



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: November 21, 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: December 12, 2016

Oral Communications:

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

CONSENT ITEMS: None

CONTINUED PUBLIC HEARINGS:

- CDP-373-16
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(i)(1) and 15303(a).
Recommended Action: Approve as conditioned.

PUBLIC HEARINGS:

- CDP-374-16
PSD-813-16
PV-517-16** **COASTAL DEVELOPMENT PERMIT CDP-374-16, SITE DEVELOPMENT PERMIT PSD-813-16, and VARIANCE PV-517-16**, filed by applicant Chris Loeswick, to construct a balcony enclosure for a 154-square foot (sf) balcony located at 2355 Beach Boulevard, Apartment 202 (APN 115-210-050) in Pacifica. A variance is required as the unit would no longer meet the 150 sf private open space standard per Pacifica Municipal Code Section 9-4.2402(c).
Recommended Action: Denial.
- CDP-371-16** **COASTAL DEVELOPMENT PERMIT CDP-371-16**, filed by applicant Michael O'Connell of Calera Creek Partners, to construct a 2,977-square foot three-story, single family residence on a 18,750-square foot vacant lot located at 1570 Grand Avenue (APN 023-025-190) in Pacifica. Recommended CEQA status: Class 3 Categorical Exemption, Section 15303(a).
Recommended Action: Approve as conditioned.

CONSIDERATION ITEMS: None

COMMUNICATIONS:

Commission Communications:

Staff Communications:

ADJOURNMENT

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

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

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



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PLANNING COMMISSION Staff Report

DATE: November 21, 2016

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

ITEM: 1

PUBLIC NOTICE: Notice of Public Hearing was published in Pacifica Tribune on October 26, 2016, and mailed to 86 surrounding property owners and occupants. The Planning Commission continued the public hearing to November 21, at its regular meeting of November 7, 2016.

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

1. PROJECT HISTORY AND BACKGROUND

On Monday, November 7, 2016, the City of Pacifica Planning Commission received a presentation by staff for the proposed 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 (see Attachment B). After receiving public comments, the City of Pacifica Planning Commission requested the following additional information regarding the proposed project:

A. Pacifica Municipal Code Section 9-4.3201(d)

The Planning Commission requested the exact language of the Pacifica Municipal Code (PMC) Section 9-4.3201(d), which has been included below.

d)

- 1) A site development permit shall be required prior to issuance of a building permit for any construction of a new single-family dwelling that results in floor area that exceeds the maximum under the formula specified below. A site development permit shall also be required prior to issuance of a building permit for any structural alteration to an existing single-family dwelling that expands the existing floor area where such expansion results in the aggregate floor area of the dwelling exceeding the maximum under the formula specified below. In either of the above cases, the amount of garage area exceeding six hundred fifty (650') square feet shall be counted as floor area.*

- 2) For purposes of this subsection, the following formula shall apply:*

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

- 3) For purposes of this subsection, the following definitions shall apply:*
 - "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.*
- 4) For projects that trigger Planning Commission approval of a site development permit under this subsection, the mailing of notification of the public hearing, as required by Section 9-4.3203 of Article 33 of this chapter, shall include a rendering of an elevation of the project in relationship to the surrounding neighborhood, including any adjacent buildings.*

In the Ordinance (No. 771-C.S., attached) which amends the zoning code to include the language above, the City Council found:

- 1) *Over recent years in Pacifica and elsewhere, homes of a certain size (so called “mega homes” and “monster homes”) have been developed such that the floor area in such home, and as a result the homes themselves, are disproportionately large with respect both to the lots on which they are located and to the neighborhoods in which they are situated.*
- 2) *Such homes can have an adverse impact on the character of existing neighborhoods; be aesthetically jarring and unattractive; unduly impair access to daylight, sunshine, and views; and compromise privacy. As such, they are at odds with the health, safety, and general welfare of the public.*
- 3) *To avoid such adverse impacts, the purpose of this ordinance is to require that the City’s site development permit procedures shall apply prior to the issuance of a building permit for homes of a certain size, so that the community and affected neighbors may be notified, and a public hearing may be held to determine whether such homes should be approved, and whether reasonable conditions should be imposed to eliminate or adequately mitigate any adverse impacts.*

B. Neighboring Square Footage

The Planning Commission requested the square footage of the existing single-family residences in the neighborhood, in order to determine if the proposed project was compatible with the existing neighborhood. Table 1 shows the existing square footage of the residences on Kent Road. It should be noted that the source for the Square Feet column in Table 1 is the Base Area data point from San Mateo County Assessor’s Office. The Assessor’s Office has identified to City staff that the Base Area data point is not always accurate as it is estimated or inconsistently rounded for some of the older structures and does not include conditioned basement area, which is dwelling space that would typically be included by the City in floor area calculations.

Additionally, the applicant provided additional information regarding residences sizes throughout Pedro Point (Attachment C). The applicant sourced this information from real estate websites, Zillow and Redfin. These websites obtain their property data from county records and allow visitors of their websites to edit the data. This information has not been verified by City staff.

Address¹	Square Feet²	Number of Stories	Year Built/Upgrades
183 Kent Road	2,930	3	1952
189 Kent Road	3,910	3	2003
211 Kent Road	1,570	2	1949
212 Kent Road	480	2	1930
219 Kent Road	1,900	3	1973
223 Kent Road	1,040	2	1930
227 Kent Road	No data	2	No data

228 Kent Road	2,760	2	1966
235 Kent Road	1,930	2	1968
240 Kent Road	1,800	2	1966
249 Kent Road	2,919	3	2014
255 Kent Road	1,890	3	1998
263 Kent Road	5,309	3	Proposed Project
264 Kent Road	1,660	1	1929
265 Kent Road	1,290	1	1959
266 Kent Road	920	2	1940
275 Kent Road	No data	3	No data
276 Kent Road	810	1	1941
277 Kent Road	540	1	1954

Note:

1. A map showing relative locations of each address is provided in Attachment D.
2. Data source is the Base Area data point from San Mateo County Assessor's Office.

C. Construction Trends in Pedro Point

The Planning Commission requested the information regarding the trending sizes of the recently approved development in the neighborhood, in order to determine if the proposed project was in trend with recent approvals. Table 2 shows the size of recently approved residences in the Pedro Point area.

Date	Address	Type of Improvement	Total Finished Size
November 21, 2016 ^a	1570 Grand Ave	New SFR	2,977 sf
September 6, 2016	252 Stanley Ave	235 sf Addition	2,031 sf
August 1, 2016	136 Stanley Ave	1584 sf Addition	2,869 sf
June 6, 2016	1375 Livingston Ave	New SFR	3,112 sf
March 7, 2016	135 Stanley Ave	993 Sf Addition	2,955 sf
October 20, 2014	1 Blackburn Terr	1,300 sf Addition	2,900 sf
August 18, 2014	1493 Grand Ave	700 sf Addition	2,000 sf
August 4, 2014	111 Kent Rd.	400 sf Addition	1,900 sf
March 17, 2014	251/261 San Pedro	2 New SFR	1,863 sf (each)
January 6, 2014	1375 Livingston	New SFR	3,034 sf
December 16, 2013	280 San Pedro	New SFR	2,100 sf
June 17, 2013	130 Olympian	New SFR	2,100 sf

Note:

- a. This development is not approved but will be presented for Planning Commission's consideration at the November 21, 2016 Planning Commission meeting with a staff recommendation for approval, with conditions.

CONCLUSION

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 as further detailed in the November 7, 2016 staff report (Attachment B). Although this residence is substantially larger in square footage than recently approved residential developments and developments along Kent Road, the size of the development does not appear to be substantially larger than surrounding residences, specifically 255 Kent Road (see South Elevation on Sheet A3.0 of the plan sheets and Attachment D). The height and width of 255 Kent Road and 263 Kent would appear similar in size from the front elevation. Additionally, the square footage provided by the San Mateo County database can't be fully relied on as records are not always accurate and some dwelling spaces (i.e., conditioned basements) are not included within these values. While staff agrees that the proposed development would be larger than most developments in the area, it doesn't appear to staff as being out of scale.

Staff does not believe the proposed project would create any of the adverse impacts City Council considered when developing PMC Section 9-4.3201(d). The various designs and sizes of residences contribute to the character of Pedro Point; therefore the modern design and large size of the residence would not impact the character of the neighborhood. Staff finds the design of the residence aesthetically pleasing and as mentioned before, in-character with the neighborhood; therefore would not cause a jarring reaction. While the proposed development may intercept sunshine to 255 Kent Road during the morning hours, there are currently multiple heritage trees at the property of 263 Kent Road that creates a similar effect on 255 Kent Road; therefore, the shading experienced at 255 Kent is anticipated to be similar to existing conditions. Lastly, the proposed development, including removal of the aforementioned heritage trees would reduce privacy to adjacent properties, but this would be more associated with the removal of the trees and the height of the structure than the amount of floor area. Thus, staff recommends that the Planning Commission approve the proposed project subject to the conditions and based upon the findings of fact in the attached resolution.

The attached resolution has been updated to acknowledge the continued City of Pacifica Planning Commission hearing as well as removed the Condition of Approval that required a parking turning out (was Condition of Approval 19) based on Engineering Division's recommendations (see Attachment A).

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 A 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. Draft Resolution and Conditions of Approval
- B. November 7, 2016 City of Pacifica Planning Commission Staff Report with Attachments
- C. Applicant provided data points regarding residence size.
- D. Figures and Photos
- E. Ordinance No 771-C.S.

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 the Planning Commission determined to continue the item to the November 21, 2016, Planning Commission meeting; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a continued public hearing on November 21, 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:

ATTACHMENT A

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

Discussion: The proposed project 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 (MWEL0).

- 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 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 an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA..

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves 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 21st day of November 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Josh Gordon, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Site Development Permit (PSD-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 21, 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. 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.
20. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.
21. New utilities shall be installed underground from the nearest joint pole or box.
22. 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

23. 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.
24. The Applicant shall provide a fire flow report from North Coast County Water District (NCCWD) showing a fire flow per 2013 CFC Appendix B, of 750 GPM for Residential structures over 3600 square feet with fire sprinklers
25. 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
26. The Applicant shall provide clearly visible illuminated premises Identification (address) per 2013 CFC.

27. The Applicant shall install smoke detectors and CO monitors per 2013 CFC and 2013 CBC.
28. The Applicant shall conform to 2013 CFC chapter 33 for fire safety during all construction and demolition.
29. The Applicant shall not begin construction or demolition without approved plans and a permit on site at all times.

END



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

ATTACHMENT B

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			
<i>Front</i>	15'-0" min	13'-0"	40'-0"
<i>Side</i>	5'-0" min	1'-0"	5'-0"
<i>Rear</i>	20'-0" min	2'-4"	26'-0"
Rear Decks Parking	14 ft from rear lot line	N/A	16 ft. from rear lot line
<i>Dwelling Unit</i>	2 garage spaces per unit (18' x19')	3 garage spaces	2 garage spaces (20'-5" x 23')
<i>Guest</i>	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 (MWEL0).

- 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:

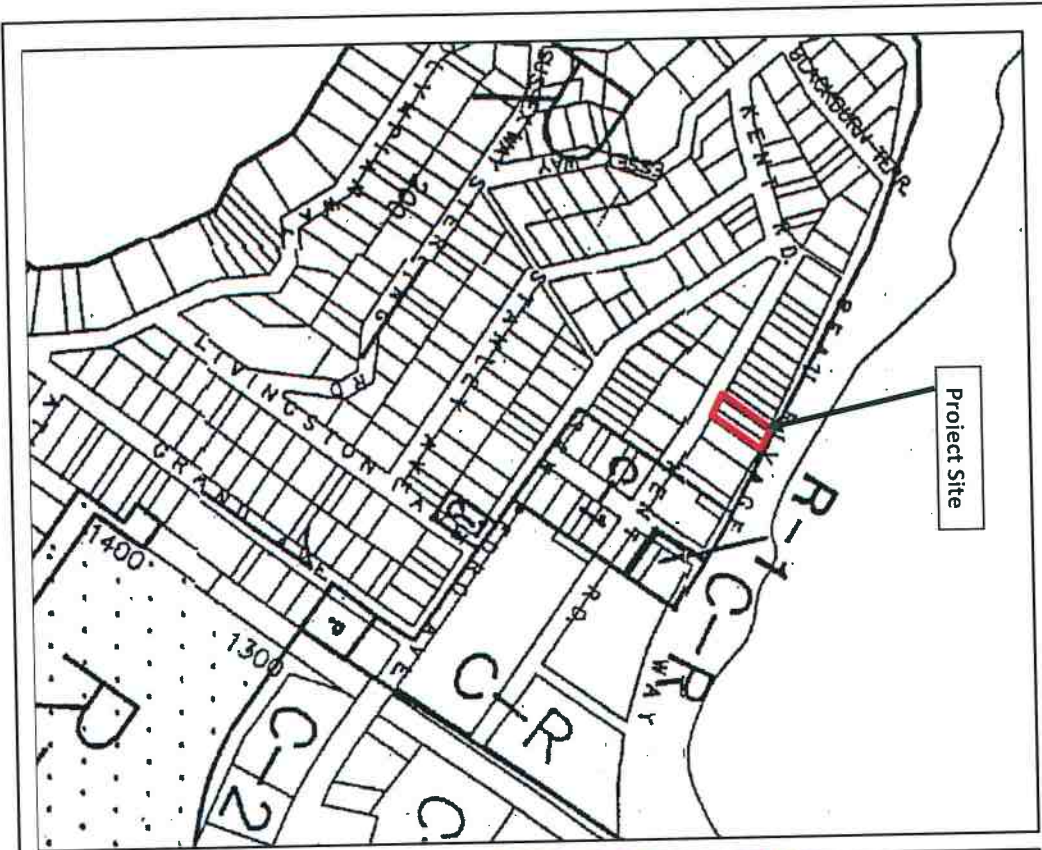
Move that the Planning Commission finds the project is exempt from the California Environmental Quality Act; **APPROVE** Site Development Permit PSD-812-16 and Coastal Development Permit CDP-373-16, by adopting the resolution included as Attachment B to the staff report, including conditions of approval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

Attachments:

