

PLANNING COMMISSION Agenda

DATE:

July 20, 2015

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: None

Designation of Liaison to City Council Meeting July 27, 2015 – 7-Eleven Appeal hearing

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

PRESENTATION:

Introduction of new Economic Development Manager and presentation of the 2015-16 Economic Development

Work Plan recently approved by the City Council (oral presentation).

PUBLIC HEARINGS:

Items 1a and 1b will be considered concurrently.

1.

Consideration of Use Permits and Coastal Development Permits for once a week outdoor events as follows:

1a. UP-50-15 CDP-352-15

PSD-797-15

PSD-798-15

USE PERMIT, COASTAL DEVELOPMENT PERMIT, and SITE DEVELOPMENT PERMIT filed by the City of Pacifica for once a week outdoor events, with food trucks and music, at the Linda Mar Beach parking lot. This project site is located in the appeal area of the Coastal Zone. Recommended CEQA status: Exempt. <u>Proposed Action:</u> Approve as conditioned.

1b. UP-51-15 CDP-353-15 USE PERMIT, COASTAL DEVELOPMENT PERMIT, and SITE DEVELOPMENT PERMIT filed by the City of Pacifica for once a week outdoor events, with food trucks and music, on Beach Blvd. in the vicinity of the pier and 2212 Beach Blvd. This project site is located in the appeal area of the Coastal Zone. Recommended

CEQA status: Exempt. Proposed Action: Approve as conditioned.

2. CDP-351-15

COASTAL DEVELOPMENT PERMIT, filed by the applicant and owner, Robert Twigg, to construct a 380 square foot two story addition and a second story deck of 350 square feet to an existing dwelling at 125 W. Avalon Drive (APN 009-253-090). The project is located in the appeal area of the Coastal Zone. Recommended CEQA status: Exempt. *Proposed Action:* Approve as conditioned.

COMMUNICATIONS:

Commission Communications:

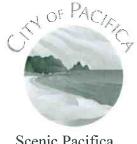
Staff Communications:

ADJOURNMENT

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

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

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



Scenic Pacifica Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: July 20, 2014

ITEMS: 1a and 1b

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on July 8, 2015 and 282 surrounding property owners and tenants were notified by mail. Linda Mar Beach Lot: CDP-352-15, UP-50-15 & PSD-797-15 2212 Beach Blvd Lot: CDP-353-15, UP-51-15 & PSD-798-15

APPLICANT: City of Pacifica

LOCATIONS:

- 1. Linda Mar Beach parking lot north lot on the west side of the highway, north of the Taco Bell restaurant. (Portion of APN 022-191-010)
- 2. The property at 2212 Beach Blvd. (Council Chambers) between Montecito Avenue and Birch Lane (APNs 016-204-020, 016-294-620 and 016-404-999)

PROJECT DESCRIPTION: The City will designate food truck operators, like Off the Grid, to have once a week outdoor events including music. Operation of an event is to: 1) promote Pacifica at the Linda Mar Beach Parking Lot and 2) build community and communication among Pacifica residents, neighbors and visitors to the City at 2212 Beach Blvd, particularly in and around the site in anticipation of the new improvements at the site and immediate area.

Site:	<u>Linda Mar Beach</u>	2212 Beach Blvd
General Plan:	Parking/Special Area	PF (Public Facility)
Zoning:	PF+/CZ	PF/CZ

RECOMMENDED CEQA STATUS: Exempt Section 15061(b)(3)

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

RECOMMENDED ACTION: Approval with conditions

PREPARED BY: Anne Stedler, Economic Development Manager

Kathryn Farbstein, Assistant Planner

PROJECT SUMMARY

This report addresses two different events (projects), each at a different location. For clarity, some items in the project description are divided in to parts a) Linda Mar Beach Parking Lot and b) 2212 Beach Boulevard, the former Waste Water Treatment Plant.

1a. Project Description for the Linda Mar Beach Lot: The applicant is proposing to operate a 4-hour food truck market event at the part of the lot nearest the Taco Bell restaurant (see attached map). The market event is proposing to operate Saturdays between 11 am and 3 pm offering a variety of foods, beer, wine (location of alcohol consumption is confined to the event area), live and amplified music. The market area includes tables and chairs surrounded by the trucks on three sides, and open with low barriers on the third side so the market area space will be clearly defined as shown on the map. All set up and site restoration will be done in the hour before and after the event. The market is open to the public, and would operate every week for 12 months.

Off the Grid (OtG) is expected to operate this food truck market event and additional information regarding OtG is attached. The event will include 9 food trucks and one market truck that holds the barriers and apparatus to set up the event. OtG also provides trash and recycling containers at each truck, complete policing of the premises during and after the event, porta-potties and a washing station. It is expected that the event will commence no earlier than September 7 or within thirty (30) days thereafter. Based on information gathered by OtG for similar events in other cities, market attendance would stabilize in approximately 6 months of after operation starts. A total of 700 weekly attendees are estimated at stabilization. OtG estimates that 40% of attendees are typically from a driving distance of more than 10 minutes.

1b. Project Description for the 2212 Beach Blvd. Area: The applicant (City) is proposing to hold an event in a portion of the parking lot at the front of this property (see attached map). An event operator has not yet been identified; therefore the specific activity, hours and days of the week are not yet determined. The goal of this event is to provide:

- On-going community gathering and socializing in the beach setting
- On-going communication among residents and City staff in preparation for the proposed Palmetto Avenue improvements, and sale and development of 2212 Beach Blvd.

If more parking is needed in addition to the public parking in the area, cars can potentially be parked in the yard of the former treatment plant, and accessed from Palmetto Avenue.

2a. General Plan, Zoning, and Surrounding Land Use for Linda Mar Beach Lot: The site is a portion of the existing beach parking lot. The General Plan designation for this site is Parking/Special Area and the same designation applies to the properties on the north and south side of the parking lot. The Pacific Ocean is the boundary on the west side with sandy beach area. The properties on the east side across Highway 1 have a General Plan designation of Low Density Residential. The zoning for the site is PF+. PF refers to "Public Facility" and in this case, it is a public beach parking lot and the "+" requires a public vote for a rezone which is not being requested for this project. The proposed market area is connected by pathways to and across all the surrounding properties. The site is within the appeals area of the Coastal Zone.

2b. General Plan, Zoning, and Surrounding Land Use for the 2212 Beach Blvd. Area: This site has a General Plan designation of PF (Public Facility) and the same for the zoning designation. As part of the Beach Blvd. project at 2212 Beach Blvd, the City of Pacifica amended the General Plan designation to PD (Planned Development) and rezoned the site to Mixed Use. However, these changes will not become effective until the Coastal Commission amends the Local Coastal Program. The property west of the site across Beach Blvd. is the Pacific Ocean with the raised walkway, sitting, and picnic area along the road and access to the beach below. The properties to the north have a General Plan designation of High Density Residential, and the properties to the south have a designation of Medium Density Residential and Mixed Use-High Density Residential/Commercial. The sites across Palmetto Avenue to the east also have a General Plan designation of Mixed Use-High Density Residential/Commercial. The zoning classification for properties to the north is R-3 (Multiple Family Residential), and to the south, R-2 (Two Family Residential) and C-1 (Neighborhood Commercial). On the east across Palmetto Avenue, the zoning classification is C-1 and PF for the Sharp Park Library.

The subject site is comprised of the two story building that houses the City Council Chambers and the former Waste Water Treatment Plant which now consists of predominantly vacant buildings and a large open storage yard. The entire site at 2212 Beach Blvd is amidst residential properties on the north, east and south, and bounded by Beach Blvd on the west, Montecito Avenue on the north, Palmetto Avenue on the east, and Birch Lane or residential properties on the south. The parking lot at the front of the building where event activities are expected to take place is almost entirely set apart from nearby residential properties by layout of the improvements and the surrounding streets. The one exception is a home located at the northeast corner of Birch Lane and Beach Blvd which is adjacent to the event site. Staff is attempting to reach this owner specifically, in addition to sending a notice to this address. The site is within the appeals area of the Coastal Zone.

3. Municipal Code: Pacifica Municipal Code (PMC) Section 9-4.4303 (a) requires approval of a Coastal Development Permit for development within the Coastal Zone. Both projects are considered development based on the definition applied in the Coastal Zone (even though facilities are not permanent) and are located within the appeal area of the Coastal Zone.

All uses located in areas zoned PF are required to obtain approval of a Use Permit and Site Development Permit as required in PMC Section 9-4.2101. PMC 9-4.2101(b)(4) allows "Recreational facilities on public land, including visitor-serving commercial uses." The proposal is consistent with this section because the food market events at Linda Mar Beach and 2212 Beach Blvd. are to attract visitors and promote the coastal amenities of the City of Pacifica.

PMC 9-4.2102 (b) has three additional criteria for the Planning Commission to consider as part of the development regulations when reviewing projects within the PF district. Below each item is listed and a response follows.

