



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: Monday, October 5, 2015
LOCATION: Council Chambers, 2212 Beach Boulevard
TIME: 7:00 PM

ROLL CALL:

SALUTE TO FLAG:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: September 21, 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: None

PUBLIC HEARING:

1. PSD-802-15, CDP-357-15, UP-067-15, and SUB-229-15 **SITE DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT, USE PERMIT, AND TENTATIVE (CONDOMINIUM) MAP**, filed by Ciyavash Moazzami, to construct one three-story condominium duplex and one three-story condominium triplex (five units total), with the units ranging in size from 2,281+/- square feet to 3,186+/- square feet each on two separate lots at 15 and 29 Montecito Avenue (APN: 016-182-170 and 016-182-350). This project site is located in the appeal area of the Coastal Zone. Recommended CEQA status: Exempt. Proposed Action: Approve as conditioned.

CONSIDERATION ITEM: None

COMMUNICATIONS:

Commission Communications:

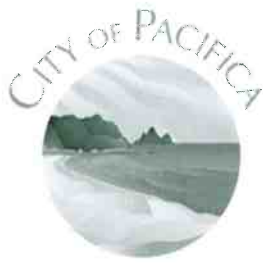
Staff Communications:

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
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PLANNING COMMISSION
Staff Report

DATE: October 5, 2015

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on September 23rd and 80 surrounding property owners and tenants were notified by mail.

FILE: PSD-802-15
UP-067-15
CDP-357-15
SUB-229-15

APPLICANT: Ciyavash Moazzami

OWNER: Reza Fakurnejad (owner of 15 Montecito Avenue) and Tiffany Zammit (owner of 29 Montecito Avenue)

LOCATION: 15 and 29 Montecito Avenue, Pacifica, CA 94044 (“Subject Properties”)

PROJECT DESCRIPTION: Construct one three-story condominium duplex and one three-story condominium triplex (five units total), with units ranging in size from 2,281+/- square feet to 3,186+/- square feet each on two separate lots.

General Plan: High Density Residential
Zoning: R-3/CZ (Multiple-Family Residential/Coastal Zone)

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

ADDITIONAL REQUIRED APPROVALS: City Council approval of three (3) residential development allocations. Appealable to the City Council and Coastal Commission.

RECOMMENDED ACTION: Approval with conditions.

PREPARED BY: Turhan Sonmez, Contract Planner

ZONING STANDARDS CONFORMANCE for #15 Montecito Avenue (Units 1 and 2)

<u>Development Standards</u>	<u>Max/Min</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size	5,000 sf.	4,500 sf.	4,500 sf.
Minimum Lot Width	50'	50'	50'
Height	35'	12' (approx.)	33'
Front Setback to Living Area	15'	24'	15'
Front Setback to Garage	20'	15'	20'
Interior Side Setback (left & right)	5'	6.5' & 5'	5'-2½"
Rear Setback	20'	21'	20'
Lot Coverage	60%	31%	49%
Landscape Area	20%	. 20% (approx.)	31%
Usable Open Space	1,500 sf. (750 sf./unit)	NA	1,910 sf.
Private Open Space	300 sf.	NA	640 sf.
Unenclosed Deck/Balcony	(150 sf./unit)		
Projections - Front & Rear Yard	6'	NA	6'
Number of Parking Spaces	4 (2 per unit) 1 guest space per 4 units	1	4 garage spaces No guest parking required under PMC 9-4.2818(a)(2)
Private Storage Space:	400 s.f. (200 s.f./unit)	NA	472 s.f.

ZONING STANDARDS CONFORMANCE for #29 Montecito Avenue (Units 3, 4, and 5)

<u>Development Standards</u>	<u>Max/Min</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size	5,000 s.f.	6,750 sf.	6,750 sf.
Minimum Lot Width	50'	75'	75'
Height	35'	12' (approx.)	33'
Front Setback to Living Area	15'	24'	15'
Front Setback to Garage	20'	15'	20'
Interior Side Setback (left and right)	5'	5' & 30'	5'-1 ½" and 5'-2 ½"
Rear Setback	20'	28'	20'
Lot Coverage	60%	22%	53%
Landscape Area	20%	25% (approx.)	24%
Usable Open Space	2,250 s.f. (750 s.f./unit)	NA	2,464 sf.
Private Open Space	450 s.f. (150 s.f./unit)	NA	1,130 sf.
Unenclosed Deck/Balcony	6'	NA	6'
Projections – Front & Rear Yard			
Number of Parking Spaces:	6 (2 per unit) 1 guest space per 4 units	1	6 garage spaces No guest parking required under PMC 9-4.2818(a)(2)
Private Storage Space:	600 s.f. (200 s.f./unit)	NA	680 s.f.

A. PROJECT SUMMARY:

1. Background: On December 2, 2013, the Planning Commission approved a similar condominium duplex project to the north adjacent to the Subject Properties at 10, 16, 20, and 26 Santa Rosa Avenue. The project also involved two (2) separate lots with one duplex on each lot. The project was proposed by the same Applicant, Ciyavash Moazzami, and is currently under construction.

2. Project Description: The proposal consists of one three-story condominium duplex (15 Montecito Avenue) and one three-story condominium triplex (29 Montecito Avenue), five units total, with the livable floor area of the units ranging in size from 2,281+/- square feet to 3,186+/- square feet each on two separate lots. Each lot contains an existing single-family structure, which will be demolished. Building height for both structures would be 33 feet. Each unit would have its own two-car garage, a private storage area, and a storage area for garbage and recycling containers within each garage. All units would gain street access from Montecito Avenue. The duplex units and two of the triplex units would share common driveways while one of the triplex units would have a dedicated driveway. The proposal includes 1,394 square feet of landscaping for the lot with the duplex and 1,630 square feet of landscaping for the lot with the triplex, which exceed the minimum requirement of the Zoning Ordinance.

The materials proposed for the exterior of the duplex are exterior stucco, vinyl frame double glazed windows, decorative metal railing and sliding glass doors. The materials proposed for the exterior of the triplex are the same, except for the addition of horizontal siding and composite paneling to add variation between the two buildings.

3. General Plan, Zoning, and Surrounding Land Use: The General Plan designation for both properties is High Density Residential and the zoning classification for both properties is R-3/CZ (Multiple-Family Residential/Coastal Zone). The General Plan density standard for the sites allows a minimum and maximum density (due to rounding) of two (2) units at 15 Montecito Avenue and two (2) to three (3) units at 29 Montecito Avenue. The proposal to construct two (2) units and three (3) units, respectively, on each site is consistent with the General Plan standard for density.

In terms of zoning consistency, although 15 Montecito Avenue does not meet the minimum lot size requirement of 5,000 square feet it is still a legal developable lot, provided the Planning Commission approves a Site Development Permit and the entire project meets all other applicable development standards. The proposed project includes permitted uses in the R-3/CZ zone, complies with all development standards, and does not require any variances; therefore, it is consistent with all applicable zoning regulations.

The properties surrounding the Subject Properties have the same General Plan and zoning designations, with the exception of the City Council Chambers site located directly across the street to the south which has a General Plan designation of Public Facility and a zoning classification of PF (Public Facility). On September 23, 2013, the City Council approved a General Plan Amendment and zone change for the City Council Chambers site reclassifying it as Mixed Use and P-D (Planned Development), respectively. However, the City is still processing a Local Coastal Plan with the California Coastal Commission, and the changes have not yet been finalized.

The Planning Commission approved a similar condominium duplex project to the north adjacent to the Subject Properties at 10, 16, 20, and 26 Santa Rosa Avenue, and the project is currently under construction. The other nearby properties are developed with a variety of dwelling types ranging from three story apartments to single story beach cottages. There is a vacant lot at the corner of Santa Rosa Avenue and Beach Boulevard.

4. Municipal Code: Section 9-4.4303(a) of the Pacifica Municipal Code (PMC) requires development in the Coastal Zone to obtain approval of a Coastal Development Permit. The subject sites are within the Coastal Zone as well as the Coastal Zone Appeal Zone. PMC Section 9-4.2403(a) requires approval of a Use Permit and Site Development Permit for all condominium (i.e. clustered housing) projects. PMC Section 9-4.3201(a) also requires approval of a Site Development Permit for all new construction within the R-3 zone. PMC Section 9-4.3002(a) additionally requires approval of a Site Development Permit for construction on a nonconforming lot. PMC Section 10-1.302 requires approval of a Tentative Parcel Map for the condominium subdivision.

5. CEQA Recommendation: Proposed is the construction of five (5) dwelling units in an urbanized area; therefore, a Class 3 exemption under California Environmental Quality Act (CEQA) Guidelines Section 15303(b), as described below, applies to the project:

15303. New Construction or Conversion of Small Structures

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

(b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

In this case, a duplex and a triplex comprising five (5) dwellings total are proposed in an urbanized area. All of the City of Pacifica is considered an urbanized area for the purposes of CEQA analysis. Therefore, the project is exempt from further analysis under CEQA.

6. Site Development Permit: Pursuant to Section 9-4.3204, the Planning Commission shall not issue a Site Development Permit if it finds the project will have any of the following impacts:

- a. Potential traffic hazards
- b. Parking accessibility problems
- c. Insufficient landscape areas
- d. Restricted light and air on the property or other surrounding properties
- e. Creation of a substantial detriment to an adjacent residential district
- f. Excessive damage to the natural environment
- g. Insufficient site and structural design variety
- h. Inconsistency with the City's adopted Design Guidelines
- i. Inconsistency with the General Plan, Local Coastal Plan, or other laws of the City

Staff believes that the project will not result in any of the above conditions, and particularly, that design of each structure is consistent with the character of the surrounding neighborhood; that the proposal will not create hazardous traffic patterns or negative parking impacts; and that the project will not restrict light or air to surrounding buildings or discourage additional development in the area. Additionally, the proposal enhances the design variety of the area and will not affect the surrounding natural environment.

The proposed increase in housing would not substantially increase traffic since only five (5) units are proposed (three (3) net new units, since there is an existing single-family home on each lot). The proposal is consistent with General Plan density requirements for the lots. Vehicular access for both the duplex and triplex will be from Montecito Avenue which is a two-way street. All five (5) garages satisfy the code requirements and are directly accessible from the public right-

of-way. Therefore, no parking accessibility problems will be created. Two (2) on-street parking spaces will be removed for the driveway access; however, four (4) more driveway spaces and eight (8) more garage spaces will be created by the new development than currently exist on the sites, for a total net increase of 10 parking spaces. The proposed development will be in conformance with the City's parking requirements (the existing single-family homes on the sites do not currently comply with the City's parking requirements). Since less than four (4) units are proposed on each lot, no guest parking spaces are required.

Planning Commission approval of a Site Development Permit is appropriate for this project. Although 15 Montecito does not meet the minimum lot size requirement of 5,000 square feet it is still a legal developable lot since all structures meet the all applicable development standards.

In addition to the findings required for the approval of a site development permit, the Planning Commission must make the following additional findings for proposed clustered housing developments:

- (1) For projects in low density areas, that the privacy of nearby residences will not be reduced to an extent which exceeds that which would normally be reduced by conventional single-family dwellings; and

The proposed project is located in a high density residential area, and therefore, this finding is not applicable to this project.

- (2) That the architectural features of proposed structures will be integrated harmoniously into the design character of the immediate neighborhood.

Per the Design Guidelines, the majority of each structure's private open space has been located on the southern building exposure to take advantage of sunlight. Both structures' design incorporates a variety of materials, colors, heights, and setbacks while maintaining a cohesive style. Both structures take into account the existing character of the neighborhood and incorporate its positive elements.

7. Use Permit: The Planning Commission shall grant approval of a Use Permit to allow residential use only when all of the following findings are made:

- a. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City;
- b. That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the Local Coastal Plan; and
- c. Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.

Staff believes that the proposed development will not, under the circumstances of the particular case, be detrimental to the health, safety and welfare of the persons residing or working in the

neighborhood or to the general welfare of the City; and that the use is consistent with the City's adopted Design Guidelines, applicable provisions of the General Plan, and other applicable laws of the City. Staff also believes that the project, as conditioned, will be compatible with the character of the surrounding land use, and will not affect traffic circulation in the area or obstruct light normally enjoyed by the adjacent properties.

The General Plan and zoning designation allow the proposed duplex and triplex buildings and multiple-family use for each lot. The duplex and triplex would be among the taller buildings in the area; however, their height at 33 feet is lower than the 35 feet allowed and there are balconies on the upper two levels of all the units to help reduce the massing of the buildings. Since the proposed development is not on a corner lot and the structures are lower than the allowed height limit no coastal views are obstructed. The site is surrounded by single-family and multiple family dwellings. Some of the remaining older dwellings are one-story beach cabins while the newer development tends to be two-story or three-story multiple-family dwellings; therefore, the design and scale of the proposed development is consistent with surrounding development. Due to the subject site's proximity to the ocean, dwellings with ocean views and within easy walking distance of the beach are very desirable. The proposed landscaping for both lots incorporates street trees and interesting landscaping which promote a vibrant streetscape.

In addition to the findings required for the approval of a use permit, the following additional findings shall be made for proposed clustered housing developments:

- (1) For projects in low density areas, that the privacy of nearby residences will not be reduced to an extent which exceeds that which would normally be reduced by conventional single-family dwellings; and

The proposed project is located in a high density residential area, and therefore, this finding is not applicable to this project.

- (2) That the architectural features of proposed structures will be integrated harmoniously into the design character of the immediate neighborhood.

Per the Design Guidelines, the majority of each structure's private open space has been located on the southern building exposure to take advantage of sunlight. Both structures' design incorporates a variety of materials, colors, heights, and setbacks while maintaining a cohesive style. Both structures take into account the existing character of the neighborhood and incorporate its positive elements.

8. Coastal Development Permit: Section 9-4.4304(k) of the Municipal Code allows the Planning Commission to issue a Coastal Development Permit based on the findings specified below:

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

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.

