through the gaps in rows of mature trees as one approaches the site. Enclosure # 2 is prominently visible from limited areas of the Sharp Park Golf Course in proximity of the site across Lakeside Avenue. The enclosures are also visible from Lakeside Avenue and Francisco Avenue. The proposed enlargement would further exaggerate their visibility. The project would not interfere with circulation and parking on the site.

Building Design.

The City's building design guidelines are directed at buildings, whereas the proposed project is intended as screening for wireless antennas mounted on the roof of the building. However, these guidelines can be applied to this project as it proposes the appearance of an architectural feature in its design (stealth design).

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

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

In terms of building design, the columnar shape and form of the said enclosures is consistent with the blocky form of the building and the project includes trim details and color that match the existing building. However, as architectural features, they appear more like elevator shafts/small rooms on the building as they are out of proportion with the residential scale of the building for these features to classify as chimneys in this context.

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

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

The buildings in the vicinity of the project site are one to three story structures. The building on the project site is the largest and tallest building in the area. Each floor of this building is approximately 9'-6" high. The enlarged enclosures would project nine (9) feet above the building and would be about a floor in height. The bulk of the enclosures would also increase with a 60 percent increase in the size of Enclosure #1 and 100 percent increase in the height of Enclosure #2 rendering them out of scale with the building on the project site and surrounding lower buildings.

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

The proposed project includes a trim on all sides that matches the trim of the building, although this detail does not appear to reduce its scale as this detail does not appear to visually reduce the height or size of the enclosures.

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

The proposed enclosures would be constructed of Fiberglass reinforced plastic (FRP) material for the exterior skin, which is the same material used for the existing enclosure structures. Based on the visual simulations provided by the applicant, this material as textured and painted would blend in with the host building. The Sharp Park Golf Course clubhouse is a historical structure, however, adverse impact on this building is not anticipated as a result of the distance between the clubhouse and the proposed project

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

The project proposes colors that match the colors on the building and, in that regard, the project blends in with the building.

Landscaping.

Although the functional character of the proposed project is to serve as screening for the wireless antennas on the roof of the building, an evaluation of the consistency of the project with the landscaping guidelines looks upon the proposed project an architectural features based upon their visual character. Hence the finding pertaining to the purpose of landscaping, as discussed below, is relevant in this context.

vii. Purpose. *Landscaping should not be used to screen or hide an otherwise unacceptable building. Building Architecture should stand on its own, with landscaping incorporated as an integral element of overall project design."*

No landscaping is proposed or existing landscaping removed within the scope of this project. The proposed project is screened from view by mature trees from the entrance to the Palmetto Avenue corridor, Sharp Park Golf Course club house, and certain locations along Highway 1, and the Sharp Park Golf Course. However, the architecture would not stand on its own as the proposed enclosures would appear out of scale in their surroundings and out of proportion with the host building.

Recommendations.

This study identifies the following options that may be considered for reducing the visual impacts of the proposed project:

Relocation: The proposed antenna enclosures should be setback from the roof corners. At a minimum, they should be setback on the roof such that their outward faces are aligned with the walls of the building. This measure would also help to integrate them better with the architecture of the building. (Exhibit 7)

Architectural Integration: Inclusion of a 36-inch high parapet wall around the edges of the roof of the building would visually reduce the scale of the proposed project in relation to the building. However, this option would require an increase in the height of the host building as a result of the parapet. (Exhibit 8)

Reduction in height and size: This measure would need further exploration to ensure a balance between the visual and functional requirements of the project. It may be possible to choose alternative antennas and equipment for desired wireless service that allows for a reduction in the size and height of the proposed project.

Additional landscaping is not identified as a feasible option because of the limitations of the site for new plantings. In addition, the height of the building makes it difficult to have landscaping tall enough or dense enough to adequately screen the roof.