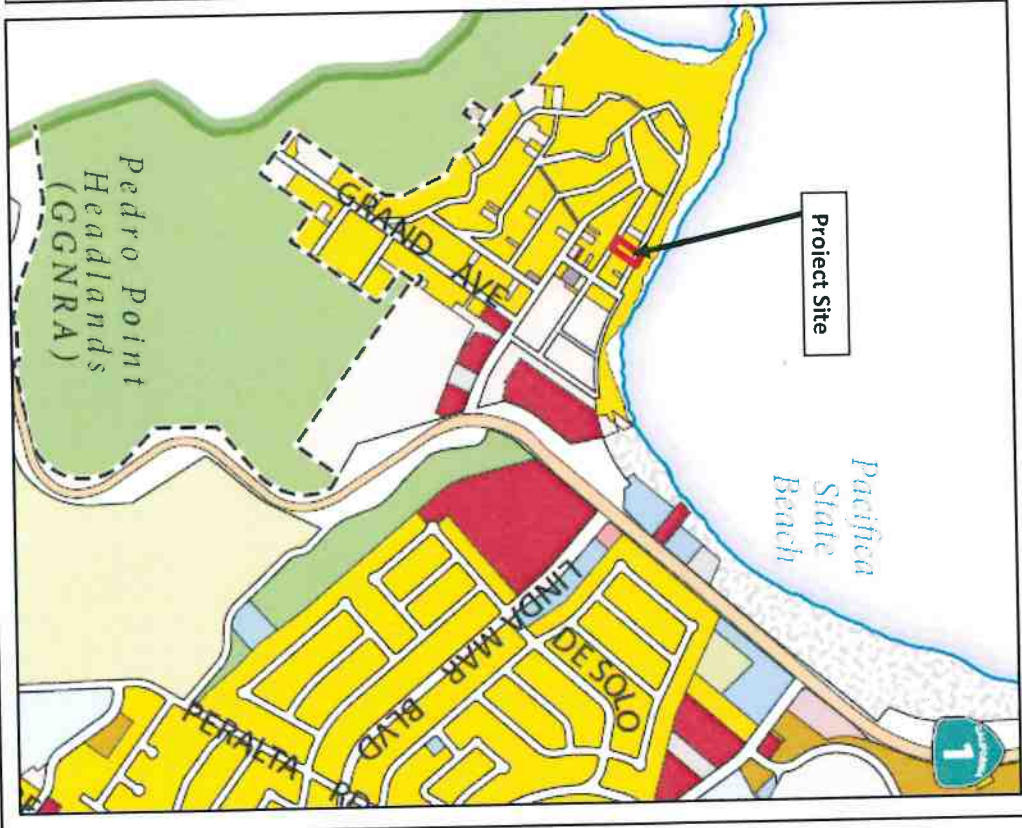
- A. Land Use and Zoning Exhibit
- B. Draft Resolution and Conditions of Approval
- C. Proposed project plans

ATTACHMENT A

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:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

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



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 BAY AREA REGION
 SACRAMENTO COUNTY
 3077 ROCKS BLVD. # 200
 ROSELAND, CA 95661
 (916) 937-7263
 (916) 936-1335
 WWW.LEABRAZE.COM

263 KENT ROAD
 PACIFICA
 CALIFORNIA

SM MARIPOSA COUNTY

TOPGRAPHIC
 SURVEY

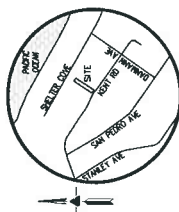
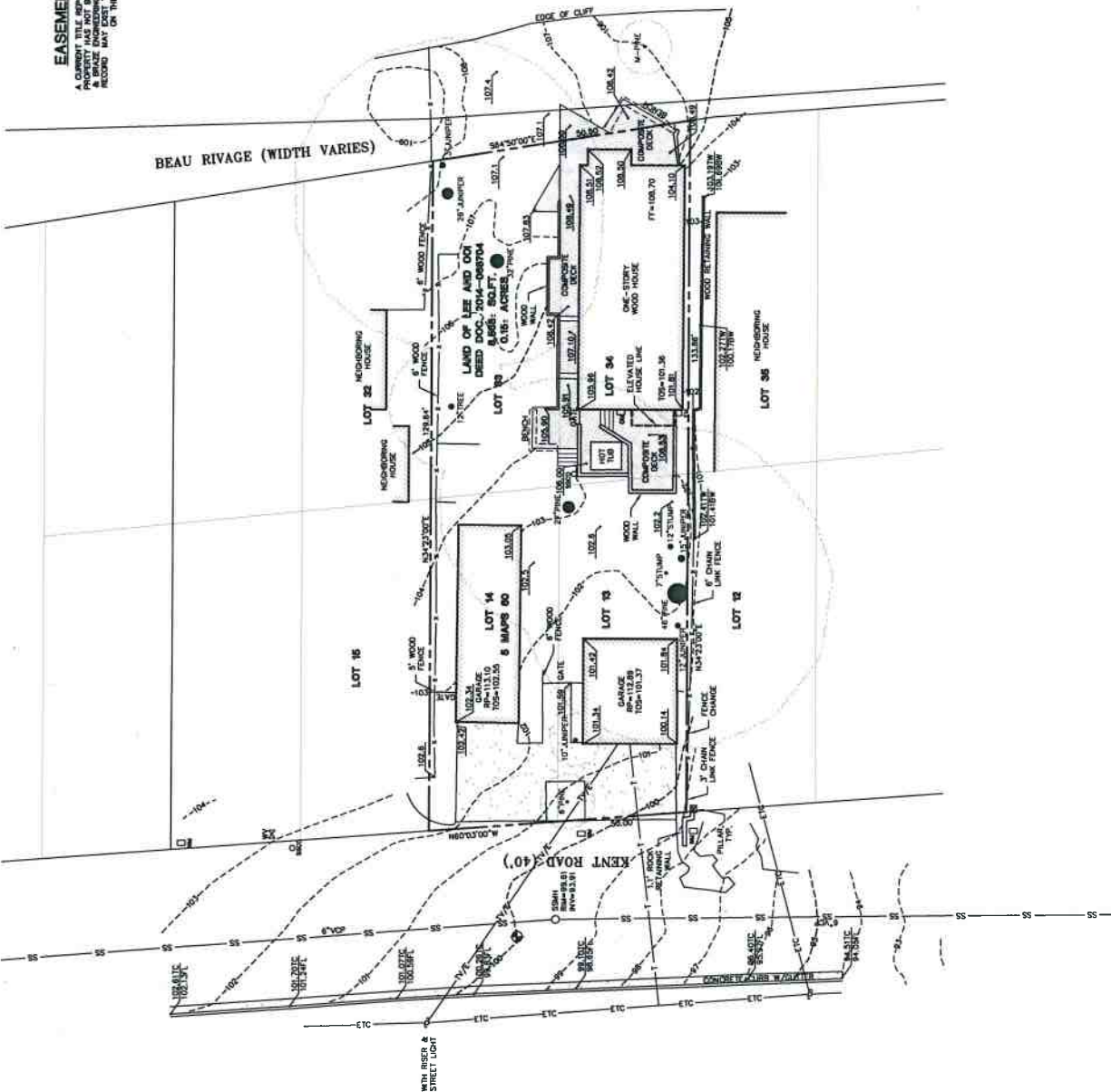
DATE:	4-18-15
SCALE:	1" = 10'
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CHECKED BY:	
REVISIONS:	
BY:	
DATE:	

SU1
 1 OF 1 SHEETS

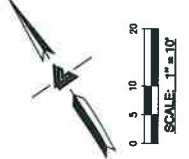
EASEMENT NOTE
 A EASEMENT IN FAVOR OF THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EXAMINATIONS OF RECORD MAPS ON THIS MAP.

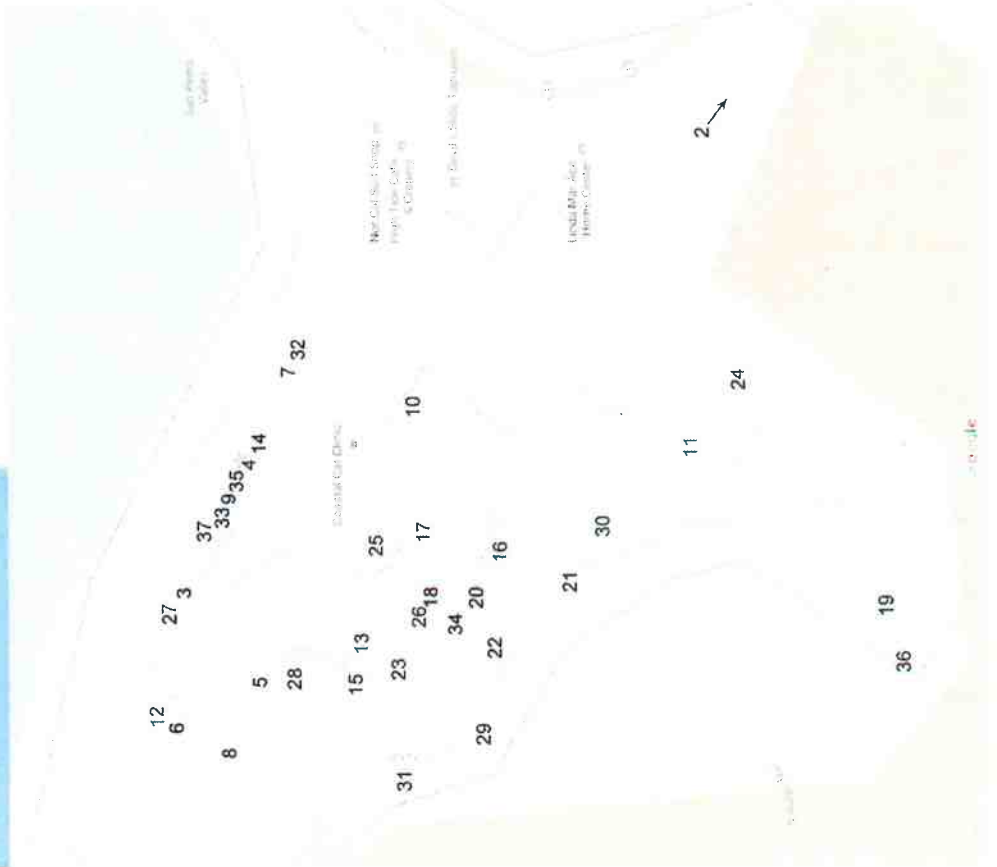
NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
 DIMENSIONS OF NEW CONSTRUCTION ARE BASED ON THE UTILITY LOCATION SHOWN ON THIS MAP.
 BUILDING FOOTPRINTS ARE SHOWN AT ORIGINAL LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

LEGEND AND NOTES
 --- BOUNDARY LINE
 --- BUILDING FOOTPRINT LINE
 --- ETC.
 --- 1/4" CABLE TV/ELECTRICAL OVERHEAD LINE
 --- 1" TELEPHONE OVERHEAD LINE
 --- FENCE LINE
 --- SANITARY SINKER LINE
 --- BENCHMARK
 --- BOTTOM RETAINING WALL
 --- ELECTRICAL METER
 --- FRESH FLOOR
 --- FLOW LINE
 --- GAS METER
 --- INSET
 --- JOINT POLE
 --- MULTI-TRUNK TREE
 --- ROOF PEAK
 --- SANITARY SINKER CLEAN-OUT
 --- SANITARY SINKER MANHOLE
 --- TOP OF CHIMNEY
 --- TOP OF RETAINING WALL
 --- TOP OF SLAB
 --- VENTED CLAY PIPE
 --- WATER METER
 --- WATER VALVE
 --- SPOTGRADE
 --- ASPHALT
 --- CONCRETE
 --- WOOD



VICINITY MAP
 NO SCALE





Homes in Pedro Point	
Homes ~3,000 sq ft or more*	35 out of ~135 total homes or ~26%
Homes ~4,000 sq ft or more*	13 out of ~135 total homes or ~10%
Homes ~5,000 sq ft or more*	9 out of ~135 total homes or ~7%

1	Address	need to check old records	Additional Unaccounted sq ft as per real estate listing description (not included in gross)	Gross sq ft (including Garage)	Data Source
2	1600 Perez Drive (Linda Mar)			6,500	Zillow
3	189 Kent Road			6,440	Zillow
4	263 Kent Road			5,803	...
5	103 Essex Way			5,708	Redfin
6	151 Blackburn Terrace		*Unfinished Basement*	5,630	Zillow
7	1207 Dammann Avenue		Extra basement (we toured the house)	5,530	Zillow
8	112 Kent Road	X	*Partial Basement* - Remodel 2013	5,480	Zillow
9	249 Kent Road			5,070	Planning
10	324 San Pedro Avenue			4,965	Zillow
11	1459 Grand Avenue			4,400	Zillow
12	139 Blackburn Terrace			3,990	Zillow
13	163 Essex Way			3,910	Zillow
14	275 Kent Road			3,870	Redfin
15	172 Essex Way		*Unfinished Basement*	3,678	Zillow
16	250 Sterling Avenue			3,626	Redfin
17	240 Stanley Avenue			3,535	Zillow
18	211 Sterling Avenue			3,490	Zillow
19	1575 Grand Avenue			3,480	Zillow
20	226 Sterling Avenue			3,403	Zillow
21	304 Olympian Way	X	Rebuilt/Remodel 2001. see photo	3,370	Zillow
22	259 Olympian Way			3,370	Zillow
23	192 Essex Way			3,370	Redfin
24	433 Alhamban Way			3,340	Zillow
25	215 Stanley Avenue			3,330	Zillow
26	203 Sterling Avenue			3,303	Zillow
27	183 Kent Road		*Unfinished Basement*	3,260	Zillow
28	140 Essex Way	X	see photo	3,250	Zillow
29	220 Olympian Way	X	*Bonus Room* - *3rd story extra room*	3,221	Zillow
30	1444 Livingston Avenue			3,130	Zillow
31	150 Olympian Way		2 Car Garage	3,008	Zillow
32	1201 Dammann Avenue	X	Rebuilt/Remodel 2003. see photo	3,000	Zillow
33	235 Kent Road			2,970	Zillow
34	210 Sterling Avenue			2,931	Redfin
35	255 Kent Road		*Unfinished Basement*	2,870	Zillow
36	1580 Grand Avenue		2 Car Garage	2,800	Zillow
37	227 Kent Road	X	*Built 1927*. Later expansion almost doubled total size(see photo)-2 car garage	2,540	Zillow

***includes pool room 540 sq ft

* These are approximations due to several homes having unaccounted additional sq footage - see "Unfinished Basement" and "Bonus Room" - *3rd story extra room" above

Homes in Pedro Point	
Homes ~3,000 sq ft or more*	35 out of ~135 total homes or ~26%
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10	324 San Pedro Avenue			4,965	Zillow
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15	172 Essex Way		"Unfinished Basement"	3,678	Zillow
16	250 Sterling Avenue			3,626	Redfin
17	240 Stanley Avenue			3,535	Zillow
18	211 Sterling Avenue			3,490	Zillow
19	1575 Grand Avenue			3,480	Zillow
20	226 Sterling Avenue			3,400	Zillow
21	304 Olympian Way	X	Rebuilt/Remodel 2001, see photo	3,370	Zillow
22	253 Olympian Way			3,370	Zillow
23	192 Essex Way			3,370	Redfin
24	433 Athenian Way			3,340	Zillow
25	215 Stanley Avenue			3,330	Zillow
26	203 Sterling Avenue			3,300	Zillow
27	183 Kent Road		"Unfinished Basement"	3,260	Zillow
28	140 Essex Way	X	see photo	3,250	Zillow
29	220 Olympian Way	X	"Bonus Room" + "3rd story extra room"	3,221	Zillow
30	1444 Livingston Avenue			3,130	Zillow
31	150 Olympian Way		2 Car Garage	3,009	Zillow
32	1201 Danmann Avenue	X	Rebuilt/Remodel 2003, see photo	3,000	Zillow
33	235 Kent Road			2,970	Zillow
34	210 Sterling Avenue			2,931	Redfin
35	255 Kent Road		"Unfinished Basement"	2,870	Zillow
36	1580 Grand Avenue		2 Car Garage	2,800	Zillow
37	227 Kent Road	X	"Built 1927"- Later expansion almost doubled total size(see photo)+2 car garage	2,540	Zillow

***includes pool room 540 sq ft

* These are approximations due to several homes having unaccounted additional sq footage - see "Unfinished Basement" and "Bonus Room" + "3rd story extra room" above.