The subject sites are surrounded by properties which are developed with single-family and multiple family dwellings. Although the project is taller than other dwellings in the Sharp Park neighborhood which are primarily two stories, the proposed height at 33 feet is 2 feet less than the allowed height of 35 feet and still compatible with the surrounding neighborhood in that there are a few three story buildings in the vicinity. There is extremely little existing vegetation on site and no trees. New landscaping would include much more vegetation than existed before, including nine (9) new trees. Staff believes the proposal is in conformity with the City's certified Local Coastal Program. Also, the proposed development is not located between the nearest public road and the shoreline.

9. Tentative Map: Section 10-1.407(b) of the Municipal Code states that the Planning Commission may approve a Tentative Parcel Map for the condominium subdivision of four or more units if it finds that the proposed subdivision "is consistent with the General Plan, any Specific Plan, the Local Coastal Program, and the zoning provisions." In this case, the subdivision will be for five condominium units.

Staff believes that the proposed Tentative Map and design and improvements of the proposed subdivision, as conditioned, are consistent with the applicable portions of the General Plan, the Local Coastal Plan, and Zoning Ordinance. In addition, Staff believes that both the sites are physically suitable for the type and density of development, no substantial environmental damage will be caused by the project, and no public health problems will result from development of the subject parcels. The properties are infill sites surrounded by existing development. Staff has found that the proposed project is Categorical Exempt under CEQA. Also, the Tentative Map has been applied for along with a Site Development Permit, Use Permit, and Coastal Development Permit to help ensure high quality development of the site.

10. Summary: In staff's opinion, as conditioned, the project satisfies all General Plan, Local Coastal Plan, and Zoning development standards. The project is consistent with General Plan density standards and the uses permitted in the zoning standards. It is also consistent with the Design Guidelines. Different materials for the siding and colors will help differentiate the two buildings and the offset design of each unit within the duplex adds visual interest while breaking up the massing of each building. Thus, staff recommends approval of the project subject to the conditions attached.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission finds that the project is exempt from the California Environmental Quality Act; approves Site Development Permit PSD-802-15, Use Permit UP-067-15, Coastal Development Permit CDP-357-15, and Tentative (Condominium) Map SUB-

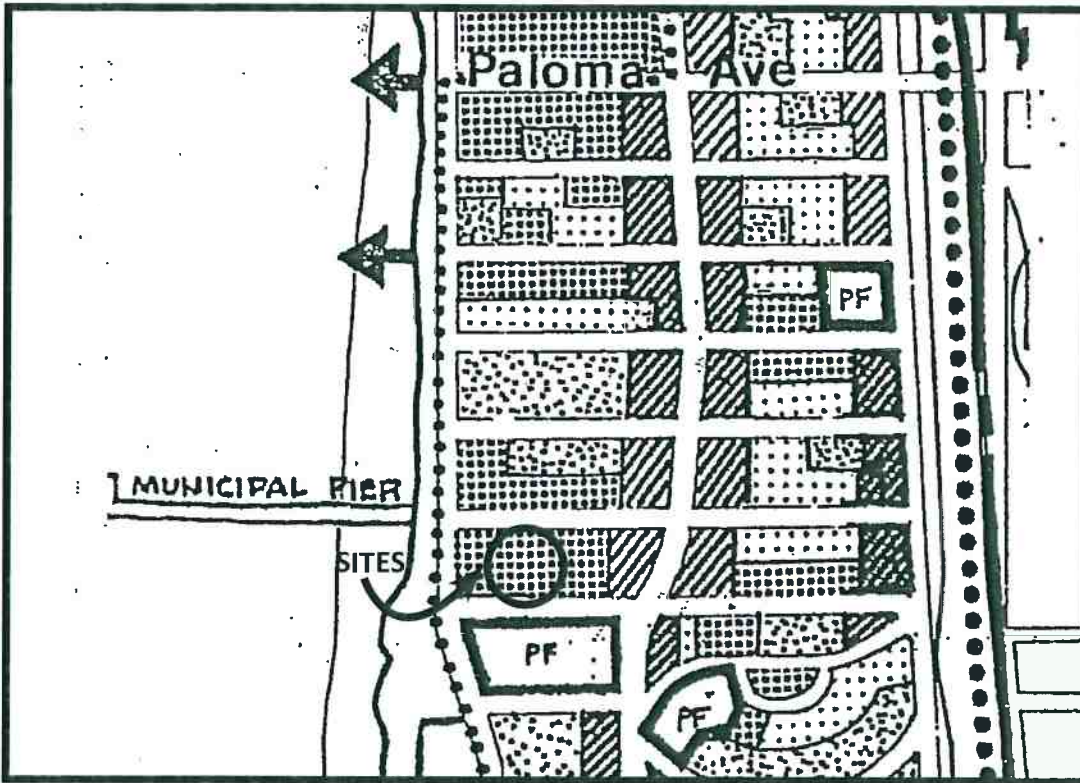
229-15 by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporates all maps and testimony into the record by reference.

Attachments:

- A. Land Use and Zoning Exhibit
- B. Resolution
- C. Exhibit A for Resolutions – Conditions of Approval
- D. Project Plans

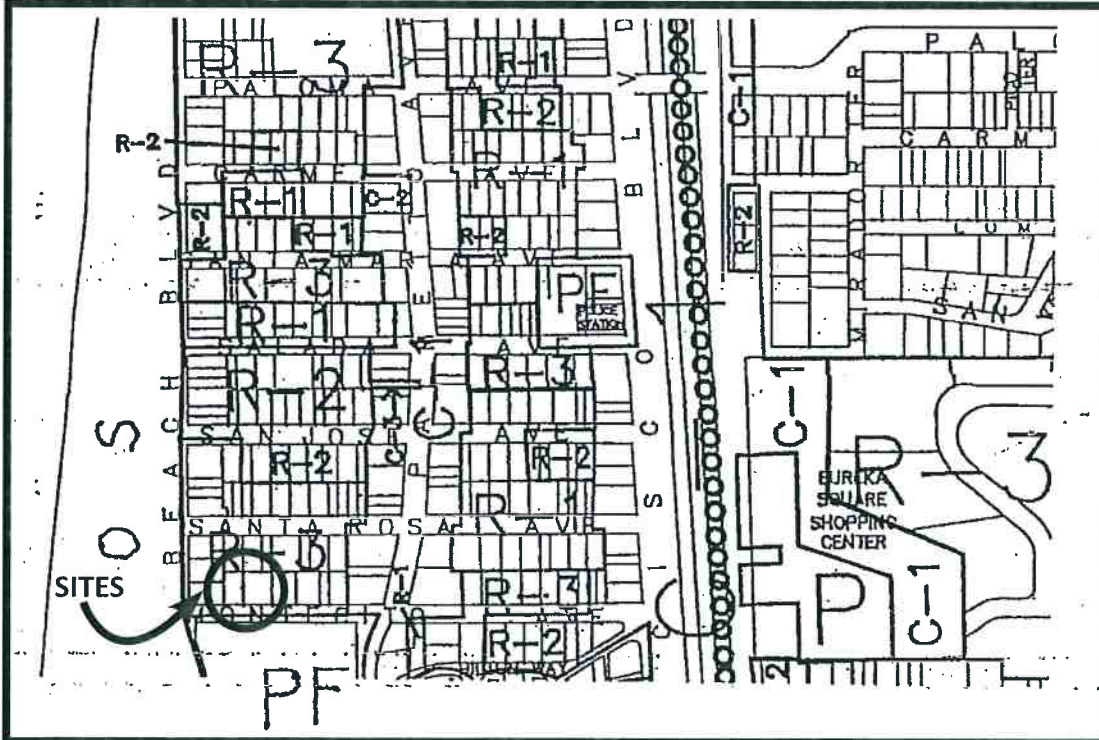
GENERAL PLAN DIAGRAM

EXISTING LAND USE: HIGH DENSITY RESIDENTIAL



- Legend**
- VERY LOW DENSITY RESIDENTIAL
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - MIXED USE: HIGH DENSITY/COMM.
 - COMMERCIAL
 - GENERAL COMMERCIAL
 - OPEN SPACE RESIDENTIAL
 - GREENBELT
 - PROMINENT RECREATIONAL
 - SPECIAL AREA
 - MARSH
 - OPEN SPACE/PUBLIC FACILITY
 - PROPOSED PARKING
 - NEIGHBORHOOD PARK
 - DEVELOPED/PROMISED BEACH ACCESS
 - NORTH-SOUTH CITY TRAIL
 - PUBLIC FACILITY
 - UNUSES
 - AGRICULTURE
 - CHURCH
 - FIRE STATION

ZONING MAP DIAGRAM EXISTING ZONING: R-3



- Legend**
- ZONING DISTRICTS**
- R-1 Single-Family Residential
 - R-2 Two-Family Residential
 - R-3 Multiple-Family Residential
 - R-3.1 Multiple-Family Residential
 - R-3-G Multiple-Family Residential Gard
 - R-5 High Rise Apartment
 - C-1 Neighborhood Commercial
 - C-1-A Commercial Apartment
 - C-2 Community Commercial
 - C-3 Service Commercial
 - O Professional Office
 - C-R Commercial Recreation
 - M-1 Controlled Manufacturing
 - M-2 Industrial
 - P Parking
 - A Agricultural
 - B- Lot Size Overlay
 - P-F Public Facilities
 - P-D Planned Development
 - R-M Resource Management
 - O-S Open Space
 - R-3/LD Multiple-Family/Low Density Residential
 - R-1-H Single-Family Residential Hillside
 - CZ Coastal Zone Combining District
 - SA Special Area Combining District
 - HPD Hillside Preservation District
- + Requires Vote to Rezone
X Vote Required for Residential Devel

LAND USE AND ZONING EXHIBIT
City of Pacifica
Community Development Department



RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT PSD-802-15, USE PERMIT UP-067-15, COASTAL DEVELOPMENT PERMIT CDP-357-15, AND TENTATIVE (CONDOMINIUM) MAP SUB-229-15 SUBJECT TO CONDITIONS AT 15 MONTECITO AVENUE AND 29 MONTECITO AVENUE (APN: 016-182-170 and 016-182-350)

Initiated by: Ciyavash Moazzami, on behalf of Reza Fakurnejad and Tiffany Zammit

WHEREAS, an application has been submitted to construct one three-story condominium duplex and one three-story condominium triplex (five units total), with the units ranging in size from 2,281+/- square feet to 3,186+/- square feet each (plus two garage spaces per unit) on two separate lots at 15 Montecito Avenue and 29 Montecito Avenue (APN: 016-182-170 and 016-182-350); and

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

WHEREAS, the Planning Commission has determined that the project is exempt from the California Environmental Quality Act (CEQA) per Section 15303(b) as a Class 3 “New Construction or Conversion of Small Structures” categorical exemption; and

WHEREAS, the Project site is located within the Coastal Zone; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on October 5, 2015, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference;

NOW, THEREFORE BE IT RESOLVED that the Planning Commission makes the following findings:

1. Findings for Tentative (Condominium) Map:

The Planning Commission of the City of Pacifica does hereby make the finding pertaining to Subdivision SUB-229-15, approving the subdivision of land:

A. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any Specific Plan, and the zoning provisions.

The proposed Tentative Map and design and improvements of the proposed subdivision, as conditioned, are consistent with the applicable portions of the General Plan and Zoning Ordinance. In addition, the site is physically suitable for the type and density of

development, no substantial environmental damage will be caused by the project, and no public health problems will result from development of the subject parcel. The property is an infill site surrounded by existing residential development. The Planning Commission has found that the proposed project is Categorically Exempt under CEQA. Also, the Tentative Map has been applied for along with a Site Development Permit, Use Permit, and Coastal Development Permit to help ensure high quality development of the site.

2. Findings of Approval for Site Development Permit:

The Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Site Development Permit PSD-802-15, approving new construction in the R-3 zone, construction on a nonconforming lot, and development of a clustered housing (condominium) project:

A. That the location, size, and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.

The proposed development will not result in a hazardous increase in traffic, or affect road capacity or congestion at intersections. The proposed increase in housing would not substantially increase traffic since only five (5) new units are proposed (three (3) net units, since there is an existing single-family home on each lot) and this is consistent with General Plan density requirements for the lots. The proposed development will provide adequate emergency access, and will have no effect on alternative transportation modes. The proposed development would have no effect on traffic patterns or substantially increase hazards due to any design feature or incompatible uses.

B. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses;

The proposed land use will not result in a hazardous increase in traffic, or affect road capacity or congestion at intersections. The proposed increase in housing would not substantially increase traffic since only five (5) new units are proposed (three (3) net units, since there is an existing single-family home on each lot) and this is consistent with General Plan density requirements for the lots. Vehicular access for both the duplex and triplex will be from Montecito Avenue which is a two-way street. All five (5) garages satisfy the code requirements and are accessible; and therefore, no parking accessibility problems will be created. Two (2) street parking spaces will be removed for the driveway access; however, four (4) more driveway spaces and eight (8) more garage spaces are proposed by the new development than currently exist on the sites, for a total net increase of 10 parking spaces. The proposed development will be in conformance with the City's parking requirements (the existing single-family homes on the sites do not currently comply with the City's parking requirements). Since less than four (4) units are proposed on each lot, no guest parking spaces are required.

C. That sufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas;

The proposed off-street parking, garbage and recycling containers, and storage areas would all be located in the ground floor parking garages of each unit and have no visual impacts. Each garage has been designed with extra space intended for storing garbage and recycling containers. Adequate landscaping would exist along the periphery of the site in several different locations to separate and screen the site from neighboring sites and the roadway.

