



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: Monday, September 21, 2015
LOCATION: Council Chambers, 2212 Beach Boulevard

STUDY SESSION

TIME: 6:00 PM

ROLL CALL:

DISCUSSION ITEM:

1. **STUDY SESSION**, filed by Javier Chavarria, for discussion of a potential project to demolish an existing single-family home on a 2,010 sq. ft. lot and to construct a 27'-10" tall, 2,500 sq. ft. two-story mixed-use building with ground floor commercial and one apartment on the upper floor at 1915 Palmetto Ave. (APN 016-060-280).

A study session allows an applicant to receive basic comments on an application from the Planning Commission, City staff, and the public prior to submission of a more detailed formal application. The Planning Commission will take no action on the application.

REGULAR MEETING

TIME: 7:00 PM

ROLL CALL:

SALUTE TO FLAG:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: July 20, August 3, and September 8, 2015

Designation of Liaison to City Council Meeting

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:

2. CDP-345-14 EXTENSION OF PERMIT, filed by Joshua Moore, owner, to construct a living area addition of 700 square feet and deck of 250 square feet to the rear of an existing single family dwelling at 1493 Grand Avenue (APN 023-021-110) Proposed Action: Grant one year extension
3. CDP-343-14 EXTENSION OF PERMIT, filed by Sue Schectman, owner, to construct a living area addition of 1,300 square feet and remodel 1,600 square feet of an existing single family dwelling at 1 Blackburn Terrace (APN 023-033-080) Proposed Action: Grant six month extension

PUBLIC HEARING:

4. CDP-356-15 COASTAL DEVELOPMENT PERMIT, to demolish an existing apartment building located at 330 Esplanade Drive which has been uninhabited for several years due to unsafe building conditions (APN 009-413-030). Proposed Action: Continue item to October 5, 2015

CONSIDERATION ITEM: None

COMMUNICATIONS:

Commission Communications:
Staff Communications:

ADJOURNMENT

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

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

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



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Study Session Staff Report

DATE: September 21, 2015

ITEM: 1

APPLICANT: Javier Chavarria, JC Engineering
848 Burns Ct.
Pacifica, CA 94044

OWNER: Damon Fanucchi
300 Kohala Ave.
Pacifica, CA 94044

PROJECT

LOCATION: 1915 Palmetto Avenue (APN 016-060-280) – West Sharp Park

DESCRIPTION: Demolish an existing single-family home on a 2010 sq. ft. lot and construct a 27'-10" tall, 2,500 sq. ft. two-story mixed-use building with ground floor commercial and upper floor single-family dwelling unit.

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

CEQA STATUS: To be determined upon filing a formal application

PUBLIC NOTICE: Courtesy notice mailed to property owners within 300 ft. on September 14, 2015, and occupants within 100 ft. on September 17, 2015.

REQUIRED

APPROVALS: Planning Commission approval of Site Development Permit, Coastal Development Permit, Use Permit, and Parking Exception

RECOMMENDED

ACTION: None

PREPARED BY: Christian Murdock, Associate Planner

PROJECT SUMMARY

DISCUSSION

1. Project Description: The applicant is exploring the feasibility of a project to redevelop the subject site. Existing improvements consist of a one-story single-family residence with no attached garage. Parking at the site consists of one uncovered space within the front setback on an unpaved driveway. The existing use of the site as a single-family residence is nonconforming under the C-1 (Neighborhood Commercial) zoning designation.

Proposed redevelopment of the site would include demolition of an existing single-family residence and construction of a mixed-use building with ground floor commercial space and a two bedroom dwelling unit on the second floor. The proposed mixed-use building will have a height of 27'-10" which is taller than the two commercial buildings on either side of the site. The height of the apartment building to the rear of the site is unknown, but is estimated to be comparable to the height of the proposed mixed-use building. No information is available describing the height of the existing single-family residence, but staff estimates the height at 15-16 feet.

The applicant has presented two similar concepts for the site, as summarized in Table 1:

Table 1

	Alternative 1	Alternative 2	Zoning Standard
Floor Area (Comm.)	1,182 sq. ft.	1,545 sq. ft.	N/A
Floor Area (Resid.)	1,130 sq. ft.	1,130 sq. ft.	N/A
Floor Area (Garage)*	One space, 215 sq. ft. (20' W X 10'-9" L)	None	171 sq. ft. min. per space (9' W X 19' L)
Lot Area*	2,010 sq. ft.		5,000 sq. ft. min.
Height	27'-10"		35' max.
Setback (Front)	5'-0" to 7'-1"	5'-0" to 6'-8"	Established in Site Development Permit
Setback (Sides)	0'-0"		
Setback (Rear)	8'-2"		
Ground Floor Use	Coffee Shop		C-1 uses
Second Floor Use	Residential		Residential OK above ground floor.
Parking (Commercial)*	None		1 space per 50 sq. ft. g.f.a.
Parking (Residential)*	One garage space	None	Two spaces, with at least one in a garage or carport

* Does not comply with one or more zoning standards.

As demonstrated above, the lot size and dimensions do not conform to C-1 zoning district standards. Additionally, the applicant has proposed fewer parking spaces than required by zoning standards for both the commercial and residential components of the project.

2. General Plan, Zoning, and Surrounding Land Uses: The subject site’s General Plan land use designation is Commercial, and its zoning classification is C-1 (Neighborhood Commercial). The site is also located within the Coastal Zone (CZ) Combining District, a special overlay zone for those areas west of Highway 1. The site is flanked to the left and right by commercial buildings and to the rear by a two-story apartment building.

3. Municipal Code Standards: The applicant’s proposal would require approval of several permits under the Pacifica Municipal Code (PMC), as summarized in Table 2:

Table 2

Required Permit	Description	PMC Reference
Site Development Permit (PSD)	New construction in a commercial district; Construction on nonconforming lots except in R-1 district.	Sec. 9-4.3201 Sec. 9-4.3002(a)
Coastal Development Permit (CDP)	Any development within the Coastal Zone (CZ) district.	Sec. 9-4.4303
Use Permit (UP)	New construction projects abutting an R District.	Sec. 9-4.1002
Parking Exception (PE)	May be granted in the event of practical difficulties and unusual hardship.	Sec. 9-4.2824

Additionally, the project must comply with PMC Sec. 9-4.4303(g) and Sec. 9-4.4410 pertaining to “neighborhood commercial district supplementary regulations.” These regulations apply to all property zoned C-1 (Neighborhood Commercial) and C-2 (Community Commercial) located in the Coastal Zone (CZ) district. The purpose of these regulations is to encourage the establishment of new visitor-serving commercial uses, thereby providing convenient and functional shopping and services for persons using the coastal zone, while still assuring that nearby residents retain a range of services and retail uses.

4. Staff Analysis: The proposal is consistent with the commercial and mixed-use character of the nearby developments along Palmetto Avenue. It is typical for commercial structures in the West Sharp Park neighborhood to have a minimal or no property line setback, which is permissible under C-1 district zoning standards. Proposed building height is 7’-2” lower than the maximum permissible height within the C-1 district. Furthermore, demolition of an existing, nonconforming single-family residence and construction of a mixed-use commercial/residential building would eliminate a zoning nonconformity at the site.

Many existing commercial uses in the vicinity of the site do not provide any on-site parking or sufficient parking to comply with PMC requirements. Typically, this segment of the Palmetto Avenue corridor has sufficient on-street parking to accommodate commercial demand. However, most surrounding residential developments – including mixed-use developments – provide off-street parking for residents. The Commission may consider requiring at least one off-street parking space for the residential dwelling unit as proposed in Alternative 1. Given the

narrow lot width and limited lot size, which render the site nonconforming, it appears the applicant may face practical difficulties that present an unusual hardship in the provision of all required parking. Under these circumstances, it appears the Planning Commission may have a basis to grant a Parking Exception.

On balance, staff believes the proposal would improve the site to the benefit of the neighborhood by eliminating a nonconforming use and replacing it with an active retail commercial use along Palmetto Avenue.

Attachments:

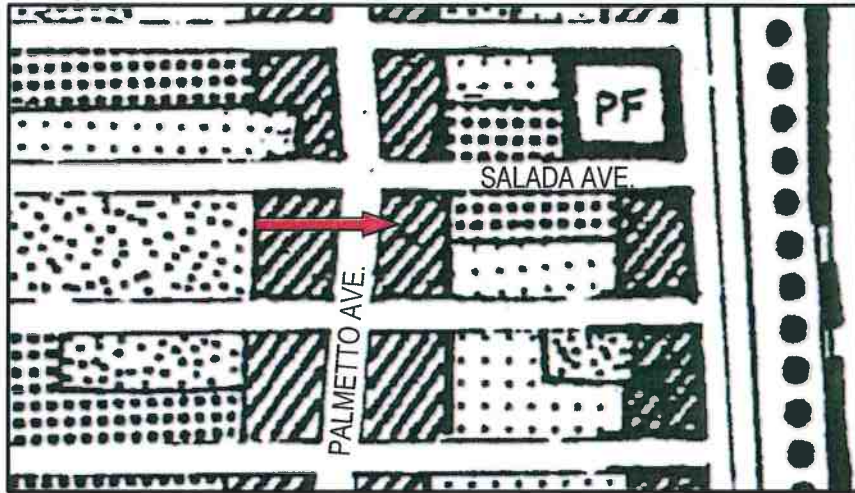
- A. Land Use and Zoning Exhibit
- B. Conceptual Plans (Planning Commission only)

Zoning & Land Use Exhibit

City of Pacifica Planning Department

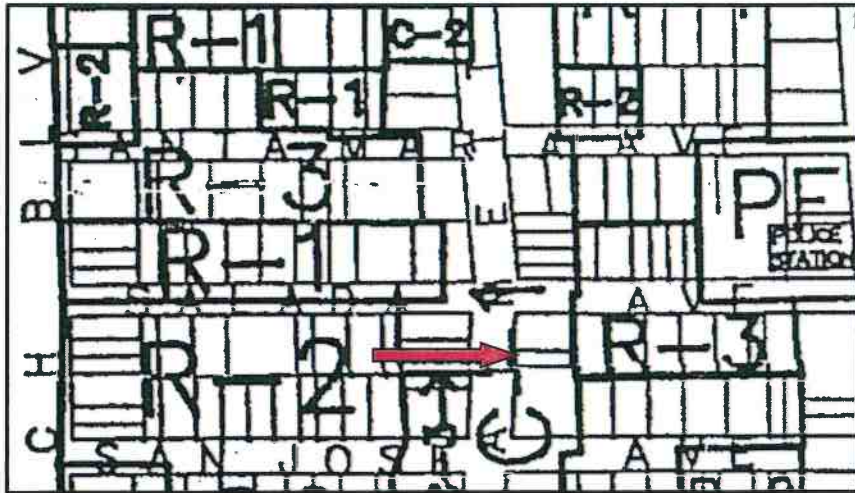
General Plan Diagram

Neighborhood: West Sharp Park
Land Use Designation: Commercial



Zoning Map Diagram

Zoning District: C-1 (Neighborhood Commercial) / CZ (Coastal Zone)



(Maps Not to Scale)