Photo 1. Two adjacent houses to the west of the project site (249 Kent, left and 255 Kent, right)



Photo 2. North side of Kent Road.



Photo 3. South side of Kent Road



ORDINANCE NO. 771 – C.S.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
PACIFICA AMENDING CHAPTER 4 OF TITLE 9 OF THE PACIFICA
MUNICIPAL CODE TO REQUIRE A SITE DEVELOPMENT PERMIT
FOR SINGLE-FAMILY DWELLINGS OVER A CERTAIN SIZE**

The City Council of the City of Pacifica does hereby ordain as follows:

SECTION 1. Article 32 of Chapter 4 of Title 9 of the Pacifica Municipal Code is hereby amended as follows:

A new subsection 9-4.3201(d) is added to read as follows:

“(d)(1) A site development permit shall be required prior to issuance of a building permit for any construction of a new single-family dwelling that results in floor area that exceeds the maximum under the formula specified below. A site development permit shall also be required prior to issuance of a building permit for any structural alteration to an existing single-family dwelling that expands the existing floor area where such expansion results in the aggregate floor area of the dwelling exceeding the maximum under the formula specified below. In either of the above cases, the amount of garage area exceeding 650 square feet shall be counted as floor area.

(2) For purposes of this subsection, the following formula shall apply:

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

(3) For purposes of this subsection, the following definitions shall apply:

“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 2,800 square feet;

“S” shall mean a standard lot size, and shall always be 5,000 square feet;

“F” shall mean the factor representing the multiplier, and shall always be 12;

“L” shall mean the actual lot size in square feet.

(4) For projects that trigger Planning Commission approval of a site development permit under this subsection, the mailing of notification of the public hearing, as required by Section 9-4.3203 of Article 33 of this chapter, shall include a rendering of an elevation of the project in relationship to the surrounding neighborhood, including any adjacent buildings.”

SECTION 2. In enacting this ordinance, the City Council finds:

1. Over recent years in Pacifica and elsewhere, homes of a certain size (so called “mega homes” and “monster homes”) have been developed such that the floor area in such homes, and as a result the homes themselves, are disproportionately large with respect both to the lots on which they are located and to the neighborhoods in which they are situated.

2. Such homes can have an adverse impact on the character of existing neighborhoods; be aesthetically jarring and unattractive; unduly impair access to daylight, sunshine, and views; and compromise privacy. As such, they are at odds with the health, safety, and general welfare of the public.

3. To avoid such adverse impacts, the purpose of this ordinance is to require that the City’s site development permit procedures shall apply prior to the issuance of a building permit for homes of a certain size, so that the community and affected neighbors may be notified, and a public hearing may be held to determine whether such homes should be approved, and whether reasonable conditions should be imposed to eliminate or adequately mitigate any adverse impacts.

SECTION 3. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in the PACIFICA TRIBUNE, a newspaper of general circulation in the City of Pacifica, in accordance with Government Code Section 36933, and shall cause this ordinance to be entered in the Pacifica Municipal Code.

SECTION 4. This ordinance shall become effective thirty (30) days after its final passage.

* * * *

The foregoing ordinance was introduced at the City Council meeting held on the 10th day of May, 2010 and adopted at the meeting held on the 24th day of May, 2010, by the following vote:

AYES, Councilmembers: Lancelle, Vreeland, Digre

NOES, Councilmembers: Nihart

ABSENT, Councilmembers: DeJarnatt

ABSTAIN, Councilmembers: None



Sue Digre, Mayor

ATTEST:

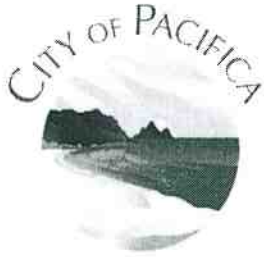


Kathy O'Connell, City Clerk

APPROVED AS TO FORM:



Cecilia M. Quick, City Attorney



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: November 21, 2016

FILE: PV-517-16
PSD-813-16
CDP-374-16

ITEM: 2

PUBLIC NOTICE: Notice of Public Hearing was published in Pacifica Tribune on November 9, 2016, and mailed to 177 surrounding property owners and occupants.

APPLICANT Chris Loeswick
2355 Beach Boulevard, Apartment 202
Pacifica, CA 94044

PROJECT LOCATION: 2355 Beach Boulevard, Apartment 202 (APN 115-210-050)

PROJECT DESCRIPTION: The project applicant is requesting a Variance (PV-517-16), Site Development Permit (PSD-813-16), and a Coastal Development Permit (CDP-374-16) to lawfully permit completed improvements to an existing 154-square foot (sf) second-story private balcony, which reduced the private open space for a residential cluster development unit below the minimum 150-sf requirement.

SITE DESIGNATIONS: General Plan: High-Density Residential (HDR)
Zoning: R-2 (Two-Family Residential) / CZ (Coastal Zone Combining)

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

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

RECOMMENDED ACTION: Deny.

PREPARED BY: Kevin Valente, Contract Planner

PROJECT DESCRIPTION, FINDINGS, AND RECOMMENDATION

Table 1. Zoning Standards Conformance

<u>Major Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Unit Size	850 sf min	950 sf	1,080 sf
Private Open Space	150 sf min	154 sf	~24 sf
Setbacks			
<i>Front</i>	15'-0" min	N/A	No Change
<i>Side</i>	5'-0" min	N/A	No Change
<i>Rear</i>	20'-0" min	N/A	No Change

1. Project Description

The applicant’s existing unit is approximately 950 sf and on the second story of a three story apartment house condominium at 2355 Beach Boulevard. The unit contains two bedrooms, two bathrooms, a kitchen, dining room, and living room. A 154 sf private balcony for the unit runs along the eastern side of the structure and is accessible from two sliding glass doors (one in master bedroom and one in dining room). The proposed project would enclose approximately 130 square feet of the northern portion of the balcony. The balcony improvements would include installation of two 70-inch by 36-inch double pane windows between the top of the existing solid stucco balcony railing and the roof of the balcony, a 38-inch by 84-inch exterior door, interior laminate flooring (approximately 130 sf), and exterior tile flooring (approximately 25 sf). A new exterior door would provide access to the 130-sf room addition from the remaining portion of the exterior balcony (approximately 24 sf). The applicant’s purpose for the balcony enclosure and exterior tile flooring is to better protect the existing balcony from the harsh coastal environment, which would extend the life of the balcony. The new enclosed area would be used by the applicant as an office area.

The Beach Park Home Owners Association (HOA) has conceptually approved the proposed project (see Attachment C) and recommended the applicant seek City approval and permits.

Beach Park Home Owners Association Balcony Enclosure History

In June of 1985, the Planning Commission approved the development of a 36 unit apartment/condominium project that included 5 building groups (Buildings A through E; Attachment D). The proposed project would occur in Building E.

Building A comprises four duplex townhouses (total of 8 units) and borders front of the property along Beach Boulevard. Each of the units had a west facing second story balcony. In April of 1993, the owner of the unit at 2328 Beach Boulevard received approval from the Planning Commission for a 120 sf greenhouse addition to the second floor balcony (PSD-570-92). Staff did not identify the need for a variance for that project, assumingly because the greenhouse design would meet the description of private open space as described in PMC Section 9-4.2402(c)¹. The development was never built.

¹ Private open space. Each unit within the project shall have an appurtenant private patio, deck, balcony, atrium, or solarium with a minimum area of 150 square feet, except that a studio or one-bedroom unit shall be allowed to have a minimum area of 130 square feet. Such space shall be designed for the sole enjoyment of the unit owner, shall have at least one duplex weatherproofed electrical convenience outlet and shall have a shape and size which would allow for optimal usable space. Such space shall be at the same level as, and immediately accessible from, a room within the unit.

In July of 1998, seven of the eight owners of the Building A units applied for a variance to reduce their private open space from 178 sf to 70 sf per unit and enclose their second floor balcony using similar architectural detailing as the existing structure. Staff recommended denial of this variance and amendment of the original PSD, however the Planning Commission approved the variance and amendment based on the findings that extreme effects of the coastal weather inhibited their enjoyment of the open space (PV-394-98). Only four of the seven units enclosed their second story balcony.

2. General Plan, Zoning, and Surrounding Land Uses

The subject site's General Plan land use designation is High-Density Residential (HDR). The HDR land use designation permits residential development at an average density of 16 to 21 units per acre. The subject site's location is within the R-2 (Two-Family Residential) and CZ (Coastal Zone Combining) zoning districts. The R-2 zone conditionally allows clustered housing development and the CZ zone supplements the underlying zoning district (R-2) with additional standards. Land uses surrounding the project site consist of multi-family residences in the R-2 and R-3 zoning districts as well as commercial uses in the C-1 zoning district.

3. Municipal Code

The applicant's proposal requires three approvals under the Pacifica Municipal Code (PMC), including a Site Development Permit (PSD), Coastal Development Permit (CDP) and a variance. The proposed development would amend the development's original PSD (PSD-515-85). The proposal would result in approximately 24 sf of private open space for the unit. A variance is required as the unit would no longer meet the 150 sf private open space standard per Pacifica Municipal Code Section 9-4.2402(c). The Planning Commission must make the following four findings in order to approve a Variance application (PMC Sec. 9-4.3404[a]) to allow the reduction of existing private open space:

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

The Planning Commission shall not issue a PSD 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.

The project requires a Coastal Development Permit because (i) project includes development² with the CZ District (PMC Sec. 9-4.4303(a)); and, (ii) the project does not qualify for an exemption (PMC Sec. 9-4.4303(h) and (i)). The Planning Commission must make two findings in order to approve a CDP application [PMC Sec. 9-4.4304(k)]:

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

4. Required Findings

- A. In order to approve the subject Variance (PV-517-16), the Planning Commission must make the four findings required by PMC Section 9-4.3404(a). The following discussion supports the Commission's findings in this regard.
 - i. Required Finding: *That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the*

² The project qualifies as "development" under PMC Section 9-4.4302(z)(6), "The construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public, or municipal utility"

provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification.

Discussion: The proposed project is located in an existing five building residential cluster development. Dwelling units within Building A, which is located along Beach Boulevard, have previously been granted similar approvals for enclosing a private balcony, which reduced the private open space for a residential cluster development unit below the minimum 150-sf requirement (see Section 1 of this staff report). The balconies for Building A are west facing and are directly exposed to the ocean elements.

The proposed project is located in Building E and has a balcony on the east side of the three-story building and therefore does not experience the same extreme climatic conditions than the owners of Building A. Additionally, the applicant's stated justification for the variance is to prevent rust from occurring on the deck (Attachment F). Rusting is an issue that affects all properties in Pacifica. While the degree of rusting may be more extensive at the proposed project site than other locations of Pacifica located further inland, it is not specific to the property. Therefore there are no special circumstances applicable to the property that deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. The required finding is not supported.

- ii. Required Finding: *That the granting of such variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area.*

Discussion: The proposed project requests the approval of a Variance (PV-517-16) to allow the reduction in private open space by enclosing approximately 130 sf of a 154-sf second story private balcony. The effected open space is private and the owners of the unit would be the only one affected from the change. Therefore, granting of the requested variance would not adversely affect the health or safety of persons residing or working in the neighborhood of the subject property and would not be detrimental to the public welfare or injurious to property or improvements.

- iii. Required Finding: *Where applicable, that the application is consistent with the City's adopted Design Guidelines.*

Discussion: See discussion under Section 4.B.viii of this staff report.

- iv. Required Finding: *If located in the Coastal Zone, that the application is consistent with the applicable provisions of the Local Coastal Plan.*

Discussion The requested reduction in private open space is consistent with the City's Local Coastal Program. See discussion under Section 4.B.ix of this staff report.

- B. In order to approve the subject Site Development Permit (PSD-813-16) which would amend the previous PSD for the development, 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 would enclose an existing second story balcony and would not include any modifications that would impact the vehicular or pedestrian traffic patterns.

- 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 would enclose an existing second story balcony and would not impact the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets, which will create a hazardous or inconvenient condition to adjacent or surrounding uses.

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

Discussion: The proposed project would enclose an existing second story balcony and would not impact landscaped areas that 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. 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 project improvements include enclosing approximately 130 sf of the 154-sf east-facing balcony with two 70-inch by 36-inch double pane windows and a 38-inch by 84-inch exterior door. The proposed project would reduce the amount of private open space for one unit (Apartment 202) in an existing residential cluster development, and would not block the all-day southern exposure to adjacent properties, or change the existing interior setback affecting building separation.

As a result, 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: The proposed project does not include any construction that would damage or destroy natural features. Therefore, this finding is not applicable to the subject project.