D. That the proposed development, as set forth on the plans, will not unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, and will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof;

The scale and massing of the proposed duplex and triplex are appropriate for the sites and surrounding area, and are consistent with the City's adopted Design Guidelines. Per the Design Guidelines, the majority of each structure's private open space has been located on the southern building exposure to take advantage of sunlight. Both structures' design incorporates a variety of materials, colors, heights, and setbacks while maintaining a cohesive style. Both structures take into account the existing character of the neighborhood and incorporate its positive elements. The proposed development will not unreasonably restrict or cut out light and air on the properties and on other properties in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof. Appropriate setbacks for both structures will ensure that there are no light and air impacts to surrounding properties.

E. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially beneficial to the character or value of an adjacent R District area;

This finding is not necessary for issuance of a Site Development Permit because the proposed development is a residential project and no improvements to any commercial or industrial structures are proposed.

F. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of the Municipal Code;

Each lot is already fully developed and contains an existing single-family structure. There are no natural features on either of the sites and the sites were already graded flat for the existing single-family structures.

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

The proposed development includes sufficient architectural detail for cohesiveness, visual relief and variety. The style of the project is modern with the clean lines and surfaces, simple geometry, flat roofs, metal railings and large view windows. Architectural features are incorporated as recommended in the Design Guidelines such as balconies, decks and view windows to take advantage of the project's location near the ocean. Different exterior treatments of stucco and horizontal siding, and a variety of colors, are utilized for each structure, and these elements combined with varied setbacks help create visual interest. Per the Design Guidelines, the majority of each structure's private open space has been located on the southern building exposure to take advantage of sunlight. Both structures design incorporates a variety of materials, colors, heights, and setbacks while maintaining a cohesive style. Both structures take into account the existing character of the neighborhood and incorporate its positive elements. The proposed landscaping on both lots is functional and attractive, and per the Design Guidelines street trees are proposed.

H. That the proposed development is consistent with the City's adopted Design Guidelines;

The scale and massing of the proposed development is appropriate for the sites and surrounding area, is consistent with the City's adopted Design Guidelines, and will not unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof. The proposed development includes sufficient architectural detail for cohesiveness, visual relief and variety. The style of the project is modern with the clean lines and surfaces, simple geometry, flat roofs, metal railings and large view windows. Architectural features are incorporated as recommended in the Design Guidelines such as balconies, decks and view windows to take advantage of the project's location near the ocean. Different exterior treatments of stucco and horizontal siding, and a variety of colors, are utilized for each structure, and these elements combined with varied setbacks help create visual interest.

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

The proposed development, as conditioned, is consistent with the General Plan, Municipal Zoning Code and applicable City laws. The General Plan density requirements for the sites allows for a maximum of two (2) units at 15 Montecito Avenue and three (3) units at 29 Montecito Avenue, which is exactly what the Applicant is proposing. Specifically, the location, size and intensity of the proposed project, including design, is consistent with the character of the surrounding neighborhood; and the proposal will not restrict light or air to surrounding buildings or discourage additional residential development in the area. Although 15 Montecito Avenue does not meet the minimum lot size requirement of 5,000 square feet it is still a legal developable lot, since the Planning Commission has approved a Site Development Permit and the project meets all other applicable development standards. Adequate landscaping will be provided on the site.

The proposal enhances the design variety of the area and will not impact traffic patterns in the vicinity. The Commission also finds that, as conditioned, the proposal is consistent with the applicable provisions of the City's Design Guidelines.

In addition to the findings required for the approval of a site development permit, the Planning Commission makes the following additional findings for the proposed clustered housing development:

- (1) For projects in low density areas, that the privacy of nearby residences will not be reduced to an extent which exceeds that which would normally be reduced by conventional single-family dwellings; and

The proposed project is located in a high density residential area, and therefore, this finding is not applicable to this project.

- (2) That the architectural features of proposed structures will be integrated harmoniously into the design character of the immediate neighborhood.

Per the Design Guidelines, the majority of each structure's private open space has been located on the southern building exposure to take advantage of sunlight. Both structures design incorporates a variety of materials, colors, heights, and setbacks while maintaining a cohesive style. Both structures take into account the existing character of the neighborhood and incorporate its positive elements.

3. Findings for Approval of a Use Permit:

The Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Use Permit UP-067-15, approving development of a clustered housing (condominium) project:

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

The proposed development will not, under the circumstances of the particular case, be detrimental to the health, safety and welfare of the persons residing or working in the neighborhood or to the general welfare of the City; and that the use is consistent with the City's adopted Design Guidelines, applicable provisions of the General Plan, and other applicable laws of the City. Staff also believes that the project, as conditioned, will be compatible with the character of the surrounding land uses, and will not affect traffic circulation in the area or obstruct light normally enjoyed by the adjacent properties.

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

The General Plan and zoning designation allow the proposed duplex and triplex buildings and multiple-family use for each lot. The duplex and triplex would be among the taller

buildings in the area; however, their height at 33 feet is lower than the 35 feet allowed and there are balconies on the upper two levels of all the units to help reduce the massing of the buildings. Since the proposed development is not on a corner lot and the structures are lower than the allowed height limit no coastal views are obstructed. The site is surrounded by single-family and multiple family dwellings. Some of the remaining older dwellings are one-story beach cabins while the newer development tends to be two-story or three-story multiple-family dwellings; therefore, the design and scale of the proposed development is consistent with surrounding development. Due to the subject site's proximity to the ocean, dwellings with ocean views and within easy walking distance of the beach are very desirable. The proposed landscaping for both lots incorporates street trees and interesting landscaping which promote a vibrant streetscape.

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

The scale and massing of the proposed development is appropriate for the sites and surrounding area, is consistent with the City's adopted Design Guidelines, and will not unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof. The proposed development includes sufficient architectural detail for cohesiveness, visual relief and variety. The style of the project is modern with the clean lines and surfaces, simple geometry, flat roofs, metal railings and large view windows. Architectural features are incorporated as recommended in the Design Guidelines such as balconies, decks and view windows to take advantage of the project's location near the ocean. Different exterior treatments of stucco and horizontal siding, and a variety of colors, are utilized for each structure, and these elements combined with varied setbacks help create visual interest.

In addition to the findings required for the approval of a use permit, the Planning Commission makes the following additional findings for the proposed clustered housing development:

- (1) For projects in low density areas, that the privacy of nearby residences will not be reduced to an extent which exceeds that which would normally be reduced by conventional single-family dwellings; and

The proposed project is located in a high density residential area, and therefore, this finding is not applicable to this project.

- (2) That the architectural features of proposed structures will be integrated harmoniously into the design character of the immediate neighborhood.

Per the Design Guidelines, the majority of each structure's private open space has been located on the southern building exposure to take advantage of sunlight. Both structures' design incorporates a variety of materials, colors, heights, and setbacks while maintaining a cohesive style. Both structures take into account the existing character of the neighborhood and incorporate its positive elements.

4. Coastal Development Permit:

The Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-357-15, approving development in the Coastal Zone:

A. The proposed development is in conformity with the City’s certified Local Coastal Program.

The City of Pacifica’s Local Coastal Program indicates that infill residential development should be located in close proximity to existing development (Coastal Act Policy #23), it should be designed and scaled for compatibility of surrounding uses (Coastal Act Policy #23), and it should provide replacement plantings as needed (Coastal Act Policy #26a). The subject sites are surrounded by properties which are developed with single-family and multiple family dwellings. Although the project is taller than other dwellings in the Sharp Park neighborhood which are primarily two stories, the proposed height at 33 feet is 2 feet less than the allowed height of 35 feet and still compatible with the surrounding neighborhood in that there are a few three story buildings. There is extremely little existing vegetation on site and no trees. New landscaping would include much more vegetation than existed before, including nine (9) new trees.

B. 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.

The proposed development is not located between the nearest public road and the shoreline.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Site Development Permit PSD-802-15, Use Permit UP-067-15, Coastal Development Permit CDP-357-15, and Tentative (Condominium) Map SUB-229-15 to allow the construction of one three-story condominium duplex and one three-story condominium triplex (five units total) on two separate lots at 15 Montecito Avenue and 29 Montecito Avenue (APN: 016-182-170 and 016-182-350), subject to conditions of approval attached as Exhibit A.

* * * * *

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 5th day of October, 2015.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Richard Campbell, Chair

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

ATTEST:

Tina Wehrmeister, Planning Director

Exhibit A

Conditions of Approval for 15 & 29 Montecito Avenue Planning Commission Meeting October 5, 2015

The following Conditions of Approval apply to both 15 Montecito (Lot 1) and 29 Montecito (Lot 2):

Planning Division

1. Development shall be substantially in accordance with the approved plans consisting of twenty (20) sheets, dated September 22, 2015, on file in the Planning Division, except as modified by the following conditions.
2. The approval of Site Development Permit PSD-802-15, Use Permit UP-067-15, and Coastal Development Permit CDP-357-15 is valid for a period of one year from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval shall expire unless extended by the Planning Director as provided below. The Planning Director may grant a one year extension to this approval provided all of the following conditions are satisfied: a request is filed in writing, with payment of the required fee, prior to expiration of the approval; conditions at and in the vicinity of the project site remain substantially similar to those which existed at the time the project was initially approved; and, that that no condition of the permit may be added, altered, or amended.

The approval of Subdivision SUB-229-15 is valid for a period of two years from the date of final determination. Requests to extend the permit term shall be governed by Pacifica Municipal Code Sec. 10-1.412.

3. Applicant shall obtain all necessary building permits from the Building Division prior to construction.
4. Prior to issuance of building permit, Applicant shall submit for review by the Planning Director a final landscape plan and irrigation plan which comply with the City of Pacifica Model Water Efficient Landscape Ordinance. Additionally, the Applicant shall submit a completed Model Water Efficient Landscape Ordinance Checklist. 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. Additionally, all transformers, HVAC units, backflow preventers and

other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.

5. Prior to issuance of building permit, Applicant shall submit a roof plan for all units 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.
6. 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.
7. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
8. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
9. 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.
10. Declaration of Covenants, Conditions & Restrictions (CC&Rs): Prior to issuance of a building permit, the developer/owner shall prepare and record with the San Mateo County Recorder's Office a Declaration of Covenants, Conditions & Restrictions and Equitable Servitude's which shall run with the land and be binding on all future owners and occupants of each unit within the subject property and their successors, heirs and assigns, and shall be approved as to form and content by the City Attorney and Planning Director, which accomplishes the following:
 - a) The Declaration shall be binding upon each of the owners of each of the residential units on the subject property and their heirs, successors and assigns.
 - b) There shall be a Homeowners Association to manage the project. The Declaration shall specify that the Homeowners Association shall be responsible for the repair, maintenance and replacement of the building exteriors, exterior

lighting, parking areas, common areas, utility areas within common areas, landscaping and building signage, sanitary sewer, private storm drain, driveways and other features. Maintenance of the private storm drain shall be the responsibilities of the applicant and property owners.

c) The Declaration shall establish standards and guidelines for the maintenance, repair and replacement, where applicable, of all building exteriors, exterior lighting, parking, landscaping, signage, sanitary sewer, private storm drain, and other features and utility facilities within the common areas, to the satisfaction of the City of Pacifica. Maintenance of the private storm drain shall be the responsibility of the applicant and property owners.

d) The Declaration shall establish a mechanism for placing assessments against the owners of all residential units within the subject property for the purpose of financing the maintenance, repair and replacement of the building exteriors, common areas, parking, landscaping and building signage. The assessments shall be apportioned in an equitable manner.

e) The assessments shall be made, work shall be contracted for, and funds shall be disbursed by such person ("Agent") as may be delegated from time to time, by the Homeowners Association. The project owner shall act as the Agent as long as the project owner owns at least two of the units on the subject property.

f) Any assessment not paid when due shall become a lien against the unit of the nonpaying owner, which lien may be foreclosed by the Agent.

g) Communications. Each owner is responsible for, and shall agree to, furnish to each new tenant a copy of the CC&Rs prior to execution of a lease or purchase agreement for each unit.

h) The Declaration shall establish procedures for designating a project "Manager," if different than the "Agent," who shall at all times be responsible for security and/or maintenance of the overall project. At all times the Manager shall provide his/her name and current phone number to the Planning Director, including any changes thereto.

i) The Declaration shall include a provision that the provisions relating to this condition shall not be amended without prior approval in writing from the City of Pacifica.

j) The Declaration shall specify that the owners of each of the residential units on the subject property shall comply with all other applicable conditions of approval for the project.

- k) The Declaration shall name the City of Pacifica as a third party beneficiary with the right (but not the obligation) to enforce the provisions required to be included in the CC&Rs.
11. As a condition of the Use Permit, Site Development Permit and Coastal Development Permit, 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. As a condition of the Tentative (Condominium) Map, the subdivider shall defend, indemnify, and hold harmless the City of Pacifica and its agents, officers, and employees from any claim, action or proceeding against the City of Pacifica and its agents, officers, or employees to attack, set aside, void, or annul approval of subdivision, SUB-229-15. Pursuant to this condition, the City of Pacifica shall promptly notify the subdivider of any claim, action, or proceeding regarding the subdivision, and the City of Pacifica shall cooperate fully in the defense of such claim, action, or proceeding.
 13. Prior to issuance of a building permit, Applicant shall obtain three (3) Residential Development Allocations for proposed construction, pursuant to the City of Pacifica Growth Management Ordinance.
 14. Applicant shall incorporate all recommendations of the City approved geotechnical report, prepared by Romig Engineers, Inc. (July 2015), into the building permit plans.
 15. The use and disposing of paints, solvents, pesticides and herbicides used during construction shall be in compliance with the State and Health Safety Code, Pacifica Municipal Code, and the Uniform Fire Code.
 16. The project applicant shall ensure that construction plans include the BAAQMD Best Management Practices for fugitive dust control. The following will be required for all

construction activities within the project area. These measures will reduce fugitive dust emissions primarily during soil movement and grading activities, but also during vehicle and equipment movement on unpaved project sites:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day;
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;
- All vehicle speeds on unpaved roads shall be limited to 15 mph;
- All streets, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage shall be provided for construction workers at all access points;
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;
- A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

17. 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.