NEW MULTI USE BUILDING

1915 PALMETTO AVE.
PACIFICA, CALIFORNIA 94044

ACCEPTED
JUN 08 2016
City of Pacifica

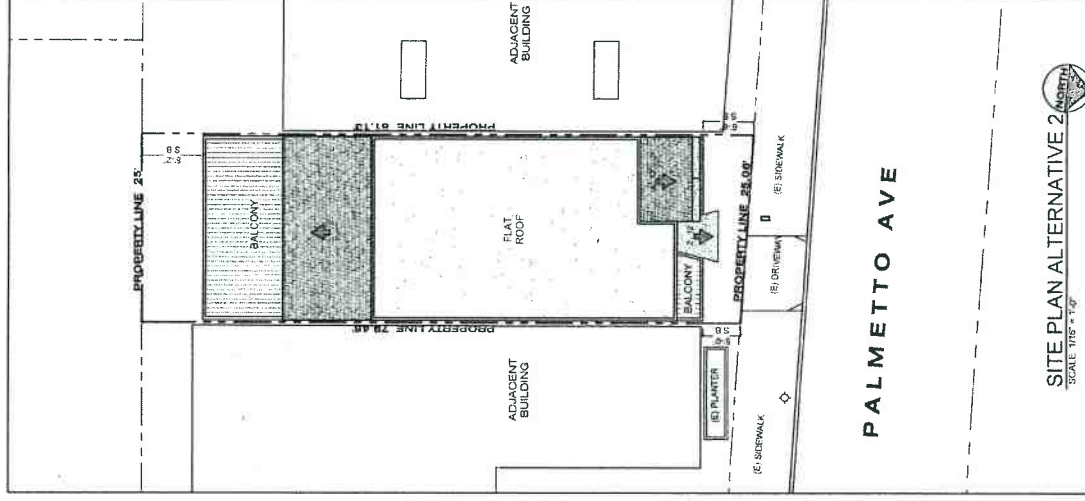


648 BURNS CT
PACIFICA, CA 94044
PHONE: (415) 253-8971
FAX: (415) 253-8973
CIVIL AND STRUCTURAL ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
STATE OF CALIFORNIA

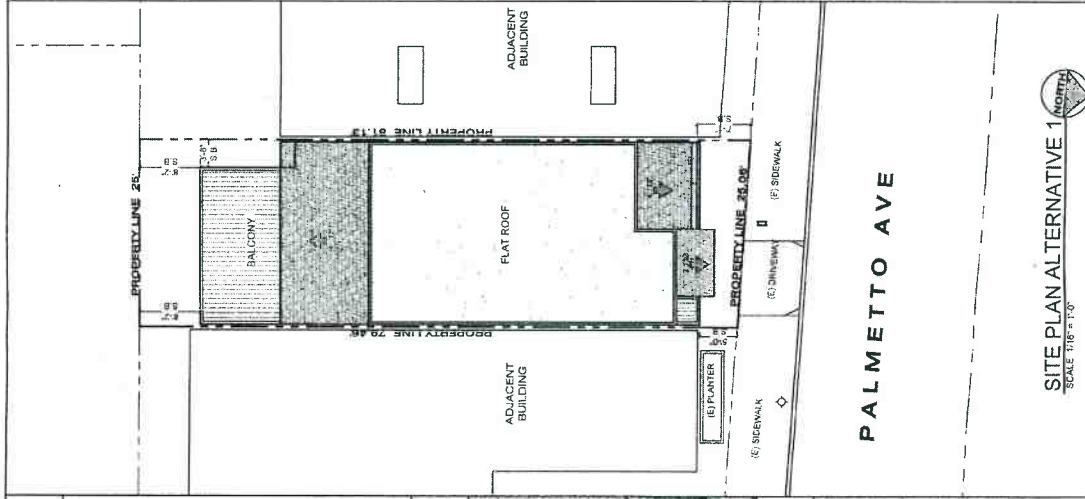
NEW MULTI
USE BUILDING
1915 PALMETTO AVE
PACIFICA, CALIFORNIA 94044

PROJECT INFORMATION	
* SITE PLAN	
DATE	ISSUED FOR

Drawn by: JC
Checked by: JC
Project No: _____
Sheet No: _____



SITE PLAN ALTERNATIVE 1
SCALE 1/8" = 1'-0"



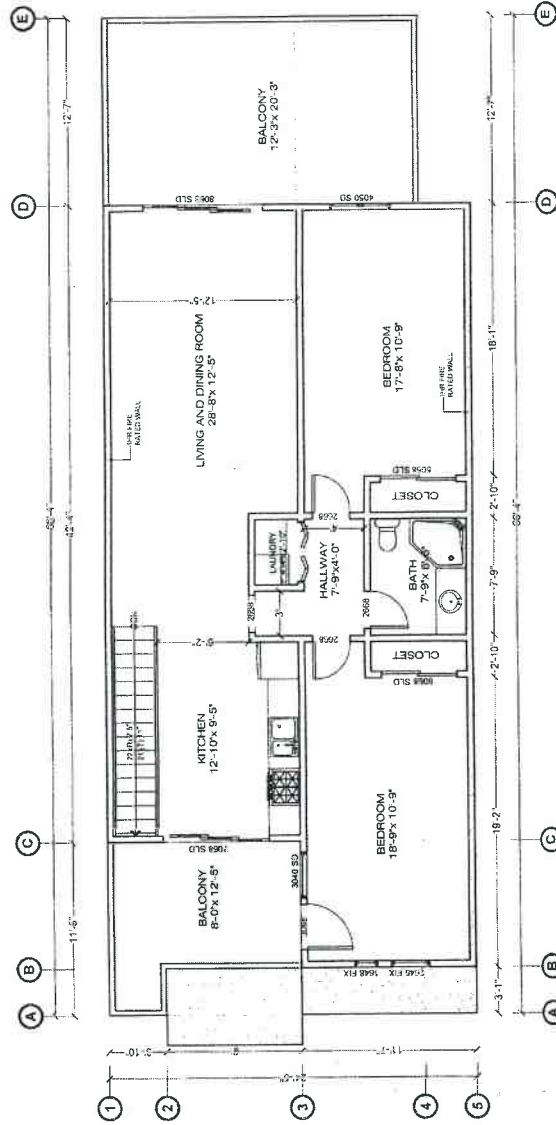
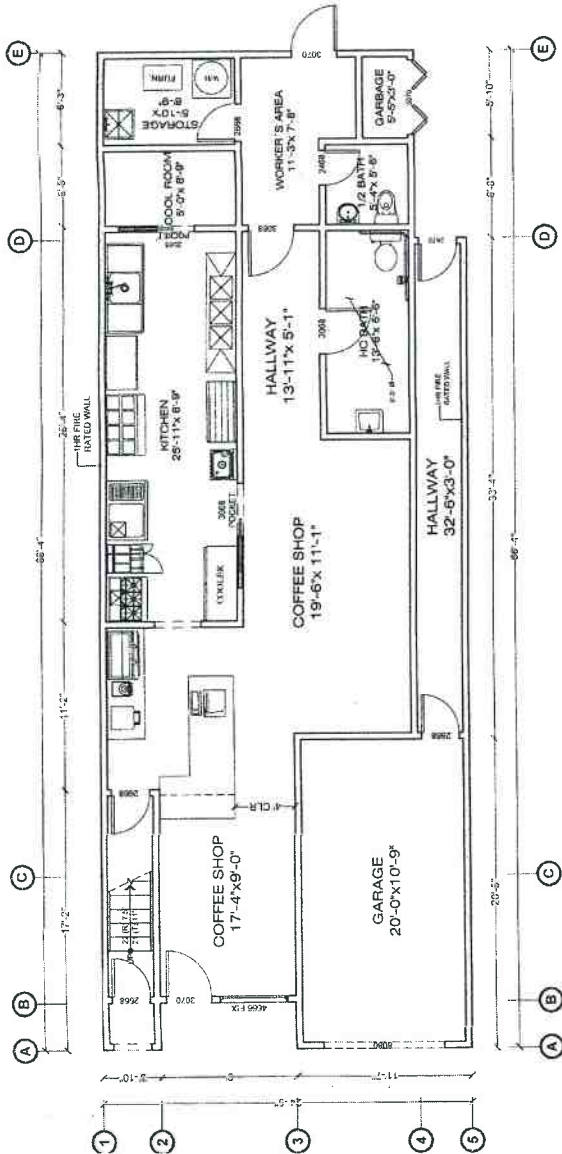
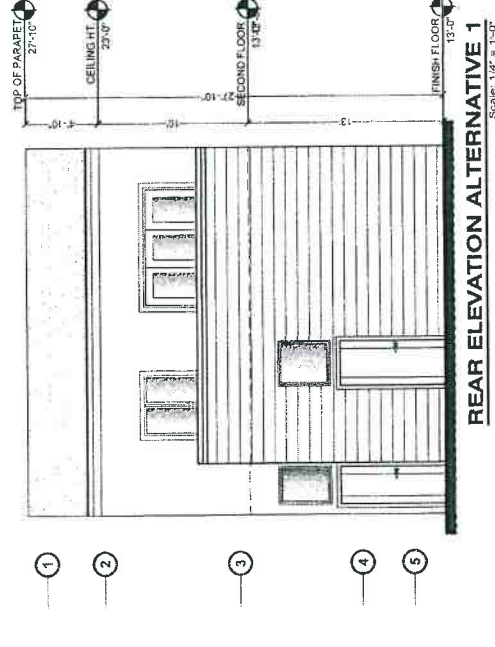
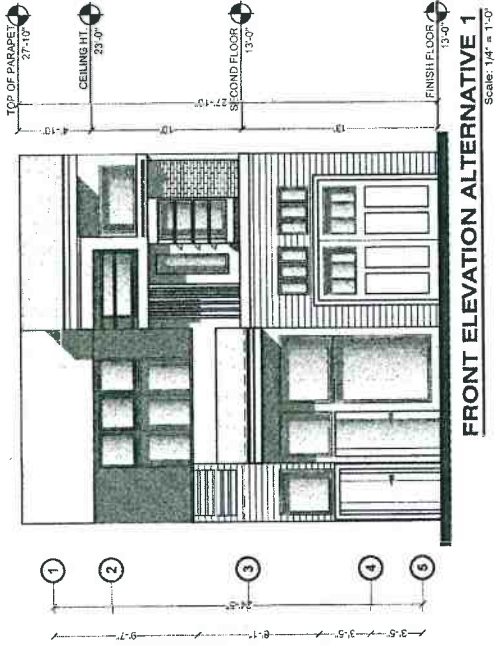
SITE PLAN ALTERNATIVE 2
SCALE 1/8" = 1'-0"

PROJECT INFORMATION	APPLICABLE CODES:
OWNER OWNER: OWNER'S ADDRESS: SITE ZONING: C-1 OCCUPANCY GROUP 1: R-3 OCCUPANCY GROUP 2: A-2 BUILDING TYPE: V LOT AREA: 2,009.76 SQ.FT. LANDSCAPE AREA: 370.47 SQ.FT.	- ALL PROPOSED WORK WILL BE PERFORMED UNDER 2013 EDITION California Residential Code (CRC) AND CALIFORNIA BUILDING CODE (CBC), California Electric Code(CEC), California Mechanical Code(CMC), California Plumbing Code(CPC), 2013 California Energy Efficiency Standards, 2013 California Green Building Standards, ALONG WITH ALL LOCAL AND STATE REGULATIONS APPLICABLE TO THIS PROJECT.

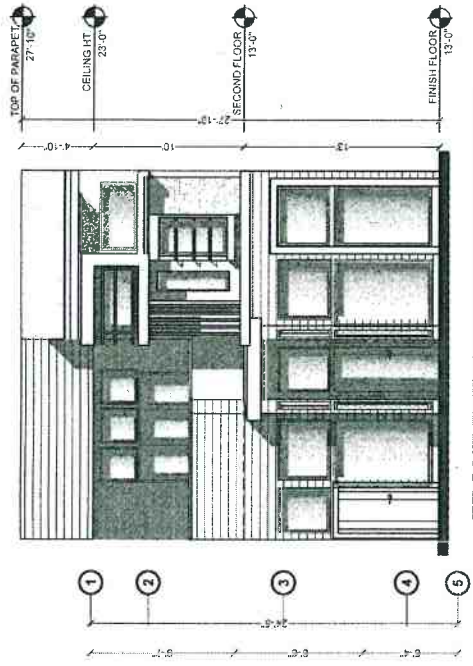
INDEX OF DRAWING	AERIAL VIEW
A-0 COVER SHEET & SITE PLAN A-1 FLOOR PLANS & ELEVATIONS ALTERNATIVE 1 A-2 FLOOR PLANS & ELEVATIONS ALTERNATIVE 2 A-3 ELEVATIONS	

SCOPE OF WORK	VICINITY MAP
<ul style="list-style-type: none">NEW COFFEE SHOP AND SECOND FLOOR SINGLE HOME.	