Conclusions

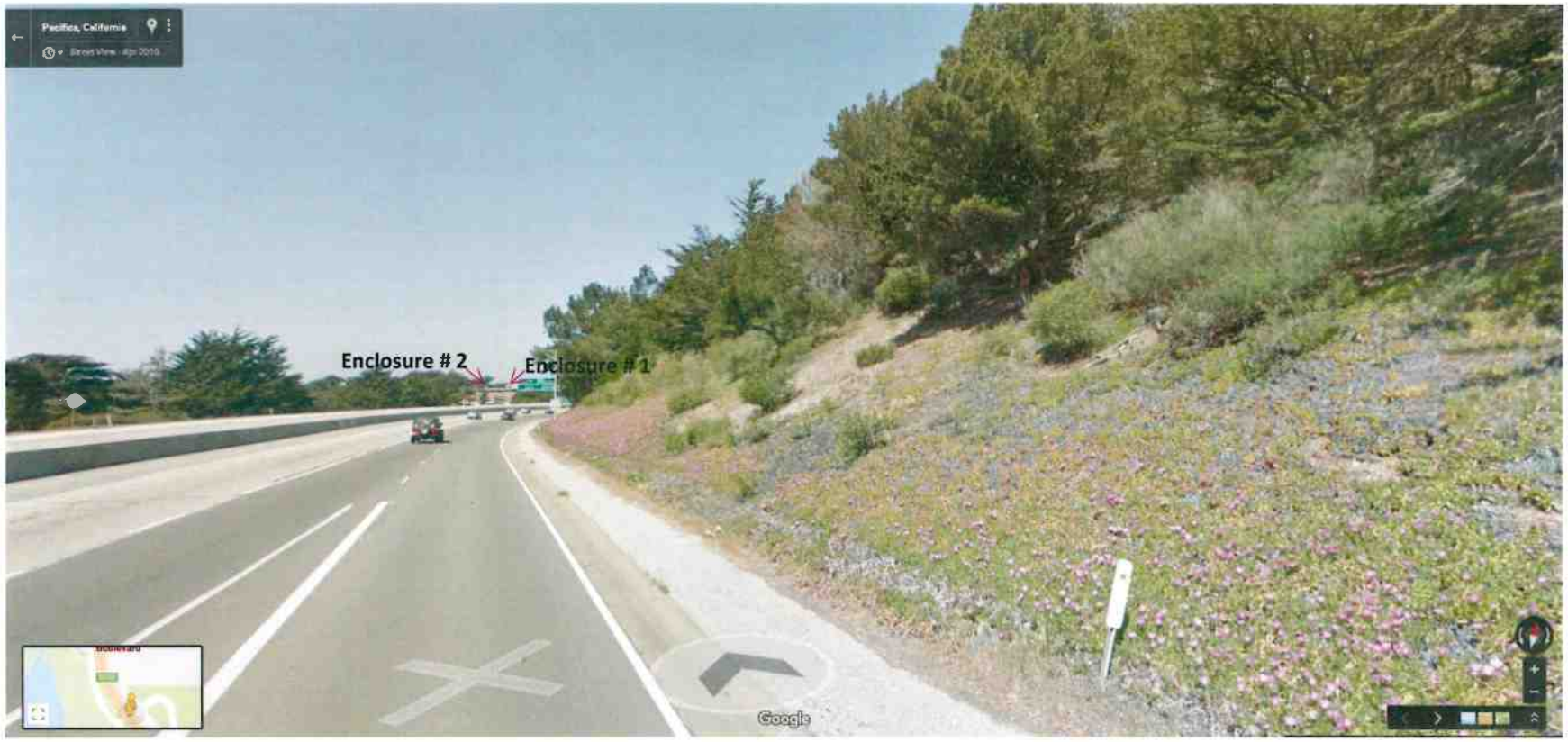
The scale and size of the proposed antenna enclosures would not be compatible with the building design. The intent of the existing stealthing enclosures is to appear as residential chimneys. Due to the increased size of the proposed enclosures, they do not possess the appearance of chimneys for a residential building, but more like elevator shafts/small rooms on the roof of the building. Implementation of the recommendations above would reduce the impact from the scale and size of the proposed enclosures.

Areas sensitive to impacts on surrounding visual resources, including the Palmetto Avenue and Clarendon Road intersection, Highway 1, and the Sharp Park Golf Course and club house were analyzed. Limited locations along Highway 1 in close proximity to the site, and limited locations within the Sharp Park Golf

Course in close proximity to the site (E.g., 18th hole, approximately 80 yards south of the tee) would provide views of the notable visual change, however, as further discussed above, typical users in each of these locations would not typically be looking at the proposed project site. Therefore the impacts on visual resources of these areas would be negligible, with the implementation of the recommendations provided above.

Exhibit 1

Project Visibility: North and Southbound Highway 1 Corridor



Location 1 N. Looking North on Highway 1.

Approximate Location Key

Location 2 N. Looking North on Highway 1

Approximate Location Key

Location 3 N. Looking North on Highway 1

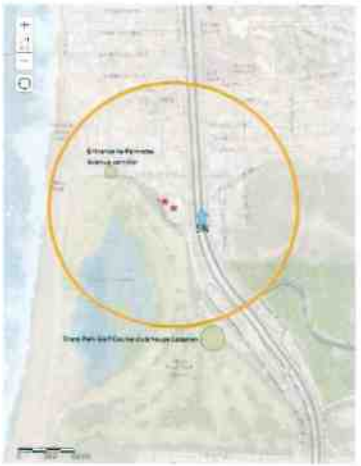
Approximate Location Key

Location 4 N. Looking North on Highway 1 (Project Site not visible)

Approximate Location Key

Location 5 N. Looking North on Highway 1

Approximate Location Key



Location 6 N. Looking North on Highway 1

Approximate Location Key

Location 1 S. Looking South on Highway 1 (Project Site not visible)

Approximate Location Key

Location 2 S. Looking South on Highway 1 (Project Site not visible)