Wastewater Division of Public Works

18. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning wash water) shall be discharged to the storm drain system, the street or gutter. New storm drain inlets shall be protected from being blocked by large debris to the Public Work Director's satisfaction.
19. Prior to issuance of a building permit, Applicant shall provide location and size of sewer lateral, appurtenance, and City standards and specifications.

Engineering Division of Public Works

20. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices (BMPs) such as straw mulch, silt fences, sediment basins or traps and/or other measures shall be employed during construction to control erosion/siltation. The project will comply with current Regional Water Quality Control Board permit requirements and the Municipal Regional Stormwater NPDES Permit (MRP) requirements and standards.
21. Roadways shall be maintained clear of construction equipment, materials and debris, especially mud and dirt tracked, onto Montecito Avenue. Dust control and daily road cleanup will be strictly enforced.
22. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to occupancy of the first unit.
23. Applicant must dedicate a Public Service Easement (PSE) for all utilities except sanitary sewer and storm drain that lie outside the public right-of-way.
24. Applicant must dedicate a Private Storm Drainage Easement (PSDE) for the proposed storm drain system. This system shall be privately maintained and must be designed per 100-yr storm, Section C.3 of the Municipal Regional Permit and to the satisfaction of the Director of Public Works or the City Engineer.
25. Applicant must dedicate a Private Sanitary Sewer Easement (PSSE) for the proposed sanitary sewer system. This system shall be privately maintained.
26. Existing curb, sidewalk or other street improvements adjacent to the property frontage that is damaged or displaced shall be repaired or replaced as deemed by the City Engineer even if damage or displacement occurred prior to any work performed for this project.
27. New driveway approach ramps and new concrete sidewalk curb and gutter shall be per City Standards.
28. Applicant shall grind and overlay existing asphalt with minimum 2 inch AC to the limits of all utility connection or to street centerline whichever is greater across entire property frontage along Montecito Avenue. All pavement markings and markers shall be replaced in kind.

29. Prior to approval of the Building Permit, applicant shall provide an erosion control plan.
30. All utilities shall be installed underground from the nearest joint pole or box.
31. The applicant shall submit a separate final map for each property to the Engineering Division for approval by the City Engineer. All required monumentation shall be shown on the map and set prior to recordation of the map.
32. Applicant shall enter into a Subdivision Improvement Agreement with the City of Pacifica (subject to the approval of the City Attorney and City Engineer) to construct all on-site and off-site improvements, as depicted on the approved Tentative Map and any conditions and mitigations imposed on this project, prior to approval of the final map. Should the applicant desire to obtain final map prior to completion and acceptance of improvements, any necessary bonds and fees in an amount determined by the City Engineer must be provided. The bond may be in the form of cash, instrument of credit or surety bond.
33. Prior to the execution of the Subdivision Improvement Agreement, applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but are not limited to:
 - a) All plans and reports must be signed and stamped by a California licensed professional.
 - b) Design Geotechnical Report analyzing the proposed on-site and off-site improvements.
 - c) All site improvements including utilities and connections to existing mains must be designed according to the City Standards and to the satisfaction of the City Engineer.
34. Prior to approval of the final map, the applicant shall verify that all public and private utilities have been provided to serve the subdivision. Approvals and/or agreements shall be obtained from all utilities.
35. A traffic control plan shall be submitted for review by the City Engineer. Lane closures shall be requested 72 hours in advance of schedule and coordinated with Pacifica Police and Fire Departments. Through traffic shall be maintained at all times along Montecito Avenue.
36. A City of Pacifica Encroachment Permit shall be obtained for all work undertaken in the public right-of-way. All work shall be done in accordance with City Standards, Standard Specifications for Public Works Construction (Green Book) or Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction

of the City Engineer or his designee and shall be completed prior issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.

Building Division

37. Building Division submittals for 15 Montecito Avenue and 29 Montecito Avenue shall be separate, one submittal per lot.
38. All necessary grading permits shall be acquired.
39. Demolition permits shall be acquired for the existing structures.

North County Fire Authority

40. The Applicant shall submit plans for the required fire sprinklers per 2013 CFC Chapter 9 and Pacifica Muni Code and 2013 CFC with submittals for building permit. The triplex shall be a 13 R/Muni Code fire system. The Applicant shall provide a remote monitoring of the fire sprinkler in the triplex building. The Applicant shall provide a horn strobe on the front of the buildings for the fire sprinkler.
41. With submittals for a building permit, the Applicant shall provide a fire flow report from North Coast County Water District (NCCWD) showing a fire flow per 2013 CFC Appendix B, Table B105.1 for structures with fire sprinklers. The fire flow shall be calculated for the triplex R-2 building with a minimum 750 gpm fire flow as set by the R-2 duplex.
42. With submittals for a building permit, the Applicant shall indicate the location of all fire hydrants and show compliance with 2013 CFC Appendix C, Table C105.1 for fire flow requirements structure, and if not in compliance, provide a fire hydrant on Montecito.
43. With submittals for a building permit, the Applicant shall indicate clearly visible illuminated premises identification (address) for each unit per 2013 CFC.
44. The Applicant shall conform to 2013 CFC Chapter 33 for fire safety during all construction.

North Coast County Water District (NCCWD)

45. The Applicant shall be required to meet all County of San Mateo requirements for backflow prevention and cross-connection. A copy of plans must also be submitted to the San Mateo County Environmental Health Services Division.

46. The Applicant is responsible for trenching, backfilling, and re-surfacing the roadway and/or sidewalk from water main, as identified by the District Engineer, to the proposed meter(s) according to NCCWD and City of Pacifica standards.

END

PROJECT DATA

APN NUMBER: LOT#1 016-182-170
 LOT#2 016-182-350

ADDRESS: 15 MONTECITO AVENUE, PACIFICA, CA 94044
 29 MONTECITO AVENUE, PACIFICA, CA 94044

STREET WIDTH: 50 FEET AND 75 FEET

EXISTING USE: SINGLE FAMILY RESIDENTIAL

PROPOSED PROJECT: DEMOLITION OF EXISTING SINGLE FAMILY HOMES AND CONSTRUCTION OF ONE NEW TWO-UNIT AND ONE NEW THREE-UNIT DWELLING CONDOMINIUM STRUCTURES ON THE EXISTING LOTS

PLANNING CHECK LIST

ZONING: R-3/CZ

LOT SIZE: 90.08' X 49.98' = 4502 SF
 90.08' X 74.56' = 6754 SF

SET BACKS: (REQUIRED / PROPOSED)

FRONT: 20 FEET / 20 FEET (UNITS 2 & 5 GARAGE)
 20 FEET / 22 FEET (UNITS 1, 3 & 4 GARAGE)
 15 FEET / 17 FEET (UNITS 2 & 5 DWELLING)
 15 FEET / 17 FEET (UNITS 1, 3 & 4 DWELLING)
 PROPOSED - 9 FEET (UNITS 2 & 5 BALCONY)
 PROPOSED - 10 FEET 6 IN (UNIT 4 BALCONY)
 PROPOSED - 11 FEET (UNITS 1 & 3 BALCONY)

REAR: 20 FEET / 20 FEET (UNITS 1, 3 & 4 DWELLING)
 20 FEET / 22 FEET (UNITS 2 & 5 DWELLING)
 PROPOSED - 14'-0" (UNITS 1, 3 & 4 DECK)
 PROPOSED - 18'-0" (UNITS 2 & 5 DECK)

SIDE: 5 FEET / 5'-2"

60% / 49% (LOT 1)
 60% / 53% (LOT 2)

REQUIRED: 750 SF / UNIT
 LOT 1 TOTAL = 1910 SF
 AVG/UNIT = 955 SF
 PROPOSED: LOT 2 TOTAL = 2464 SF
 AVG/UNIT = 820 SF

LANDSCAPED AREA: LOT 1: 1394 SF / 31%
 LOT 2: 1630 SF / 24%

PARKING: 2 PER UNIT

STORAGE: REQUIRED: 1000 CF (200 CF / UNIT)
 PROPOSED: 1152 CF

BUILDING HEIGHT: (MAXIMUM / PROPOSED)
 35 FEET / 33'-0"

NUMBER OF STORIES: 3

TRASH STORAGE AREAS: TRASH STORAGE AREAS ARE PROVIDED IN THE GARAGE OR SIDE YARD OF EACH UNIT

TELEVISION & RADIO ANTENNAS & SHOCK MOUNTING MECHANICAL EQUIPMENT: THIS PROJECT IS DESIGNED TO COMPLY WITH PACIFICA MUNICIPAL CODE SECTION 9.4.2402.

BUILDING CHECK LIST

TYPE OF CONSTRUCTION: VB

USE OCCUPANCY: R-3

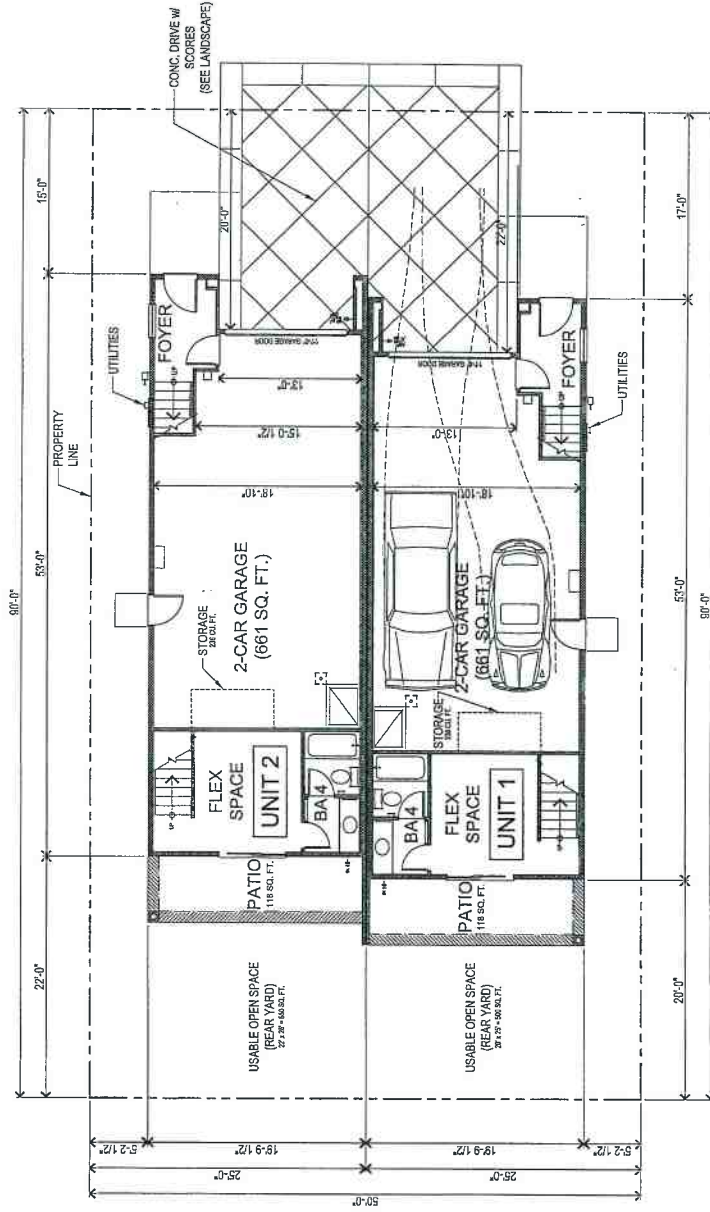
AREA TABULATION / UNIT

TYPE A UNITS: 1, 2, 4 & 5		BUILDING ENVELOPE		PRIVATE SPACE	
FLOOR/USE (SF)	PARKING	RESIDENTIAL	BALCONY	DECK	PATIO
GARAGE FLOOR	661	312			118
FIRST FLOOR		1001	96	119	
SECOND FLOOR		988	114		
SUB-TOTAL	661	2281	210	119	118
TOTAL		2942			447
GRAND TOTAL		3389			

TYPE B UNIT: 3		BUILDING ENVELOPE		PRIVATE SPACE	
FLOOR/USE (SF)	PARKING	RESIDENTIAL	BALCONY	DECK	PATIO
GARAGE FLOOR	443	805			150
FIRST FLOOR		1259	130	150	
SECOND FLOOR		1125	120		
SUB-TOTAL	443	3189	250	150	150
TOTAL		3629			550
GRAND TOTAL		4179			

APPLICABLE CODE: 2013 CALIFORNIA BUILDING CODE (C.B.C.)
 2013 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
 2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
 2013 CALIFORNIA PLUMBING CODE (C.P.C.)
 2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
 2013 CALIFORNIA FIRE CODE (C.F.C.)
 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)

- DRAWING INDEX:
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 - A3 DUET FIRST FLOOR PLAN
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 - A6 TRIPLEX GARAGE FLOOR PLAN
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- A11 SITE PHOTOS
 - L1 PRELIMINARY LANDSCAPE PLAN
 - 1 TENTATIVE PARCEL MAP
 - 1A TENTATIVE PARCEL MAP
 - 2 EXISTING CONDITIONS PLAN
 - 3 PRELIMINARY SITE PLAN
 - 4 PRELIMINARY GRADING & DRAINAGE PLAN
 - 5 PRELIMINARY UTILITY PLAN
 - 6 PRELIMINARY STORMWATER CONTROL PLAN
 - 7 STORMWATER MANAGEMENT NOTES