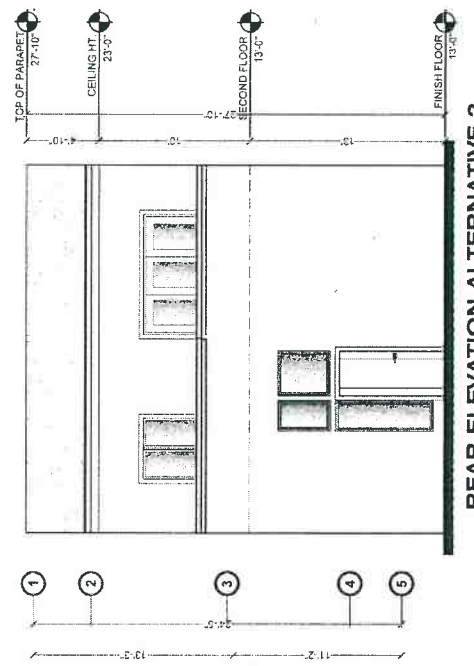
DATE	ISSUED FOR	STUDY NO.
08/09/13		



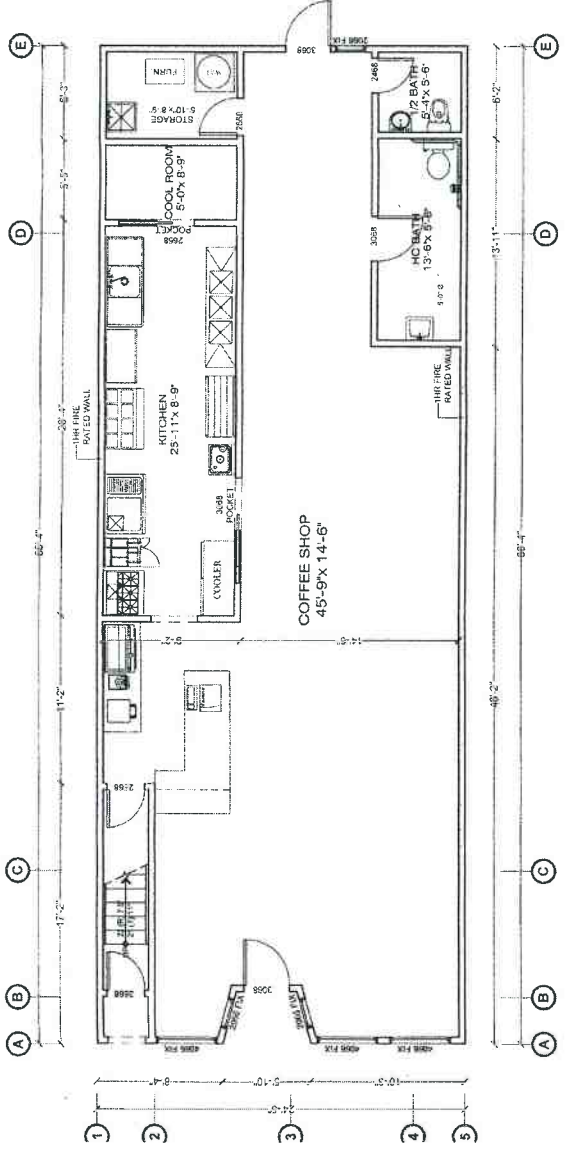
DATE	ISSUED FOR
05/18/15	STUDY SESSION



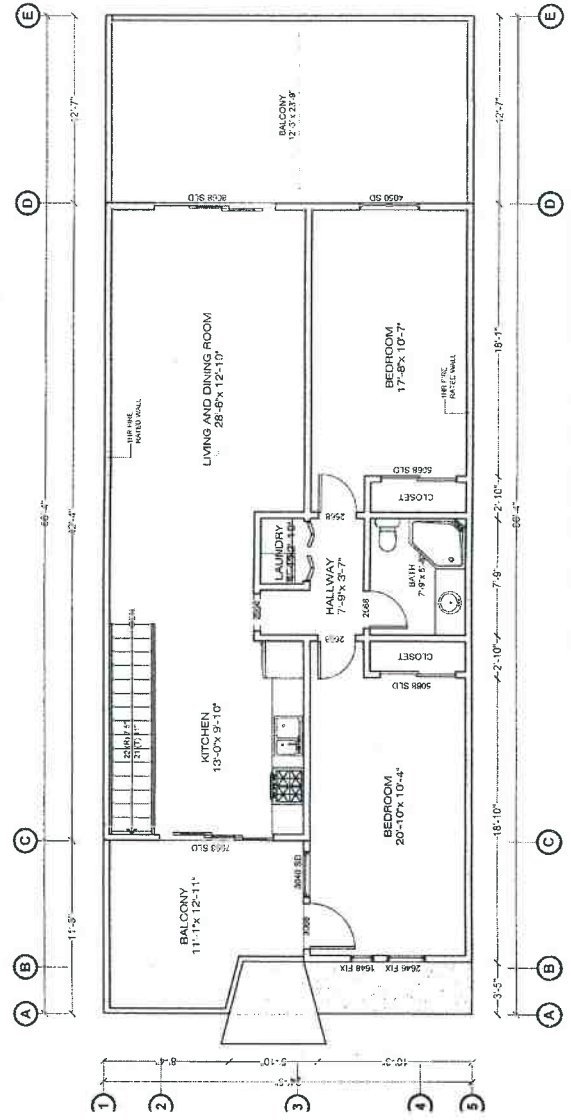
FRONT ELEVATION ALTERNATIVE 2
Scale: 1/4" = 1'-0"



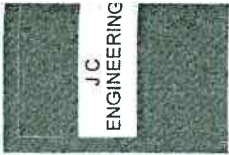
REAR ELEVATION ALTERNATIVE 2
Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN ALTERNATIVE 2
Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN ALTERNATIVE 2
Scale: 1/8" = 1'-0"

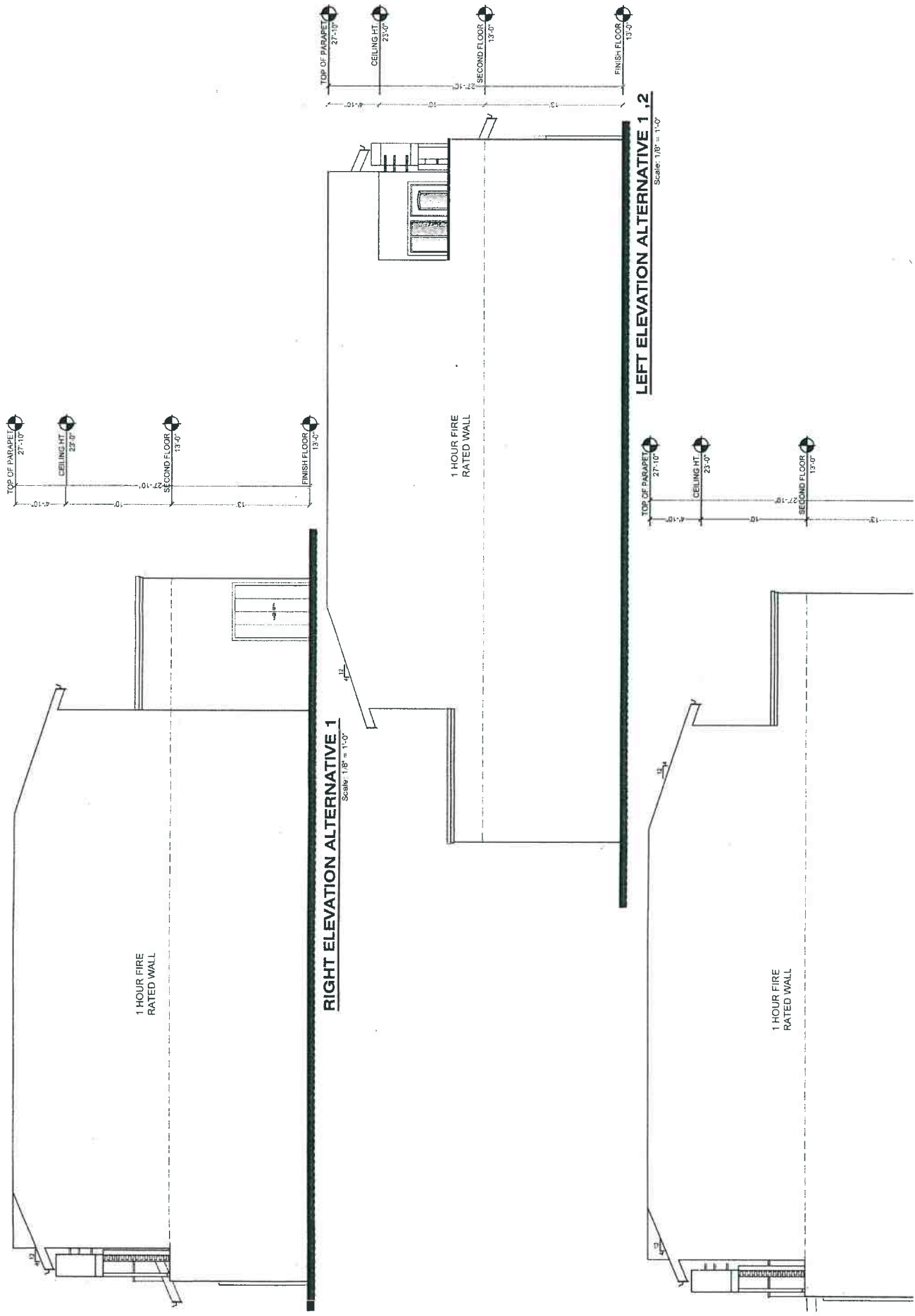


848 BURNS CT.
 PACIFICA, CA 94044
 (415) 352-9195
 FAX: (415) 352-9495
 CIVIL AND STRUCTURAL ENGINEER
 REG. NO. 50517
 REISSUED

NEW MULTI
 USE BUILDING
 1915 PALMETTO AVE
 PACIFICA, CALIFORNIA 94044

Sheet:
 ELEVATIONS ALTERNATIVE 1
 AND ALTERNATIVE 2

DATE	ISSUED FOR
05/19/15	STUDY BEGIN



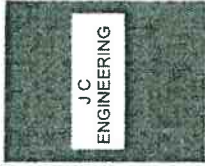
RIGHT ELEVATION ALTERNATIVE 1
 Scale: 1/8" = 1'-0"

LEFT ELEVATION ALTERNATIVE 1.2
 Scale: 1/8" = 1'-0"