- 1. The proposed use shall be of such size, design, and operating characteristics as will make it compatible with surrounding uses with respect to bulk, scale, design, coverage, density, noise, the generation of traffic, and other environmental impacts;
 - The proposed food truck events will be temporary in nature; and therefore, many of these issues are not applicable such as bulk, scale, design, coverage and density. Amplified music is proposed and a condition of approval regulating noise levels is recommended to

ensure that the noise levels do not exceed 65 decibels. Additional traffic will be generated; however, staff has reviewed parking impacts and there will adequate parking in the surrounding area as discussed further in this report. Other environmental impacts such as trash pick-up and clean-up have also been addressed as conditions of approval. The City's bans on polystyrene foam food containers, plastic bags and glass containers will also be enforced. In addition, the event will not impact the snowy plover fenced area at Linda Mar Beach which is located generally across from and north of the Crespi Dr. intersection with Highway 1.

- 2. The proposed development will enhance the successful operation of the community or will provide a service to the community; and
 - Both proposed food truck events will provide a service to the community in that outdoor recreational events including activities such as food provided in food trucks, music and places to gather will be created. These activities will be available to the residents and visitors to Pacifica. It is hoped that the event will lead to increased visitors and economic development of the City.
- 3. Particular attention shall be given to the provision of buffering of uses from the surrounding neighborhood, and significant adverse impacts shall be mitigated.
 - Both locations will be near beaches in parking areas utilized by visitors to the beaches. These outdoor recreational events will be temporary in nature and limited to daytime hours. Impacts such as noise and clean-up have been addressed in the recommended conditions of approval.
- 4. CEQA Recommendation: Staff recommends that the Planning Commission find both projects exempt from CEQA per CEQA Guidelines Section 15061(b)(3) which states:
 - (b) A project is exempt from CEQA if:
 - (3) The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed projects are temporary events planned for two different locations: one at Linda Mar Beach with food truck vendors and music; and one at 2212 Beach Boulevard with event activities that are not yet defined but are not expected to be significantly different in impact or scale. The Linda Mar Beach food truck event is proposed for once a week on Saturday afternoons from 11 am to 3 pm . The frequency, days and times of the Beach Boulevard event are to be determined. Both locations are located within areas that have adequate circulation and parking to accommodate the visitors to the event. Also, the food trucks will be located in existing paved parking areas. In conclusion, staff believes that the proposed events will not have a significant impact on the environment due to the temporary nature of the events, and due to the location in areas with parking and other amenities for visitors. In addition, the event will not impact the snowy plover fenced area at Linda Mar Beach which is located generally across from and north of the Crespi Dr. intersection with Highway 1.

<u>5. Coastal Development Permit:</u> Section 9-4304(k) of the PMC allows the Planning Commission to issue a Coastal Development Permit based on the findings specified below in the Local Coastal Program (LCP):

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

Coastal Act Policy #1 in the LCP states that recreational opportunities shall be provided for all people. Both outdoor events near the beach provide recreational opportunities for people to gather, listen to music and eat food. Lower cost visitor and recreational facilities as described in Coastal Act Policy #5 are also created in that the events are open to the public and no fee is charged other than for the food and parking.

2. Where the Coastal Development Permit is issued for a 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 Public Resources Code Division 20.

The Linda Mar Beach lot, where the food market event is to be located, is located between the nearest public road and the shoreline; therefore, the public recreation policies of Chapter 3 do apply. However, both food market events are designed to attract visitors and to encourage recreational use of the beach areas, which are goals of the Coastal Program. The events will not prevent access to the ocean and other recreational activities and will encourage people to visit the beaches

<u>6. Use Permit:</u> Section 9-4.3303 of the PMC states that the Planning Commission shall grant a use permit only upon making all of the following findings:

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

The establishment of the use for outdoor events will not be detrimental to the health, safety and welfare of people living, working and visiting these areas because events will be monitored by onsite managers. Conditions of approval regulating noise levels, trash pick-up and other issues are recommended to ensure that the noise levels do not exceed typical daytime levels in the beach area, that trash is picked up and properly disposed of, and that other complaints are addressed as they come up during the event by the onsite managers. All food truck vendors must obtain San Mateo County Health Department permits, approvals from ABC and business licenses from the City of Pacifica. The City is the applicant to create these events to improve the general welfare of the City in order to promote different opportunities in two locations within the City and to encourage people to visit businesses in the area.

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

The use of the parking lots for outdoor food events is consistent with the provisions of the General Plan, Coastal Zone and the Coastal Plan which encourages visitor serving activities in the coastal zone such as the recreational outdoor events proposed. The PF General Plan and zoning designation for both sites requires that the Planning Commission approve use permits and site development permits for each project. Each permit has findings that must be satisfied prior to Planning Commission approval to ensure that each outdoor food truck event does not impact the people residing and working in the area. Additionally, environmental impacts like

noise, increased traffic and trash pick-up must be addressed to the Planning Commission's satisfaction prior to approval of the site development permit.

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

Due to the outdoor events being temporary in nature, the Design Guidelines do not apply in this case.

<u>7. Site Development Permit:</u> Section 9-4.3204 states that a site development permit shall not be issued if the Commission makes any of the following findings:

- 1. That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;
 - The proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the use is temporary in nature, onsite managers will regulate traffic issues, adequate barriers and signage will be set up and the events are located in areas that can accommodate many visitors to the shoreline.
- 2. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses;
 - The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to surrounding uses because both events are temporary and are located in areas that can accommodate large groups of visitors coming to the ocean front.
- 3. That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas;
 - The landscaped areas will not be impacted by these events and no permanent structures will be constructed so this finding is not applicable to this project.
- 4. That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof;
 - The project will not unreasonably restrict light and air on the property nor on other property in the neighborhood because the outdoor events are temporary and no permanent structures will be constructed.
- 5. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area;
 - The proposed improvements of food trucks, tables, chairs and other equipment for the outdoor food truck events is temporary and will not be substantially detrimental to the character or value of any adjacent residentially zoned areas.

- 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;
 - The outdoor food truck events are located on existing paved parking lots; and therefore, no damage will occur to any natural features. In addition, the event will not impact the snowy plover fenced area at Linda Mar Beach which is located generally across from and north of the Crespi Dr. intersection with Highway 1.
- 7. That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;
 - The outdoor food truck events are temporary and no permanent structures will be constructed; therefore, this finding does not apply in this case.
- 8. That the proposed development is inconsistent with the City's adopted Design Guidelines; or Due to the outdoor events being temporary in nature, the Design Guidelines do not apply in this case.
- 9. That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.
 - The use of the parking lots for outdoor food events is not inconsistent with the provisions of the General Plan, Coastal Zone and the Coastal Plan which encourages visitor serving activities in the coastal zone such as the recreational outdoor events proposed.

8. Staff Analysis:

<u>Coastal Development Permit</u> – The proposed events will be in conformity with the City's certified Local Coastal Program because the events are considered visitor serving commercial activities. The Linda Mar based event will be located in a beach parking lot which the Local Coastal Program identifies as an area dedicated to public access to and enjoyment of the beach. The event at 2212 Beach Blvd will be located in an area where the Local Coastal Program again identifies public access to and enjoyment of the waterfront as a primary land use goal. Both events will draw people to these natural coastal amenities.

<u>Use Permit/Site Development Permit</u> - The proposed uses will not be detrimental to the health, safety, and welfare of Pacifica and people both living and working in the area. The proposed events at both locations are consistent with both zoning requirements and the General Plan. The site impact is minimal because there is no construction involved. The proposed event will bring more people into the Linda Mar area, encouraging familiarity with and a return trip to nearby restaurants and Pacifica's coastal amenities. The Highway 1 frontage offers maximum visibility. The event proposed at 2212 Beach Blvd will give people an opportunity to gather, but until an event concept is developed, it is not clear whether it will draw people from outside Pacifica or even outside the neighborhood.

<u>Parking</u> – Staff has inventoried the parking supply in public lots at the Linda Mar Beach and in the immediate vicinity (i.e., Crespi CalTrans lot, the Crespi Community Center Lot, and the SamTrans lot), which total 406 public lot spaces. The food truck event will take 29 of those spaces from start of day until the event clean-up is complete at 4 pm. This parking supply is supplemented by on-street parking, which is frequently used by the surfers and beach-goers. Experience at the Linda Mar Beach area indicates that the public is both willing and adept at finding spaces, walking to the beach. However,

staff is examining historic high use days at this location to determine the best ways to manage those in the future. We recommend proceeding with the event, with proper parking management techniques such as LOT FULL SIGNS when needed. We realize the event will start in September or October, giving us a 1 to 2-month test during the busy season which will let us plan necessary strategies for the high use months in 2016.

Parking at Beach Boulevard site is limited and it is often heavily used. However, this event is expected to be a neighborhood event, with limited draw beyond Pacifica, at least initially. It is expected that neighbors will walk and bicycle to the event, and that the open air yard at 2212 Beach Boulevard that is accessible from Palmetto Avenue, can be used for parking depending on the parking demand. The demand will be evaluated as an event operator is selected.

<u>Music</u> – The event operator at Linda Mar Beach site expects to provide live music during the middle of the event, with recorded music at the beginning and end of the event, and is prohibited from playing music during set-up and clean-up hours by the conditions of approval and their own practices. Both the operator and staff want to involve local Pacifica musicians in the performances and will attempt that if and when all event approvals are in confirmed. Staff recommends a condition of approval to limit the noise levels because there will be people performing with amplified music.

<u>Trash</u> - Off the Grid has a longstanding practice of managing three waste streams of trash on site, hauling all trash off site, and leaving the event space cleaner than it was at the outset. Trash management, including different waste streams, will one criteria for evaluating a potential event operator for the Beach Boulevard site.