Approximate Location Key

Location 3 S. Looking South on Highway 1

Approximate Location Key

Location 4 S. Looking South on Highway 1

Approximate Location Key

Location 5 S. Looking South on Highway 1

Approximate Location Key

Location 6 S. Looking South on Highway 1

Approximate Location Key

Exhibit 2

Project Visibility: Entrance to Palmetto Avenue Corridor

View toward the Site from Palmetto Avenue and Clarendon Road

Location Key

View toward the Site from Palmetto Avenue

Location Key

View toward the Site from Palmetto Avenue

Location Key

Exhibit 3

Project Visibility: Sharp Park Golf Course and Golf Course Club House

Location 1. View toward the Site from Sharp Park Golf Course

Location Key

Location 2. View toward the Site from Sharp Park Golf Course

Location Key

Location 3. View toward the Site from Sharp Park Golf Course

Location Key

Location 4. View toward the Site from Sharp Park Golf Course

Location Key

Location 5. View toward the Site from Sharp Park Golf Course

Location Key

View toward the Site from Sharp Park Golf Course club house

Location Key

View toward the Site from Sharp Park Golf Course club house

Location Key

View toward the Site from Sharp Park Golf Course club house

Location Key

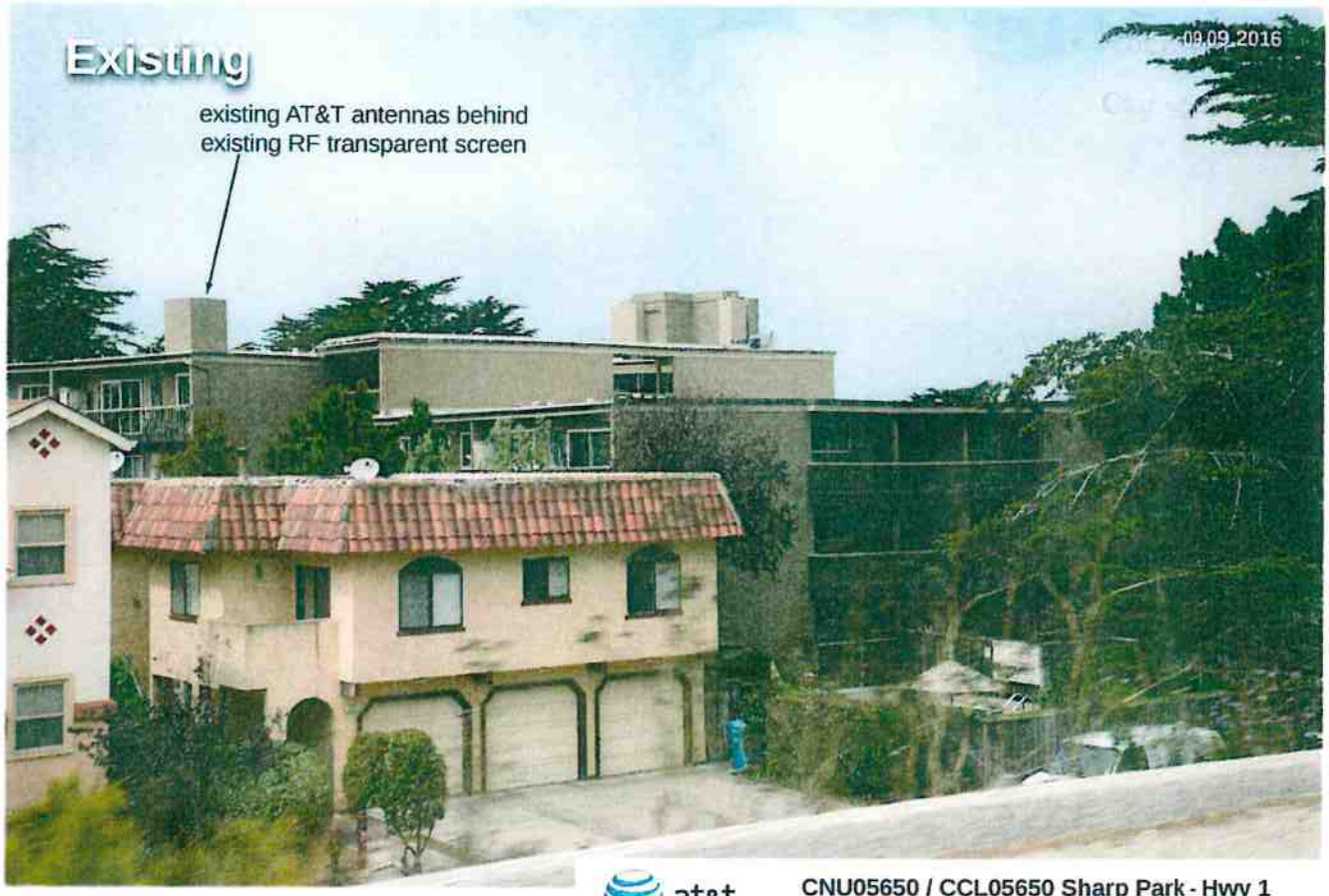
Exhibit 4

Visual Impact: Northbound and Southbound Highway 1 corridor

Location 6 N. Looking North on Highway 1

Location 5 S. Looking North on Highway 1

Exhibit 5



at&t

CNU05650 / CCL05650 Sharp Park - Hwy 1
2580 Francisco Blvd, Pacifica, CA 94044

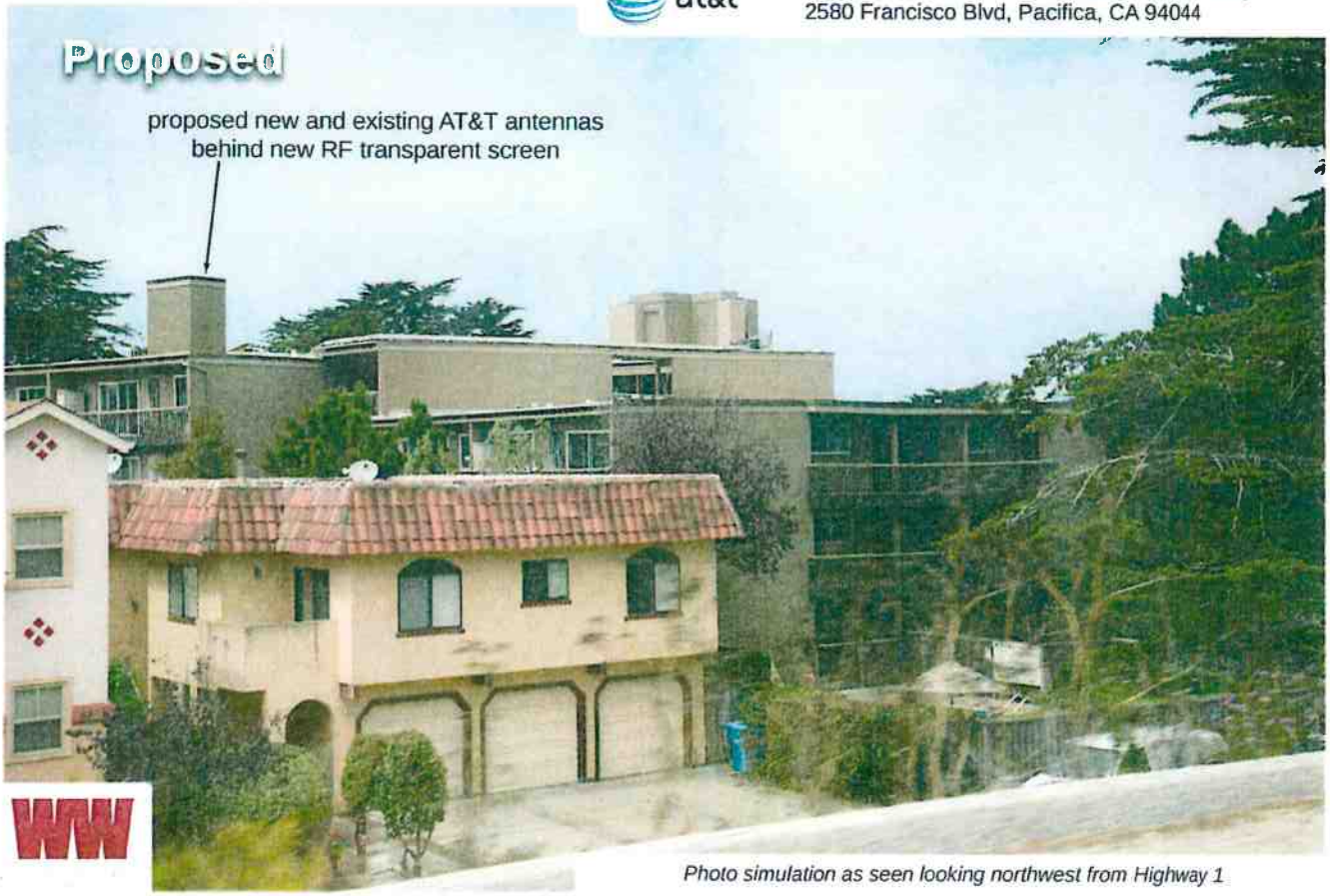
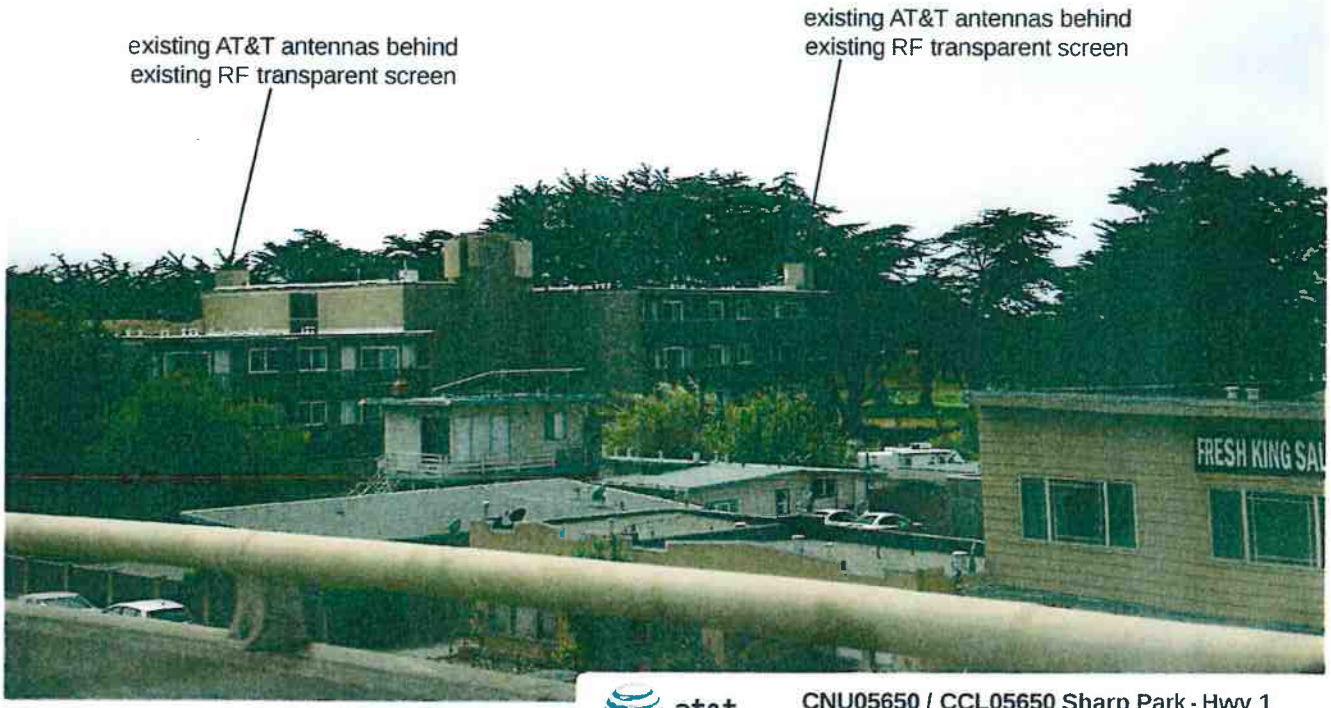