1 HOUR FIRE RATED WALL

1 HOUR FIRE RATED WALL

1 HOUR FIRE RATED WALL

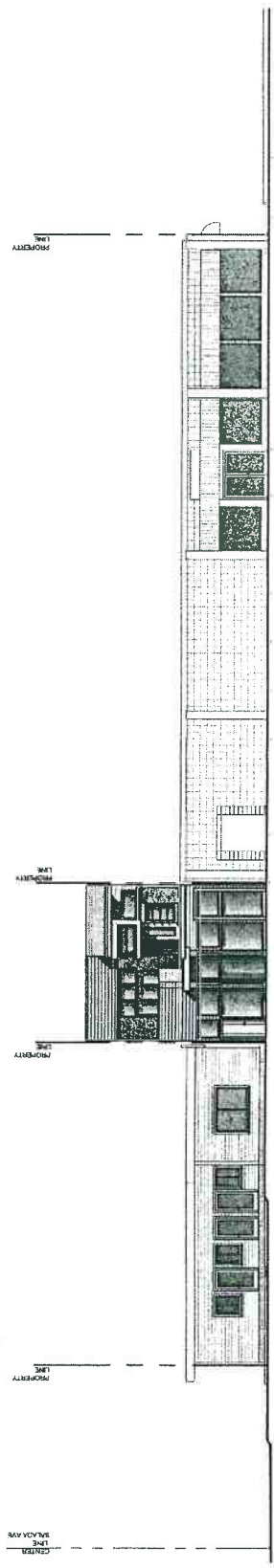


848 BURNS CT
 PACIFICA, CA 94024
 TEL (650) 393-9895
 FAX (650) 393-9895
 CIVIL AND STRUCTURAL ENGINEERS
 REMARKS

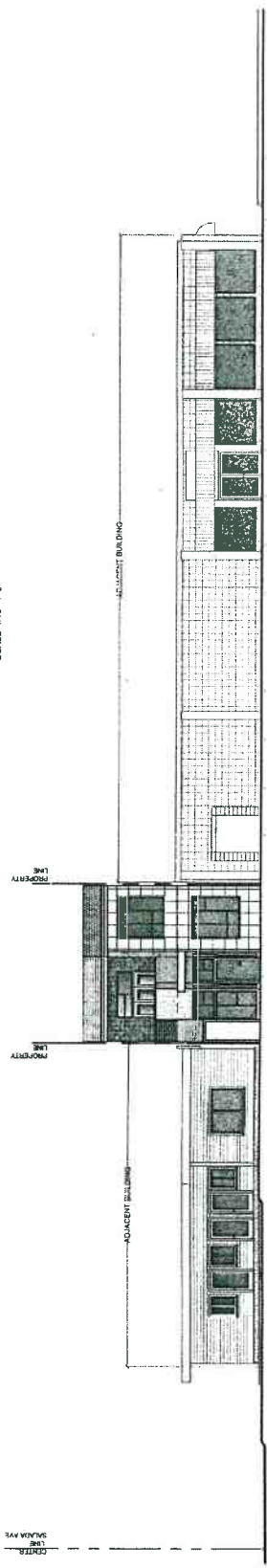
NEW MULTI
 USE BUILDING
 1915 PALMETTO AVE
 PACIFICA, CALIFORNIA 94044

DATE	ISSUED FOR
02/29/15	STUDY SESSION

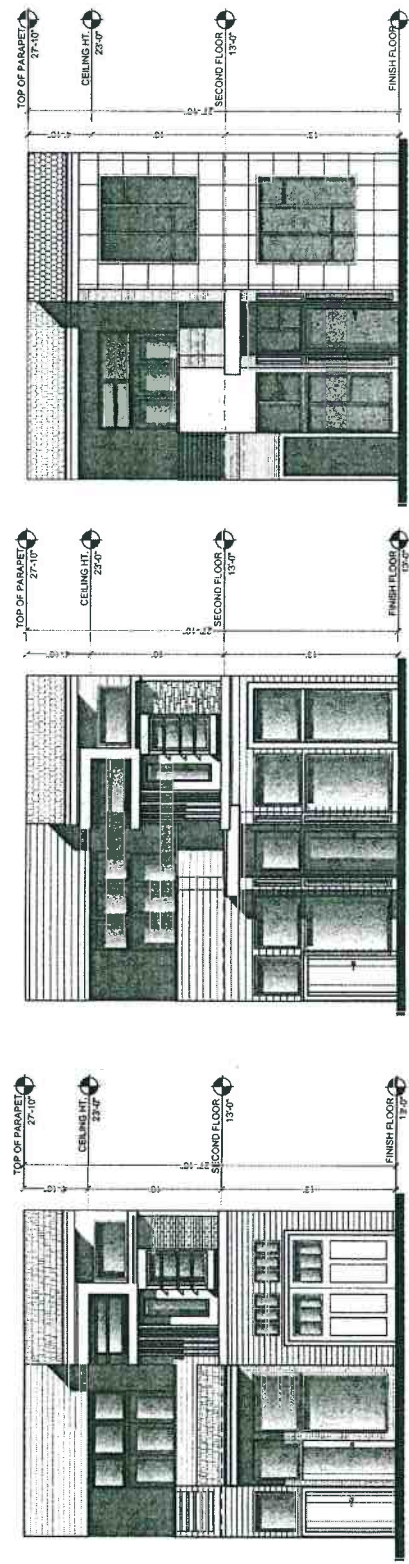
Drawn by: JC
 Checked by: JC
 Project No: 2015
 Sheet No: A3



PROPOSED NEIGHBORHOOD FRONT ELEVATION ALTERNATIVE 2
 SCALE: 1/16" = 1'-0"



PROPOSED NEIGHBORHOOD FRONT ELEVATION ALTERNATIVE 3
 SCALE: 1/16" = 1'-0"



FRONT ELEVATION ALTERNATIVE 1
 SCALE: 1/8" = 1'-0"

FRONT ELEVATION ALTERNATIVE 2
 SCALE: 1/8" = 1'-0"

FRONT ELEVATION ALTERNATIVE 3
 SCALE: 1/8" = 1'-0"

CITY OF PACIFICA

STAFF REPORT

DATE: September 21, 2015

TO: Planning Commission

FROM: Kathryn Farbstein, Assistant Planner

SUBJECT: Agenda Item No. 2: Extension of Coastal Development Permit, CDP-345-14 to construct a floor area addition of approximately 700 square feet and an attached deck of approximately 250 square feet to the rear of an existing single family residence at 1493 Grand Avenue (APN 023-021-110).

On August 18, 2014, the Planning Commission approved Coastal Development Permit, CDP-345-14, to construct an addition of approximately 700 square feet of floor area and 250 square feet of attached deck to the rear of an existing dwelling of approximately 1,300 square feet. In the Coastal Zone appeal area two appeal periods must lapse before the Planning Commission's action is final, appeal to City Council and appeal to the Coastal Commission. In this case, both periods lapsed with no appeal, therefore; the Planning Commission action to approve the project became final on September 16, 2014. The approval letter is attached along with Resolution No. 901, the staff report, and Planning Commission meeting minutes.

On September 8, 2015, the owner, Joshua Moore emailed a request (attached) to extend the permit expiration date one year to September 16, 2016. As described in the attached email, the owner explained that there was a family medical emergency that delayed work on the project; thus, additional time is needed to complete the building permit process.

It is not unusual for an applicant to request an extension for an approved permit. Extensions are generally granted unless there have been significant changes in the conditions or circumstances affecting the property or area. Staff believes that no changes have occurred and is therefore recommending that the Commission grant the extension for Coastal Development Permit, CDP-345-14, for one year as requested by the owner.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** Coastal Development Permit, CDP-345-14 expiration date to September 16, 2016.

Planning Commission Staff Report
1493 Grand Avenue
September 21, 2015
Page 2 of 2

Attachments:

- a. Email request from Applicant dated September 8, 2015
- b. Approval letter dated September 17, 2014 and Resolution No. 901 with conditions attached
- c. Staff report dated August 18, 2014
- d. Meeting minutes from August 18, 2014

Farbstein, Kathryn

From: Joshua Moore <joshuamoore@gmail.com>
Sent: Tuesday, September 08, 2015 8:52 PM
To: Farbstein, Kathryn
Subject: 1493 Grand Ave. Permit extension

Joshua Moore

1493 Grand Ave.

Pacifica, Ca. 94044

Kathryn Farbstein

Assistant Planner

City of Pacifica

I am requesting a one year extension of the already approved permits to build an addition on the rear of my residence at 1493 Grand Ave. We experienced a family medical emergency in the late fall of 2014. It has been resolved by summer of 2015. Hawk Lee, architect, is anxious to continue to work with me. I will obtain a soil sample and a video of my sewer line if the permits are extended. Enclosed is the requested monies to continue with the project.

Thank you for your consideration.

Joshua Moore

Click [here](#) to report this email as spam.



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA
Planning, Building, and Code Enforcement
1800 Francisco Blvd. • Pacifica, California 94044-2506
(650) 738-7341 • www.cityofpacifica.org

MAYOR
Mary Ann Nihart

MAYOR PRO TEM
Karen Ervin

COUNCIL
Sue Digre
Mike O'Neill
Len Stone

September 17, 2014

Approval Letter

Joshua Moore
1493 Grand Avenue
Pacifica, CA 94044
(650) 255-0348

Subj: Coastal Development Permit, CDP-345-14, for a Rear Addition to an Existing Single-family Residence at 1493 Grand Avenue (APN 023-021-110)

Dear Mr. Moore:

This letter serves as notice that on August 18, 2014, the Planning Commission APPROVED the above-referenced Coastal Development Permit subject to the conditions contained in Resolution No. 901 (attached). The Coastal Commission received the City's notification of this approval on September 2, 2014, and the Coastal Commission appeal period has lapsed without appeal.

The above-referenced permit will expire on the date indicated below unless a building permit has been issued, and construction has started and is being diligently pursued toward completion; or, unless the City grants an extension to the permit.

Sincerely,

Christian W. Murdock
Assistant Planner

EXPIRATION DATE: September 16, 2015

THIS IS NOT A BUILDING PERMIT

cc: Hawk Lee, Agent for Property Owner

RESOLUTION NO. 901

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT (CDP-345-14)
SUBJECT TO CONDITIONS AT 1493 GRAND AVENUE.

Initiated by: Joshua Moore, Owner and Applicant

WHEREAS, an application has been submitted to add approximately 661 square feet of living area and 250 square feet of deck area to an existing one story single-family dwelling at 1493 Grand Avenue; and

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

WHEREAS, the project requires approval of a Coastal Development Permit because it increases floor area by more than 10% within the Coastal Appeals Zone; and

WHEREAS, the project is in conformity with the City's certified Local Coastal Program in that the single-family dwelling is a permitted use at the subject location and the proposed addition complies with the development standards of the underlying zoning district; and

WHEREAS, the project is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act in that the project is maintaining coastal access; and

WHEREAS, the project is not between the nearest public road and the shoreline due to the public streets Kent Road, Shoreside Drive, and Belfast Avenue being located between the project site and the ocean; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica does hereby approve the Coastal Development Permit, CDP-345-14 subject to conditions of approval attached in Exhibit A.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 18th day of August 2014.

AYES, Commissioners: BROWN, COOPER, EVANS, GORDON,
NIBBELIN, VATERLAUS

NOES, Commissioners: NONE

ABSENT, Commissioners: CAMPBELL

ABSTAIN, Commissioners: NONE



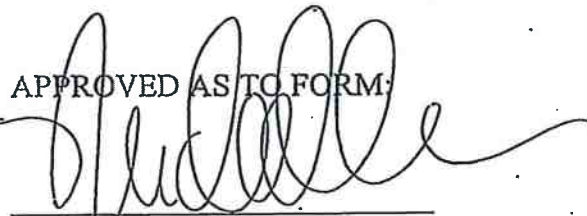
Mike Brown, Chair

ATTEST:



Lee Diaz, Associate Planner

APPROVED AS TO FORM:



Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval for Coastal Development Permit CDP-345-14, 1493 Grand Avenue, APN 023-021-110 Planning Commission Meeting August 18, 2014

Planning Department

1. Development shall be substantially in accord with the plans entitled "One Story Rear Addition & New Rear Deck to Building," consisting of six (6) sheets, and revised June 18, 2014, except as modified by the following conditions.
2. Prior to the issuance of a building permit, the applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
3. The applicant shall submit a final landscape plan for approval by the Planning Director prior to the issuance of a building permit. The landscape plan shall show each type, size, and location of plant materials. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. All landscaping shall be installed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained 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 and replaced when necessary as determined by the Planning Director.
4. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within an approved enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. If water cannot be diverted from these areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner/homeowner's association shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.