9. Summary: Staff supports granting a Use Permit and a Coastal Development Permit for each of the proposed events. The site at Linda Mar Beach Parking Area – North Lot is ideal for the high visibility and excellent access needed for a promotional event for visitors unfamiliar with Pacifica. The site at 2212 Beach Blvd has long stood as a predominantly vacant site, offering little reason for people to come here to enjoy the shoreline. It is an appropriate site for a neighborhood gathering event, in preparation for the increased activity expected when the Palmetto Streetscape and the development of 2212 Beach Blvd are complete. Since both events are expected to meet no more than once a week, and for only three to five hours duration, the effects of the event on the respective sites will be minimal. Thus, staff recommends approval of the project subject to the conditions in Exhibit A.

COMMISSION ACTION

MOTION FOR APPROVAL FOR LINDA MAR BEACH LOT:

Move that the Planning Commission find that the project is exempt from CEQA; APPROVE Coastal Development Permit, CDP-352-15, Use Permit, UP-50-15 and Site Development Permit, PSD-797-15 by ADOPTING the attached resolution for the proposed food market event at Linda Mar Beach, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

MOTION FOR APPROVAL FOR 2212 BEACH BLVD. LOT:

Move that the Planning Commission find that the project is exempt from CEQA; **APPROVE** Coastal Development Permit, CDP-353-15, Use Permit, UP-51-15 and Site Development Permit, PSD-798-15 by

ADOPTING the attached resolution for the proposed food market event at 2212 Beach Blvd area, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

Attachments:

- a. Resolution for Linda Mar Beach Lot and Exhibit A Conditions of Approval
- b. Resolution for 2212 Beach Blvd. Area and Exhibit A Conditions of Approval
- c. Land Use and Zoning Exhibit for Linda Mar Beach Lot
- d. Land Use and Zoning Exhibit for 2212 Beach Blvd.
- e. Food Truck Vendor Information
- f. Photos for Linda Mar Beach Lot
- g. Photos for 2212 Beach Blvd. Area
- h. Plans

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT (CDP-352-15), USE PERMIT (UP-50-15), AND SITE DEVELOPMENT PERMIT, PSD-797-15 SUBJECT TO CONDITIONS, FOR TEMPORARY EVENTS AT LINDA MAR BEACH PARKING LOT

Initiated by: City of Pacifica

WHEREAS, an application has been submitted by the City of Pacifica to provide a weekly food truck event with music on Saturdays from 11 am to 3 pm at the Linda Mar Beach parking lot (north of Taco Bell); and

WHEREAS, a notice of public hearing to consider the project was sent to all property owners and residents located within a 300 foot distance of the project via US Mail; and

WHEREAS, the Planning Commission has determined that the project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3); and

WHEREAS, the project is located within the Coastal Zone appeal area; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on July 20, 2015, 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 that the Planning Commission does make the following findings:

- **A.** <u>Findings for the Coastal Development Permit</u>: The Planning Commission does hereby make the following findings, pertaining to CDP-352-15:
 - 1. The proposed development is in conformity with the City's certified Local Coastal Program.

Coastal Act Policy #1 in the LCP states that recreational opportunities shall be provided for all people. Both outdoor events near the beach provide recreational opportunities for people to gather, listen to music, and eat food. Lower cost visitor and recreational facilities as described in Coastal Act Policy #5 are also created in that the events are open to the public and no fee is charged other than for the food and parking.

2. Where the Coastal Development Permit is issued for a 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 Public Resources Code Division 20.

The Linda Mar Beach lot is located between the nearest public road and the shoreline; therefore, the public recreation policies of Chapter 3 do apply. However, the event is designed to attract people, either visitors and/or residents and to encourage recreational use of the beach areas, which are goals of the Coastal Program. The event will not prevent access to the ocean and other recreational activities and will encourage people to visit the beaches

- **B.** <u>Findings for Approval of a Use Permit</u>: The Planning Commission of the City of Pacifica does hereby make the following findings, pertaining to UP-50-15:
 - 1. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety and welfare of the persons residing or working in the neighborhood or to the general welfare of the City.

The establishment of the use for outdoor events will not be detrimental to the health, safety and welfare of people living, working and visiting these areas because events will be monitored by onsite managers. Conditions of approval regulating noise levels, trash pick-up and other issues are recommended to ensure that the noise levels do not exceed typical daytime levels in the beach area, that trash is picked up and properly disposed of, and that other complaints are addressed as they come up during the event by the onsite managers. All food truck vendors must obtain San Mateo County Health Department permits, approvals from ABC and business licenses from the City of Pacifica. The City is the applicant to create these events to improve the general welfare of the City in order to promote different opportunities within the City and to encourage people to visit businesses in the area.

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

The use of the parking lots for outdoor food events is consistent with the provisions of the General Plan, Coastal Zone and the Coastal Plan which encourages visitor serving activities in the coastal zone such as the recreational outdoor events proposed. The PF General Plan and zoning designation requires that the Planning Commission approve a use permit and a site development permit. Each permit has findings that must be satisfied prior to Planning Commission approval to ensure that each outdoor food truck event does not impact the people residing and working in the area. Additionally, environmental impacts like noise, increased traffic and trash pick-up must be addressed to the

Planning Commission's satisfaction prior to approval of the site development permit.

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

The proposal is for a temporary event that does not include permanent structures or facilities.

- C. **Site Development Permit:** The Planning Commission of the City of Pacifica does hereby make the following findings, pertaining to PSD-797-15:
 - 1. That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;
 - The proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the use is temporary in nature (limited to Saturday afternoons from 11 to 3 pm), onsite managers will regulate traffic issues, adequate barriers and signage will be set up, and the events are located in areas that can accommodate many visitors to the shoreline.
 - 2. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses;
 - The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to surrounding uses because both events are temporary and are located in areas that can accommodate large groups of visitors coming to the ocean front.
 - 3. That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas;
 - The landscaped areas will not be impacted by these events and no permanent structures will be constructed so this finding is not applicable to this project.
 - 4. That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof;
 - The project will not unreasonably restrict light and air on the property nor on other property in the neighborhood because the outdoor events are temporary and no permanent structures will be constructed.

- 5. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area;
 - The proposed improvements of food trucks, tables, chairs and other equipment for the outdoor food truck events is temporary and will not be substantially detrimental to the character or value of any adjacent residentially zoned areas.
- 6. That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code;
 - The outdoor food truck events are located on existing paved parking lots; and therefore, no damage will occur to any natural features. In addition, the event will not impact the snowy plover fenced area which is located generally across from and north of the Crespi Dr. intersection with Highway 1.
- 7. That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;
 - The outdoor food truck events are temporary and no permanent structures will be constructed; therefore, this finding does not apply in this case.
- 8. That the proposed development is inconsistent with the City's adopted Design Guidelines; or
 - Due to the outdoor events being temporary in nature, the Design Guidelines do not apply in this case.
- 9. That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.
 - The use of the parking lots for outdoor food events is consistent with the provisions of the General Plan, Coastal Zone and the Coastal Plan which encourages visitor serving activities in the coastal zone such as the recreational outdoor events proposed. The PF General Plan and zoning designation requires that the Planning Commission approve a use permit and a site development permit. Each permit has findings that must be satisfied prior to Planning Commission approval to ensure that each outdoor food truck event does not impact the people residing and working in the area. Additionally, environmental impacts like noise, increased traffic and trash pick-up must be addressed to the Planning Commission's satisfaction prior to approval of the site development permit.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves the Coastal Development Permit, CDP-352-15, Use Permit, UP-50-15, and Site Development Permit, PSD-797-15 for weekly outdoor food truck events with music on Saturdays from 11 am to 3 pm at the Linda Mar Beach subject to conditions of approval attached as Exhibit A.

* * * * *

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 20th day of July, 2015.

AYES, Commissioners:	
NOES, Commissioners:	
ABSENT, Commissioners:	
ABSTAIN, Commissioners:	
Richard Campbell, Chair	
APPROVED AS TO FORM:	
Michelle Kenyon, City Attorney	
ATTEST:	
Γina Wehrmeister, Planning Director	

Exhibit A

Conditions of Approval: Coastal Development Permit, CDP-352-15, Use Permit, UP-50-15 and Site Development Permit, PSD-797-15, for an Outdoor Food Truck Event with Music on Saturdays from 11 am to 3 pm at the Linda Mar Beach Parking Lot

Planning Commission Meeting of July 20, 2015

Planning Department

- 1. Development shall be substantially in accord with the plans entitled "Site Plans for the Linda Mar Beach lot", except as modified by the following conditions.
- 2. The site shall be subject to review and approval by the Planning Director, prior to installation.
- 3. All signage shall be subject to review and approval by the Planning Director, prior to installation.
- 4. No event vehicles or booths shall obstruct driveways or aisles except as approved by the Planning Director.
- 5. Within 30 days of this approval, the event manager shall file with the Planning Director, an acknowledgement that he/she has read, understands and agrees to these conditions of approval.
- 6. The food truck event operation shall be permitted year round, every Saturday between the hours of 11 am and 3:00 pm, at the approved location within a portion of the Linda Mar Beach Parking Area. No more than nine (9) trucks are permitted for this event, including an event manager truck. Live entertainment or music of any kind shall occur between the hours of 11 am and 3 pm only, and not during setup or breakdown of the market. Set up shall occur no earlier than 10 am and the project site shall be vacated, and clear of all trash and debris by 4 pm.
- 7. The event manager (Off the Grid or other) shall provide at least one ADA accessible portable restroom for staff, vendors, and patrons during each event. The restroom shall be located at a site approved by the Planning Director.