- 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 existing design of the eastern elevation of 2355 Beach Boulevard includes sufficient variety in design as determined by the approval of the original PSD for the development (PSD-515-85). The proposed project would add inconsistency to the design of the east elevation of 2355 Beach Boulevard. The presence of the windows along the balcony rail would result in a design variety which would not add value to the overall building design (Attachment E). However, since the east elevation is located in the back of the property and only slightly visible from the adjacent street to the east, Palmetto Avenue, the visual impacts of this design inconsistency would be minimal.

- 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

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

The proposed project encloses an existing balcony with dual pane glass windows. The applicant proposed to install indoor sconces within the new enclosed area. No impacts on exterior lighting would occur.

2. Building Design

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

The proposed project would add inconsistency to the design of the east elevation of 2355 Beach Boulevard. The presence of the windows along the balcony rail would result in a design variety which would not add value to the overall building design (Attachment E). However, since the east elevation is located in the back of the property and only slightly visible from the adjacent street to the east, Palmetto Avenue, the visual impacts of this design inconsistency would be minimal.

- *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 encloses an existing balcony with windows and does not alter the existing scale of the residential cluster development.

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

The proposed project would add inconsistency to the material of the east elevation of 2355 Beach Boulevard. The presence of the windows along the balcony rail would result in a variety which would not add value to the overall building design (Attachment E). However, since the east elevation is located in the back of the property and only slightly visible from the adjacent street to the east, Palmetto Avenue, the visual impacts of this material inconsistency would be minimal.

3. 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 encloses an existing second-story balcony on the east side of the 2355 Beach Boulevard with windows and would not disrupt existing views to and along the ocean and scenic coastal areas.

4. Multi-Unit Development

- *Building Design. Variety is a key ingredient in the appearance of multi-unit developments. Developments which feature a series of identical structures are visually monotonous and are not acceptable.*

The existing design of the eastern elevation of 2355 Beach Boulevard includes sufficient variety in design as determined by the approval of the original PSD for the development (PSD-515-85). The proposed project would add inconsistency to the design of the east elevation of 2355 Beach Boulevard. The presence of the windows along the balcony rail would result in a design variety which would not add value to the overall building design. However, since the east elevation is located in the back

of the property and only slightly visible from the adjacent street to the east, Palmetto Avenue, the visual impacts of this design inconsistency would be minimal.

- 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 requested reduction in private open space is not inconsistent with the City's General Plan or LCLUP as further described below. The proposed project would be inconsistent with PMC Section 9-4.2402(c), without an approved variance as further described under Section 4.A of this staff report, therefore this required finding is not supported.

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

The proposed project includes improvements to an existing 154-sf second-story private balcony. The balcony improvements are comprised of two 70-inch by 36-inch double pane windows, a 38-inch by 84-inch exterior door, interior laminate flooring, and exterior tile flooring. The balcony enclosure and exterior tile flooring is anticipated to better protect the existing balcony from the harsh coastal environment, which would extend the life of the balcony. Therefore, staff believes the proposed project would be considered an interior improvement to the existing residential cluster development and neighborhood.

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 would not contradict 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 encloses an existing second-story private balcony; therefore, will not interfere with the public's right of access to the sea. The proposed project is located on the opposite side of Beach Boulevard and will not affect the existing Pacifica Beach Park that provides coastal access. As a result, the project will not impact or otherwise interfere with the public's right of access to the sea.

- 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 encloses an existing second-story private balcony located within an existing residential cluster development. The surrounding neighborhood is a substantially developed residential neighborhood. 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 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.

- C. The proposed project or any reasonable alternative to the proposed project would not be implementable without the approval of a variance and PSD. No analysis has been provided regarding the two findings for the Coastal Development Permit (CDP-374-16) as making the findings for the CDP would be moot as the findings for the Variance and Site Development Permit required to construct the project cannot be made.

5. CEQA Recommendation

In accordance with Section 21080(b)(5) of Public Resource Code, projects rejected or disapproved by a public agency are exempt from CEQA.

6. Staff Analysis

The proposed project would be inconsistent with PMC Section 9-4.2402(c), which is the private open space requirement for clustered residential housing in the zoning ordinance. The applicant's justification for the variance does not address a special circumstance that is specific to this property and therefore staff is unable to make all the necessary findings to support the variance. Without approval of the variance, staff is unable to make the findings under the PSD, that the proposed development is consistent with applicable laws of the City (Section 4.B.ix of this staff report) as the project would not comply with PMC Section 9-4.2402(c). The applicant would not be able to construct their proposed project, or any reasonable alternative to the project without the approval of the PSD and variance, therefore staff declined to analyze the findings for the CDP as making the findings for the CDP would moot as the findings for the Variance and Site Development Permit required to construct the project cannot be made.

COMMISSION ACTION

MOTION FOR DENIAL:

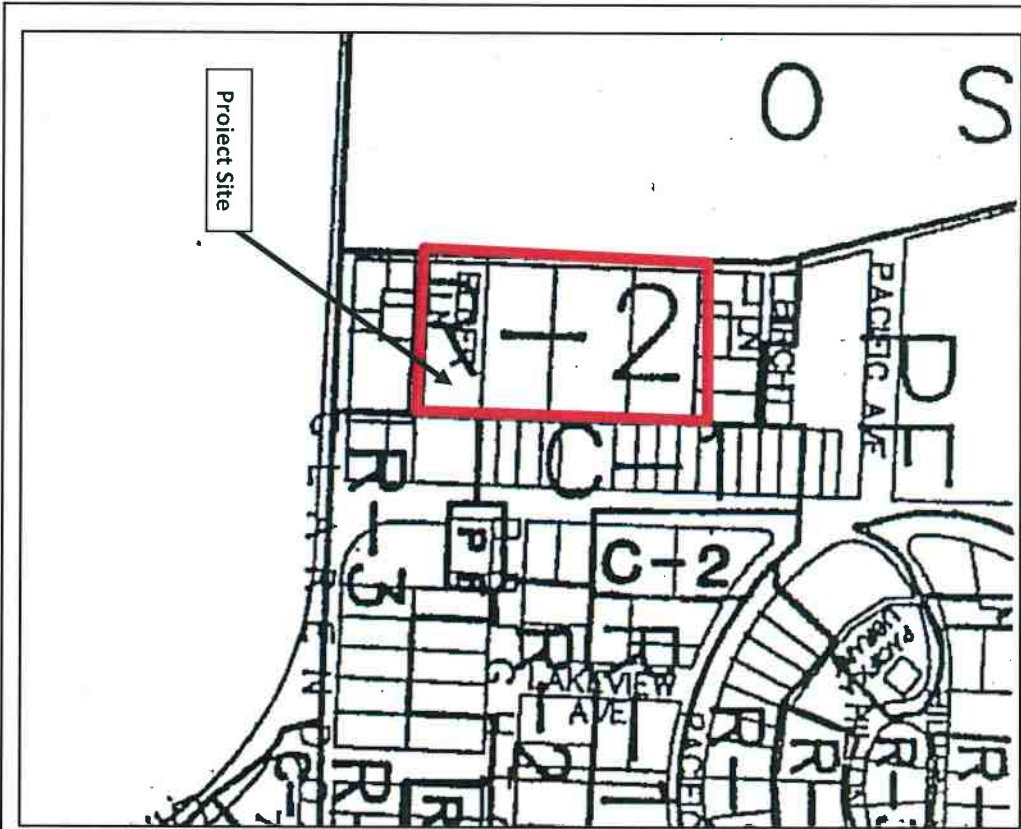
Move that the Planning Commission **DENY** Variance PV-517-16 and Site Development Permit PSD-812-16, and decline to take action on the Coastal Development Permit CDP-373-16, by adopting the resolution included as Attachment B to the staff report; and, incorporate all maps and testimony into the record by reference.

Attachments:

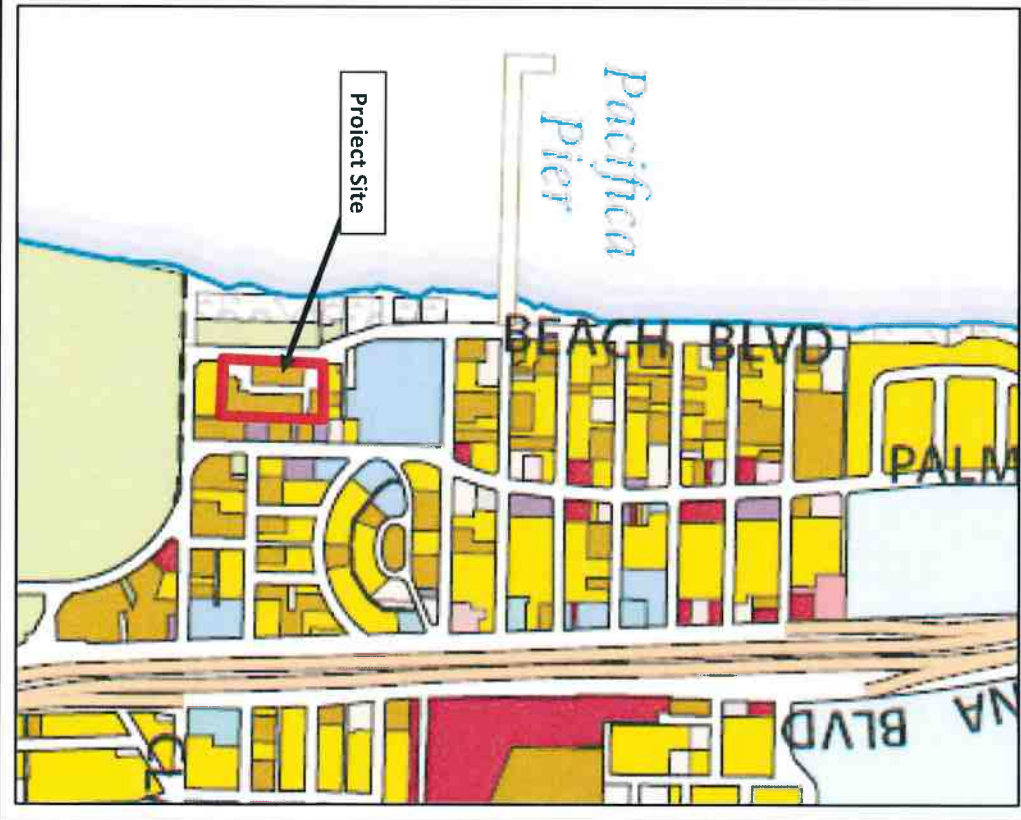
- A. Land Use and Zoning Exhibit
- B. Draft Resolution for Denial
- C. Beach Park Home Owners Association Letter
- D. Building Layout of Beach Park
- E. Project Plans
- F. Applicant's Justification for Variance

ATTACHMENT A

City of Pacifica Zoning Exhibit



City of Pacifica General Plan Land Use Exhibit



ATTACHMENT A

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA DENYING VARIANCE PV-517-16, SITE DEVELOPMENT PERMIT PSD-813-16, AND DECLINING TO ANALYZE COASTAL DEVELOPMENT PERMIT CDP-374-16, TO ENCLOSE 130 SQUARE FEET OF AN EXISTING 154-SQUARE FOOT SECOND-STORY PRIVATE BALCONY AT 2355 BEACH BOULEVARD, APARTMENT 202 (APN 115-210-050), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Chris Loeswick (“Applicant”).

WHEREAS, an application has been submitted to enclose 130 square feet (sf) of an existing 154-sf second-story private balcony located at 2355 Beach Boulevard, Apartment 202 (APN 015-210-050); and

WHEREAS, the project requires approval of a Variance because the balcony improvements reduced the private open space for a residential cluster development unit below the standard specified in PMC Section 9-4.2402(c); and

WHEREAS, the project requires approval of a Site Development Permit because the proposed development would amend the development’s original PSD (PSD-515-85); 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 21, 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 not make the required findings pertaining to a Variance PV-517-16 to enclose 130 sf of an existing 154-sf second-story private balcony, which would reduce the private open space for a residential cluster development unit below the standard specified in PMC Section 9-4.2402(c) as supported by the discussion below:

ATTACHMENT B

- i. Required Finding: *That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification.*

Discussion: The proposed project is located in an existing five building residential cluster development. Dwelling units within Building A, which is located along Beach Boulevard, have previously been granted similar approvals for enclosing a private balcony, which reduced the private open space for a residential cluster development unit below the minimum 150-sf requirement (see November 21, 2016 staff report). The balconies for Building A are west facing and are directly exposed to the ocean elements.

The proposed project is located in Building E and has a balcony on the east side of the three-story building and therefore does not experience the same extreme climatic conditions than the owners of Building A. Additionally, the applicant's stated justification for the variance is to prevent rust from occurring on the deck. Rusting is an issue that affects all properties in Pacifica. While the degree of rusting may be more extensive at the proposed project site than other locations of Pacifica located further inland, it is not specific to the property. Therefore there are no special circumstances applicable to the property that deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. The required finding is not supported.

- ii. Required Finding: *That the granting of such variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area.*

Discussion: The proposed project requests the approval of a Variance (PV-517-16) to allow the reduction in private open space by enclosing approximately 130 sf of a 154-sf second story private balcony. The effected open space is private and the owners of the unit would be the only one affected from the change. Therefore, granting of the requested variance would not adversely affect the health or safety of persons residing or working in the neighborhood of the subject property and would not be detrimental to the public welfare or injurious to property or improvements.

- iii. Required Finding: *Where applicable, that the application is consistent with the City's adopted Design Guidelines.*

Discussion: See discussion under part viii of the next recital.

- iv. Required Finding: *If located in the Coastal Zone, that the application is consistent with the applicable provisions of the Local Coastal Plan.*

Discussion The requested reduction in private open space is consistent with the City's Local Coastal Program. See discussion under part ix. of the next recital.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does not make the following findings pertaining to Site Development Permit PSD-813-16 for the to amend the development's original PSD (PSD-515-85) as supported by the discussion below:

- 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 would enclose an existing second story balcony and would not include any modifications that would impact the vehicular or pedestrian traffic patterns.

- 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 would enclose an existing second story balcony and would not impact the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets, which will create a hazardous or inconvenient condition to adjacent or surrounding uses.

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

Discussion The proposed project would enclose an existing second story balcony and would not impact landscaped areas that 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. 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 project improvements include enclosing approximately 130 sf of the 154-sf east-facing balcony with two 70-inch by 36-inch double pane windows and a 38-inch by 84-inch exterior door. The proposed project would reduce the amount of private open space for one unit (Apartment 202) in an existing residential cluster development, and would not block the all-day southern exposure to adjacent properties, or change the existing interior setback affecting building separation.