5. 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.
6. Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights, prior to building permit issuance. 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. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Planning Director prior to the issuance of a building permit. 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, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and/or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

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

Building Division

13. Submit a soils report at time of building permit application.

Waste Water Department

14. Obtain a sewer lateral compliance certificate prior to issuance of a building permit.

Engineering Division of Public Works

15. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
16. Applicant shall overlay existing asphalt with minimum 2-inch AC to street centerline across entire property frontage.
17. Applicant shall provide concrete curb and gutter across entire property frontage.
18. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to completion of the building permit.
19. No debris box or equipment shed is allowed in the street or sidewalk.
20. Add a note on the Site Plan that says, "Existing curb, sidewalk or street 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.”

21. 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.”
22. 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.
23. A sidewalk agreement must be signed for unimproved streets.
24. No permanent structure(s) shall be constructed within the existing 10 foot easement in the rear yard of the subject site.



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION
Staff Report

DATE: August 18, 2014

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on August 6, 2014 and mailed to 47 surrounding property owners and tenants.

FILE: CDP-345-14

APPLICANT and OWNER: Joshua Moore, 1493 Grand Ave., Pacifica, CA 94044

PROJECT LOCATION: 1493 Grand Ave. (APN 023-021-110) – Pedro Point

PROJECT DESCRIPTION: Construct a one story addition of approximately 661 square feet and attached deck of approximately 250 square feet to the rear of an existing 1,334 square feet single-family dwelling.

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

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

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

RECOMMENDED ACTION: Approval with conditions.

PREPARED BY: Christian Murdock, Assistant Planner

ZONING STANDARDS CONFORMANCE:

<u>Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size (sq. ft.)	5,000	7,500	No change
Coverage	40% max	27%	36%
Height	35'-0" max	22'-2"	No change
Landscaping	20% min	Unknown	27%
Setbacks (Main Bldg.)			
-Side (interior lot)	5'-0"	5'-0" (left) 10'-10" (right)	No change
-Rear	20'	90'	70'
Setbacks (Deck > 30" Above Grade)			
-Side (interior lot)	4'	N/A	5'-0" (left) 10'-10" (right)
-Rear	14'-0"	N/A	62'-6"
Distance Between Bldgs.	5'-0"	61'-0"	33'-6"
Parking	2 car garage	2 car detached garage	No change

PROJECT SUMMARY

1. Project Description: The applicant proposes to construct a 661 square foot (sq. ft.) single-story addition to the rear of an existing 1,334 sq. ft. one story house. The applicant also proposes to construct a new 250 sq. ft. deck attached to the rear of the addition. Materials, color, pitch, and height of the new siding and roof, as appropriate, will match the existing house, resulting in the appearance of a fully-integrated addition.

New floor area created by the addition will integrate with the existing residence through a newly constructed hallway. The new addition will open onto the new deck area. Access to the deck will be available from the interior of the addition only, as the applicant has not proposed to construct exterior stairs. The applicant will use the new family room, restroom, and wet bar as an additional family recreation area. As a result of the downward sloping topography of the subject lot, the proposed addition will create a 661 sq. ft. unfinished storage area directly below the new living area. The new storage area will connect to unfinished storage area currently beneath the existing house.

The edge of the new addition will terminate approximately 20' short of an existing residence (1459 Grand Ave.) adjacent and to the north of the subject site. The new deck area will terminate approximately 11' short of the same residence. Therefore, the proposed addition should not affect any existing ocean or coastal views enjoyed from an existing residence (1495 Grand Ave.) adjacent and to the south of the subject site. An appreciable increase in grade between the subject site and Athenian Way to the south means that the project will have no impact on other views currently enjoyed by properties to the south and east of the project area.

2. **General Plan, Zoning, and Surrounding Land Uses:** The subject site's General Plan land use designation is Low Density Residential, and its zoning classification is R-1 (Single-Family Residential). The site is also located within the Coastal Zone (CZ) Combining District, a special overlay zone for those areas west of Highway 1. Existing development in the immediate vicinity of the project area is primarily one- and two-story single-family residences.

3. **Municipal Code:** The applicant's proposal requires approval of a Coastal Development Permit (CDP) pursuant to Zoning Regulations Section 9-4.4303. The threshold for review of a CDP in this instance is an increase to a single-family residence's height, bulk or floor area in excess of 10 percent. The applicant's proposal exceeds the thresholds for floor area with a proposed increase of 49.6%.

4. **CEQA Recommendation:** Staff analysis of the proposed project supports a Planning Commission finding that it qualifies for a Class 1 (Existing Facilities) categorical exemption from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, which states in part:

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.

The applicant's proposal to construct a 661 sq. ft. addition to an existing 1,334 sq. ft. structure results in a floor area increase of 49.6%, which is below the Class 1 categorical exemption threshold of 50.0%.

5. **Coastal Development Permit:** The Planning Commission must conduct a public hearing prior to the issuance of a CDP, and must be able to find that:

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

6. Staff Analysis:

Coastal Development Permit – Pacifica’s Local Coastal Land Use Plan (LCLUP), a key part of its certified Local Coastal Program (LCP), regulates development in the Coastal Zone to ensure that projects are consistent with the requirements of the Coastal Act. Major focuses of the Coastal Act include maintenance of public access to coastal resources, preservation of scenic vistas, and protection of sensitive environmental areas. Taking these and other factors into consideration, staff finds the proposed project is in conformity with the City’s LCP and will not have a detrimental impact to coastal resources.

The applicant’s proposal to construct a 661 square foot addition and 250 square foot deck falls within established zoning development standards for height, bulk, placement, and coverage. Furthermore, the character of the proposed addition will not impact coastal access, scenic vistas, or sensitive environmental areas. The subject site is not adjacent to a coastal access point; horizontal and vertical positioning of the structure place it within existing building envelopes of structures on adjacent properties; and the site was developed for use as a single-family residence.

Design – The Community Scale and Design section of the LCLUP requires all projects within the Coastal Appeals Zone that are undergoing discretionary review to also undergo design review of architectural style, scale, site use, materials, signage, lighting, and landscaping. The design review shall consider whether the project is attractive and compatible, yet subordinate to its shoreline topography.

Staff has assessed the proposal as satisfying the design standards of the LCLUP. The project is internally consistent in its architecture, as the applicant has proposed to match new materials to existing materials. This includes roof pitch, materials, and color, as well as siding materials and color. In terms of external consistency, the Pedro Point neighborhood lacks a unifying architectural theme. Houses in the vicinity of the project are constructed with a mix of stucco, lap, and wood shingle siding. Roof materials are primarily asphalt shingle, but in a variety of colors and pitches. Staff has no concerns related to the proposed design of the subject project in terms of inconsistency with surrounding properties.

The proposed project is not located along the shoreline and will have no impact on shoreline topography. It is surrounded by a large number of existing single-family residences of greater height (vertical feet and stories) and higher topography; therefore, it will blend into the existing development pattern. The proposed development will be subordinate to the greater Pedro Point shoreline topography. Exterior lighting proposed is only that which may be required by the Building Code, and existing site landscaping shall be substantially maintained (residential project – no signage proposed).

Lastly, no heritage trees are located within the project area.

6. Summary: Staff has determined that, as conditioned, the project will satisfy all Zoning Regulations development standards and will be consistent with the LCP and General Plan. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the Resolution.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find that the project is exempt from CEQA; APPROVE Coastal Development Permit, CDP-345-14 by ADOPTING the attached resolution for the proposed addition to a single-family dwelling at 1493 Grand Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

Attachments:

- A. Land Use and Zoning Exhibit
- B. Resolution for Coastal Development Permit
- C. Exhibit A for Resolution – Conditions of Approval
- D. Plans and Elevation (Planning Commission only)

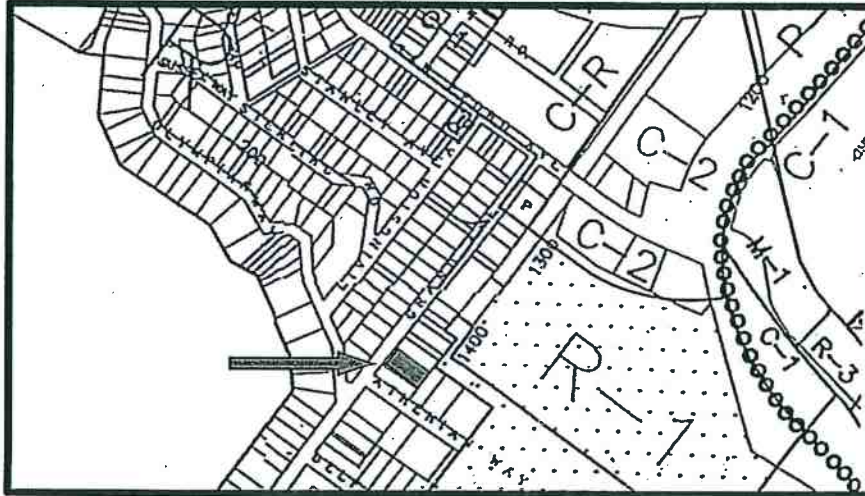
Zoning & Land Use Exhibit

City of Pacifica
Planning & Economic Development Department

General Plan Diagram

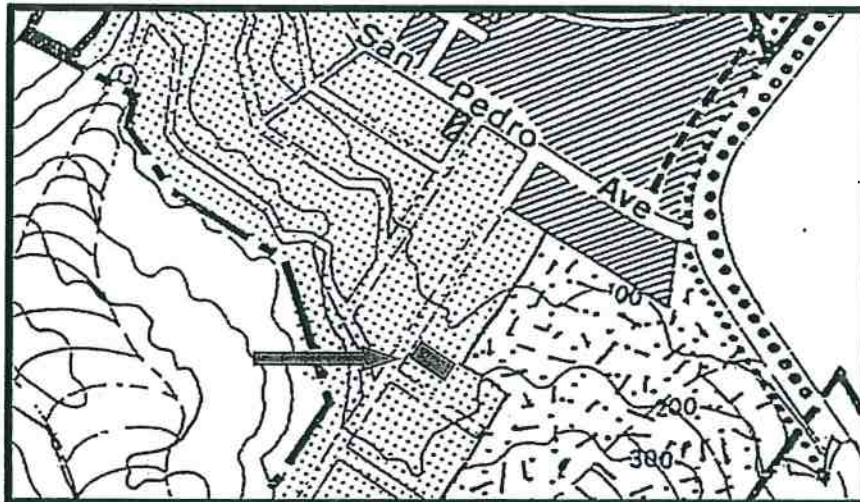
Neighborhood: Pedro Point

Land Use Designation: Low Density Residential



Zoning Map Diagram

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



(Maps Not to Scale)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT (CDP-345-14) SUBJECT TO CONDITIONS AT 1493 GRAND AVENUE.

Initiated by: Joshua Moore, Owner and Applicant

WHEREAS, an application has been submitted to add approximately 661 square feet of living area and 250 square feet of deck area to an existing one story single-family dwelling at 1493 Grand Avenue; and

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

WHEREAS, the project requires approval of a Coastal Development Permit because it increases floor area by more than 10% within the Coastal Appeals Zone; and

WHEREAS, the project is in conformity with the City's certified Local Coastal Program in that the single-family dwelling is a permitted use at the subject location and the proposed addition complies with the development standards of the underlying zoning district; and

WHEREAS, the project is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act in that the project is maintaining coastal access; and

WHEREAS, the project is not between the nearest public road and the shoreline due to the public streets Kent Road, Shoreside Drive, and Belfast Avenue being located between the project site and the ocean; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica does hereby approve the Coastal Development Permit, CDP-345-14 subject to conditions of approval attached in Exhibit A.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 18th day of August 2014.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Mike Brown, Chair

ATTEST:

George White, Planning Director

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval for 1493 Grand Avenue Planning Commission Meeting August 18, 2014

Planning Department

1. Development shall be substantially in accord with the plans entitled "One Story Rear Addition & New Rear Deck to Building," consisting of six (6) sheets, and revised June 18, 2014, except as modified by the following conditions.
2. Prior to the issuance of a building permit, the applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
3. The applicant shall submit a final landscape plan for approval by the Planning Director prior to the issuance of a building permit. The landscape plan shall show each type, size, and location of plant materials. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. All landscaping shall be installed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained 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 and replaced when necessary as determined by the Planning Director.
4. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within an approved enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. If water cannot be diverted from these areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner/homeowner's association shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.
5. 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

Attachment C

or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.

6. Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights, prior to building permit issuance. 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. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Planning Director prior to the issuance of a building permit. 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, attorneys fees and other costs, liabilities and expenses incurred in connection with such

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

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

Building Division

13. Submit a soils report at time of building permit application.

Waste Water Department

14. Obtain a sewer later compliance certificate prior to issuance of a building permit.

Engineering Division of Public Works

15. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
16. Applicant shall overlay existing asphalt with minimum 2-inch AC to street centerline across entire property frontage.
17. Applicant shall provide concrete curb and gutter across entire property frontage.
18. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to completion of the building permit.
19. No debris box or equipment shed is allowed in the street or sidewalk.
20. Add a note on the Site Plan that says, "Existing curb, sidewalk or street 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."
21. 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.”

22. 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.
23. A sidewalk agreement must be signed for unimproved streets.
24. No permanent structure(s) shall be constructed within the existing 10 foot easement in the rear yard of the subject site.



PLANNING COMMISSION Minutes

Scenic Pacifica
Incorporated Nov. 22, 1957

DATE: August 18, 2014
LOCATION: Council Chambers, 2212 Beach Boulevard

CHAIR BROWN CALLED THE MEETING TO ORDER AT 7:00 PM.

ROLL CALL:

Present: Cooper, Vaterlaus, Gordon, Nibbelin, Evans and Chair Brown
Absent: Campbell

SALUTE TO FLAG

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda:

Motion by Vaterlaus, seconded by Cooper. Motion passed 6-0-1.

Approval of Minutes of August 4, 2014:

Motion by Cooper, seconded by Vaterlaus. Motion passed 4-0-1-2 (Nibbelin and Evans abstained)

Designation of Liaison to City Council Meeting:

None

PUBLIC HEARINGS:

1. CDP-345-14 COASTAL DEVELOPMENT PERMIT, CDP-345-14, filed by the owner, Joshua Moore, to construct a one story addition of approximately 661 square feet and attached deck of approximately 250 square feet to the rear of an existing single-family dwelling at 1493 Grand Avenue, Pacifica (APN 023-021-110). The project is located in the Coastal Zone. Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption.
Proposed Action: Approved as conditioned.

Architect Hawk Lee spoke in favor of the project on behalf of the property owner.

Public Hearing: No speakers

Move that the Planning Commission find that the project is exempt from CEQA; APPROVE Coastal Development Permit, CDP-345-14 by ADOPTING the resolution for the proposed addition to a single-family dwelling at 1493 Grand Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

Moved by Cooper, seconded by Vaterlaus. Motion passed 6-0-1.

COMMUNICATIONS:

Commission Communications:	None
Staff Communications:	None
Oral Communications:	None

ADJOURNMENT:

Motion to adjourn at 7:14 pm. Moved by Gordon, seconded by Vaterlaus. Motion passed 6-0-1.

CITY OF PACIFICA

STAFF REPORT

DATE: September 21, 2015

TO: Planning Commission

FROM: Kathryn Farbstein, Assistant Planner

SUBJECT: Agenda Item No. 3: Extension of Coastal Development Permit, CDP-343-14 to remove a carport and other structures, to construct an addition of approximately 1,300 square feet of living area, and to remodel an existing two-story single family residence of 1,600 square feet at 1 Blackburn Terrace (APN 023-033-080).

On October 20, 2014, the Planning Commission approved Coastal Development Permit, CDP-343-14, to remove a carport and other structures, to construct a floor area addition of approximately 1,300 square feet and to remodel the existing dwelling of 1,600 square feet. In the Coastal Zone appeal area two appeal periods must lapse before the Planning Commission's action is final, appeal to City Council and appeal to the Coastal Commission. In this case, both periods lapsed with no appeal, therefore; the Planning Commission action to approve the project became final on November 19, 2014. The approval letter is attached along with Resolution No. 902, the staff report, and Planning Commission meeting minutes.

On September 16, 2015, the owner, Sue Schectman submitted a letter request (attached) to extend the permit expiration date for six (6) months to May 19, 2016. As described in the attached letter, upon advice of the contractor, the owner has decided to postpone obtaining the building permit until the spring of 2016 to avoid the winter season.

It is not unusual for an applicant to request an extension for an approved permit. Extensions are generally granted unless there have been significant changes in the conditions or circumstances affecting the property or area. Staff believes that no changes have occurred and is therefore recommending that the Commission grant the extension for Coastal Development Permit, CDP-343-14, for one year as requested by the owner.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** Coastal Development Permit, CDP-343-14 expiration date to May 19, 2016.

Planning Commission Staff Report
1 Blackburn Terrace
September 21, 2015
Page 2 of 2

Attachments:

- a. Letter request from Applicant dated September 11, 2015
- b. Approval letter dated November 19, 2014 and Resolution No. 902 with conditions attached
- c. Staff report dated October 20, 2014
- d. Meeting minutes from October 20, 2014

September 11, 2015

TO: Kathryn Farbstein
Assistant Planner
City of Pacifica

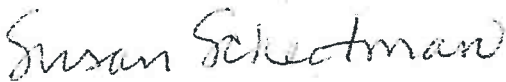
RECEIVED
SEP 16 2015
CITY OF PACIFICA

RE: Request for Extension to CDP-343-14

The purpose of this letter is to request a 6 month extension to the Coastal Development Permit approved by the Planning Commission on October 20, 2014 (CDP-343-14) for the addition and remodel to the existing home at 1 Blackburn Terrace.

Although we anticipate being able to have the Building Permit ready for issue prior to the current expiration date of the Coastal Development Permit (November 19, 2015), due to the expected duration of the demolition/grading/foundation/framing work and the projected El Nino weather pattern, our contractor has advised against beginning this work with a high risk of a weather-related shutdown of the project. Thus, we feel it is a responsible decision to wait until early spring to begin construction. We fully anticipate breaking ground by April 1, 2016, and are thus requesting a 6 month extension to the CDP.

Sincerely,



Sue Schectman



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA
Planning, Building, and Code Enforcement
1800 Francisco Blvd. • Pacifica, California 94044-2506
(650) 738-7341 • www.cityofpacifica.org

MAYOR
Mary Ann Nihart

MAYOR PRO TEM
Karen Ervin

COUNCIL
Sue Digre
Mike O'Neill
Len Stone

November 19, 2014

Approval Letter

Sue Schectman
306 Shamrock Ranch Road
Pacifica, CA 94044

Re: Proposed Remodel and Addition to an Existing Single-Family Residence, Coastal Development Permit, CDP-343-14 at 1 Blackburn Terrace (APN 023-033-080).

Dear Sue:

This letter will serve as notice that on October 20, 2014 the Planning Commission **APPROVED** the above referenced Coastal Development Permit. Staff notified the Coastal Commission on October 31, 2014 of the final local action. Thus, all appeal periods have ended and no appeal was filed.

The permit is approved based on the findings, and subject to the conditions, contained in the attached Resolution No. 902. If you have any questions, please contact me at (650) 738-7341.

Sincerely,

Kathryn Farbstein
Assistant Planner

Enclosure: PC Resolution 902

CC: Building Division
Engineering Division
NCFA
Project File

EXPIRATION DATE: November 19, 2015

The Coastal Development Permit, CDP-343-14 will expire on the above date unless a building permit has been issued, and construction has started and is being diligently pursued toward completion.

THIS IS NOT A BUILDING PERMIT

RESOLUTION NO. 902

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT (CDP-343-14) SUBJECT TO CONDITIONS AT 1 BLACKBURN TERRACE

Initiated by: Sue Schectman, Owner and Applicant

WHEREAS, an application has been submitted to demolish a carport, shed and other structures, to remodel an existing 1,600 square foot single family residence and to add approximately 1,300 square feet of living area and a two car garage to an existing two story single-family dwelling at 1 Blackburn Terrace; and

WHEREAS, the Planning Commission has determined the project is exempt from the California Environmental Quality Act Class 3 per Section 15301 Class 1 (e) (2); 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 project is in conformity with the City's certified Local Coastal Program in that the single-family dwelling is a permitted use at this particular location and as conditioned, the proposed demolition, remodel and addition comply with the development standards; and

WHEREAS, the project is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act in that the project cannot provide safe public access to a beach and there is appropriate public access nearby at Pacifica State Beach; and

WHEREAS, the project meets the overall intent of the Local Coastal Program in that the proposal 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; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica does hereby approve the Coastal Development Permit, CDP-343-14 subject to conditions of approval attached in 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 October 2014.

AYES, Commissioners: Brown, Campbell, Cooper, Evans, Nibbelin, Vaterlaus

NOES, Commissioners:

ABSENT, Commissioners: Gordon

ABSTAIN, Commissioners:



Mike Brown, Chair

ATTEST:



Lee Diaz, Acting Planning Director

APPROVED AS TO FORM:


Michelle Marchetta Kenyon, City Attorney

Exhibit A

Conditions of Approval for 1 Blackburn Terrace Planning Commission Meeting October 20, 2014

Planning Department

1. Development shall be substantially in accord with the plans entitled "ADDITION AND REMODEL TEICH/SCHECTMAN RESIDENCE," consisting of twelve (12) sheets, received September 24, 2014 except as modified by the following conditions.
2. Prior to the issuance of a building permit, the applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
3. The applicant shall either remove the driveway along the northwest side of the property or shall provide an open parking space to be accessed from the existing driveway as allowed in PMC Section 9-4.2808 (c) prior to building permit issuance.
4. All recommendations identified in the Tree Protection Plan by Kielty Arborist Services shall be implemented as specified by the arborist.
5. The applicant shall submit a final landscape plan for approval by the Planning Director prior to the issuance of a building permit. The landscape plan shall show each type, size, and location of plant materials. 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 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 and replaced when necessary as determined by the Planning Director.
6. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within the proposed enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. If water cannot be diverted from these areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner/homeowner's association shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.
7. 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.

8. Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights, prior to building permit issuance. All roof equipment shall be screened to the Planning Director's satisfaction.
9. 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.
10. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
11. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
12. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Planning Director prior to the issuance of a building permit. 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.
13. As a condition of the Coastal Development Permit, CDP-343-14, the applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and /or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and /or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.
14. The applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.

Engineering Division of Public Works

15. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
16. Applicant shall overlay existing asphalt with minimum 2 inch AC to street centerline across entire property frontage.
17. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to completion of the building permit.
18. No debris box or equipment shed is allowed in the street or sidewalk.
19. Add a note on the Site Plan that says, "Existing curb, sidewalk or street 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."
20. 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."
21. 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.
22. A sidewalk agreement must be signed for unimproved streets.



Scenic Pacifica
Incorporated Nov. 22,
1957

PLANNING COMMISSION
Staff Report

DATE: October 20, 2014

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on October 9, 2014 and 35 surrounding property owners and tenants were notified by mail.