Conditions of Approval: CDP-352-15, UP-50-15 and PSD-797-15 Linda Mar Outdoor Food Market Events July 20, 2015

Page 2 of 3

- 8. There shall be no permanent electricity, water or sewer connections to the market area.
- 9. The event manager (Off the Grid or other) shall remain on the site during all aspects of event operation (i.e., cordoning off the parking area in advance of set up as determined by the Planning Director, vendor arrival, set up, operation and break down).
- 10. The event manager (Off the Grid or other) shall be responsible to monitor site circulation, post and remove the "Lot Full" sign when needed, ensure that all trash is removed from the site, the portable toilets and wash basin are maintained and that all noise complaints are addressed.
- 11. The event shall comply with the standards established in PMC Section 5-10.03 to reduce loud, disturbing, unusual and unnecessary noises. Noise levels shall not exceed 65 dBA.
- 12. The event manager (Off the Grid or other) shall maintain a copy of these Conditions of Approval governing the operation of the Coastal Development Permit, CDP-352-15, Use Permit, UP-50-15 and PSD-798-15 at the information booth, and make them available to all market personnel, vendors and the public for inspection.
- 13. On the day of the events, signage shall be posted at a time approved by the Planning Director, alerting the public of the pending parking lot closure. Temporary signage shall be posted by the events manager (Off the Grid or other) unless and until permanent signage is installed. If a vehicle is left in the event area during a posted event time, the event manager (Off the Grid or other) should allow the vehicle to remain in place until it can be safely removed after the close of the event. Vehicle should not be towed unless absolutely necessary.
- 14. The event manager shall provide a plan showing ADA-accessibility, utility and lighting plans to the Building Official's satisfaction. Provide a wheelchair-accessible route for persons with disabilities from parking areas to restrooms and all other major event areas. Cover all electrical cords and other cables to prevent tripping hazards.
- 15. The event manager (Off the Grid or other) shall be responsible for ensuring that all participating market vendors obtain the appropriate County Health Department permits. All food truck vendors are required to obtain a business license from the City of Pacifica and the event manager will ensure that all licenses and permits are obtained for each event.

Conditions of Approval: CDP-352-15, UP-50-15 and PSD-797-15

Linda Mar Outdoor Food Market Events

July 20, 2015 Page 3 of 3

Fire Department (North County Fire Authority)

16. At least one month prior to the event, the applicant shall make arrangements for fire

protection and inspection services, to the satisfaction of the Fire Chief.

Public Works Department

17. All signs shall be posted and barricades shall be in place, prior to the opening of the

event.

18. The event manager shall ensure safe access to the food truck event for event vehicles

and for patrons on foot or in wheelchairs. The applicant shall contact Caltrans engineer

of the Highways Department, Katie Yim at (510) 286-4578 to discuss potential mitigation

measures that will help streamline traffic on Hwy 1 while maintaining safety of

bicyclists, drivers and pedestrians who visit the event.

19. The event manager shall ensure that applicable Best Management Practices (BMP's)

from the San Mateo Stormwater Pollution Prevention Program (STOPPP) are followed to

prevent discharge of any prohibited material into the gutter, or stormdrain system.

20. The event manager shall ensure that the ban against polystyrene foam food containers,

plastic bags and glass on the beach are enforced by all event participants, in accordance

with the Pacifica's Ordinance #767 prohibiting polystyrene, PMC Title 6, Chapter 5,

Article 5 Reusable Bags, and PMC Section 4-10.118(a)(7) prohibiting glass containers.

End

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVLOPMENT PERMIT (CDP-352-15), USE PERMIT (UP-50-15), AND SITE DEVELOPMENT PERMIT, PSD-798-15 SUBJECT TO CONDITIONS, FOR TEMPORARY EVENTS AT 2212 BEACH BLVD. PARKING LOT

Initiated by: City of Pacifica

WHEREAS, an application has been submitted by the City of Pacifica to provide a weekly food truck event with music on Saturdays from 11 am to 3 pm at 2212 Beach Blvd. parking lot; and

WHEREAS, a notice of public hearing to consider the project was sent to all property owners and residents located within a 300 foot distance of the project via US Mail; and

WHEREAS, the Planning Commission has determined that the project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3); and

WHEREAS, the project is located within the Coastal Zone appeal area; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on July 20, 2015, 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 that the Planning Commission does make the following findings:

- **A.** <u>Findings for the Coastal Development Permit</u>: The Planning Commission does hereby make the following findings, pertaining to CDP-353-15:
 - 1. The proposed development is in conformity with the City's certified Local Coastal Program.

Coastal Act Policy #1 in the LCP states that recreational opportunities shall be provided for all people. Both outdoor events near the beach provide recreational opportunities for people to gather, listen to music, and eat food. Lower cost visitor and recreational facilities as described in Coastal Act Policy #5 are also created in that the events are open to the public and no fee is charged other than for the food and parking.

2. Where the Coastal Development Permit is issued for a 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 Public Resources Code Division 20.

2212 Beach Blvd. parking lot is not located between the nearest public road and the shoreline; therefore, the public recreation policies of Chapter 3 do not apply. However, the event is designed to attract people, either visitors and/or residents and to encourage recreational use of the beach areas, which are goals of the Coastal Program. The event will not prevent access to the ocean and other recreational activities and will encourage people to visit the beaches

- **B.** Findings for Approval of a Use Permit: The Planning Commission of the City of Pacifica does hereby make the following findings, pertaining to UP-51-15:
 - 1. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety and welfare of the persons residing or working in the neighborhood or to the general welfare of the City.

The establishment of the use for outdoor events will not be detrimental to the health, safety and welfare of people living, working and visiting these areas because events will be monitored by onsite managers. Conditions of approval regulating noise levels, trash pick-up and other issues are recommended to ensure that the noise levels do not exceed typical daytime levels in the beach area, that trash is picked up and properly disposed of, and that other complaints are addressed as they come up during the event by the onsite managers. All food truck vendors must obtain San Mateo County Health Department permits, approvals from ABC and business licenses from the City of Pacifica. The City is the applicant to create these events to improve the general welfare of the City in order to promote different opportunities within the City and to encourage people to visit businesses in the area.

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

The use of the parking lots for outdoor food events is consistent with the provisions of the General Plan, Coastal Zone and the Coastal Plan which encourages visitor serving activities in the coastal zone such as the recreational outdoor events proposed. The PF General Plan and zoning designation requires that the Planning Commission approve a use permit and a site development permit. Each permit has findings that must be satisfied prior to Planning Commission approval to ensure that each outdoor food truck event does not impact the people residing and working in the area. Additionally, environmental impacts like noise, increased traffic and trash pick-up must be addressed to the

- Planning Commission's satisfaction prior to approval of the site development permit.
- 3. Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.

The proposal is for a temporary event that does not include permanent structures or facilities.

- C. **Site Development Permit:** The Planning Commission of the City of Pacifica does hereby make the following findings, pertaining to PSD-798-15:
 - 1. That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;
 - The proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the use is temporary in nature, onsite managers will regulate traffic issues, adequate barriers and signage will be set up, and the events are located in areas that can accommodate many visitors to the shoreline.
 - 2. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses;
 - The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to surrounding uses because both events are temporary and are located in areas that can accommodate large groups of visitors coming to the ocean front.
 - 3. That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas;
 - The landscaped areas will not be impacted by these events and no permanent structures will be constructed so this finding is not applicable to this project.
 - 4. That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof;
 - The project will not unreasonably restrict light and air on the property nor on other property in the neighborhood because the outdoor events are temporary and no permanent structures will be constructed.
 - 5. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area;

The proposed improvements of food trucks, tables, chairs and other equipment for the outdoor food truck events is temporary and will not be substantially detrimental to the character or value of any adjacent residentially zoned areas.

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

The outdoor food truck events are located on existing paved parking lots; and therefore, no damage will occur to any natural features.

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

The outdoor food truck events are temporary and no permanent structures will be constructed; therefore, this finding does not apply in this case.

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

Due to the outdoor events being temporary in nature, the Design Guidelines do not apply in this case.

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

The use of the parking lots for outdoor food events is consistent with the provisions of the General Plan, Coastal Zone and the Coastal Plan which encourages visitor serving activities in the coastal zone such as the recreational outdoor events proposed. The PF General Plan and zoning designation requires that the Planning Commission approve a use permit and a site development permit. Each permit has findings that must be satisfied prior to Planning Commission approval to ensure that each outdoor food truck event does not impact the people residing and working in the area. Additionally, environmental impacts like noise, increased traffic and trash pick-up must be addressed to the Planning Commission's satisfaction prior to approval of the site development permit.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves the Coastal Development Permit, CDP-352-15, Use Permit, UP-50-15, and Site Development Permit, PSD-798-15 for weekly outdoor food truck events with music, dates and times to be determined, at 2212 Beach Blvd. subject to conditions of approval attached as Exhibit A.

* * * * *

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 20th day of July, 2015.