As a result, 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: The proposed project does not include any construction that would damage or destroy natural features. Therefore, this finding is not applicable to the subject project.

- 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 existing design of the eastern elevation of 2355 Beach Boulevard includes sufficient variety in design as determined by the approval of the original PSD for the development (PSD-515-85). The proposed project would add inconsistency to the design of the east elevation of 2355 Beach Boulevard. The presence of the windows along the balcony rail would result in a design variety which would not add value to the overall building design. However, since the east elevation is located in the back of the property and only slightly visible from the adjacent street to the east, Palmetto Avenue, the visual impacts of this design inconsistency would be minimal.

- 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

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

The proposed project encloses an existing balcony with dual pane glass windows. The applicant proposed to install indoor sconces within the new enclosed area. No impacts on exterior lighting would occur.

2. Building Design

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

The proposed project would add inconsistency to the design of the east elevation of 2355 Beach Boulevard. The presence of the windows along the balcony rail would result in a design variety which would not add value to the overall building design. However, since the east elevation is located in the back of the property and only slightly visible from the adjacent street to the east, Palmetto Avenue, the visual impacts of this design inconsistency would be minimal.

- *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 encloses an existing balcony with windows and does not alter the existing scale of the residential cluster development.

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

The proposed project would add inconsistency to the material of the east elevation of 2355 Beach Boulevard. The presence of the windows along the balcony rail would result in a variety which would not add value to the overall building design. However, since the east elevation is located in the back of the property and only slightly visible from the adjacent street to the east, Palmetto Avenue, the visual impacts of this material inconsistency would be minimal.

3. 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 encloses an existing second-story balcony on the east side of the 2355 Beach Boulevard with windows and would not disrupt existing views to and along the ocean and scenic coastal areas.

4. Multi-Unit Development

- *Building Design. Variety is a key ingredient in the appearance of multi-unit developments. Developments which feature a series of identical structures are visually monotonous and are not acceptable.*

The existing design of the eastern elevation of 2355 Beach Boulevard includes sufficient variety in design as determined by the approval of the original PSD for the development (PSD-515-85). The proposed project would add inconsistency to the design of the east elevation of 2355 Beach Boulevard. The presence of the windows along the balcony rail would result in a design variety which would not add value to the overall building design. However, since the east elevation is located in the back of the property and only slightly visible from the adjacent street to the east, Palmetto Avenue, the visual impacts of this design inconsistency would be minimal.

- 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 requested reduction in private open space is not inconsistent with the City's General Plan or LCLUP as further described below. The proposed project would be inconsistent with PMC Section 9-4.2402(c), without an approved variance as further described under Section 4.A of this staff report, therefore this required finding is not supported.

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

The proposed project includes improvements to an existing 154-sf second-story private balcony. The balcony improvements are comprised of two 70-inch by 36-inch double pane windows, a 38-inch by 84-inch exterior door, interior laminate flooring, and exterior tile flooring. The balcony enclosure and exterior tile flooring is anticipated to better protect the existing balcony from the harsh coastal environment, which would extend the life of the balcony. Therefore, staff believes the proposed project would be considered an interior improvement to the existing residential cluster development and neighborhood.

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 would not contradict 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 encloses an existing second-story private balcony; therefore, will not interfere with the public's right of access to the sea. The proposed project is located on the opposite side of Beach Boulevard and will not affect the existing Pacifica Beach Park that provides coastal access. As a result, the project will not impact or otherwise interfere with the public's right of access to the sea.

- 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 encloses an existing second-story private balcony located within an existing residential cluster development. The surrounding neighborhood is a substantially developed residential neighborhood. 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 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.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby decline to analyze the findings pertaining to Coastal Development Permit CDP-373-16 for development within the Coastal Zone as the proposed project or any reasonable alternative to the proposed project would not be implementable without the approval of a variance and PSD and making the findings for the CDP would be moot as the findings for the Variance and Site Development Permit required to construct the project cannot be made:

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

The denial of the proposed project is exempt from the CEQA in accordance with Section 21080(b)(5) of Public Resource Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica denies Variance (PV-517-16), Site Development Permit (PSD-813-16), and declines to take action on the Coastal Development Permit CDP-373-16 to enclose 130 sf of an existing 154-sf second-story private balcony, at 2355 Beach Boulevard (APN 115-210-050).

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 21st day of November 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Josh Gordon, Chair

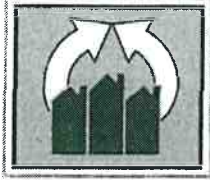
ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

BAY AREA



PROPERTY
SERVICES

BEACH PARK BOULEVARD ASSOCIATION

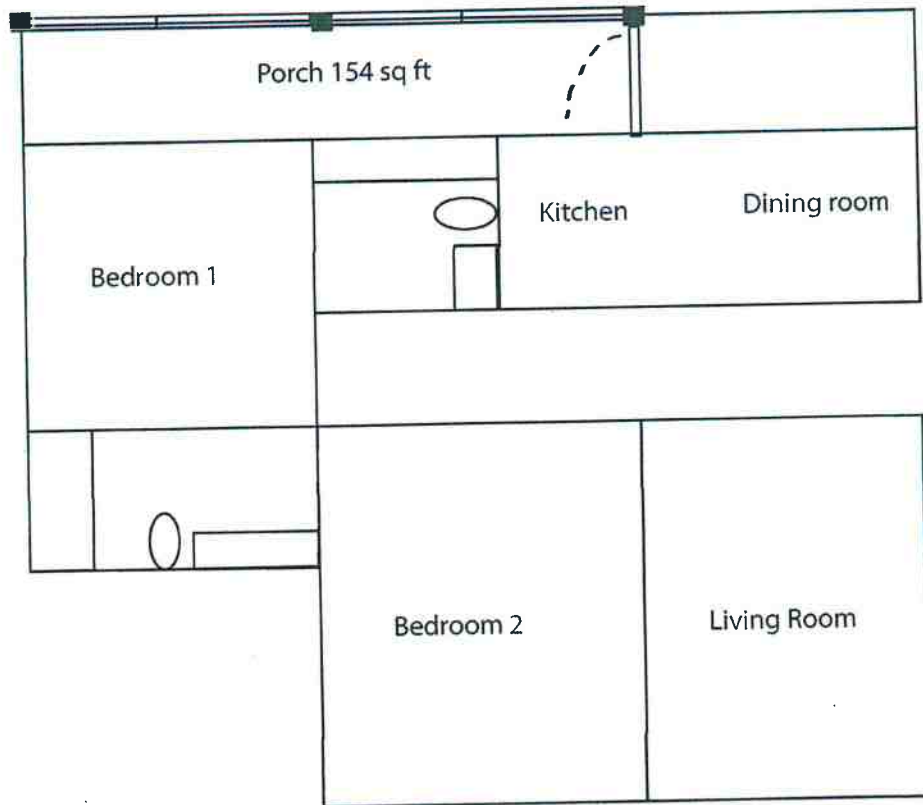
Date: May 20th, 2016
Re: Beach Park HOA: ARC Follow Up
To: Chris Loeswick and Cecilia and Bill Long

You advised the Board that you would like to enclose a portion of your deck/balcony with windows and a door and to install flooring on the complete deck/balcony. The Board approves your plan conceptually.

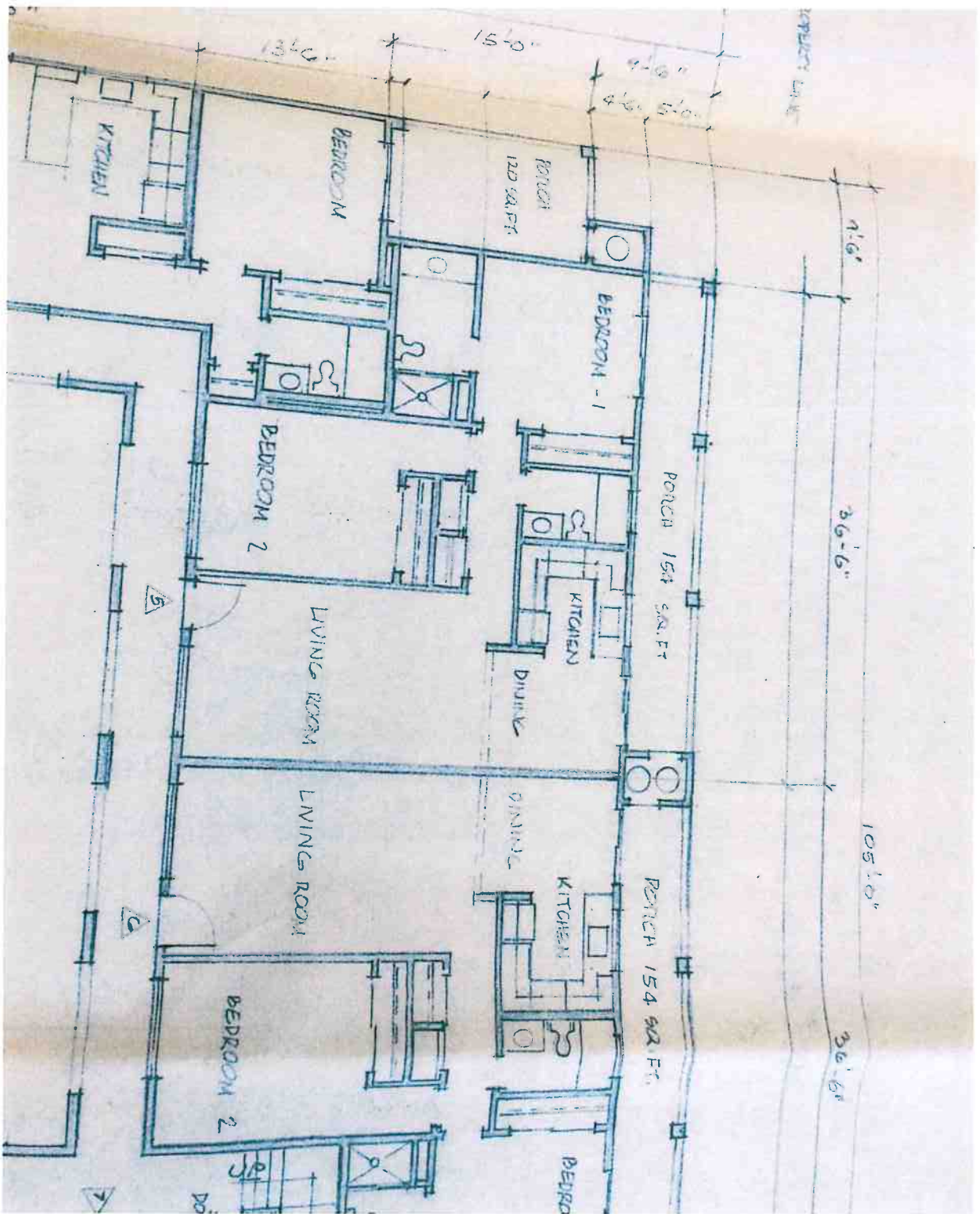
1661 Tice Valley Blvd.
Suite 200
Walnut Creek
CA 94595-1648

info@bayservice.net
800-610-0757
Office: 925-746-0542
fax: 925-746-0554
www.bayservice.net

ATTACHMENT C



ATTACHMENT E



Variance Description

When I moved into 2355 Beach Blvd. #202, I noticed the back deck was exposed to the elements. There was rust forming where there was metal underneath the painted deck. The only way to prevent this seems to me to put up windows and enclose the balcony so that it is a room.

I saw that my next-door neighbors on the North side of me had enclosed their back porches and made them into offices.

It seems like a good idea. I can put down laminate hardwood floors, enclose 2/3rds of the balcony with windows and a door and in turn prevent a lot of the natural elements from deteriorating the metal components of the balcony. In front of the sliding glass door and the other 1/3rd of the balcony I plan to tile, so that the floor is more resilient to the elements, making it a stronger balcony.

I respect and relish any advice or assessment the City planning commission can give me. Thank you for your assistance.

ATTACHMENT F



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION
Staff Report

DATE: November 21, 2016

FILE: CDP-371-16

ITEM: 3

PUBLIC NOTICE: Notice of Public Hearing was published in Pacifica Tribune on November 9, 2016, and mailed to 20 surrounding property owners and occupants.

**APPLICANT
& OWNER:** Michael O'Connell
Calera Creek Partners
900 Rosita Road
Pacifica, CA 94044
(650) 303-0495

PROJECT LOCATION: 1570 Grand Avenue (APN 023-025-190)

PROJECT DESCRIPTION: Construct a three-story, 2,977-square foot single-family dwelling on an 18,750-square foot (sq. ft.) vacant lot located within the Coastal Zone at 1570 Grand Avenue in Pacifica.

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).

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 SUMMARY, RECOMMENDATION, AND FINDINGS

ZONING STANDARDS CONFORMANCE:

<u>Major Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size	5,000 sq. ft. min	18,750 sq. ft.	No Change
Lot Coverage	40% max	N/A	6.95%
Dwelling Unit Size	850 sq. ft. min gross floor area	N/A	2,977 sq. ft.
Building Height	35'-0" max	N/A	34'-8"
Landscaping	20% min	N/A	83.54%
Setbacks			
<i>Front (structure)</i>	15'-0" min	N/A	20'-0"
<i>Front (garage)</i>	20'-0" min	N/A	20'-0"
<i>Side</i>	5'-0" min	N/A	28'-4"
<i>Rear</i>	20'-0" min	N/A	77'-1"
Parking			
<i>Dwelling Unit</i>	2 garage spaces per unit (18' X 19')	N/A	2 garage spaces (18' X 21')
<i>Guest</i>	One space on driveway or on-street	N/A	Driveway

1. Project Description

The proposed project includes the development of a three-story, 2,977-sq. ft. single-family dwelling including a 393-sq. ft. attached garage on a vacant 18,750 sq. ft. (0.43 acre) lot. The project site is a vacant infill lot located on Grand Avenue and is surrounded by existing single-family development. The site consists of overgrown vegetation and has an approximate upslope of 30 percent. The project site is located approximately 0.4 mile away from the nearest coastal access.

Proposed Project Architecture

The proposed project architectural style contains traditional architectural features such as a front porch, gable roofs, and lap wood siding and shingle siding. The proposed project includes an open living/dining/kitchen area, accented with a Victorian style turret as a focal point on the northern corner of the residence. The style and design of the proposed project provides a mix of architectural style, while remaining consistent in mass and scale with the surrounding neighborhood. The style of the home and the wood lap siding and shingle siding will complement the natural vegetation and terrain of the 0.43-acre site.