FILE: CDP-343-14

APPLICANT and OWNER: Sue Schectman, 306 Shamrock Ranch Road, Pacifica, CA 94044

LOCATION: 1 Blackburn Terrace (APN 023-033-080)

PROJECT DESCRIPTION: Remove a carport and other structures to construct an addition of 1,300 square feet of living area and remodel an existing two-story, single-family residence of 1,600 square feet. In addition, a new two car garage and decks will be constructed.

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

RECOMMENDED CEQA STATUS: Exempt Section 15301 Class 1 (e) (2)

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

RECOMMENDED ACTION: Approval with conditions

PREPARED BY: Kathryn Farbstein, Assistant Planner

ZONING STANDARDS CONFORMANCE:

<u>Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size	5,000 sf	13,848 sf	No Change sf
Lot Width	50 feet	143 feet	No Change
Coverage	40% max.	19%	18%
Height	35 feet max.	22 feet	27 feet
Landscaping	20% min.	57%	64%
Setbacks			
-Front yard	15'	38'	26'
-Garage	20'	N/A	20'
-Interior side	5'	11' at least	11' at least
-Rear	20'	50'	29'+
Parking	2 car garage	Carport	2 car attached garage
Garage Inner Dimensions	18' wide by 19' deep	Unknown	21' wide by 19' deep

PROJECT SUMMARY

1. Project Description: The one bedroom residential dwelling and related structures on the subject site were built approximately in 1955. The applicant is proposing to remove the old, unusable structures such as a carport and shed, remodel the existing 1,600 square foot of living area within the dwelling and add 1,300 square feet of living area. A new two car garage and viewing decks are also proposed. The existing driveway along the northwest side of the property will remain but no legitimate parking space will be provided with that driveway.

The lower level living area will be expanded by approximately 700 square feet to include a second bedroom, hallway, den/music room and laundry area. The upper floor addition will be approximately 600 square feet and include a larger kitchen and living room, a new study area, another laundry area and approximately 1,000 square feet of deck area. The old garage and carport will be removed and replaced with a 400 square foot two car garage.

The materials proposed for the siding are stucco and light stained cedar with some slate cladding over concrete on the steps and foundation. A painted tube steel column will be supporting one corner of the deck. Charcoal colored frame for the garage door and for the sash windows will add an accent color. Either tempered glass panels or cable railing with metal frames is proposed for the upper level deck area.

2. General Plan, Zoning, and Surrounding Land Use: 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 properties in the area have been developed with multi-story single-family residential homes.

3. Municipal Code: Section 9-4.4303 (a) 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, and also, within the appeals area. The 1,300 square foot addition represents an 81% increase in floor area; thus approval of a Coastal Development Permit is necessary.

4. CEQA Recommendation: Staff recommends that the Planning Commission find the project exempt from CEQA per Section 15301 Class 1 (e) which states:

Section 15301. Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

Proposed is construction of a 1,300 square foot addition to an existing single-family dwelling of 1,600 square feet. The proposed addition is an increase of less than the maximum of 10,000 square feet of floor area for new construction. 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. Due to the development of the dwelling more than 50 years ago, the site has been disturbed and is not considered environmentally sensitive.

5. Coastal Development Permit: Section 9-4304(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.

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.

6. Staff Analysis:

Coastal Development Permit – The Coastal Program regulates new development in the Coastal Zone to ensure that substantial additions and remodels such as this one 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 Pedro Point neighborhood comprised of single family dwellings. The addition is an 81% increase in square footage for the existing dwelling and once the project is complete, the total square footage of living area will be 2,900 square feet.

The house presently exists and will remain as a two-story dwelling although a portion of the proposed shed roof over the upper floor will be increased in height by a maximum of 5 feet to create a visually appealing varied roofline. The maximum height is 27 feet which is 22% less than the 35 foot height limit. The raised portion of the shed roof extends for 26 feet in width as viewed from Blackburn Terrace (front of the house) but does not extend across the entire project. No public view areas will be affected. The City has no provision for the protection of private views but this project already exists as a two story dwelling tucked away in the trees and most likely will not negatively impact views from adjacent properties.

The subject site is located between the nearest public road and the shoreline; therefore, the public recreation policies of Chapter 3 do apply. The existing two-story house is placed on the uphill slope of Pedro Point that overlooks the ocean and Pacifica State Beach. Access to the site is provided by several narrow winding public roads with little, if any, street parking. Mature trees are located around the house, which obscure the view of the ocean. This area is not appropriate for public access since there is inadequate parking and there is no access to the beach area now over private property. In addition, there are steep unstable bluffs at the back of the project which prohibit beach access. Finally, adequate public access with parking exists nearby at Pacifica State Beach.

The proposed demolition and expansion of an existing single family dwelling will improve the appearance of the structure and provide more usable living area for the occupants; therefore it complies with the Local Coastal Plan. 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.

Design – In the Conclusion section regarding Community Scale and Design of the Local Coastal Program (page. C-106), 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. The Pedro Point neighborhood lacks a unifying theme; however, common elements are maximization of views through the use of large windows and decks, and distinctive designs in terms of style, color and use of materials. In this case, there are several architectural elements that add visual interest to the proposed building. The dwelling has a varied roofline, large view windows on every elevation and a big deck added on the second floor. A combination of stucco and cedar siding, charcoal sash windows and slate cladding on portions of the concrete stairway and foundation also add visual interest. The proposed changes and additions to the existing residence are consistent with the City's Design Guidelines. The elevations indicate that the new living area on each floor will enhance the design of the building as well as provide more usable space for the owner.

Special Condition of Approval Regarding Driveway – As mentioned earlier, a driveway presently exists along the northwest side of the property but the driveway does not lead to a complying parking space. Proposed is a two car garage which satisfies the parking requirement in the Pacifica Municipal Code (PMC) Section 9-4.2818 (a) (1). The additional driveway has been on the property for a number of years; however, with this project providing adequate onsite parking, the driveway is no longer needed. If the applicant provides an additional uncovered parking space as per PMC Section 9-4.2808 (c) which requires a 9 by 19 foot space, the driveway would be needed to access the legitimate parking space. Thus, staff is recommending condition of approval #3 to either remove the driveway or to comply with PMC Section 9-4.2808 (c) by providing a parking space to be accessed by the existing driveway.

Arborist's Report - The applicant provided an arborist's report (see Attachment d) to discuss the impacts of the proposed addition to the 15 heritage trees on site although a total of 18 trees were reviewed by the arborist. A tree protection plan has been identified on the second and third pages of the report. A condition of approval requiring that the applicant comply with the tree protection plan has been incorporated as condition #4.

7. Summary: 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, different siding materials 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-343-14 by ADOPTING the attached resolution for the proposed demolition, remodel and addition to a single-family dwelling at 1 Blackburn Terrace, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

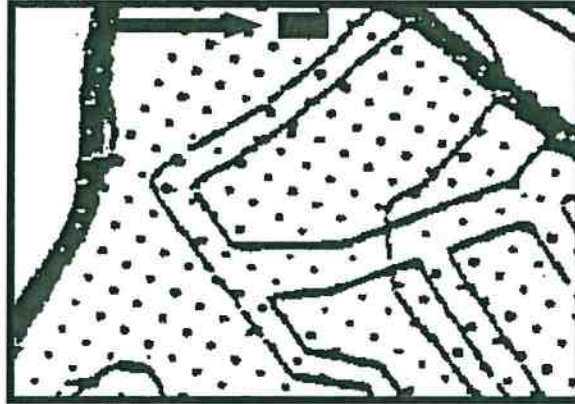
Attachments:

- a. Land Use and Zoning Exhibit
- b. Resolution for Coastal Development Permit
- c. Exhibit A for Coastal Development Permit Resolution – Conditions of Approval
- d. Arborist Report
- e. Plans and Colored Elevation (Planning Commission only)

Zoning & Land Use Exhibit
City of Pacifica
Planning & Economic Development Department

General Plan Diagram


Neighborhood: Pedro Point
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

Attachment a

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT (CDP-343-14) SUBJECT TO CONDITIONS AT 1 BLACKBURN TERRACE

Initiated by: Sue Schectman, Owner and Applicant

WHEREAS, an application has been submitted to demolish a carport, shed and other structures, to remodel an existing 1,600 square foot single family residence and to add approximately 1,300 square feet of living area and a two car garage to an existing two story single-family dwelling at 1 Blackburn Terrace; and

WHEREAS, the Planning Commission has determined the project is exempt from the California Environmental Quality Act Class 3 per Section 15301 Class 1 (e) (2); 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 project is in conformity with the City's certified Local Coastal Program in that the single-family dwelling is a permitted use at this particular location and as conditioned, the proposed demolition, remodel and addition comply with the development standards; and

WHEREAS, the project is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act in that the project cannot provide safe public access to a beach and there is appropriate public access nearby at Pacifica State Beach; and

WHEREAS, the project meets the overall intent of the Local Coastal Program in that the proposal 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; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica does hereby approve the Coastal Development Permit, CDP-343-14 subject to conditions of approval attached in Exhibit A.

Attachment b

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 20th day of October 2014.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Mike Brown, Chair

ATTEST:

Lee Diaz, Acting Planning Director

APPROVED AS TO FORM:

Michelle Marchetta Kenyon, City Attorney

Exhibit A

Conditions of Approval for 1 Blackburn Terrace
Planning Commission Meeting October 20, 2014

Planning Department

1. Development shall be substantially in accord with the plans entitled "ADDITION AND REMODEL TEICH/SCHECTMAN RESIDENCE," consisting of twelve (12) sheets, received September 24, 2014 except as modified by the following conditions.
2. Prior to the issuance of a building permit, the applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
3. The applicant shall either remove the driveway along the northwest side of the property or shall provide an open parking space to be accessed from the existing driveway as allowed in PMC Section 9-4.2808 (c) prior to building permit issuance.
4. All recommendations identified in the Tree Protection Plan by Kielty Arborist Services shall be implemented as specified by the arborist.
5. The applicant shall submit a final landscape plan for approval by the Planning Director prior to the issuance of a building permit. The landscape plan shall show each type, size, and location of plant materials. 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 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 and replaced when necessary as determined by the Planning Director.
6. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within the proposed enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. If water cannot be diverted from these areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner/homeowner's association shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.

Attachment c

7. 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.
8. Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights, prior to building permit issuance. All roof equipment shall be screened to the Planning Director's satisfaction.
9. 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.
10. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
11. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
12. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Planning Director prior to the issuance of a building permit. 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.
13. As a condition of the Coastal Development Permit, CDP-343-14, the applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and /or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or

costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and /or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

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

Engineering Division of Public Works

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16. Applicant shall overlay existing asphalt with minimum 2 inch AC to street centerline across entire property frontage.
17. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to completion of the building permit.
18. No debris box or equipment shed is allowed in the street or sidewalk.
19. Add a note on the Site Plan that says, "Existing curb, sidewalk or street 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."
20. 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."
21. 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.
22. A sidewalk agreement must be signed for unimproved streets.