Photo simulation as seen looking northwest from Highway 1

Exhibit 6

Existing



at&t

CNU05650 / CCL05650 Sharp Park - Hwy 1
2580 Francisco Blvd, Pacifica, CA 94044

Proposed

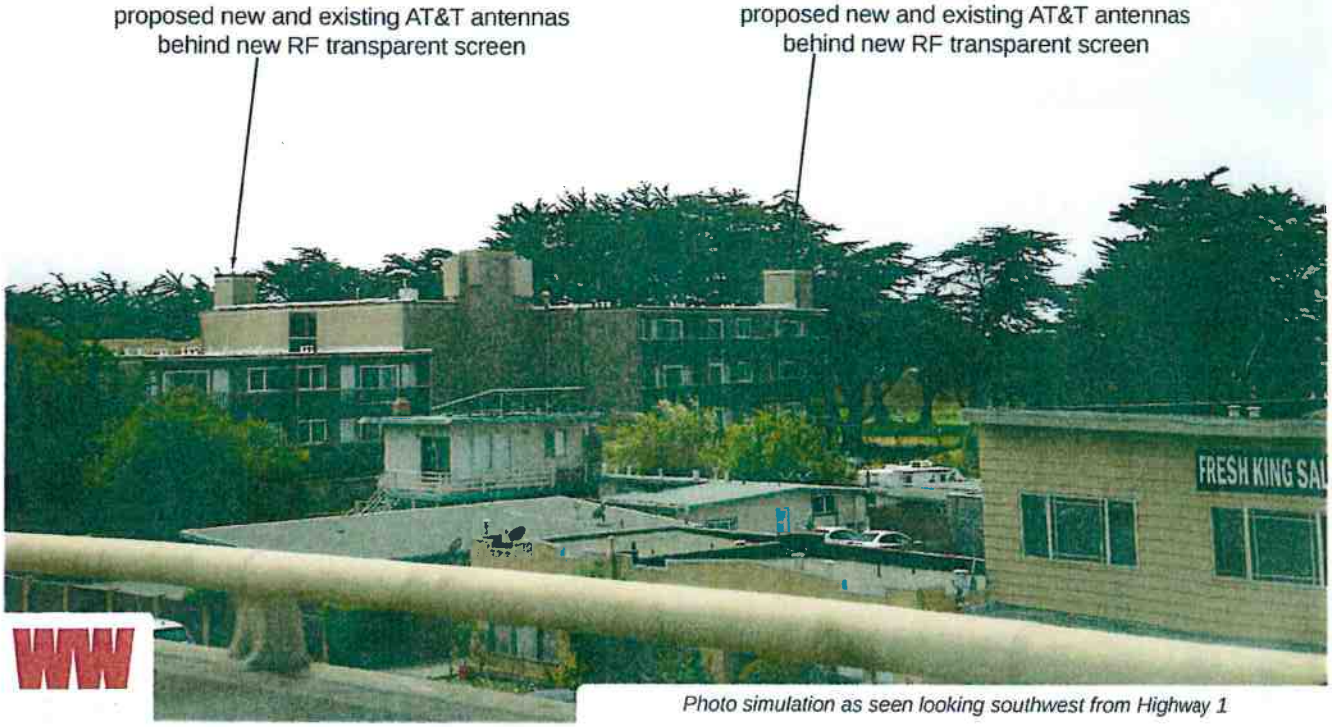


Photo simulation as seen looking southwest from Highway 1

Exhibit 7. Photo simulation looking east across Lakeside Avenue with recommended relocation of equipment

Exhibit 8. Photo simulation looking east across Lakeside Avenue with recommended relocation and parapet

Ericsson on behalf of

ALTERNATIVE SITE ALALYSIS

CCL056500 - 3C Modification Project
2580 Francisco Blvd. Pacifica
APN 016-400-060

AT&T is proposing to modify its existing site located on a rooftop of a three story building at 2580 Francisco Blvd. in Pacifica.