Site Drainage

The proposed project includes 2,451 sq. ft. of new impervious surfaces, comprising of 1,303 sq. ft. of roof area and 1,148 sq. ft. of paved areas. According to the San Mateo Countywide Storm Water Pollution Prevention Program (SWPPP), and Because the project creates less than 10,000 sq. ft. of total impervious surfaces, the project is not a C.3 regulated project. However, the project shall implement the San Mateo Countywide SWPPP construction stormwater Best Management Practices (BMPs) during construction of the project as required by the conditions of approval for this project (see COA #10 in Attachment A).

The proposed project includes three storm drain lines located along the three proposed retaining walls. The proposed storm drain lines connect near the concrete driveway and then ultimately connect to the existing storm drain line located in the Grand Avenue right-of-way. In addition, the City of Pacifica Engineering Department has included COA #22, requiring the Applicant to retain a registered professional to provide hydrology calculations based on a 100-year storm for the project to determine the size of all proposed storm drain facilities and the impact on the existing system. If calculations show a net increase of storm water flow rate from the site, the applicant will be required to provide mitigation to ensure a zero net increase from the existing conditions.

In addition, staff has included COA #10 and #12, requiring the review and approval of haul routes resulting from grading activities by the City's Building Official, and requiring roadways to be maintained and 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 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. Most are two- and three-story structures built on a hill sloping upwards away from the coast of the Pacific Ocean.

3. Municipal Code

The Pacifica Municipal Code (PMC) provides that, prior to issuance of a building permit, the Planning Commission must approve a Coastal Development Permit (CDP-371-16) because the project involves development in the Coastal Zone [PMC Sec. 9-4.4303(a)]. The Planning Commission must make two findings in order to approve a CDP application (PMC Sec. 9-4.4304[k]):

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

4. Compliance with PMC, Policies, and Guidelines

The project will meet or exceed all standards in the zoning regulations of the PMC. The project will additionally be consistent with General Plan and Local Coastal Land Use Plan (LCLUP) policies, and will also be consistent with the City's adopted Design Guidelines.

A. R-1 Zoning District Standards

The table above summarizes the project's consistency with R-1 zoning district standards.

Building Height and Setbacks

The proposed project includes a 77-foot rear yard setback, exceeding the minimum 20-foot requirement for single family dwellings in the R-1 zoning district. In addition, the project consists of 28-foot and 43-foot side yard setbacks, exceeding the 5-foot minimum side yard setbacks and meets the 20-foot front yard garage setback for single family development. The proposed project includes a three foot tall solid wood fence along the front property line and a steel framed wood vehicular gate. The proposed building height from finished grade is under the 35-foot maximum building height requirement for single family dwellings in the R-1 zoning district.

Parking Standards

The proposed project includes a 393-sq. ft. attached garage, and interior dimensions of 18'-0" X 21'-8", which exceeds the minimum requirements for a single-family dwelling in the R-1 zoning district.

Landscaping

The project site comprises of existing eucalyptus trees and poison oak, and an approximate upslope of 30 percent with stable soils. All eight eucalyptus trees are proposed to be removed as part of the project. According to PMC Section 4-12.02(c), a eucalyptus tree is not identified as a heritage tree in the City of Pacifica. The project includes more than 83 percent of the 0.43-acre site as naturally vegetated areas and landscaping, exceeding the minimum landscaping requirement of 20 percent. Identified plants are native species and tolerant to drought conditions.

B. *General Plan Consistency*

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

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

The project site is a vacant infill lot consisting of overgrown natural vegetation. The proposed project includes the development of a three-story single-family dwelling with an attached garage and landscaping. The proposed project is consistent with the existing single-family neighborhood, and the development of proposed project would be considered an improvement to the existing vacant lot.

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

The style and design of the proposed project is consistent with the surrounding neighborhood, 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 1536 and 1530 Grand Avenue.

C. *LCLUP Consistency*

See the discussion below in Section 5 regarding LCLUP consistency.

D. *Design Guidelines Consistency*

The proposed project will be compatible with the surrounding neighborhood architecture and scale, and will be consistent with the following elements of the adopted Design Guidelines:

Site Design

"...improve the quality of the city's physical environment."

"...improves the quality of development where desirable attributes are lacking."

"site improvements should be designed to work with site features."

- The project site is a vacant infill lot consisting of overgrown natural vegetation. The proposed project includes the development of a three-story single-family dwelling with an attached garage. Project improvements include landscaping that would cover more than 83 percent of the site. The building is designed to

work with the natural site features and complements the natural slope of the site. The development of proposed project would be considered an improvement to the existing neighborhood.

Building Design

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

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

"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 the 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 the new development. Such features may include bay windows, chimneys, balconies, porches, roof shapes, and other architectural details and materials."

"Fog, wind, salt, and sandy soils are important climate factors to be designed for in both architectural and landscape solutions."

"the coastal climate can be severe and must be considered in the site planning and design of coastal development."

"Corrosive resistant materials should be used, with good quality roofing."

"With regard to neighborhood character the project would have not have a detrimental impact on the surrounding area."

- The style and design of the proposed project is consistent with the surrounding neighborhood, including the proposed weather resistant building materials to be used. 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. Each elevation would include a mix of materials. Recessed lighting would be used to accent the exterior and windows are appropriately designed on all elevations.

Garage and Driveway Design

"The combination of the two-car requirement and the narrowness of the lot often result in the front elevation being taken up almost entirely by the garage doors."

"...a two car driveway can almost fill the entire width of the lot, leaving little room for on-street parking, and also reducing the opportunity for landscaping the front yard."

"Driveway locations and curb cuts should be planned to provide a maximum number of on street parking spaces".

"Garage doors should be de-emphasized..."

- The project includes an 18-foot driveway width located near the edge of the property. The location of the driveway, combined with the natural slope of the site would de-emphasize the driveway and garage door and provide a stronger emphasis on the building architecture on elevations visible from the street.

Landscaping

"Landscaping is an important aspect of site design and as such, requires as much care and consideration as other site improvements. Landscaping is more than just an arrangement of plant materials with irrigation. It can help to define spatial organization, provides privacy, contributes to energy conservation and create atmosphere... Fog, wind, salt, and sandy soils are important climate factors to be designed for in both architectural and landscape solutions."

"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."

"(f) Landscaping should also be chosen with consideration given to existing vegetation in the area. The use of plants similar to those of neighboring properties is encouraged."

- The 0.43-acre vacant lot currently consists of natural overgrown vegetation. The project includes more than 83 percent of the site as naturally vegetated areas or would be landscaped, with consideration given to the existing vegetation and neighboring properties.

5. Required Findings

In order to approve the subject Coastal Development Permit (CDP-371-16), 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.

- A. 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 the City of Pacifica's 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 Grand Avenue more than 0.4 mile from the nearest coastal access. Substantial urban development and several streets are located between the project site and the sea. 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 new development proposed with this project is located within an existing developed area. The surrounding neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed with residential units. Therefore, development 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 more than 0.4 mile from the sea, substantial evidence exists to support a Planning Commission finding that the proposed development is in conformity with the City's certified Local Coastal Program.

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

Discussion: The project site is not located between the nearest public road (Shoreside Drive) 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 3 exemption under CEQA Guidelines Section 15303(a), as described below, applies to the project:

15303. New Construction or Conversion of Small Structures

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

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

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

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

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed residential neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.
- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed residential neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.

- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant 18,750-sq. ft. lot surrounded by single-family dwellings, resulting in the site having no value as habitat. It is zoned for residential development and the project will involve in-fill residential development consistent with the residential zoning. Therefore, there are no unusual circumstances applicable to the project.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

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

7. 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; **APPROVES** Coastal Development Permit CDP-371-16, by adopting the attached resolution, including conditions of approval in Attachment A; and, incorporates all maps and testimony into the record by reference.

Attachments:

- A. Draft Resolution and Conditions of Approval
- B. Proposed Project Plans

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT CDP-371-16, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A THREE-STORY, 2,977-SQUARE FOOT SINGLE-FAMILY DWELLING INCLUDING A 393-SQUARE FOOT ATTACHED GARAGE AT 1570 GRAND AVENUE (APN 023-025-190), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

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

WHEREAS, an application has been submitted to construct a three-story, 2,977-square foot single-family dwelling including a 393-square foot attached garage at 1570 Grand Avenue (APN 023-025-190); and

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

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on November 21, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-371-16 for development within the Coastal Zone:

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

The City's certified Local Coastal Program includes a Local Coastal Land Use Plan (LCLUP) that contains policies to further the City's coastal planning activities. The proposed project is consistent with 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 Grand Avenue more than 0.4 mile from the nearest coastal access. Substantial urban development and several streets are located between the project site and the sea. 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 new development proposed with this project is located within an existing developed area. The surrounding neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed with residential units. Therefore, development 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 more than 0.4 mile from the sea, substantial evidence exists to support a Planning Commission finding that the proposed development is in conformity with the City's certified Local Coastal Program.

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

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

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

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

15303. New Construction or Conversion of Small Structures

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

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

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

2. Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.
 - A. Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed residential neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.
 - B. Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed residential neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
 - C. Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant 18,750 sq. ft. lot surrounded by single-family dwellings, resulting in the site having no value as habitat. It is zoned for residential development and the project will involve in-fill residential development consistent with the residential zoning. Therefore, there are no unusual circumstances applicable to the project.
 - D. Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any

historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Coastal Development Permit CDP-371-16 for construction of a three-story, 2,977-square foot single-family dwelling including a 393-square foot attached garage on a 18,750-square foot vacant lot located at 1570 Grand Avenue (APN 023-025-190), 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 21st day of November 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Josh Gordon, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

**Conditions of Approval: Coastal Development Permit CDP-371-16
for construction of a three-story, 2,977-square foot single-family dwelling including a
393-square foot attached garage on an 18,750-square foot vacant lot located at 1570 Grand
Avenue (APN 023-025-190)**

Planning Commission Meeting of November 21, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled “New Single Family Home,” dated July 8, 2016, except as modified by the following conditions.
2. That the approval or approvals is/are valid for a period of two years 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. 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.
4. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
5. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
6. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director’s satisfaction.
7. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter “City”) from any claim, action or proceeding (hereinafter “Proceeding”) brought against the City to attack, set aside, void or annul the City’s actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant’s

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

8. 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.

Building Division of the Planning Department

9. 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.
10. The project requires review and approval of haul routes resulting from grading activities, by the Building Official.

Engineering Division of Public Works Department

11. 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.
12. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Grand Avenue. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only. Haul routes for demolition and construction must be approved by the Pacifica Engineering Division prior to the commencement of work.
13. 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.
14. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to occupancy of the first unit.
 15. 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 Grand Avenue, including existing and proposed improvements such as, but not limited to, pavement overlay, under-sidewalk drain, driveway approach, sidewalk, curb & gutter, existing underground utilities and trenches for proposed connections, boxes for underground utility connections and meters, existing power poles and any ground-mounted equipment, street monuments, any street markings and signage;
 - ii. the slope of Grand Avenue at the centerline;
 - iii. adjacent driveways within 25' of the property lines
 - iv. any existing fences, and any structures on adjacent properties within 10' of the property lines.
 - c. All plans and reports must be signed and stamped by a California licensed professional.
 - d. All site improvements including utilities and connections to existing mains must be designed according to the City Standards and to the satisfaction of the City Engineer.
 16. 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.
 17. Applicant shall construct a car turnout per City Standards.

18. 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.
19. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.
20. All utilities shall be installed underground from the nearest joint pole or box.
21. All proposed sanitary sewer system and storm drain system elements, including detention facilities, shall be privately maintained up to their connections to the existing mains.
22. The existing street pavement shall be restored in kind to the extent of all utility trenches and to the longest utility trench if beyond the centerline. If, in the opinion of the City Engineer, damage to the pavement during construction is more extensive, a larger area may have to be restored.
23. A registered professional shall provide hydrology calculations based on a 100-year storm for the project to determine no net increase of the storm water flow rate from the property into the City's storm drainage system. The calculations shall include the size of all proposed storm drain facilities that will connect and impact the existing system along Grand Avenue. If the calculations reveal that the existing flow rate into the city system along Grand Avenue would be increased, the impacts shall be mitigated with on-site storm water retention measures to be installed and maintained to the satisfaction of the City Engineer.

North County Fire Authority

24. The Applicant shall submit plans for the required fire sprinklers per 2013 CFC Chapter 9 and Pacifica Muni code at the same time or before they submit for a building permit.
25. The Applicant shall provide a horn strobe on the front of the buildings for the fire sprinkler.
26. The Applicant shall provide a fire flow report from North Coast County Water District (NCCWD) showing a fire flow per 2013 CFC Appendix B, of 500 GPM for Residential structures with fire sprinklers.
27. The identified fire hydrant on Grand Avenue shall remain as it complies with 2013 CFC Appendix C, Table C105.1 as being within 250 feet and note (d) if within 200 feet for dead end road or street.
28. The Applicant shall provide clearly visible illuminated premises Identification (address) per 2013 CFC.

29. The applicant shall provide fire access per 2013 CFC Appendix D or abide by the Pedro Point parking restrictions.
30. The Applicant shall install smoke detectors and CO monitors per 2013 CFC and 2013 CBC.
31. The Applicant shall install and make serviceable all fire service features including fire hydrant, if required, prior to beginning construction.
32. The Applicant shall conform to 2013 CFC chapter 33 for fire Safety during all construction.
33. The Applicant shall not begin construction without approved plans and a permit on site at all times.