AYES, Commissioners:		
NOES, Commissioners:		
ABSENT, Commissioners:		
ABSTAIN, Commissioners:		
Richard Campbell, Chair		
APPROVED AS TO FORM:		
Michelle Kenyon, City Attorney		
ATTEST:		
Tina Wehrmeister, Planning Director		

Exhibit A

Conditions of Approval: Coastal Development Permit, CDP-353-15, Use Permit, UP-51-15 and Site Development Permit, PSD-798-15, to Allow the City to Designate an Outdoor Event with Activities, Dates and Times to be Determined at 2212 Beach Blvd.

Planning Commission Meeting of July 20, 2015

Planning Department

- 1. Development shall be substantially in accord with the plans entitled "Site Plans for the 2212 Beach Blvd area", except as modified by the following conditions.
- 2. The site shall be subject to review and approval by the Planning Director, prior to installation.
- 3. All signage shall be subject to review and approval by the Planning Director, prior to installation.
- 4. No event vehicles or booths shall obstruct driveways or aisles except as approved by the Planning Director.
- 5. Within 30 days of this approval, the event manager shall file with the Planning Director, an acknowledgement that he/she has read, understands and agrees to these conditions of approval.
- 6. The event operation shall be permitted once a week year round.
- 7. The event manager (Off the Grid or other) shall provide at least one ADA accessible portable restroom for staff, vendors, and patrons during each event. The restroom shall be located at a site approved by the Planning Director.
- 8. There shall be no permanent electricity, water or sewer connections to the market area.
- 9. The event manager (Off the Grid or other) shall remain on the site during all aspects of event operation (i.e., cordoning off the parking area in advance of set up as determined by the Planning Director, vendor arrival, set up, operation and break down).

Conditions of Approval: CDP-353-15, UP-51-15 and PSD-798-15

Beach Blvd. Outdoor Food Market Event

July 20, 2015 Page 2 of 3

- 10. The event manager (Off the Grid or other) shall be responsible to monitor site circulation, post and remove the "Lot Full" sign when needed, ensure that all trash is removed from the site, the portable toilets and wash basin are maintained and that all noise complaints are addressed.
- 11. The event shall comply with the standards established in PMC Section 5-10.03 to reduce loud, disturbing, unusual and unnecessary noises. Noise levels shall not exceed 65 dBA for daytime hours (8am until dusk) and a maximum of 55 dBA for nighttime hours (dusk to 8 am).
- 12. The event manager (Off the Grid or other) shall maintain a copy of these Conditions of Approval governing the operation of the Coastal Development Permit, CDP-353-15, Use Permit, UP-51-15 and PSD-797-15 at the information booth, such that they are available to all market personnel, vendors and the public.
- 13. On the day of the events, signage shall be posted at a time approved by the Planning Director, alerting the public of the pending parking lot closure. Temporary signage shall be posted by the events manager (Off the Grid or other) unless and until permanent signage is installed. If a vehicle is left in the event area during a posted event time, the event manager (Off the Grid or other) should allow the vehicle to remain in place until it can be safely removed after the close of the event. Vehicle should not be towed unless absolutely necessary.
- 14. Any Condition of Approval required with these permits may be revised at the discretion of the Planning Director if such modifications will improve the functioning, convenience and safety of the event, better achieve the purpose of the event, and ensure the conditions are applicable to the 2212 Beach Blvd event at the time when that event is defined.
- 15. The event manager shall provide a plan showing ADA-accessibility, utility and lighting plans to the Building Official's satisfaction. Provide a wheelchair-accessible route for persons with disabilities from parking areas to restrooms and all other major event areas. Cover all electrical cords and other cables to prevent tripping hazards.
- 16. The event manager (Off the Grid or other) shall be responsible for ensuring that all participating market vendors obtain the appropriate County Health Department

Conditions of Approval: CDP-353-15, UP-51-15 and PSD-798-15

Beach Blvd. Outdoor Food Market Event

July 20, 2015 Page 3 of 3

permits. All food truck vendors are required to obtain a business license from the City of

Pacifica and the event manager will ensure that all licenses and permits are obtained for

each event.

Fire Department (North County Fire Authority)

17. At least one month prior to the event, the applicant shall make arrangements for fire

protection and inspection services, to the satisfaction of the Fire Chief.

Public Works Department

18. All signs shall be posted and barricades shall be in place, prior to the opening of the

event.

19. The event manager shall ensure that applicable Best Management Practices (BMP's)

from the San Mateo Stormwater Pollution Prevention Program (STOPPP) are followed to

prevent discharge of any prohibited material into the gutter, or stormdrain system.

20. The event manager shall ensure that the ban against polystyrene foam food containers,

plastic bags and glass on the beach are enforced by all event participants, in accordance

with the Pacifica's Ordinance #767 prohibiting polystyrene, PMC Title 6, Chapter 5,

Article 5 regarding Reusable Bags, and PMC Section 4-10.118(a)(7) prohibiting glass

containers.

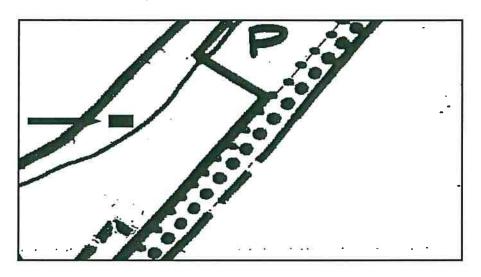
End

Zoning & Land Use Exhibit for Linda Mar Beach Lot

City of Pacifica
Planning & Economic Development Department

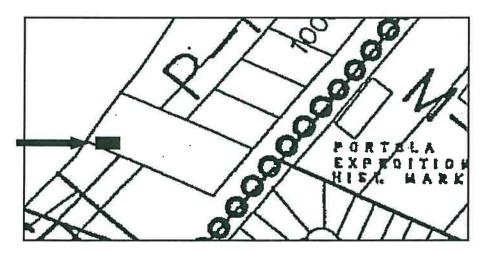
General Plan Diagram

Neighborhood: West Edgemar/Pacific Manor Land Use Designation: Low Density Residential



Zoning Map Diagram

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



North Arrow

①

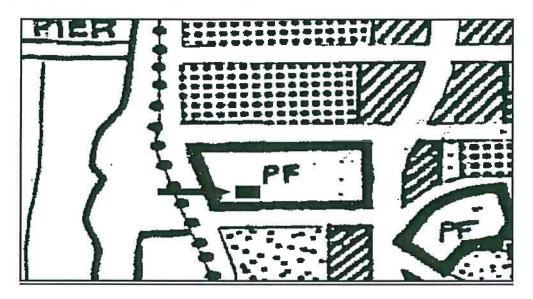
Maps Not to Scale

Zoning & Land Use Exhibit for 2212 Beach Blvd. Area

City of Pacifica
Planning & Economic Development Department

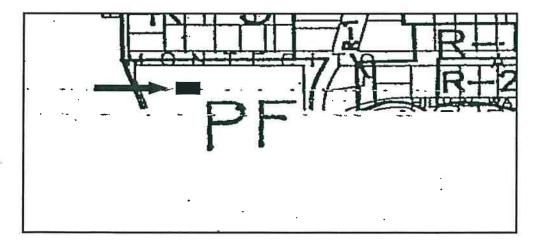
General Plan Diagram

Neighborhood: West Edgemar/Pacific Manor Land Use Designation: Low Density Residential



Zoning Map Diagram

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



North Arrow



Maps Not to Scale



OUR MISSION

OFF THE GRID USES PROGRESSIVE APPROACHES TO COLLABORATE WITH LOCAL **BUSINESSES AND ORGANIZATIONS TO CURATE UNIQUE COMMUNITY EXPERIENCES**

DRIVEN BY PROGRESSIVE INNOVATION, OFF THE GRID IS DEFINED BY ACTIVATING SPACES FOR URBAN RENEWAL AND ECONOMIC VITALITY

OFF THE GRID'S GOAL IS TO SUPPORT, CULTIVATE, ALIGN AND GROW OUR SMALL BUSINESS PARTNERSHIPS THROUGH CURATED MARKETPLACES & EVENTS AND INNOVATIVE **ALTERNATIVE BUSINESS SOLUTIONS**



NEIGHBORHOOD FORUMS & BUILDS **RELATIONSHIPS THAT** REFLECT COMMUNITY IDENTITY.



3. TRAMSPARENCY

VENDOR:

CA SELLER'S PERMIT . - LAND USE PERMIT CITY BUSINESS LICENSE -· SOUND COUNTY HEALTH PERMIT - PUBLIC WORKS 32M LIABILITY INSURANCE

FACTS FROM CUSTOMER INTERVIEWS:

PER WEEK

60% WOULD NOT BE GOING OUT TO DINNER IF NOT FOR OTG

OUR MARKETS DRAW A LOCAL CROWD: 6 IN 18 GOT TO THE MARKET IN UNDER

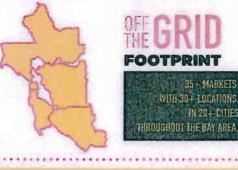


WE REQUIRE:

-3 PART WASTE DISPOSAL (TRASH, RECYCLING, COMPOST) HONDA EU30001 GENERATORS COMPOSTABLE SERVICE MATERIALS

WE SHOOURAGE:

ORGANIC, SUSTAINABLE PRODUCTS AND PACKAGING



85 + MARKETS WITH 30+ LOCATIONS. IN 20++ CITIES

COMMUNITY PROGRAMMING:

- **COOKING DEMOS** NONPROFIT PARTNERS
- AFTER SCHOOL SPECIAL ---





CONTACT US!