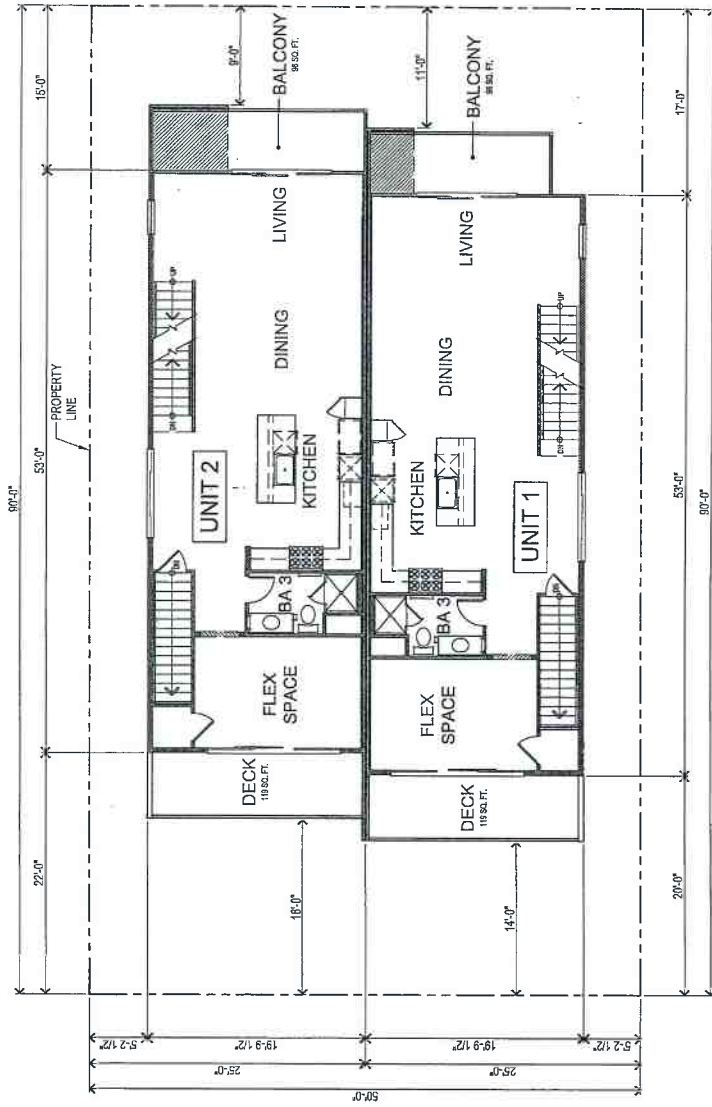


SQUARE FOOTAGES UNIT 1		SQUARE FOOTAGES UNIT 2	
GARAGE FLOOR	312 SQ. FT.	GARAGE FLOOR	312 SQ. FT.
FIRST FLOOR	1001 SQ. FT.	FIRST FLOOR	1001 SQ. FT.
SECOND FLOOR	968 SQ. FT.	SECOND FLOOR	888 SQ. FT.
TOTAL LIVING	2281 SQ. FT.	TOTAL LIVING	2281 SQ. FT.
GARAGE	661 SQ. FT.	GARAGE	661 SQ. FT.



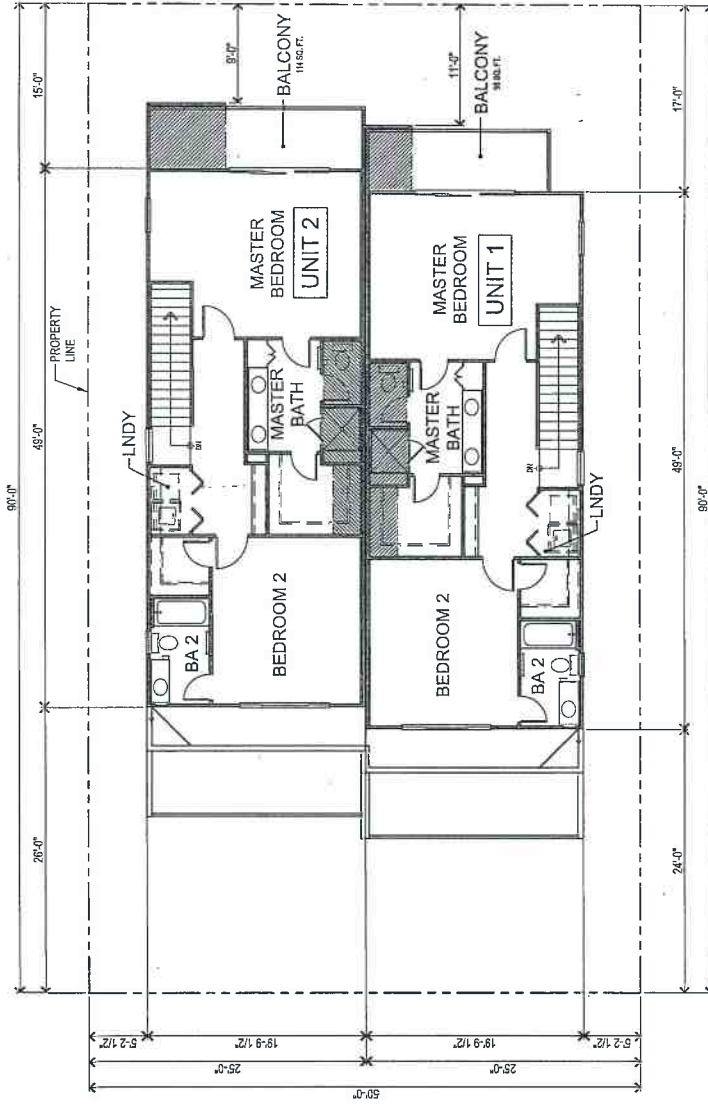
DUET GARAGE FLOOR PLAN
A2

3351 Walnut Blvd. Suite 120 Brentwood, CA 94513
 925.454.1000
 www.straussandco.com
 SDC Architects, Inc.



DUET FIRST FLOOR PLAN
A3

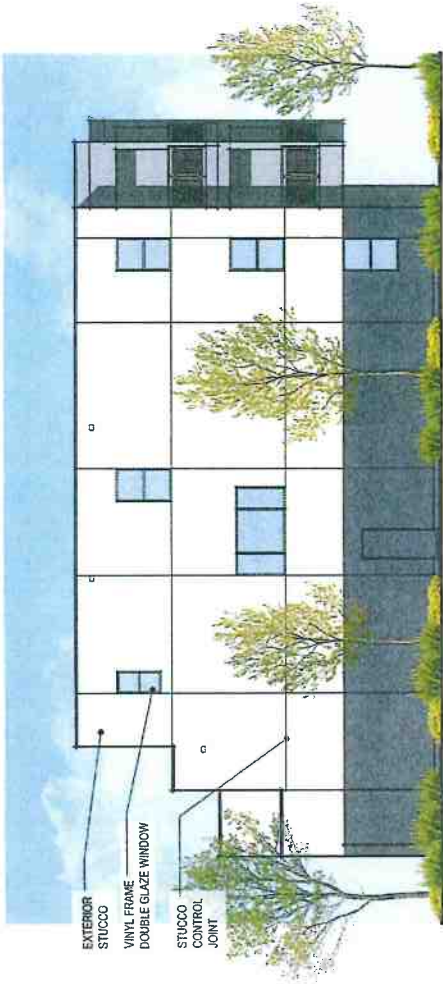
3981 Walnut Blvd. Suite 120 Brentwood, CA 94613
925.654.7000
www.stimussdesign.com
SOG Architects, Inc.



DUET SECOND FLOOR PLAN
A4

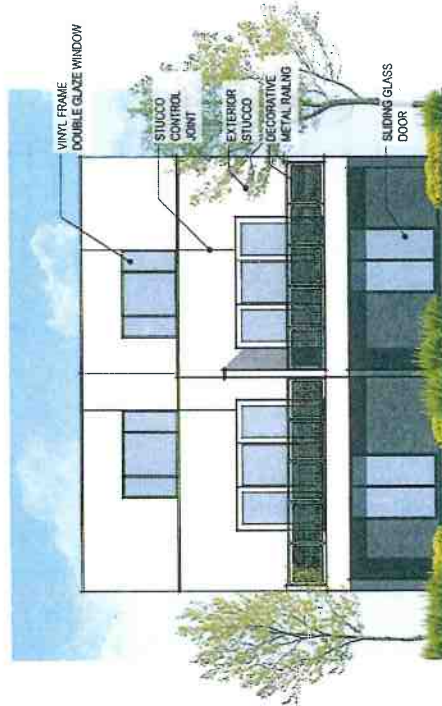
3361 Walnut Blvd., Suite 120 Brentwood, CA 94533
 Tel: 925.435.1000
 www.strassdesign.com
 STRASSER architects, Inc.

Montecito Ave
 Pacifica, CA
 10 July 2015



EXTERIOR STUCCO
VINYL FRAME DOUBLE GLAZE WINDOW
STUCCO CONTROL JOINT

Lot 1 Side Elevation



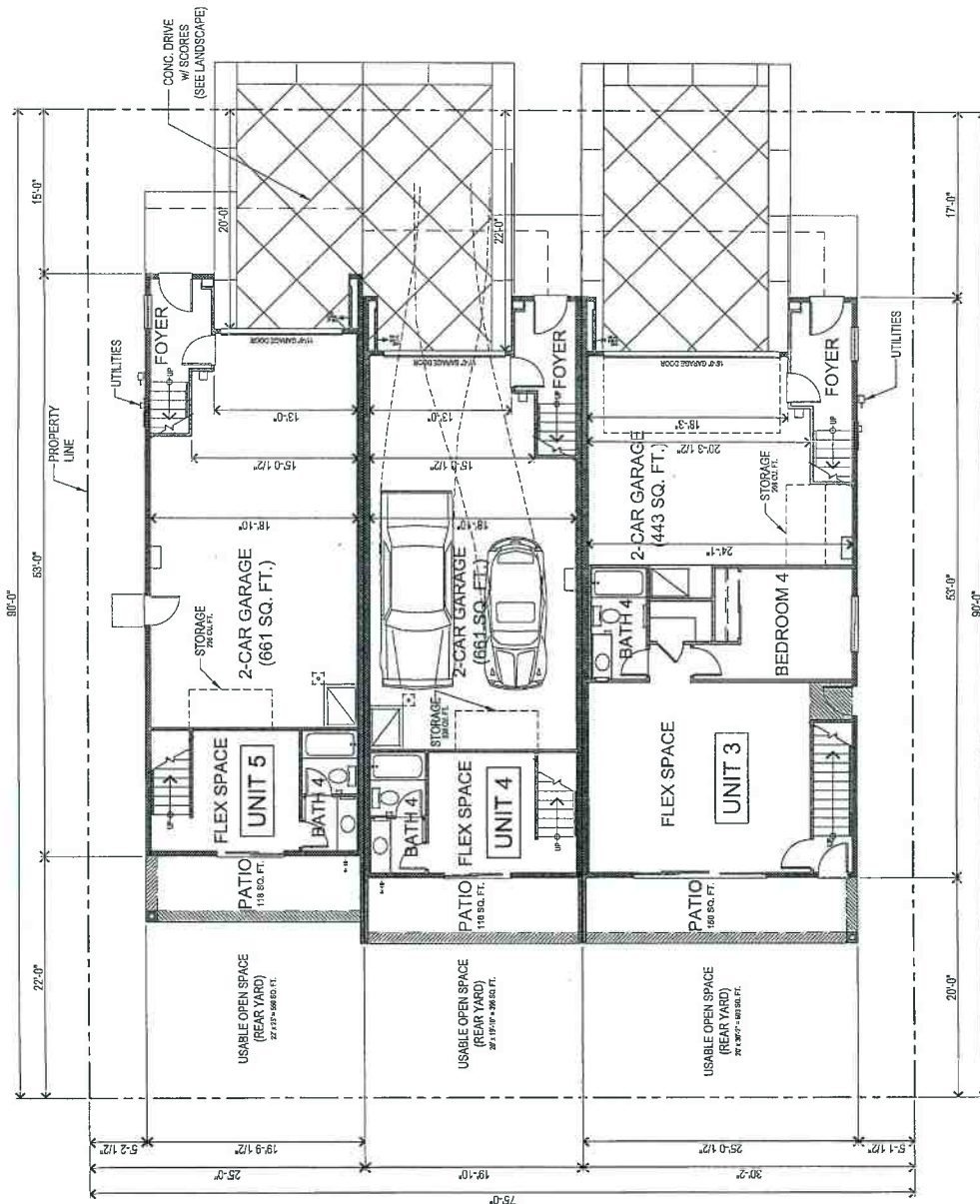
VINYL FRAME DOUBLE GLAZE WINDOW
STUCCO CONTROL JOINT
EXTERIOR STUCCO
DECORATIVE METAL RAILING
SLIDING GLASS DOOR