END

PROPOSED PERSPECTIVES

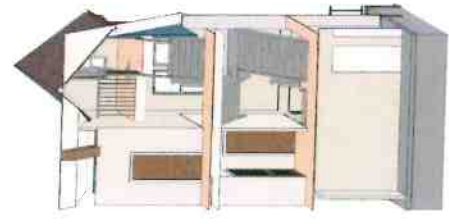
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 PROJECT ADDRESS: 1570 GRAND AVENUE PACIFICA, CA 94044
 PROJECT SCOPE: (N) SINGLE FAMILY HOME ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/08/16	PLANNING RESUBMITTAL



1 STREET VIEW

2 NW BIRDSEYE



3 3D STARBUCK



4 Terrace Corner

5 Upper Street





VIEW FROM GRAND AVENUE
LOOKING NORTHWEST AT
WESTERN HALF OF PROPERTY

1
A0.2



VIEW FROM GRAND AVENUE
LOOKING NORTHWEST AT
EASTERN HALF OF PROPERTY

2
A0.2



VIEW FROM GRAND AVENUE
LOOKING SOUTHWEST AT FRONT
PORTION OF PROPERTY

3
A0.2



VIEW FROM GRAND AVENUE
LOOKING NORTH AT FRONT
PORTION OF PROPERTY

4
A0.2



VIEW FROM GRAND AVENUE
LOOKING SOUTHWEST, UP AT
FRONT PORTION OF PROPERTY

5
A0.2

PROJECT NAME:
NEW SINGLE FAMILY HOME:
1570 GRAND AVENUE

PROJECT ADDRESS:
1570 GRAND AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
(N) SINGLE FAMILY HOME
ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/08/16	PLANNING RESUBMITTAL

SHEET TITLE:
EXISTING SITE
PHOTOS

SHEET:
A0.2

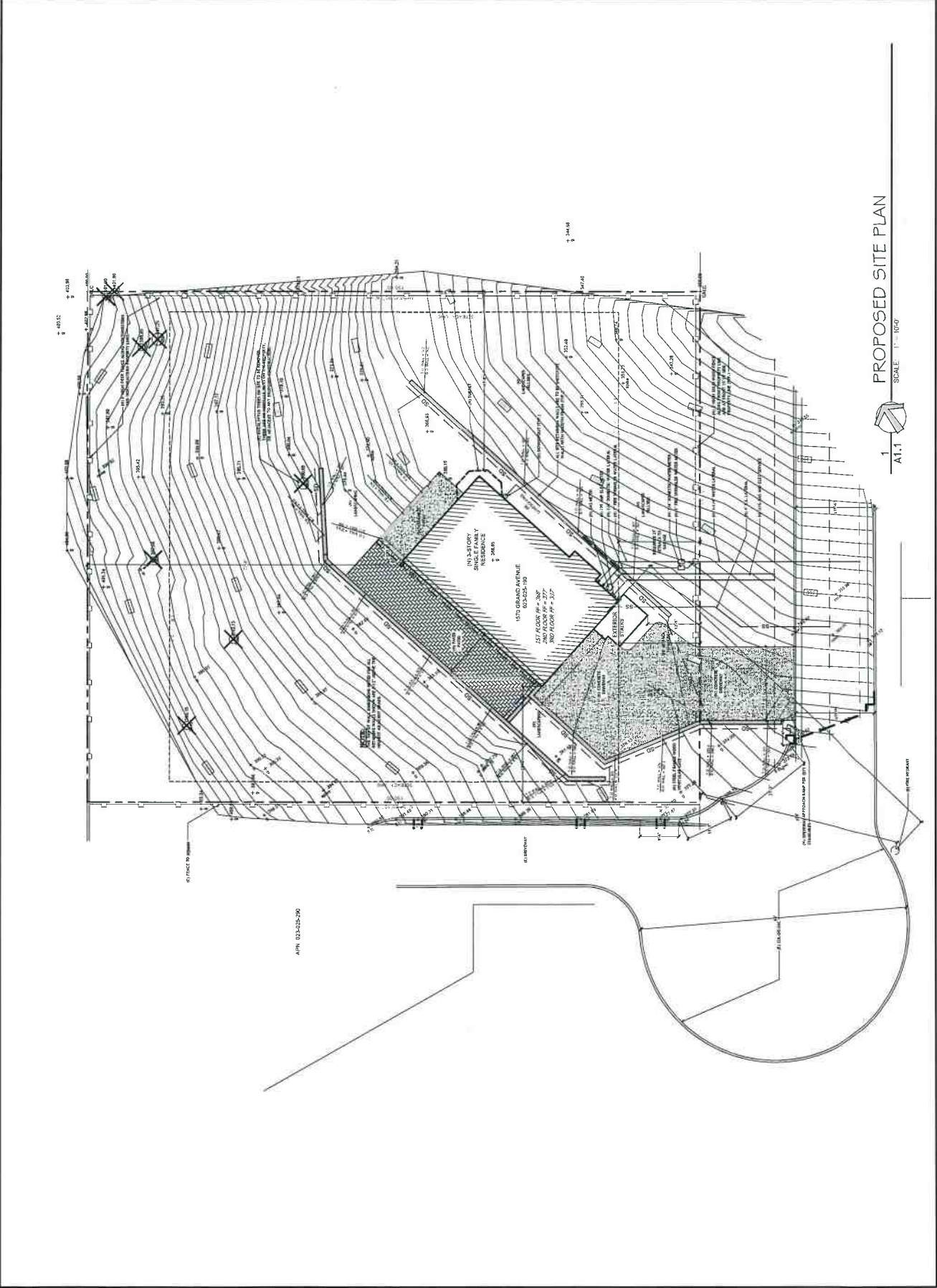
SHEET: A1.1

PROPOSED SITE PLAN

PROJECT NAME: NEW SINGLE FAMILY HOME:
1570 GRAND AVENUE
PROJECT ADDRESS: 1570 GRAND AVENUE
PACIFICA, CA 94044

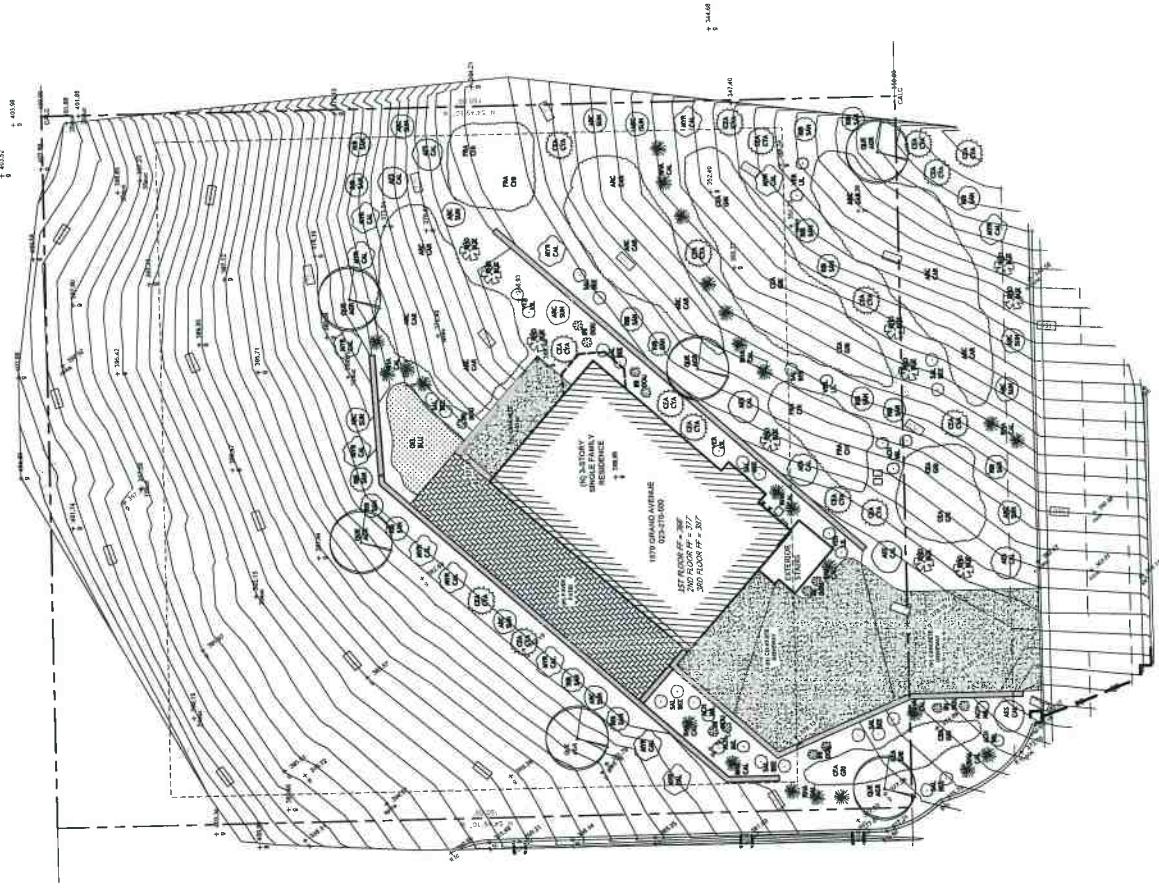
PROJECT SCOPE:
(N) SINGLE FAMILY HOME
ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	06/16/16	PLANNING SUBMITTAL
1	07/08/16	PLANNING RESUBMITTAL
2	09/16/16	PLANNING RESUBMITTAL #2



APN: 033425190

PLANT LIST			
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT TYPE
QUE AGP	QUERCUS AGROFOLIA	COASTAL LIVE OAK	TREE
CEA CVA	CEANOTHUS CVAEUS 'KENTIAN PLUME'	KENTIAN PLUME	SHRUB
ARC BUN	ARCTOSTAPHYLOS SUNSET	SUNSET MANZANITA	SHRUB
RHO BUZ	RHOODENDRON X BUZZER BEATER	BUZZER BEATER	SHRUB
RPA CAL	RHAMNUS CALIFORNICA	MOUND SAN BRUNO	SHRUB
RIB SAN	RIBES SANGINEUM	CLAREMONT	SHRUB
MYR CAL	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	SHRUB
AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	SHRUB
VER LIL	VERBANA LILAGINA DE LA MIKA	CEJUNOS ISLAND VERBANA	PERENNIAL
SAL BEE	SALVA BEE'S BUSS	BEE'S BUSS SAGE	PERENNIAL
ACH VIL	ACHILLEA MILLEFOLIUM 'CALISTOGA'	'CALISTOGA' YARROW	PERENNIAL
IRE DOLU	IRE DOUGLASSIANA 'CANYON SNOW'	CANYON SNOW IRIS	PERENNIAL
ARC CAR	ARCTOSTAPHYLOS EDMUNDSONI 'CARMEL DUFF'	LITTLE DUFF MANZANITA	GROUND COVER
CEA GR	CEANOTHUS GRISSEUS 'HORIZONTALIS 'WHISKEY POINT'	CARMEL CEANOTHUS	GROUND COVER
FRA CH	FRAGARIA CHALCENSIUS 'GREEN PASTURES'	BEACH STRAWBERRY	GROUND COVER
DEL BILU	DELTA BLUEGRASS 'NATIVE MOW FREE'	MOW-FREE NATIVE FESCUE	SOD



REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/06/16	PLANNING RESUBMITTAL

PROJECT NAME:
NEW SINGLE FAMILY HOME:
1570 GRAND AVENUE

PROJECT ADDRESS:
1570 GRAND AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
 (N) SINGLE FAMILY HOME
 ON VACANT PARCEL

SHEET TITLE:
**PROPOSED
 LANDSCAPE
 PLAN**

SHEET:
A1.2

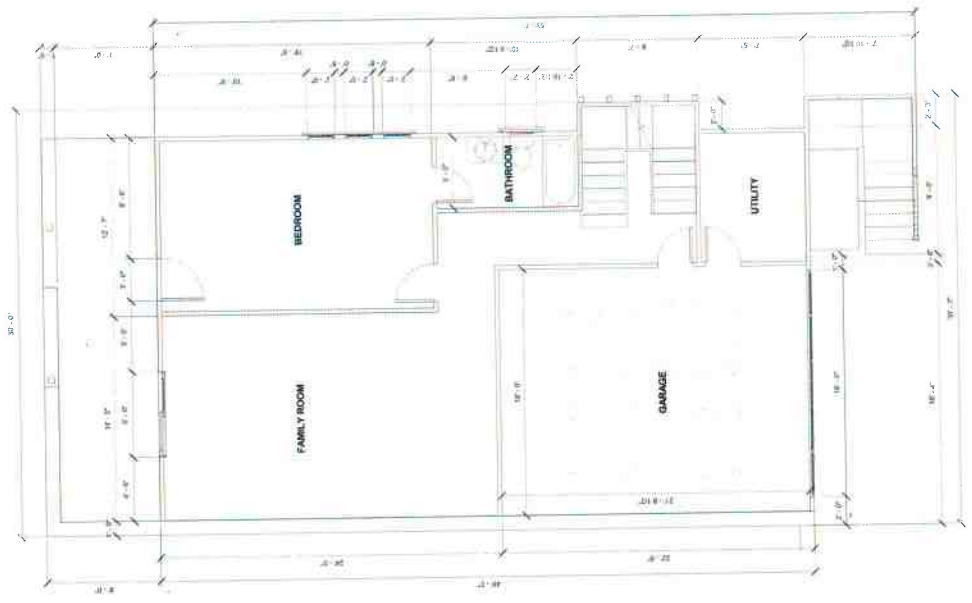
SHEET
A2.1

PROPOSED
1ST FLOOR
PLAN

PROJECT NAME:
NEW SINGLE FAMILY HOME:
1570 GRAND AVENUE
PROJECT ADDRESS:
1570 GRAND AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
(N) SINGLE FAMILY HOME
ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/08/16	PLANNING RESUBMITTAL

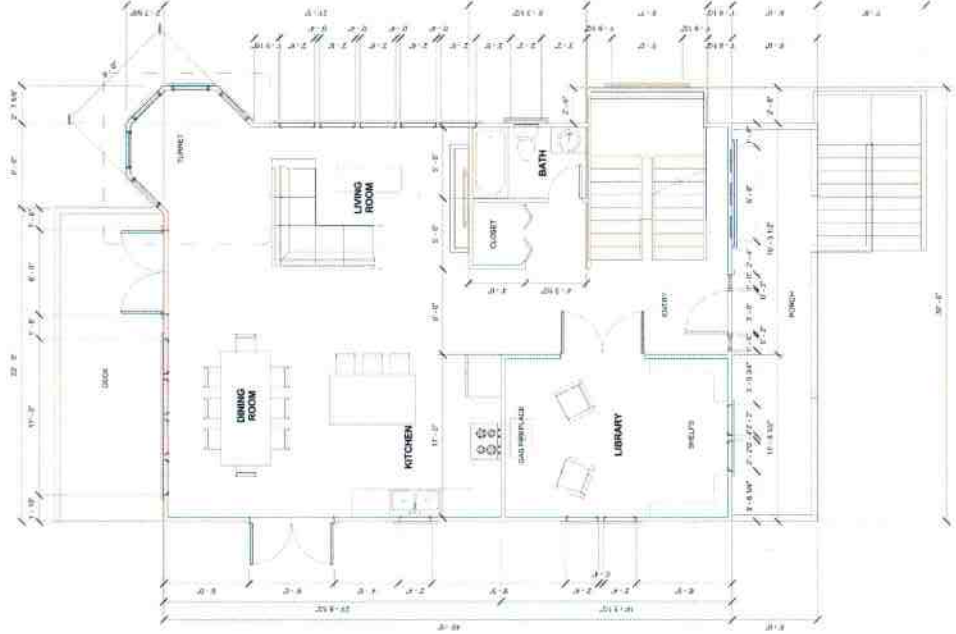
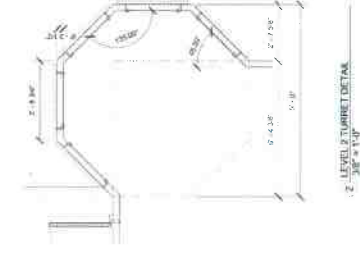