(T): 415.339.5888 (E). GRUB@OFFTHEGRIDSF.COM



FORT MASON CENTER, 2 MARINA BLVD. BLDG. C., ROOM C370 SAN FRANCISCO, CA 94128



DON'T FORGET ABOUT OUR APP! AVAILABLE NOW IN THE APP STORE







OFF GRID

Infrastructure & Equipment

Off the Grid's concept is based on the idea of using open space to create a place for people to meet while focusing on chef-driven small mobile food businesses. Our goal and intentions are for our markets to become vital parts of any community we enter and as a result we are committed to creating spaces that encourage neighborhood interaction, activation of outdoor eating spaces and value priced high quality food items in a family friendly environment,

We accomplish this goal by providing amenities via the following infrastructure and equipment. Our staff members implement and coordinate the on-site logistics to set up, maintain and break down the equipment, ensuring the space is left cleaner than we found it.



Traffic Signage

To redirect traffic flow around the market location

- a. Designed by Off the Grid
 - i. No parking signage with DPW Approved lan guage. The sign is attached to a base and pole or mounted to the existing sign
- b. Designed by Department of Public Works i. Coordinated with CalTrans and DPW to create signage for left lane closure









Traffic Barricades

To safely enclose the market space

- a. Type 1-OTG traffic & wayfinding signage posted in and around market location
- b. Type 3 -Used to post "Road Closed" signage
- c. Bicycle-Used to post pedestrian

wayfinding signage & create a market entrance d. Tubular Surface Mount Delineator-Delineates market location within parking lot. The temporary posts safely close off space with caution tape prior to event set up, & remain in place for duration of market.







Lighting

To create ambiance at night markets

- a. LED light bulbs
- b. Poles
- c. Bases





Live Music

To encourage customers to stay & interact with each other, promoting a family-friendly environment.

- a. Description
 - i. Curated family-friendly playlists & live music, where appropriate, for two hours.
 - ii. Speakers positioned toward center of the market performed under a tent
 - iii. One to two musicians performing gypsy-
 - 1. http://bit.lv/OTGmusic1
 - 2. http://pit.lv/OTGmusic2
 - 3. http://bit.lv/OTGmusic3
 - 4. http://bit.ly/OTGmusic4
- b. Equipment
 - i. Two STAGEPAS 400i Speakers
 - ii. One Mackie Pro FX 22 Soundboard

Music Tent

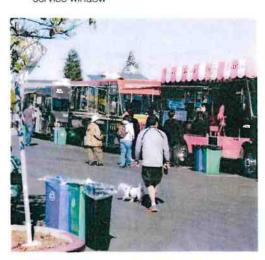
a. 10x10 waterproof. fire retardant fabric b. Safely ballast tent to ground using four 60 pound weight buckets.

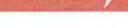




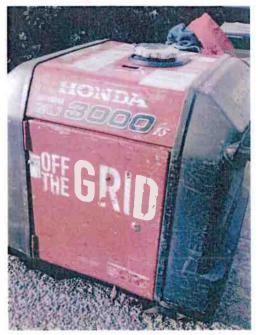


- a. Landfill, Recycling, and Compost
- b. Off the Grid-set up 2 stations at market entrance points
- c. Vendor-set up 1 station in front of service window









OFF GRID

Infrastructure and Equipment One Sheet



Fire Prevention

- a. In accordance with California law, we maintain a 20ft fire lane in all markets for emergency vehicle access.
- b. Ansel system tag and fire extinguisher on all mobile food vehicles







Portable Restroom

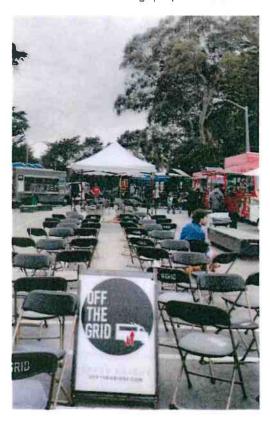
A. For vendors & customers in compliance with County Health Department regulations & convenience.





Chairs

- a. 200 folding chairs
- b. Set-up in middle of market for seating to enjoy the amenities & encourage people to interact.



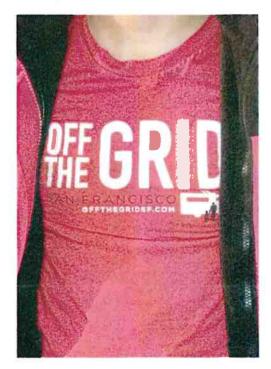






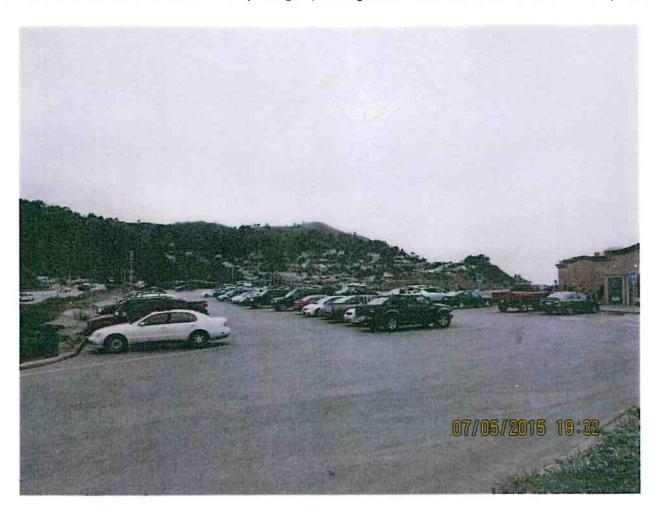
Staff

- a. At least 2 staff members (Manager & Ambassador) on site who set up, break down & coordinate all aspects of on-site event logistics
- b. Fully trained in safety procedures, especially as it relates to mobile food operations & crowd control.



Linda Mar Beach Parking Lot, North Lot

1. View from the north entrance to the parking lot, looking toward Taco Bell in the far center of the photo.





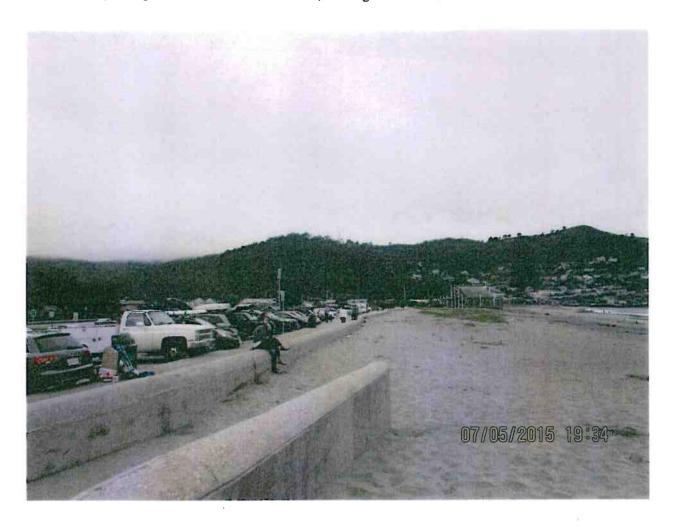
2. View from the north entrance to the parking lot looking toward Roberts Road. Hwy 1 is visible.