Lot 1 Rear Elevation



EXTERIOR STUCCO
STUCCO CONTROL JOINT
SLIDING GLASS DOOR
DECORATIVE METAL RAILING
GARAGE DOOR

Lot 1 Front Elevation



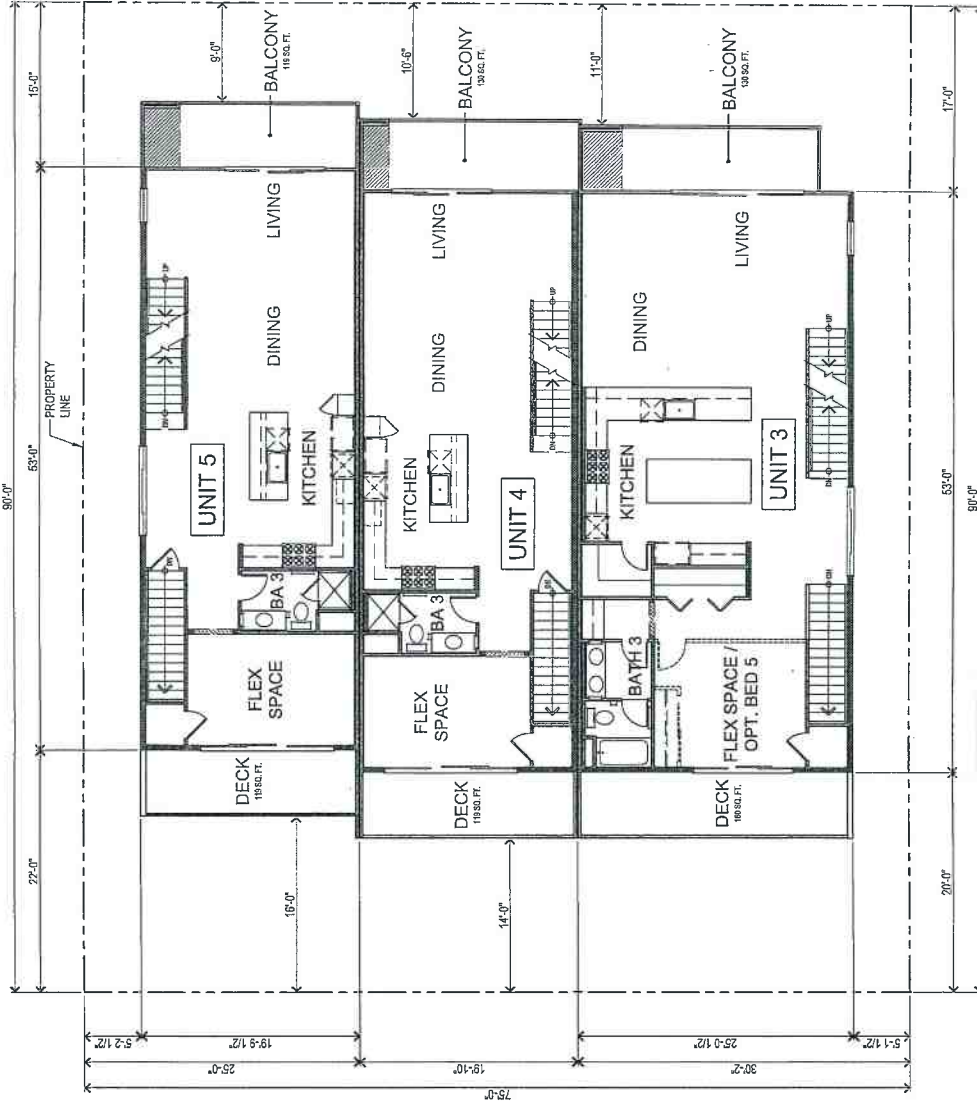
SQUARE FOOTAGES UNIT 3		SQUARE FOOTAGES UNIT 4		SQUARE FOOTAGES UNIT 5	
GARAGE FLOOR	405 SQ. FT.	GARAGE FLOOR	312 SQ. FT.	GARAGE FLOOR	312 SQ. FT.
FIRST FLOOR	1296 SQ. FT.	FIRST FLOOR	1001 SQ. FT.	FIRST FLOOR	1001 SQ. FT.
SECOND FLOOR	1125 SQ. FT.	SECOND FLOOR	998 SQ. FT.	SECOND FLOOR	998 SQ. FT.
TOTAL LIVING	3188 SQ. FT.	TOTAL LIVING	2281 SQ. FT.	TOTAL LIVING	2281 SQ. FT.
GARAGE	443 SQ. FT.	GARAGE	661 SQ. FT.	GARAGE	661 SQ. FT.



TRIPLEX GARAGE FLOOR PLAN
A6

3361 Walnut Blvd., Suite 120 Brentwood, CA 94515
925.634.7000
www.strausdesign.com
SIC Architects, Inc.

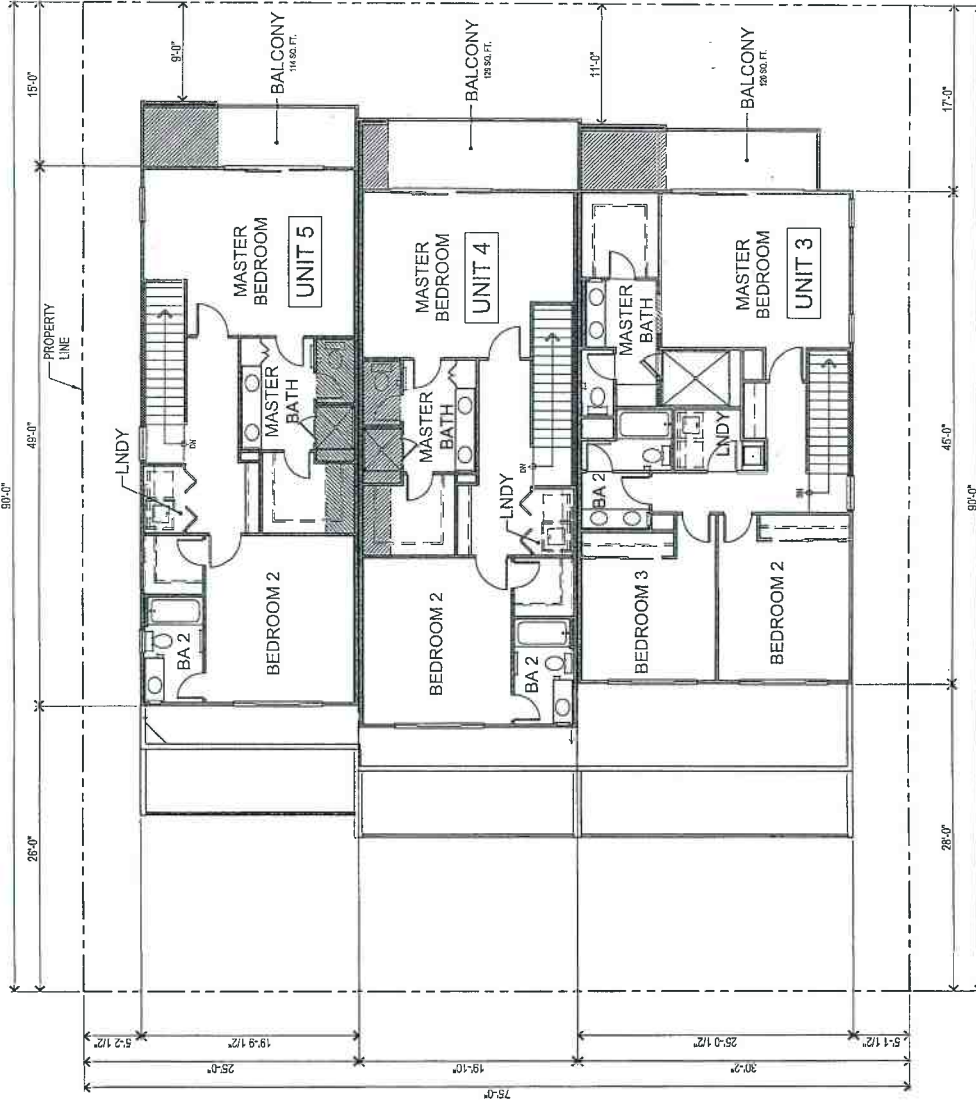
Montecito Ave
Pacific, CA
13 July 2016



TRIPLEX FIRST FLOOR PLAN
A7

3381 Walnut Blvd., Suite 120 Brentwood, CA 94513
925.804.7080
www.staarchitects.com
STA architects, inc.

Montecito Ave
Pacific, CA
15 July 2016



TRIPLEX SECOND FLOOR PLAN
A8

3381 Walnut Blvd. Suite 120 Brentwood, CA 94515
 925.454.9000
 www.sfrassdesign.com
 SFG Architects, Inc.

Montecito Ave
 Pacifica, CA
 10 July 2015



Lot 2 Side Elevation



Lot 2 Rear Elevation



Lot 2 Front Elevation



LOT 2 EXTERIOR ELEVATIONS
A9

Montecito Ave
Pacifica, CA
13 July 2016

3361 Walnut Blvd, Suite 120 Brentwood, CA 94515
925.353.7100
www.afransdesign.com
S&A Architects, Inc.



A.



B.



C.



A.

B.

C.

D.



D.



A.



B.



C.



D.

A. C.

B.

E.



D.



E.

Montecito Ave
Pacifica, CA
13 July 2016

SITE PHOTOS
A11

3381 Walnut Blvd, Suite 120 Brentwood, CA 94513
Tel: 925.477.0000
www.straussdesign.com



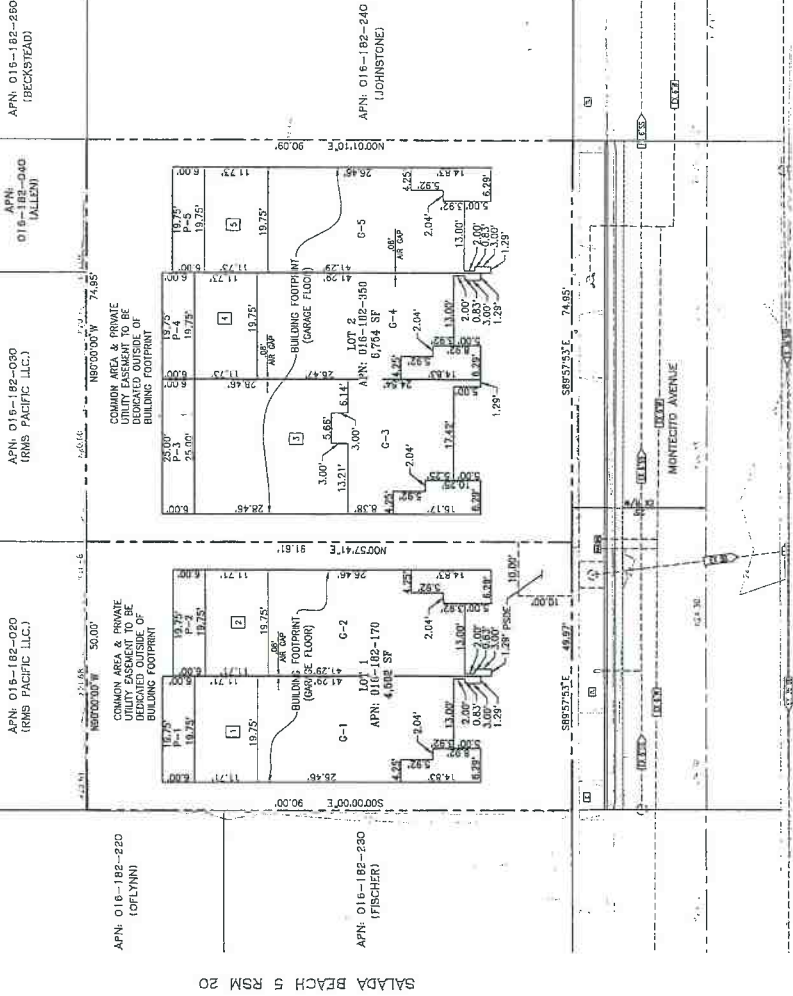
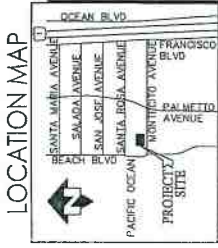
SDI Architects, Inc.

TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

MONTECITO AVENUE

CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA

SALADA BEACH 5 RSM 20



SALADA BEACH 5 RSM 20

SALADA BEACH 5 RSM 20

PROJECT NOTES

- APPLICANT: MOUZAMMI, 2445 OAKMONT DRIVE, SAN BRUNO, CA 94066, PHONE: (415) 318-9195
- PREPARED BY: MATHIAS & FRANCES KHANLU, REVA FARRINEAD, MONTECITO AVENUE, PACIFICA, CA 94044
- DESIGNED BY: TIFANY TANAMI, 29 MONTECITO AVENUE, PACIFICA, CA 94044
- REGISTERED PROFESSIONAL ENGINEER: 4670 WILLOW ROAD, SUITE 125, SAN CARLOS, CA 94068, PHONE: 925-847-1547
- REGISTERED PROFESSIONAL ENGINEER: ROYAL ENGINEERING, 10000 SHERIDAN BLVD., SECOND FLOOR, SAN CARLOS, CA 94070
- CONTACT: LUCAS OTTEBORN & COLDMAN INC., 1015 18TH AVENUE, SUITE 100, PACIFICA, CA 94044
- ASSESSOR'S PARCEL NO.: LOT 2: 016-182-230
- AREA: LOT 1: 0.104 ACRES, LOT 2: 0.104 ACRES
- DWELLING UNITS: LOT 1: 2 UNITS, LOT 2: 2 UNITS
- USE: LOT 1: 20.0 DU/AC, LOT 2: 18.8 DU/AC
- EXISTING ZONING: R3 SINGLE-FAMILY RESIDENTIAL DISTRICT
- REAR YARD: 20 FEET YARD (20' GARAGE)
- 5 SIDE YARD
- 20 FEET FRONT YARD (20' GARAGE)
- R3 MULTIFAMILY DENSITY RESIDENTIAL DISTRICT
- PROPOSED USE: MULTIFAMILY RESIDENTIAL
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL
- BASE OF BEARINGS: THE CENTERLINE OF SANTA ROSA AVENUE AS SHOWN ON THE 1972 RECORD MAP AS STAMPED TO THE WEST END OF THE SOUTH CONCRETE GUARD RAILROAD BRIDGE (ELEVATION = 54.20' (NAD83))
- ALL LANDSCAPING AND TREES WITHIN THE PROJECT BOUNDARIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- FLOOD ZONE
- ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- MAP NUMBER: 080810008E
- EFFECTIVE DATE: OCTOBER 16, 2012
- WATER (INDICATED BY NORTH AMERICAN VERTICAL DRAIN WATER)
- SANITARY SEWER
- CITY OF PACIFICA
- FINAL PARCEL MAP
- FINAL PARCEL MAPS AFTER TENTATIVE MAP APPROVAL
- LEGAL DESCRIPTION: LOT 1: ALL OF LOTS 8 & 9 OF 5856-20
- LOT 2: ALL OF LOTS 10, 11 AND 12 OF 5866-20