The existing cell site consists of three sectors with (2) four port antennas per sector for a total of (6) four port antennas mounted inside two foe chimneys, both chimneys are 5' x 5' and 6' in height. Two of the sectors, ((4) four port antennas) are combined into a single chimney.

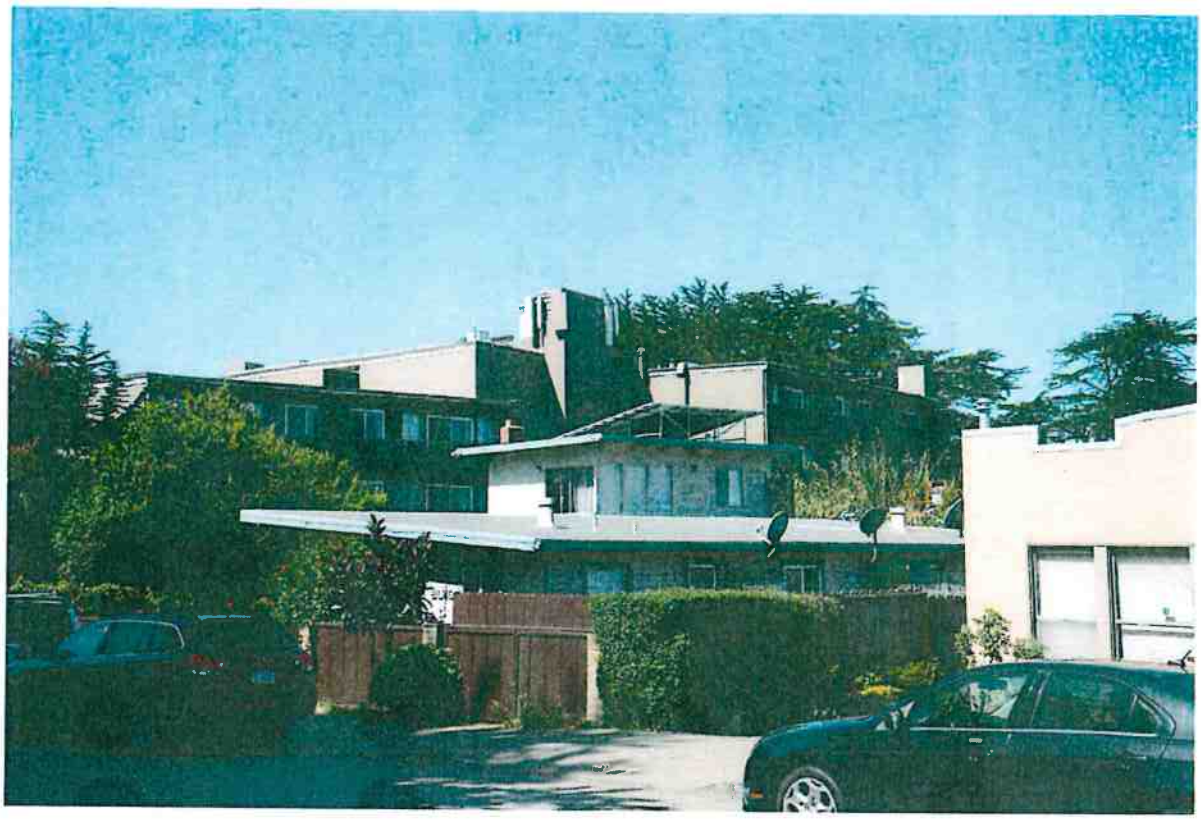
The modification consists of replacing (1) four port antenna per sector with (1) twelve port antenna for a total of (3) twelve port antennas, and adding (3) RRUs, inside the foe chimneys. In order to accommodate the new larger and taller antennas, and the new RRUs, AT&T is proposing to enlarge the size of the foe chimneys to 5' x 8' and 8' x 10' and 9' in height. The new antennas are 6' high and the additional chimney height is necessary to accommodate the mount and the cables attached at the bottom of the antennas.