3. View from the southern entrance to the same parking lot, looking toward Taco Bell at center right.



4. View of the parking lot wall near the restrooms, looking south to Taco Bell.



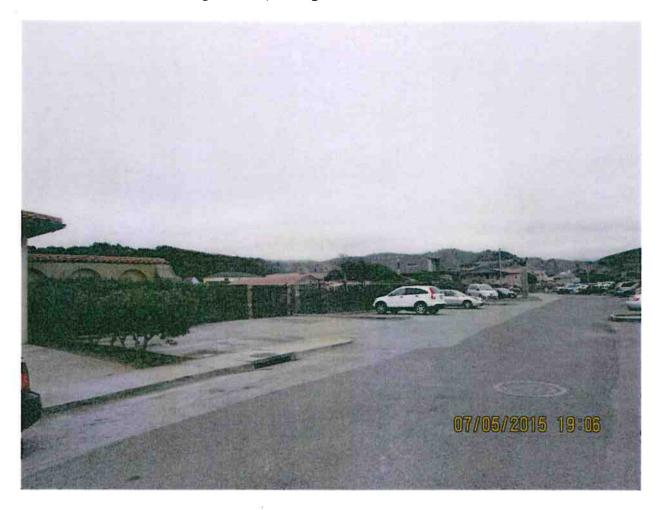
2212 Beach Boulevard, Ocean Frontage

1. View from Montecito Avenue looking south. Shows parking lot at west frontage of building.

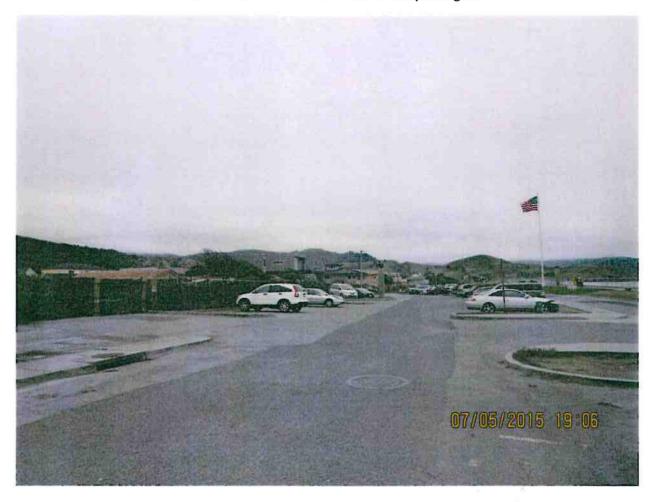




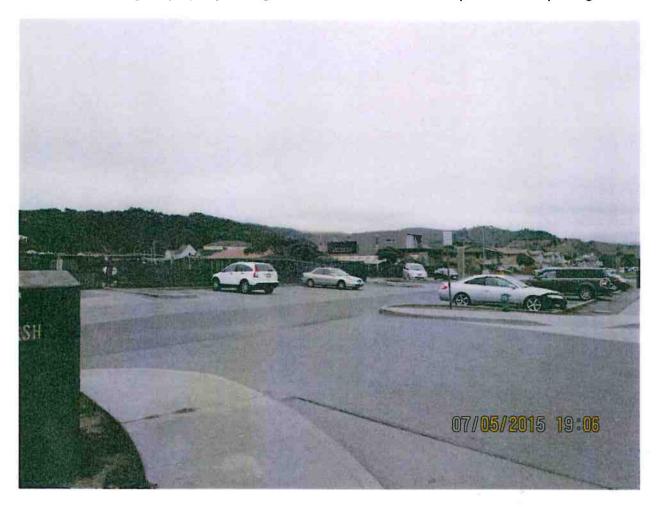
2. View from in front of building entrance, looking south.



3. View from in front of building looking south to the far end of the parking lot.



4. View from west edge of property looking southeast across the southern portion of the parking lot.



5. View from the west edge of the property looking southeast across the far southern portion of the lot.

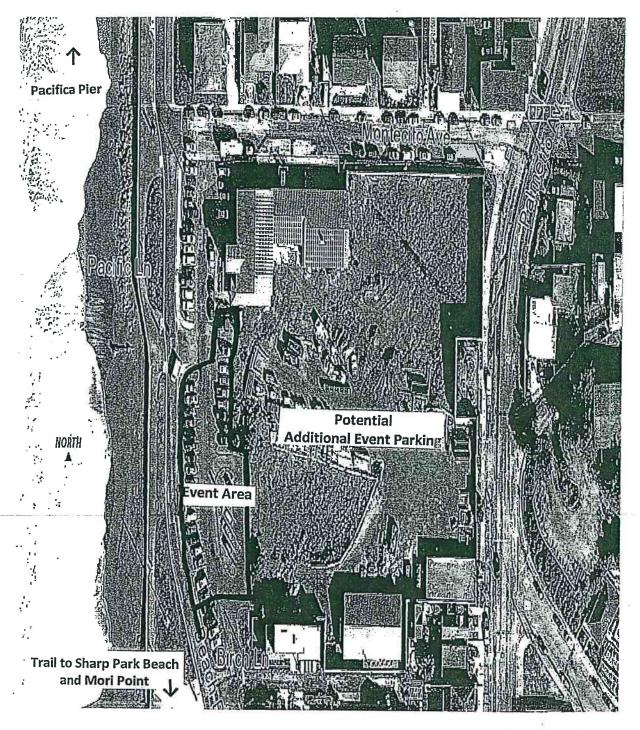


6. Looking from south end of 2212 Beach Boulevard site to the north. Chit Chat Café in the distance.



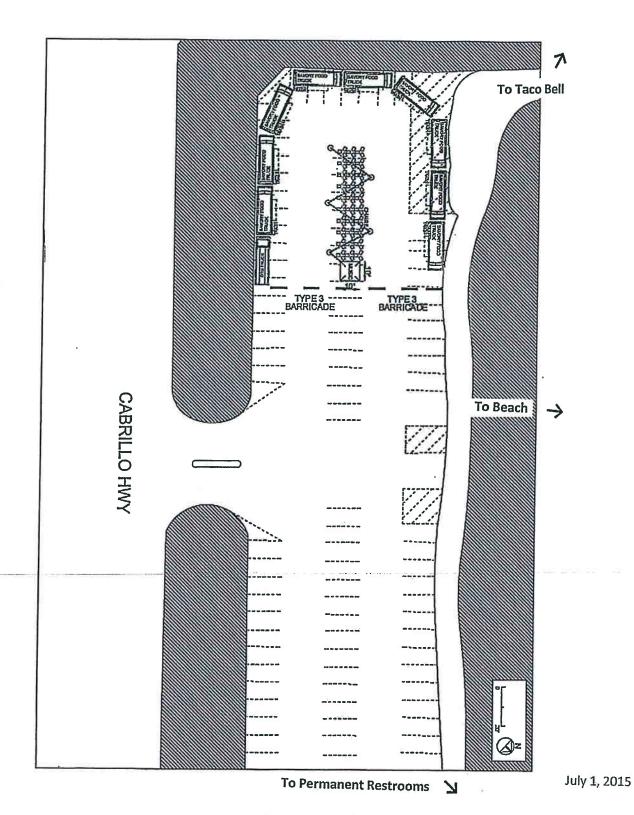
2212 Beach Boulevard Event Site Map

(At Former Waste Water Treatment Plant)





Linda Mar Beach Parking - North Lot Event Site Map







PLANNING COMMISSION Staff Report

FILE: CDP-351-15

DATE: July 20, 2014

ITEM: 2

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on July 8, 2015 and 38 surrounding property owners and tenants were notified by mail.

APPLICANT and OWNER: Robert Twigg, 125 W. Avalon Drive, Pacifica, CA 94044

AGENT/ARCHITECT: Paul Nii, Architect, 1376 E. 27th Street, Oakland, CA 94606

LOCATION: 125 W. Avalon Drive (APN 009-163-020)

PROJECT DESCRIPTION: Construction of a first floor expansion and new second story addition of 380 square feet and a new second story deck of 350 square feet is proposed.

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

RECOMMENDED CEQA STATUS: Exempt – CEQA Guidelines Section 15301(e)(1)

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

RECOMMENDED ACTION: Approval with conditions

PREPARED BY: Kathryn Farbstein, Assistant Planner

ZONING STANDARDS CONFORMANCE:

<u>Standards</u>	Required	Existing	Proposed
Lot Size	5,000 sf	5,000 sf	No Change
Lot Width	50 feet	52 feet	No Change
Coverage	40% max.	24%	27%
Height	35 feet max.	13 feet	20 feet
Landscaping	20% min.	71%	67%
Setbacks			
-Front yard	15'	15'	No Change
-Garage	20'	22'	No Change
-Interior side	5'	5'	No Change
-Rear	20'	45'	No Change
Parking	2 car garage	1 car garage	1 car attached garage
Garage Inner Dimensions	18' wide by 19' deep	11' by 20'	No Change

PROJECT SUMMARY

1. <u>Project Description</u>: The applicant is proposing to expand the living room by 141 square feet, and add a second story living area over the existing first floor, and extend the deck over the new floor area. The second floor space includes 238 square feet to be used as a lounge area and 350 square feet of deck area to capture the ocean views. A stairway will be added to the first level to provide access to the new second floor and other alterations to accommodate the addition. No increase in the number of bedrooms will occur; therefore, an increase in offstreet parking is not required per Municipal Code Section 9-4.3302(c)(2)(vi) which states:

On a residential lot or parcel where the required number of covered off-street parking spaces has not been provided, additional covered off-street parking spaces shall be required when the addition increases the number of bedrooms of the existing building. Such additional required parking shall meet the requirements of this chapter to the maximum extent feasible as determined by the Planning Administrator or designee.

The existing horizontal lap siding will remain on the east and the south elevations but will be removed from the north (front) and west elevation. The proposed roof over the addition will be a flat roof with wood trim at the top of the new portion of roof and deck railing. Although most of the single story peak roof will remain, it will only be visible on the east (side) and south (rear) elevations due to the new flat roof across the north (front) elevation and the parapet extending beyond the second story addition that covers the peaked roof as viewed from the west side. The applicant's intent with this addition is to revise the design of the dwelling as viewed to incorporate a more modern style of architecture and to take advantage of the ocean views. The owner also anticipates completing additional work on the dwelling as the budget permits.

- 2. <u>General Plan, Zoning, and Surrounding Land Use</u>: The General Plan designation for the subject site is Low Density Residential and the same designation applies to all the surrounding properties. The project site and surrounding lots have a zoning classification of R-1/CZ (Single Family Residential/Coastal Zone Overlay). The residential properties in the area have been developed with one and two level single-family residential homes.
- **3.** <u>Municipal Code</u>: Section 9-4.4303 (h) (2) of the Zoning Code requires additions that exceed 10% of the existing floor area in the Coastal Zone appeals area obtain approval of a Coastal Development Permit. The subject site is west of Highway 1 which is within the Coastal Zone. The 380 square foot addition represents a 31% increase in floor area; thus approval of a Coastal Development Permit is necessary.
- **4.** <u>CEQA Recommendation:</u> Staff recommends that the Planning Commission find the project exempt from CEQA per Guidelines Section 15301 (e)(1) which states:

<u>Section 15301. Existing Facilities.</u> 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.

