



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: Monday, November 2, 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: October 5, 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

PRESENTATION:

1. **FISCAL YEAR 2015-2016 ADOPTED CITY BUDGET** by Assistant City Manager Lorenzo Hines. Proposed Action: Receive presentation.

PUBLIC HEARING:

2. **GDP-355-15** **COASTAL DEVELOPMENT PERMIT CDP-355-15 and SITE DEVELOPMENT PERMIT PSD-805-15**, filed by the applicant and agent, Mark Bucciarelli, on behalf of the owner, Jessie Go, to construct an addition of approximately 500 square feet to an existing 1,000 square foot single-family residence with a one car garage on a nonconforming lot at 120 Santa Rosa Avenue (APN 016-192-030) in Pacifica. Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption. Proposed Action: Approve as conditioned.
3. **SP-153-15** **SPECIFIC PLAN SP-153-15**, filed by Preston Fung, to construct a new 3,111 square feet, three-story single-family residence on a vacant 6,105 square feet lot at 323 Beaumont Boulevard (APN 009-037-450) in Pacifica. Recommended CEQA status: Categorical Exemption. 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.



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PLANNING COMMISSION
Staff Report

DATE: November 2, 2015

ITEM: 2

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the San Mateo County Times on October 23, 2015, and 66 surrounding property owners and tenants were notified by mail.

FILE: CDP-355-15
PSD-805-15

APPLICANT and AGENT: Mark Bucciarelli, AIA, 58 Fairlawn Ave., Daly City, CA 94015

OWNER: Jessie Go, 120 Santa Rosa Avenue, Pacifica, CA 94044

LOCATION: 120 Santa Rosa Avenue (APN 016-192-030)

PROJECT DESCRIPTION: Construct a 466 square foot addition at the rear of an existing single family residence of 934 sq. ft. with an attached one car garage of 278 sq. ft. on a nonconforming lot.

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

RECOMMENDED CEQA STATUS: Exempt – CEQA Guidelines Sections 15301(e)(1) & 15303(a)

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

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	4,500 sf	No Change
Lot Width	50'	50'	No Change
Coverage	40% max.	27%	37%
Floor Area Ratio (excluding garage area)	50% max.	21%	31%
Height	25' max.	15'	15'
Landscaping	20% min.	56%	51%
Setbacks			
-Front yard	20'	21'	No Change
-Garage	20'	15'	No Change
-Interior side	5'	4'	5'
-Rear	20'	30'	20'
Deck projection into rear yard is 6' max. with a 14' min. setback required	14'	NA	16' setback with a 4' deck proposed and a 4' projection into rear yard
Chimney projection allowed with 2.5' side setback	2.5'	2'	No Change
Parking	2 car garage	1 car garage	1 car garage
Garage Inner Dimensions	18' wide by 19' deep	9' by 20'	No Change

PROJECT SUMMARY

1. Project Description: The applicant is proposing to expand the living area by 466 square feet (sq. ft.) at the rear of the dwelling behind the garage. The addition will consist of a family room, a wet bar, and a bathroom. The addition will be accessed from a narrow opening off the existing dining area, and a four foot separation will be created between the existing garage and the new living area. The proposed new living area will be one story to match the existing one story dwelling. The overall height of 15 feet established for the existing dwelling will not increase with the addition.

An existing one car garage measuring 278 sq. ft. will remain unchanged. The existing concrete landing, steps and patio in the rear yard will be removed and replaced with a smaller wooden deck with steps on both sides that is placed along the new addition. The new deck will project 4 feet into the rear yard. New vinyl windows are proposed for the addition to match the existing vinyl windows. The cement plaster siding and new asphalt shingle roofing will also match the existing materials. An existing shed in the rear yard will also be removed. The existing dwelling is 934 sq. ft. and with the addition, the total square footage including the garage would be 1,678 sq. ft.

There are several aspects of the existing site that render it nonconforming, and which trigger application of Article 30 of Chapter 4 of Title 9 of the PMC (Nonconforming Lots, Structures, and Uses). First, the existing lot area of 4,500 sq. ft. is less than the 5,000 sq. ft. requirement of the R-1 zone. Second, the existing side setback along the east (left) side of the structure is 4 feet while the R-1 zone requires a 5 feet side setback. Third, the existing structure has a one car garage while PMC Section 9-4.2818(a)(1) requires a two car garage. The Article 30 standards for nonconforming projects require review and approval of a Site Development Permit unless certain prescribed standards are met, as set forth in PMC Section 9-4.3002(a)(4). This project does not satisfy the requirements of this section and therefore, requires issuance of a Site Development Permit.