Kielty Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

November 28, 2013

Susan Schectman
306 Shamrock Ranch Road
Pacifica CA 94044

Site: 1 Blackburn Terrace, Pacifica, CA

Dear Ms. Schectman,

As requested on Wednesday, November 27, 2013, I visited the above site for the purpose of inspecting and commenting on the trees. A construction project is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 24 inches above ground level (DBH in Pacifica). The trees were given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Attachment d

1 Blackburn/12/28/13

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Monterey cypress (<i>Cupressus macrocarpa</i>)	43.4	65	40/40	Good vigor, fair form.
2	Monterey cypress (<i>Cupressus macrocarpa</i>)	38.7	60	40/35	Fair vigor, fair form, suppressed by #1.
3	Monterey cypress (<i>Cupressus macrocarpa</i>)	50est	60	40/50	Fair vigor, fair form, multi leader at 4 feet.
4	Monterey pine (<i>Pinus radiata</i>)	21.2	45	35/30	Poor vigor, poor form, pine pitch canker in canopy, in decline.
5	Monterey pine (<i>Pinus radiata</i>)	24.1	40	35/25	Poor vigor, poor form, pine pitch canker in canopy, in decline.
6	Monterey pine (<i>Pinus radiata</i>)	28.5	35	35/25	Poor vigor, poor form, pine pitch canker. Nearly dead.
7	Monterey cypress (<i>Cupressus macrocarpa</i>)	28est	55	45/40	Fair vigor, fair form, codominant at 3 feet.
8	Monterey cypress (<i>Cupressus macrocarpa</i>)	7.4	40	15/10	Poor vigor, poor form, suppressed.
9	Monterey cypress (<i>Cupressus macrocarpa</i>)	14.8	50	35/25	Fair vigor, fair form, on edge of cliff.
10	Monterey cypress (<i>Cupressus macrocarpa</i>)	11.8-12.0	50	35/25	Fair vigor, poor form, codominant at 1 foot.
11	Monterey pine (<i>Pinus radiata</i>)	15.3	35	40/30	Poor vigor, poor form, pine pitch canker, in decline.
12	Monterey pine (<i>Pinus radiata</i>)	24est	0	30/20	Dead, hazard.
13	Monterey cypress (<i>Cupressus macrocarpa</i>)	32.6	55	30/35	Good vigor, fair form, windswept.

1 Blackburn/12/28/13

(2)

Tree#	Species	DBH	CON	HT/SP	Comments
14	Monterey cypress (<i>Cupressus macrocarpa</i>)	35.4	40	35/35	Good vigor, fair form, suppressed.
15	Monterey cypress (<i>Cupressus macrocarpa</i>)	35.5	60	35/35	Good vigor, fair form, suppressed.
16	Monterey cypress (<i>Cupressus macrocarpa</i>)	36est	55	50/45	Good vigor, fair form, leans west.
17	Monterey pine (<i>Pinus radiata</i>)	48.1	40	50/50	Poor vigor, poor form, heavy to the northwest.
18	Monterey cypress (<i>Cupressus macrocarpa</i>)	60est	60	50/40	Good vigor, fair form, multi leader.

Summary:

The trees on site are a mix of two species of imported trees. Monterey pine and Monterey cypress are not native despite being common in this area. The Monterey pines have pine pitch canker a fungal disease killing pine trees all over the west coast. The pines on this site are in severe decline that is irreversible. All of the pines on site will soon be dead. Remove all of the pines as the trees are rapidly becoming hazardous.

The Monterey cypress trees can be retained with normal maintenance. Trimming or raising the fringes of the cypress trees will improve the views, improve safety and will still provide privacy and wind break for the neighboring properties. Cypress tree #8 has been suppressed by the larger trees and should be removed.

The following tree protection plan will help to insure the retained trees continue to thrive on this site.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 4 foot tall orange plastic supported by metal poles or stakes pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips. Tree protection for the trees on the perimeter where construction will not affect the trees can be of orange plastic fencing supported by metal stakes.

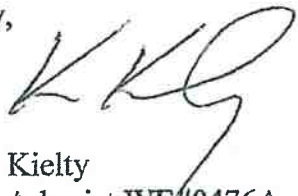
Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Root damage to the existing driveway can be mitigated by raising the grade, increasing the thickness of the drive or using a repairable paver. Some cutting of the surface roots may be required. Root trimming can be carried using two methods. Roots can be severed clean with a saw or loppers or can be cut or ground laterally removing only the top of the root. Root cutting should be done by hand and supervised by the site arborist.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site may require irrigation during the warm season months. Root damage from construction excavation or trenching will trigger the need for irrigation. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the warm season months the trees on this site should receive heavy flood type irrigation 2 times a month. Irrigation can be provided by hand watering or with the use of a soaker hose. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The site arborist may adjust the watering schedule as needed.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,



Kevin R. Kielty
Certified Arborist WE#0476A



Susan Schachman
306 Sherman Ranch Road
Pacific, CA 94044
(559) 400-4879

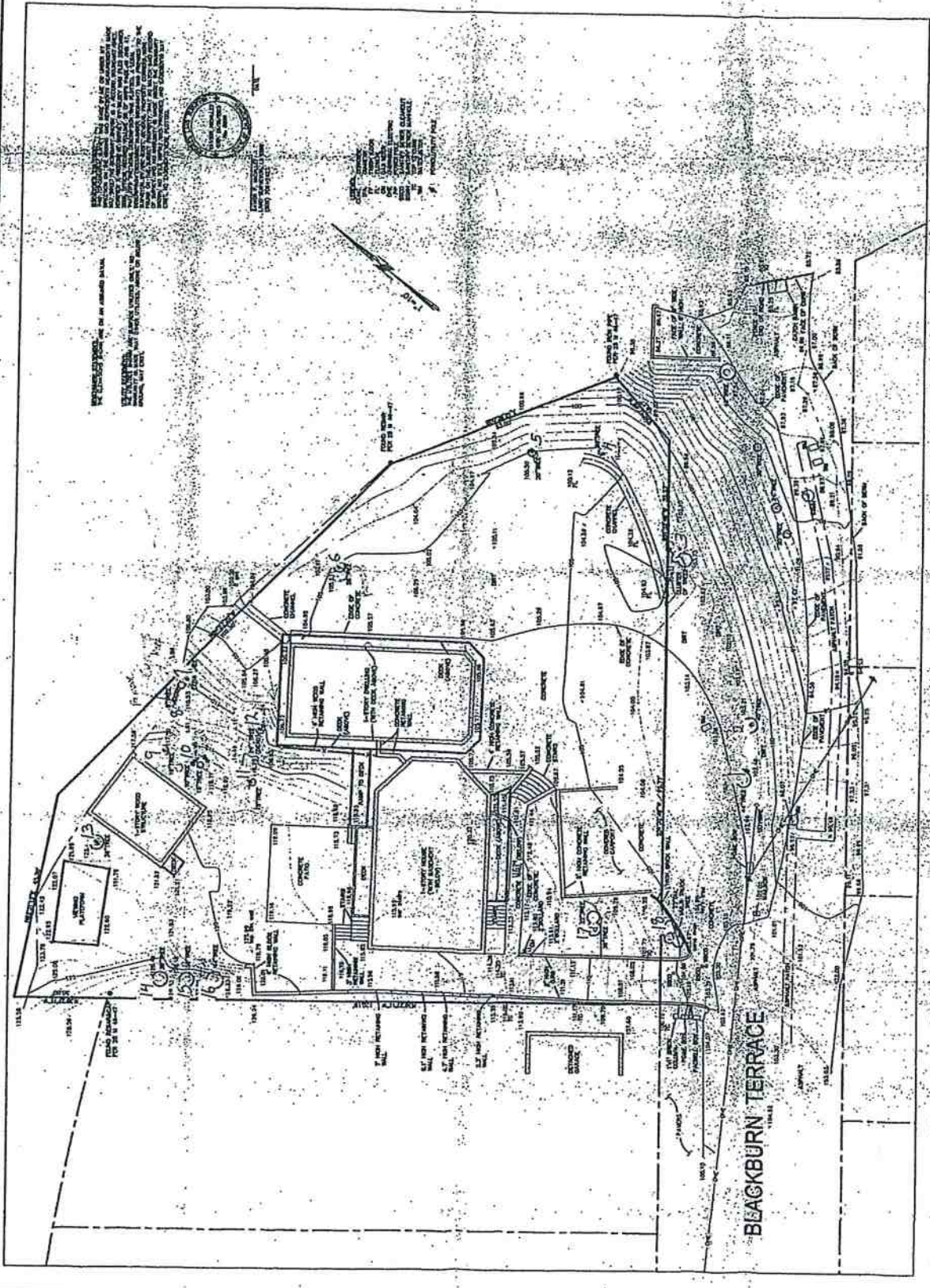
Schachman & Associates, Inc.

CITY OF PACIFICA COUNTY OF SAN MATEO STATE OF CALIFORNIA

1 BLACKBURN TERRACE
TOPOGRAPHIC SURVEY OF

SAVON P. LOCUTTE
122 MILLWOOD DRIVE
SANTA ANA, CALIFORNIA 92705
(714) 952-4225 / (714) 708-2433
savon@locutte.com

No.	DATE	BY	REVISION
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THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1907 AND THE SURVEYING ACT OF 1941. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF CALIFORNIA. THE SURVEYOR HAS BEEN DULY LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF CALIFORNIA. THE SURVEYOR HAS BEEN DULY LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF CALIFORNIA.



BLACKBURN TERRACE



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Minutes

DATE: October 20, 2014
6:00 PM Budget Presentation (Lorie Tinfow, City Manager)
LOCATION: Council Chambers, 2212 Beach Boulevard

CHAIR BROWN CALLED THE MEETING TO ORDER AT 7:10 pm.

ROLL CALL:

Present: Cooper, Vaterlaus, Campbell, Evans, Nibbelin and Chair Brown
Absent: Gordon

SALUTE TO FLAG

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda:

Moved by Cooper, seconded by Evans. Motion passed 6-0 (Gordon absent)

Approval of Minutes: August 18, 2014

Moved by Vaterlaus, seconded by Nibbelin. Motion passed 6-0 (Gordon absent)

Designation of Liaison to City Council Meeting: October 27, 2014

NONE

CONSENT ITEMS:

None

PUBLIC HEARINGS:

Assistant Planner Kathryn Farbstein presented the staff report for the following:

1. CDP-343-14 COASTAL DEVELOPMENT PERMIT, CDP-343-14 , filed by the applicant/owner, Sue Schectman, for removal of a carport and other structures in order to construct an addition of 1,300 square feet of living area, new garage and decks, and to remodel an existing two-story, single-family residence of 1,600 square feet at 1 Blackburn Terrace, Pacifica (APN 023-033-080). The project is located in the Coastal Zone. Recommended CEQA status: Exempt. Proposed Action: Approved as conditioned.

Property owner Sue Schectman and designer Brian Brinkman both spoke about their project

Public Hearing: Pacifica resident Arno Rohloff spoke

Move that the Planning Commission find that the project is exempt from CEQA: APPROVE Coastal Development Permit, CDP-343-14 by ADOPTING the resolution for the proposed demolition, remodel and addition to a single-family dwelling at 1 Blackburn Terrace, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

Moved by Evans, seconded by Campbell. Motion passed 6-0 (Gordon absent)

Acting Planning Director Lee Diaz presented the staff report for the following:

CONSIDERATION ITEM:

2. SUB-211-06 EXTENSION OF PERMITS for the construction of a nine (9) unit three-story condominium building with a
UP-965-06 subterranean garage at 1567 Beach Boulevard, Pacifica (APN 016-011-190) Proposed Action: Grant one (1)
PSD-757-06 year extension.

Public Hearing: No Speakers

Move that the Planning Commission EXTEND SUB-211-06, and PSD-757-06 to October 7, 2015.

Moved by Nibbelin, seconded by Cooper. Motion passed 6-0 (Gordon absent)

COMMUNICATIONS:

Commission Communications:	None
Staff Communications:	None
Oral Communications:	None

ADJOURNMENT:

Motion to adjourn at 7:35 pm. Moved by Vaterlaus, seconded by Cooper. Motion passed 6-0 (Gordon absent)

CITY OF PACIFICA

STAFF REPORT

DATE: September 21, 2015
TO: Planning Commission
FROM: Tina Wehrmeister, Planning Director
SUBJECT: Agenda Item No. 4: Continuation of Coastal Development Permit, CDP-356-15, to demolish an existing apartment building located at 330 Esplanade Drive which has been uninhabited for several years due to unsafe building conditions (APN 009-413-030).

It is requested that this item be continued to October 5, 2015. The owner of the subject property has requested additional time to prepare plans and application materials.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **CONTINUE** Coastal Development Permit, CDP-356-15 to October 5, 2015.