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

Proposed is construction of 380 square foot addition to an existing single-family dwelling of 1,200 square feet. The proposed addition is an increase of less than 50% of the existing living area. In addition, the project is within an area that has all the public services and facilities available for the proposed addition as allowed in the General Plan for single family development. In summary, the addition proposed is negligible and similar to other dwellings in the neighborhood.

- **5.** <u>Coastal Development Permit:</u> Section 9-4.4304 (k) of the Municipal Code allows the Planning Commission to issue a Coastal Development Permit based on the findings specified below:
 - 1. The proposed development is in conformity with the City's certified Local Coastal Program.

Coastal Act Policy #23 of the LCP states that new development (an addition is defined as "development" in the Coastal Zone) shall be located within existing developed areas. In this case, the proposal is an addition to a single family residence located within a neighborhood of single-family dwellings. The addition, including the second story, will not negatively impact coastal views from public areas and will be visually compatible with the character of the surrounding area as specified in Coastal Act Policy #24 of the LCP. There are nearby public views along Esplanade within 300 feet of the subject site which will not be disrupted. Four other dwellings have similar partial second story additions as proposed for this project.

2. Where the Coastal Development Permit is issued for a 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 Public Resources Code Division 20.

The subject site is not located between the nearest public road (which is Esplanade) and the shoreline; therefore, the public recreation policies of Chapter 3 of the California Coastal Act do not apply.

6. Staff Analysis:

Coastal Development Permit – The Coastal Program regulates new development in the Coastal Zone to ensure that additions and remodels such as proposed are compatible with the neighborhood, coastal views are preserved and appropriate landscaping is encouraged. The applicant is proposing an addition to an existing single-family dwelling within the West Edgemar Pacifica Manor mixed neighborhood comprised of single family dwellings, apartments, the Manor Shopping Center and other commercial uses. The addition is a 31% increase in square footage for the existing dwelling and once the project is complete, the total square footage of living area will be approximately 1,600 square feet. Four other dwellings along the two blocks of Avalon Drive have a partial second story similar to the project under consideration. Coastal planning issues and the Coastal Act Policies as listed in the LCP and which apply to this project have been addressed in greater detail previously in the staff report.

Finally, staff believes that the proposed expansion meets the overall intent of the Local Coastal Program in that the project is compatible in scale to the other two-story single-family dwellings in the neighborhood and will not disrupt beach access, parking or commercial activities.

<u>Design</u> — The Community Scale and Design section of the LCP (page C-106) state that new development within the appeal zone, that requires discretionary review, must also undergo design review. Design review is necessary to assure attractive, appropriate development and factors such as architectural style, scale, site use, materials and landscaping shall be considered. In addition, the LCP encourages small, older homes be preserved which will occur as a result of this project because the expansion of an existing single family dwelling will

update and improve the structure and provide more usable living area for the occupants without the entire dwelling being demolished for a new larger replacement residential unit.

Several architectural upgrades are proposed. The addition will change the design of the structure on two sides of the building, including the most visible front and west elevations, to a more modern style with flat roof and application of stucco. The parapet will extend beyond the deck to cover the peaked roof as viewed from the west elevation and will result in the building have a modern exterior design appearance. The flat roof on the second story addition results in a lower roofline with less visual impact than a pitched roof.

As is evident from the plans, the proposal does not modify the siding or roof of the south and east elevations. The applicant can explain the design intent and future plans. These are the least visible building elevations; staff is assuming project budget is a factor in the decision not to complete upgrades to those elevations at this time. After considering the applicant's input, the Planning Commission may want to consider adding conditions requiring upgrades to the south and east elevations if the Commission feels they are required to meet the intent of the design guidelines. The applicant may have additional suggestions to add at the hearing.

The landscaping in the front yard is inadequate and bare patches of dirt in the front yard are visible. The standard condition requiring a landscaping plan and for the landscaping to be maintained is also recommended by staff to improve the landscaping and appearance of the site.

7. <u>Summary</u>: Staff believes, as conditioned, the project satisfies all the Zoning Code development standards and it is consistent with the Design Guidelines. The existing dwelling is consistent with the R-1 zoning as conditioned and the addition complies with all the development standards for single family development. Several architectural features proposed such as the varied roofline and a second story deck, add visual interest to the street view of the dwelling. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the attached Resolution.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find that the project is exempt from CEQA; **APPROVE** Coastal Development Permit, CDP-351-15 by ADOPTING the attached resolution for the proposed remodel and addition to a single-family dwelling at 125 W. Avalon Drive, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

Attachments:

- a. Resolution for Coastal Development Permit
- b. Exhibit A for Coastal Development Permit Resolution Conditions of Approval
- c. Land Use and Zoning Exhibit
- d. Plans and Elevations

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVLOPMENT PERMIT (CDP-351-15), SUBJECT TO CONDITIONS, FOR AN ADDITION AT 125 W AVALON DRIVE (APN 009-163-020)

Initiated by: Robert Twigg ("Applicant")

WHEREAS, an application has been submitted to expand the first floor by 140 square feet, and to add a second story of 240 square feet of floor area and 350 square feet of deck area to an existing single-family dwelling at 125 W Avalon Drive; and

WHEREAS, the Planning Commission has determined the project is exempt from the California Environmental Quality Act per CEQA Guidelines Section 15301(e)(1); and

WHEREAS, the project requires approval of a Coastal Development Permit because it is more than a 10% increase in floor area within the Coastal Zone; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on July 20, 2015, 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 that the Planning Commission hereby makes the following finds for approval of a Coastal Development Permit:

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

Coastal Act Policy #23 of the LCP states that new development (an addition is defined as "development" in the Coastal Zone) shall be located within existing developed areas. In this case, proposed is the addition to a single family residence located within a neighborhood of single-family dwellings. The addition, including the second story, will not negatively impact coastal views from public areas and will be visually compatible with the character of the surrounding area as specified in Coastal Act Policy #24 of the LCP. There are nearby public views along Esplanade within 300 feet of the subject site. In addition, four other dwellings have similar partial second story additions as proposed for this project.

2. Where the Coastal Development Permit is issued for a 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 Public Resources Code Division 20.

Attachment a

The subject site is not located between the nearest public road (which is Esplanade) and the shoreline; therefore, the public recreation policies of Chapter 3 of the California Coastal Act do not apply.

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 20^{th} day of July 2015.

AYES, Commissioners:	
NOES, Commissioners:	
ABSENT, Commissioners:	
ABSTAIN, Commissioners:	
	Richard Campbell, Chair
ATTEST:	
Tina Wehrmeister, Planning Director	
APPROVED AS TO FORM:	
Michelle Kenyon, City Attorney	

Exhibit A

Conditions of Approval: Coastal Development Permit, CDP-351-15, For a Two-Story Addition to an Existing Dwelling at 125 W. Avalon Drive (APN 009-163-020)

Planning Commission Meeting of July 20, 2015

Planning Department

- 1. Development shall be substantially in accord with the plans entitled "Additions and Alterations for the Twigg Residence, 125 W Avalon Drive, Pacifica Ca" consisting of five (5) sheets, and dated February 2, 2015, except as modified by the following conditions.
- 2. 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.
- 3. 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. 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.
- 4. All transformers, HVAC units, backflow preventors and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
- 5. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within an approved enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast.

Attachment b

Conditions of Approval: CDP-351-15 Two Story Addition 125 W. Avalon Drive (APN 009-163-020) July 20, 2015 Page 2 of 3

- 6. If applicable, prior to the issuance of a building permit, Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights. All roof equipment shall be screened to the Planning Director's satisfaction.
- 7. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.
- 8. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
- 9. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
- 10. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. Show fixture locations, where applicable, on all building elevations.
- 11. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and/or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

Conditions of Approval: CDP-351-15 Two Story Addition 125 W. Avalon Drive (APN 009-163-020) July 20, 2015 Page 3 of 3

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

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.
- 14. The Applicant shall add a note on the Site Plan that says, "Existing curb and sidewalk adjacent to property frontage that is damaged or displaced shall be repaired or replaced even if damage or displacement occurred prior to any work performed for this project."
- 15. The Applicant shall add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."
- 16. All utilities shall be installed underground from the nearest joint pole.
- 17. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked onto W. Avalon Drive. Dust control and daily road cleanup will be strictly enforced.
- 18. An Encroachment Permit must be obtained for all work within the City right-of-way. All proposed improvements within the City right-of-way shall be constructed per City Standards and to the satisfaction of the City Engineer.

Wastewater Division of Public Works

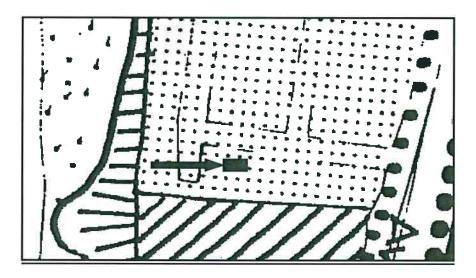
19. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning wash water) shall be discharged to the storm drain system, the street or gutter. New storm drain inlets shall be protected from being blocked by large debris to the Public Work Director's satisfaction.

Zoning & Land Use Exhibit

City of Pacifica
Planning & Economic Development Department

General Plan Diagram

Neighborhood: West Edgemar/Pacific Manor Land Use Designation: Low Density Residential



Zoning Map Diagram

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