Below is a site view from Francisco Blvd. showing the existing and proposed chimneys.

6140 Stoneridge Mall Road, Suite 350
Pleaseanton, CA 94588

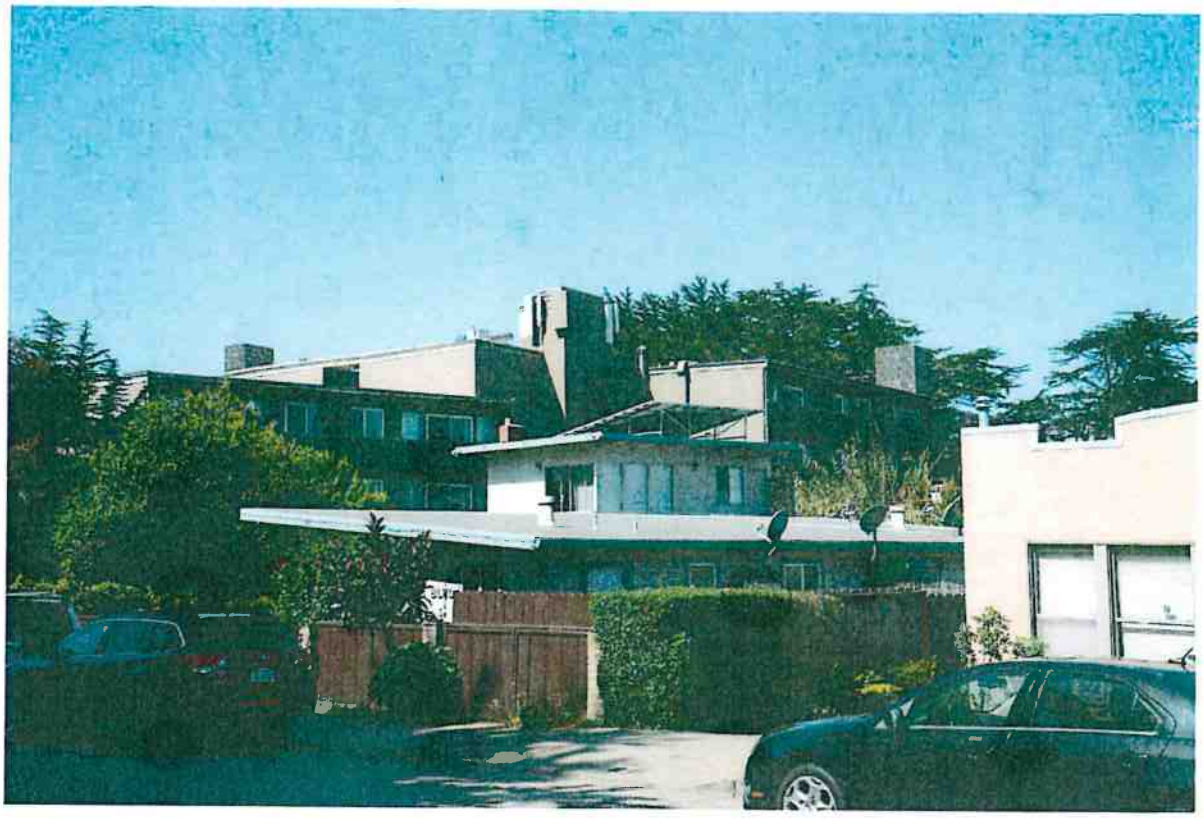
ATTACHMENT F

EXISTING



6140 Stoneridge Mall Road, Suite 350
Pleaseanton, CA 94588

PROPOSED

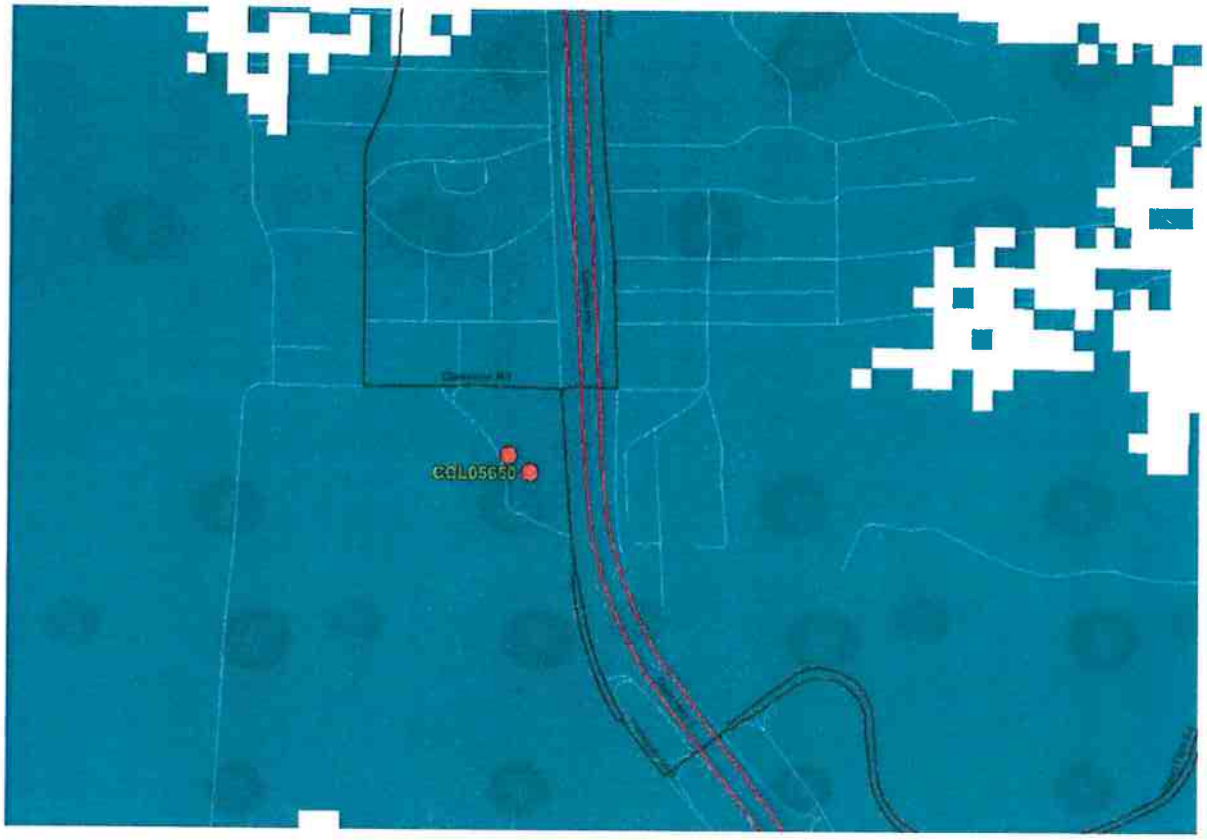


More views are available, please see attached.

This modification is necessary in order to increase the speed for data and increase the capacity for data and voice. Below are propagation maps showing the "before and after" coverage which is not significant because as mentioned above, the objective is to increase capacity and speed, and not coverage.

Indoor LTE 4G Service Coverage BEFORE Antenna Mods: CCL05650
July 14, 2016

North



6140 Stoneridge Mall Road, Suite 350
Pleaseanton, CA 94588

Indoor LTE 4G Service Coverage AFTER Antenna Mods: CCL05650
July 14, 2016

North

6140 Stoneridge Mall Road, Suite 350
Pleaseanton, CA 94588

AT&T RF STATEMENT

The proposed modification at: 2580 San Francisco Blvd Pacifica, CA 94044, is necessary in order to improve the performance and capacity of the existing 4G LTE network. Currently the site is configured as a two carriers (channel) LTE base station. This means that over half of the potential performance of the 4G LTE network was currently not realized. This is especially impactful for those who rely on the ATT network for broadband data services and who increasingly use their mobile phones as their primary communication device (landlines to residences have decreased significantly) and rely on their mobile phones to do more (E911, GPS, web access, text, etc.). The proposed modification will provide substantial improvement in service to residents in the area that will allow them to fully experience the advantage of ATT's high speed 4G LTE

4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. AT&T designs and builds and expands its wireless network as necessary to satisfy its customer service standards, which ensure customers receive reliable high speed data.

In order to minimize the visual impact of the enlarged site, AT&T has considered alternative locations:

Location # 1: 2040 Francisco Blvd, Pacifica, CA 94044

This location was not considered because the low height of the building will not serve the project objective. The lack of height would decrease the existing coverage.

Location # 2: 2160 Francisco Blvd Pacifica, CA 94044

This building is located on top of the terrain elevation which makes it too high for our objective. The additional height in the terrain would cause shadowing in the coverage.

Location # 3: 2590 Francisco Blvd, Pacifica, CA 94044

These two buildings are located next to our exiting site. Because of the architectural similarities we concluded that a new cell site will alter the visual integrity and architecture of the buildings.