LEGEND

— X — X —	FENCE LINE
— — — — —	CENTERLINE/ADJOURNING LINE
— — — — —	PROPERTY BOUNDARY
— — — — —	CONTOURS
— — — — —	EXISTING WATER LINE
— — — — —	EXISTING SANITARY SEWER LINE
— — — — —	EXISTING STORM DRAIN LINE
— — — — —	TREE
— — — — —	BUILDING/SHEED
— — — — —	GAS METER
— — — — —	WATER METER
— — — — —	ELECTRICAL BOX
— — — — —	TELEPHONE BOX
— — — — —	EXISTING MANHOLE
— — — — —	EXISTING CATCH BASIN
— — — — —	EXISTING SPOT ELEVATION
— — — — —	EXISTING FIRE HYDRANT
— — — — —	AREA DRAIN

ABBREVIATIONS

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
AS	ASBESTOS
DR	DRIVEWAY
DX	EAST
EX	EXISTING
FC	FINISHED FLOOR ELEVATION
GE	GARAGE ELEVATION
IN	INVERT
IN	INVERT
MANHOLE	MANHOLE
MIN	MINIMUM
N	NORTH
POSE	PRIVATE STORM DRAIN EASEMENT
SE	SIDEWALK
S	SOUTH
SD	STORM DRAIN
SDM	STORM DRAIN INLET
SDM	STORM DRAIN MANHOLE
SF	SANITARY SEWER
TC	TOP OF CURB
TD	TOP OF DRAIN
T	TREE
WM	WATER METER

TENTATIVE PARCEL MAP FOR
MONTECITO AVENUE
 BEING AS TO THE CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA
 FILED ON OCTOBER 16, 2012 AT 10:00 AM IN MAP ROOM 905 AT 700 BAY STREET, OROVILLE,
 SACRAMENTO COUNTY, CALIFORNIA
WOOD REDDERS
 DEVELOPER
 1000 WOODBURN AVENUE, SUITE 100, PACIFICA, CA 94044
 PHONE: (415) 318-9195 FAX: (415) 318-9196
SEPTEMBER 2015
 Sheet 1 of 7
 JOB #326401

CONDO LEGEND

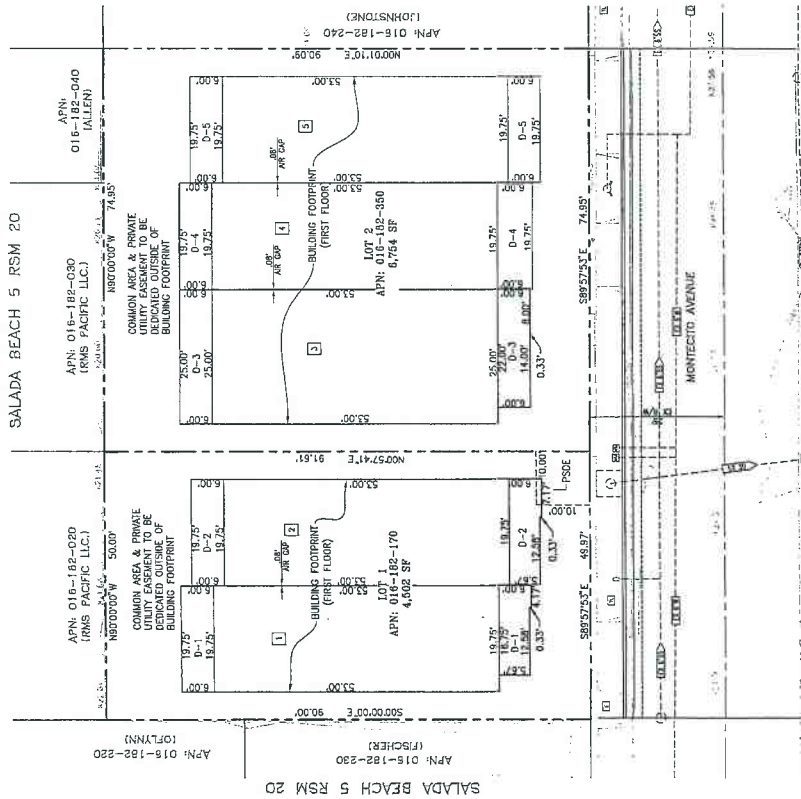
D-f	DECK - UNIT f
C-f	GARAGE - UNIT f
P-f	PATIO - UNIT f

- ### SHEET INDEX
- TENTATIVE PARCEL MAP
 - EXISTING CONDITIONS PLAN
 - PROPOSED CONDITIONS PLAN
 - PRELIMINARY GRADING AND DRAINAGE PLAN
 - PRELIMINARY UTILITY PLAN
 - CONDOMINIUM CONTROL PLAN
 - STORMWATER MANAGEMENT NOTES

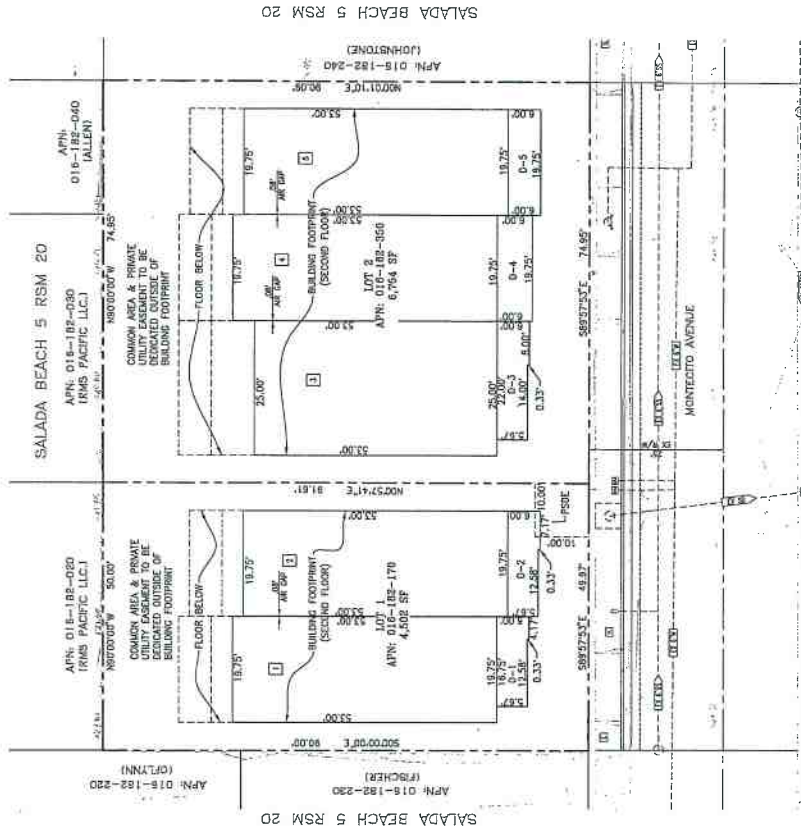
TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

MONTECITO AVENUE

CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA



FIRST FLOOR TENTATIVE CONDO MAP



SECOND FLOOR TENTATIVE CONDO MAP

CONDO LEGEND

- B-1-1 UNIT
- C-1-1 GARAGE - UNIT
- P-1-1 PATIO - UNIT

TENTATIVE PARCEL MAP FOR
MONTECITO AVENUE

BRING ALL LOTS 1, 2, 3, 4, 5 TO BE REFERRED MAP SALADA BEACH
FILED ON AUGUST 5TH, 1972 IN MAP BOOK NO. 1 AT PAGE 20, OFFICIAL
RECORDS SAN MATEO COUNTY

SEPTEMBER 2015

WOOD ROGERS
DEVELOPER - ARCHITECT - ENGINEER - LANDSCAPE ARCHITECT
PACIFICA, CA 94026 TEL: 650.447.0000

Sheet 1 of 7
JOB # 2354-001

LOCATION MAP

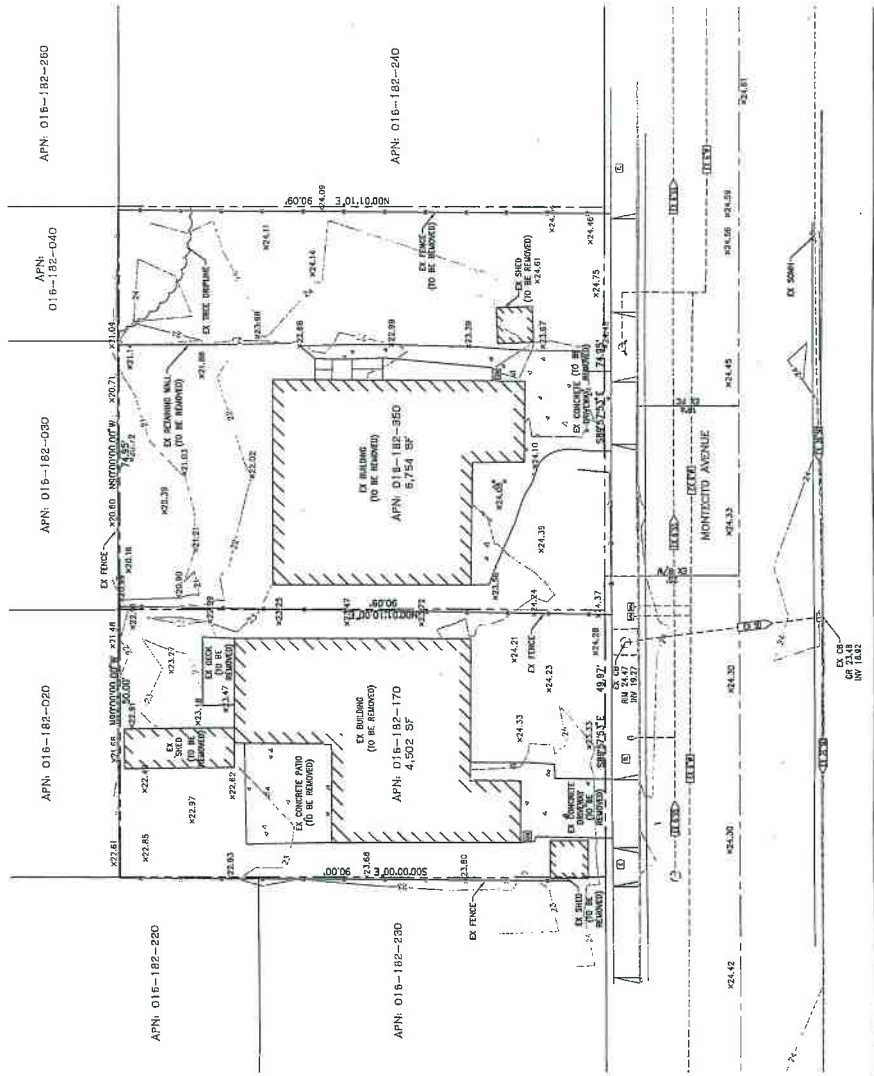


LEGEND

- FENCE LINE
- CENTERLINE/MOUNTING LINE
- PROPERTY BOUNDARY
- CONTOURS
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- TREE
- BUILDING/SHED
- GAS METER
- WATER METER
- ELECTRICAL BOX
- TELEPHONE BOX
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING SPOT ELEVATION
- EXISTING FIRE HYDRANT
- AREA DRAIN

ABBREVIATIONS

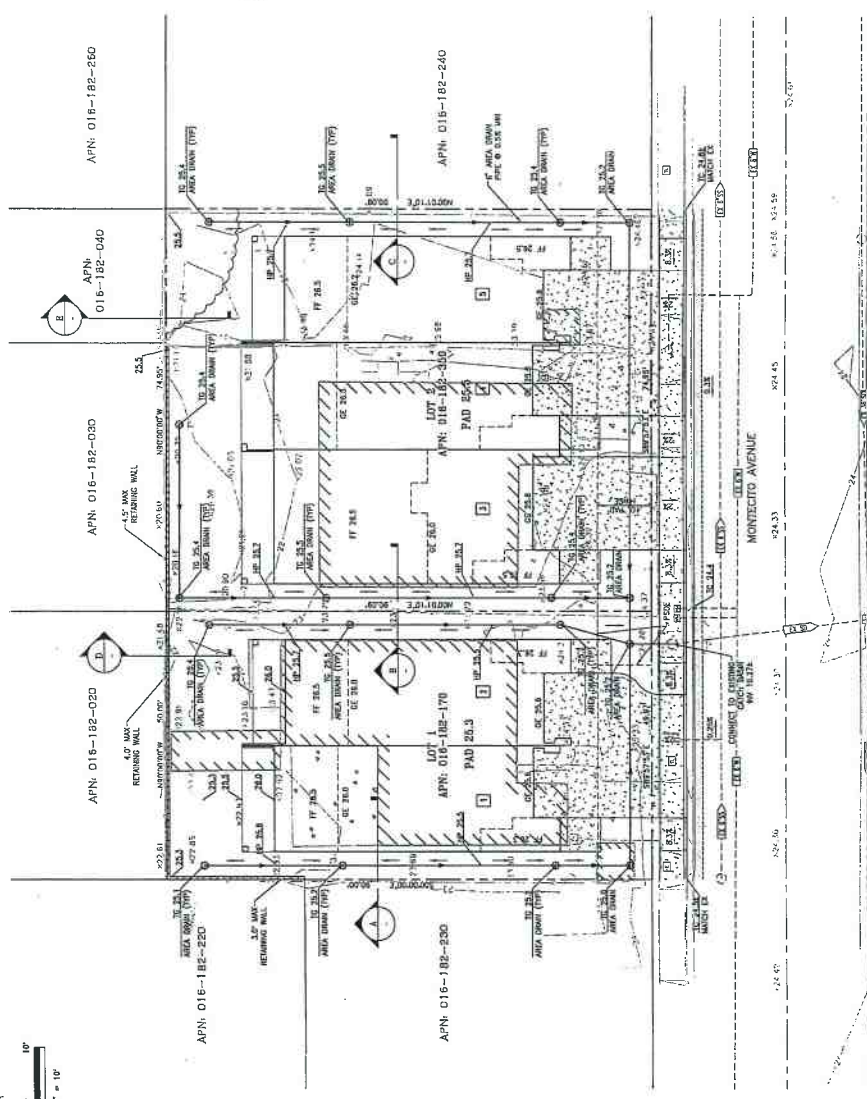
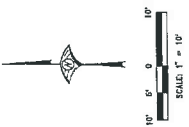
- AC ASPHALT CONCRETE
- ALC ALUMINUM
- CC CONCRETE
- CM CURB
- CH CHAIN LINK
- CK CEMENT
- EC EXISTING CURB
- EF EXISTING FLOOR
- FF FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE
- HS HIGHWAY SHOULDER
- HP HOUSING PORT
- IM IMPROVEMENT
- IP IMPROVEMENT
- MA MASONRY
- MC MOUNTING CURB
- MS MOUNTING SURFACE
- NC NORTH CURB
- NS NORTH SIDE
- SW SIDEWALK
- SD STORM DRAIN
- SO STORM OVERFLOW
- SS SQUARE FOOT
- ST STREET
- TC TOP OF CURB
- TD TOP OF DRAIN
- TOP TYPICAL ORBIT
- TR TRAIL
- WY WATER
- WM WATER METER



BASIS OF BEARINGS
THE CENTERLINE OF THE SANTA MARIA AVENUE AS SHOWN ON
MAP 5225-1 (SANTA MARIA AVENUE) AND MAP 5225-2 (SANTA MARIA AVENUE)
IN SANTA MARIA AVENUE, SAN MATEO COUNTY, CALIFORNIA.