1 - LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

SHEET TITLE
PROPOSED
2ND FLOOR
PLAN

PROJECT NAME:
NEW SINGLE FAMILY HOME:
1570 GRAND AVENUE
PROJECT ADDRESS:
1570 GRAND AVENUE
PACIFICA, CA 94044
PROJECT SCOPE:
(N) SINGLE FAMILY HOME
ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/09/16	PLANNING RESUBMITTAL



REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/09/16	PLANNING RESUBMITTAL

PROJECT SCOPE
 (N) SINGLE FAMILY HOME
 ON VACANT PARCEL

PROJECT NAME:
 NEW SINGLE FAMILY HOME:
 1570 GRAND AVENUE

PROJECT ADDRESS:
 1570 GRAND AVENUE
 PACIFICA, CA 94044

SHEET TITLE:
 PROPOSED
 3RD FLOOR
 PLAN

SHEET:
 A2.3



1. 3RD FLOOR PLAN
 1/4" = 1'-0"



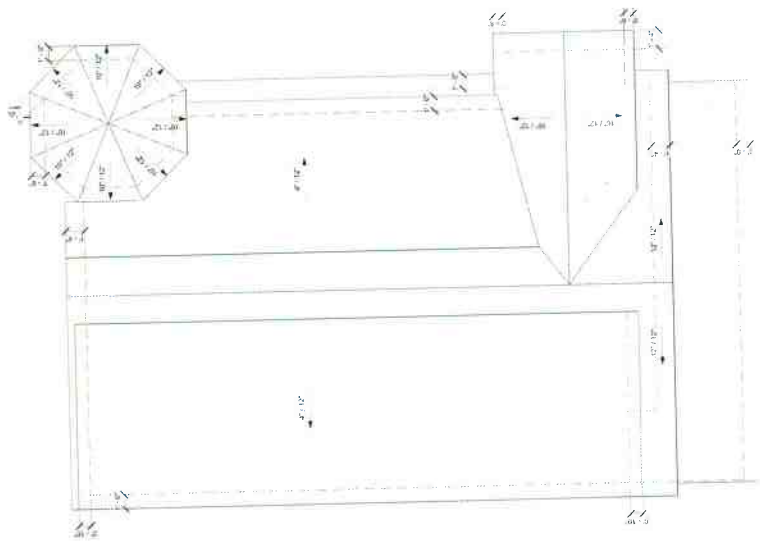
2. STARWELL LOFT FLOOR PLAN
 1/4" = 1'-0"

PROJECT TITLE:
PROPOSED
ROOF PLAN

PROJECT NAME:
NEW SINGLE FAMILY HOME:
1570 GRAND AVENUE
PROJECT ADDRESS:
1570 GRAND AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
(N) SINGLE FAMILY HOME
ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	05/18/16	PLANNING SUBMITTAL
1	07/08/16	PLANNING RESUBMITTAL



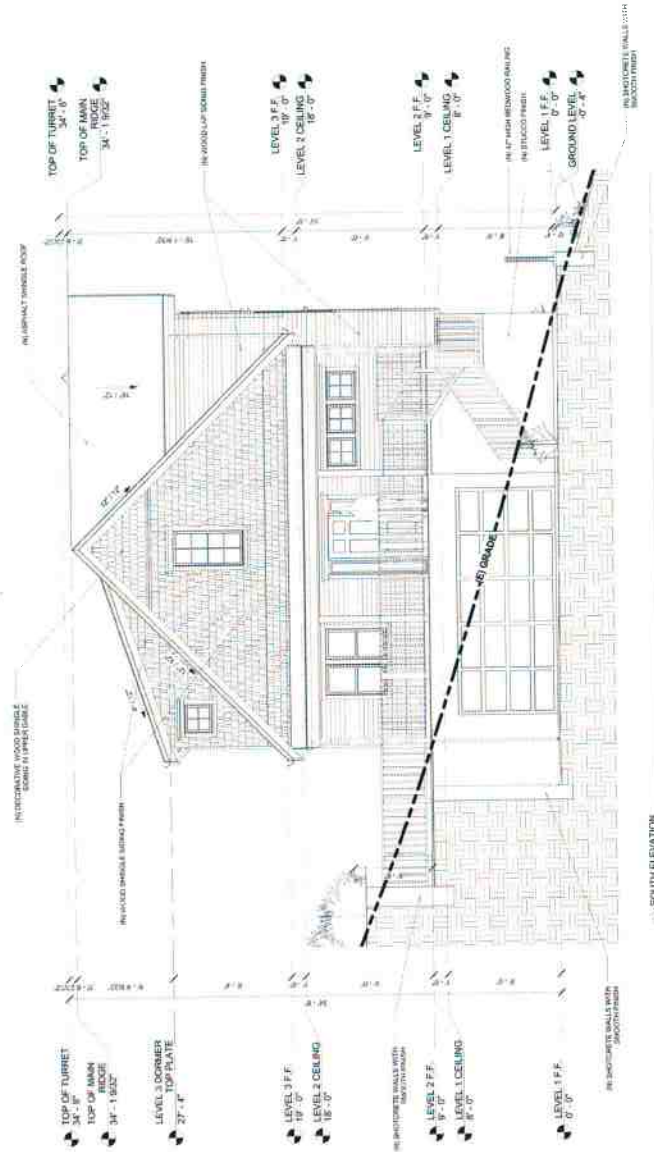
1. ROOF PLAN
1/8" = 1'-0"

PROPOSED
FRONT
(SOUTH)
ELEVATION

PROJECT ADDRESS
1570 GRAND AVENUE
PACIFICA, CA 94044

PROJECT NAME
NEW SINGLE FAMILY HOME:
ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/08/16	PLANNING RESUBMITTAL



1 SOUTH ELEVATION
3/8" = 1'-0"

PROPOSED
LEFT (WEST)
ELEVATION

PROJECT NAME
NEW SINGLE FAMILY HOME:
1570 GRAND AVENUE
PROJECT ADDRESS:
1570 GRAND AVENUE
PACIFICA, CA 94044

PROJECT SCOPE
(N) SINGLE FAMILY HOME
ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/02/16	PLANNING RESUBMITTAL



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

PROPOSED
REAR (NORTH)
ELEVATION

PROJECT NAME:
NEW SINGLE FAMILY HOME:
1570 GRAND AVENUE
PROJECT ADDRESS:
1570 GRAND AVENUE
PACIFICA, CA 94044
PROJECT SCOPE:
(N) SINGLE FAMILY HOME
ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/08/16	PLANNING RESUBMITTAL



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

PROPOSED
RIGHT (EAST)
ELEVATION

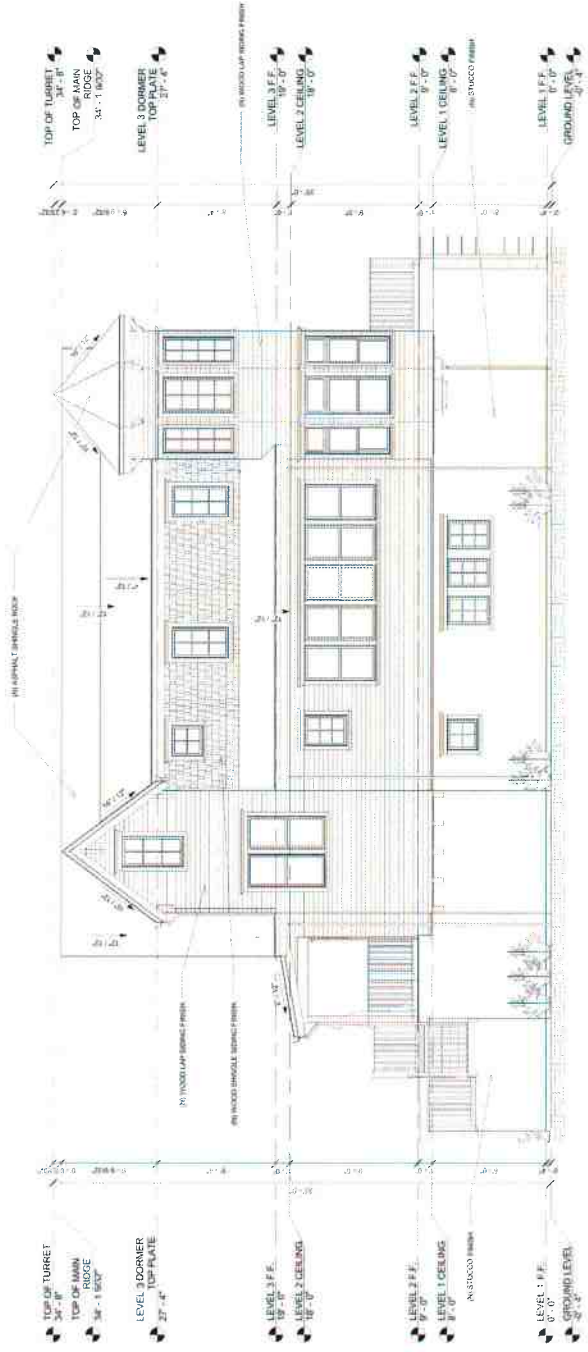
SHEET TITLE:

PROJECT NAME:
NEW SINGLE FAMILY HOME:
1570 GRAND AVENUE

PROJECT ADDRESS:
1570 GRAND AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
(N) SINGLE FAMILY HOME
ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/08/16	PLANNING RESUBMITTAL

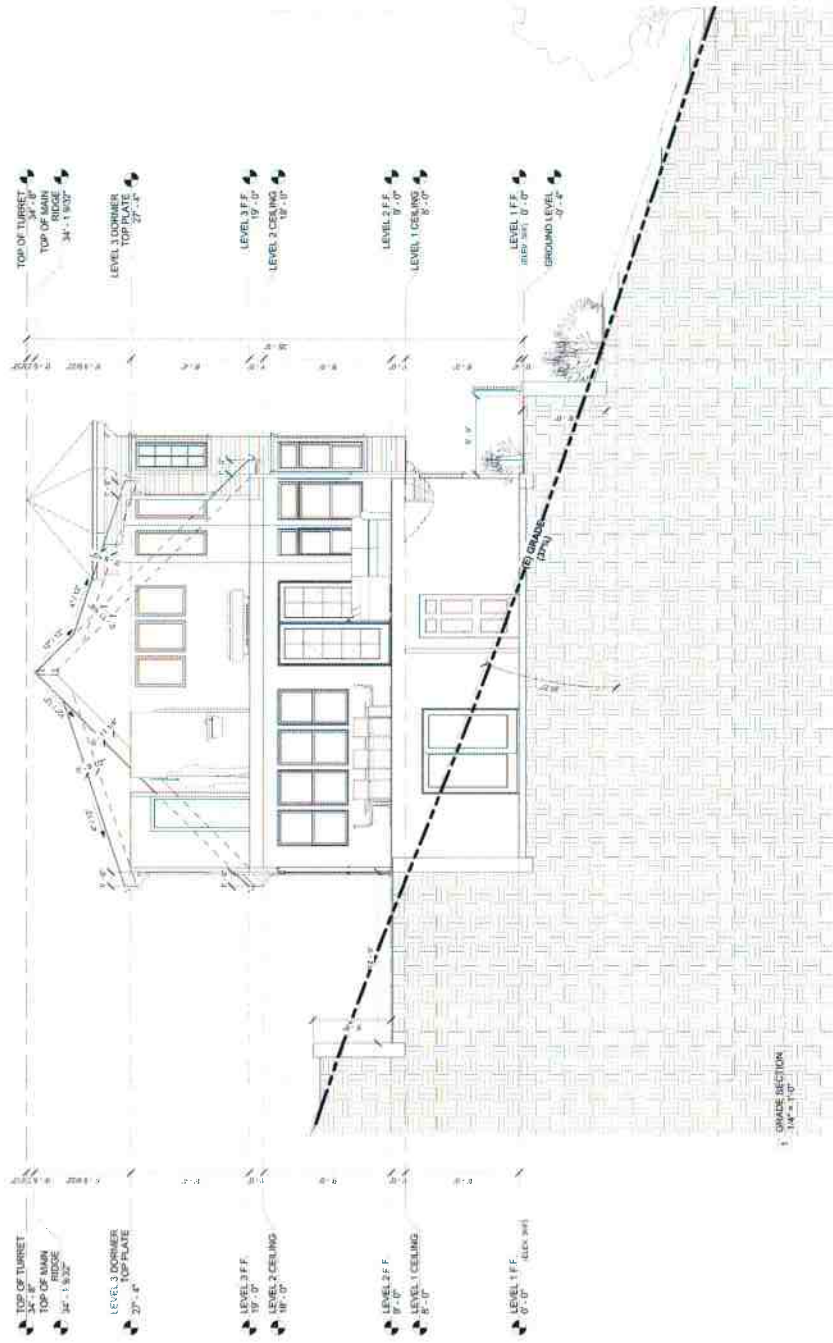


1 EAST ELEVATION
1/4" = 1'-0"

SHEET TITLE
GRADE SECTION

PROJECT NAME:
NEW SINGLE FAMILY HOME:
1570 GRAND AVENUE
PROJECT ADDRESS:
1570 GRAND AVENUE
PACIFICA, CA 94044
PROJECT SCOPE:
(N) SINGLE FAMILY HOME
ON VACANT PARCEL

REV	DATE	DESCRIPTION
0	05/16/16	PLANNING SUBMITTAL
1	07/05/16	PLANNING RESUBMITTAL



GRADE SECTION
1/4" = 1'-0"