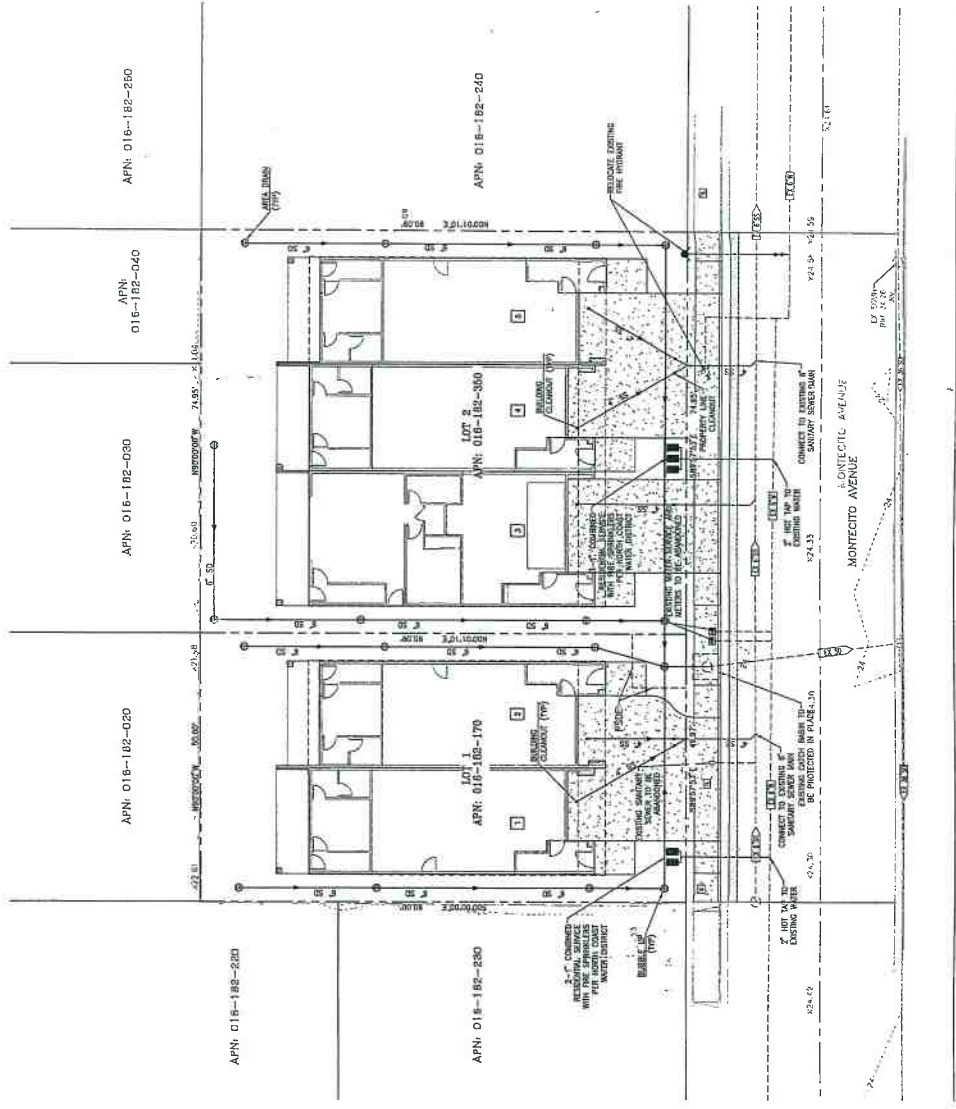
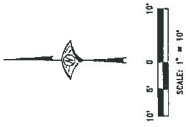
NOTICE
THIS MAP IS A PLAN OF THE EASements AND INTERESTS IN THE REAL PROPERTY SHOWN
HEREON. IT IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE
DIMENSIONS, BEARINGS, OR AREA THEREON. THE USER OF THIS MAP SHALL BE RESPONSIBLE
FOR THE ACCURACY OF THE DIMENSIONS, BEARINGS, OR AREA THEREON.

EXISTING CONDITIONS PLAN FOR
MONTECITO AVENUE
PLANNING AND DESIGN BY
WOOD ROBBERS
REGISTERED PROFESSIONAL ENGINEER
SANTA MARIA AVENUE, SAN MATEO COUNTY, CALIFORNIA
NO. 88890-001
9210 SANDHILL DRIVE, SUITE 102
REDWOOD CITY, CALIFORNIA 94063
TEL: 650.867.1558
FAX: 650.867.1559
SEPTEMBER 2015
Sheet 2 of 7
JOB # 1384.001

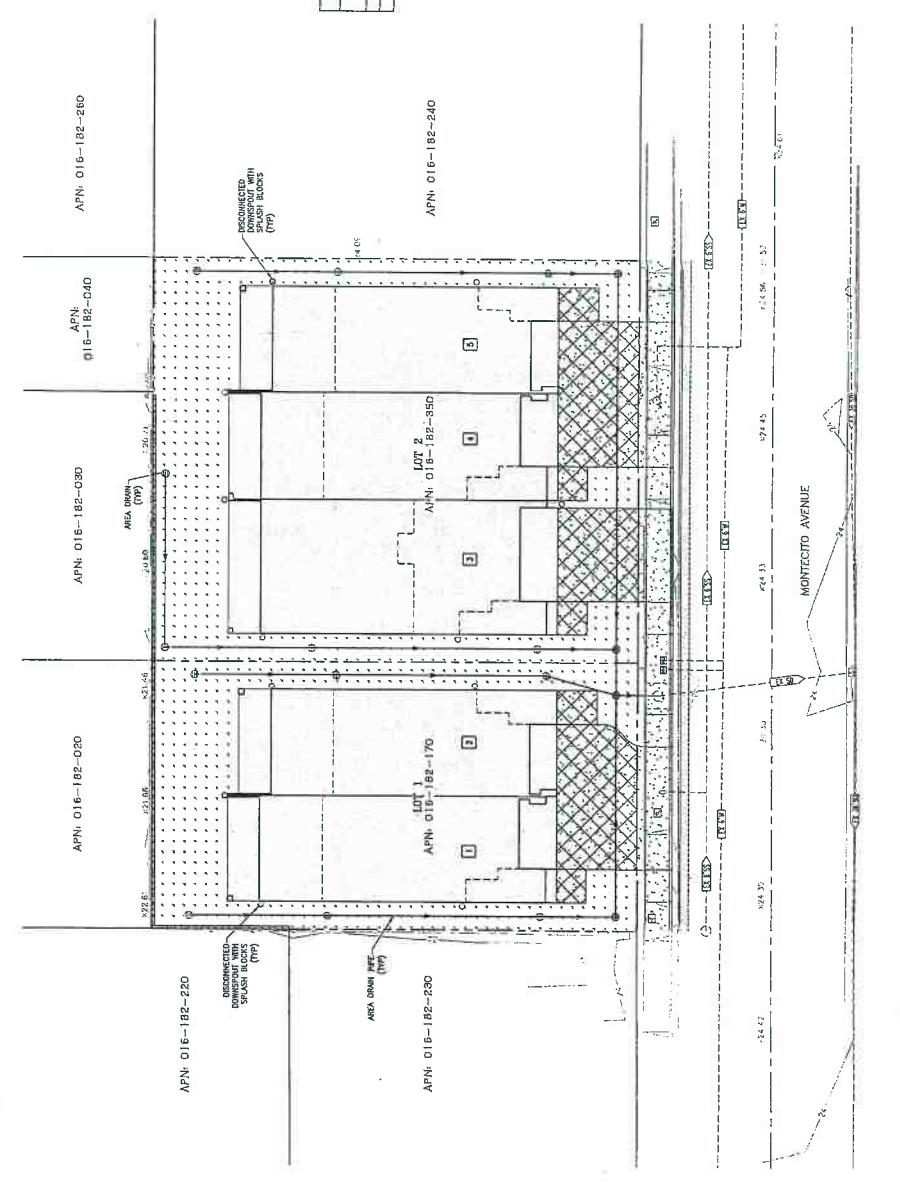


PRELIMINARY GRADING AND DRAINAGE PLAN FOR
MONTECITO AVENUE
 RECORDS SAN MATEO COUNTY
 SEPTEMBER 2015
 SHEET 4 OF 7
 JOB # 1281.001

WOOD RODGERS
 REGISTERED PROFESSIONAL ENGINEER
 1525 CALIFORNIA STREET
 SAN MATEO, CALIFORNIA 94401
 TEL: 650.947.1558

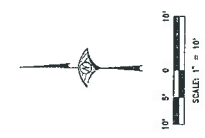
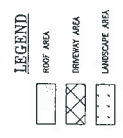


PRELIMINARY UTILITY PLAN FOR
MONTECITO AVENUE
 SHEET 5 OF 7
 SEPTEMBER 2015
 ALL LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12 OF DIVISION ONE SALMON BEACH
 FIELD OFFICE, 1111 1/2 AVENUE, SALMON BEACH, CALIFORNIA 94967
 REDDICK SAN MATEO COUNTY
LISSA ROBERTS
 CIVIL ENGINEER
 4870 Wilshire Road, Suite 102
 Sebastopol, CA 95972
 Tel: 707.947.1888
 Job # 2284801



AREA CALCULATIONS

	ROOF AREA	DRIVEWAY AREA	PERVIOUS AREA
LOT 1	2,398 SF	477 SF	1,627 SF
LOT 2	3,021 SF	785 SF	2,236 SF



PRELIMINARY STORMWATER CONTROL PLAN FOR
MONTECITO AVENUE
 BEING ALL OF LOTS 1, 2, 11, & 12 OF REVERED MAP SALADA BEACH
 FILED ON AUGUST 1, 2013 IN MAP BOOK NOS. AT PAGE 28. OFFICIAL
 RECORDS SAN MATEO COUNTY
 SEPTEMBER 2015
 Sheet 6 of 7
 JOB # 324.001

WOOD ROGERS
 4870 Woodward Blvd., Suite 200
 Emeryville, CA 94608
 Tel: 925.437.1808

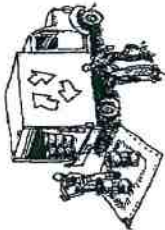


**SAN MATEO COUNTYWIDE
Water Pollution
Prevention Program**
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

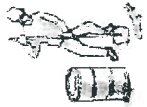
Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



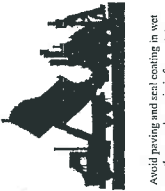
- Non-Hazardous Materials**
- Burn and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, oil, oil and antifreeze) in accordance with city County name and in a water tight container, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.

Equipment Management & Spill Control



- Maintenance and Parking**
- Designate an area, fenced with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done on site, use spill containment berms, absorbents, and spill kits to contain and clean up any oil or other fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not drain, or surface waters.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.
- Spill Prevention and Control**
- Keep spill cleanup materials (e.g., rags, absorbents and spill kits) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks and clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the County Office of Emergency Services Warning Center, (605) 952-7538 (24 hours).

Paving/Asphalt Work



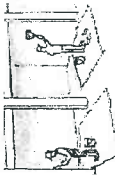
- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
 - Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
 - Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
 - Do not use water to wash down fresh asphalt concrete pavement.
- Sawcutting & Asphalt/Concrete Removal**
- Protect nearby storm drain inlets when gutters, base washwater onto dirt areas, or into storm drains. Use sand or silt fabric filters, and seal berms to keep slurry out of the storm drain system.
 - Shovel, absorb, or vacuum saw cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
 - If sawcut slurry enters a catch basin, often it will immediately:

Concrete, Grout & Mortar Application



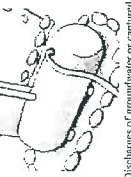
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that prevents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

Painting & Paint Removal



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

Dewatering



- Discharges of groundwater or surface runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Do not discharge dewatering water into any drain basins.
- When in drain basins, check and clean before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be monitored and whether any monitoring is to be collected and handled off site for treatment and proper disposal.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under a tarp or in a covered area.
- Store bagged material on pallets and under cover.
- Discourage application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

STORMWATER MANAGEMENT NOTES FOR
MONTECITO AVENUE

BEING ALL OF LOT 10, 11, & 12 OF REVISED MAP SALADA BEACH
RECORDED IN RECORD BOOK 100, PAGE 281, OFFICIAL
RECORDS SAN MATEO COUNTY

SEPTEMBER 2015

WOOD ROADERS
Civil & Environmental Consulting
4870 Willow Road, Suite 125
Palo Alto, CA 94306 Tel: 650.942.6559

Sheet 7 of 7

JOB # 2324.001