Despite the existing nonconformity in off-street parking, the Applicant does not need to provide additional off-street parking since there will be no increase in the number of bedrooms. PMC Section 9-4.3002(c)(2)(vi) states:

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

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 the surrounding properties on the north, west and east sides. Properties to the south have a General Plan designation of High Density Residential. The zoning classification for the project site and surrounding lots on the north, west and east sides is R-1/CZ (Single Family Residential/Coastal Zone Combining District) given the location of these sites west of Highway 1 within the Coastal Zone. However, the subject site is not located within the appeal area of the Coastal Zone. The property to the south has a zoning designation of R-3/CZ. The residential properties in the area have been developed with one and multi-level single-family residential homes.

3. Municipal Code: The project requires two discretionary permits based on its location and the scope of work proposed. The project site's location within the CZ (Coastal Zone Combining District) zoning district subjects most physical improvements at the site to issuance of a Coastal Development Permit (CDP) as provided in PMC Section 9-4.4303. Improvements do not require a CDP if they fall within a set of narrow exemptions and exclusions. Staff has determined that the project does not qualify for any exemption or exclusion from CDP requirements, and therefore, approval of a CDP is necessary.

Staff determined after publication of the legal notice and mailing of the public hearing notices that this project also required approval of a Site Development Permit. However, the project description contained in the legal ad and the hearing notice did not change, and adequately described the project. Thus, staff determined that since the project description remained

unchanged, it would be appropriate to add the Site Development Permit, PSD-805-15 to the project for the Planning Commission to review without conducting additional public notice.

PMC Section 9-4.3002(a) "Nonconforming lots" states that if a project does not meet the development standards as listed, approval of a Site Development Permit for new structures is required. In this case, the lot area of 4,500 sq. ft., one of the side setbacks and the existing one car garage are inconsistent (nonconforming) with the development standards for this site. The dwelling was constructed in 1956 before the City was incorporated so different development standards were applied when the house was built. Approval of a Site Development Permit is required for this project.

4. **CEQA Recommendation:** Staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301(e)(1) which states in pertinent part:

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:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 sq. ft., whichever is less;

Proposed is construction of a 466 sq. ft. addition to an existing single-family dwelling of 1,200 sq. ft., including the garage space. The proposed addition is an increase of 42% of floor area which is less than the 50% threshold as described above.

Staff recommends that the Planning Commission find the project exempt from CEQA under a second exemption per CEQA Guidelines Section 15303(a) which is quoted below in pertinent part:

Section 15303. New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

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

The project is an addition to an existing single family dwelling and that use would not change, which is consistent with the exemption listed above. In addition, the project is within an area that has all the public services and facilities available for the proposed addition as allowed in the General Plan for single family development. In summary, the addition proposed is negligible and similar to other dwellings in the neighborhood.

5. Required Findings: The PMC sets forth required findings for each permit considered by the Planning Commission. The findings required for approval of a Coastal Development Permit and Site Development Permit are included in the following sections.

A. *Coastal Development Permit.* Section 9-4.4304(k) of the Municipal Code allows the Planning Commission to issue a Coastal Development Permit if it finds that:

- i. The proposed development is in conformity with the City's certified Local Coastal Program (LCP).

Coastal Act Policy #23 of the LCP states that new development (an addition is defined as "development" in the Coastal Zone) shall be located within existing developed areas. In this case, the proposal is an addition to a single family residence located within a neighborhood of single-family dwellings. The single story addition will not negatively impact coastal views from public areas and will be visually compatible with the character of the surrounding area as specified in Coastal Act Policy #24 of the LCP.

- ii. Where the Coastal Development Permit is issued for a development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act Public Resources Code Division 20.

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

B. *Site Development Permit.* Section 9-4.3204(a) states that a site development permit shall not be issued if the Commission makes any of the following findings:

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

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

The proposed addition will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the addition will be to the rear of an existing dwelling and will not impact any vehicular or pedestrian traffic pattern.

- ii. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses.

The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to surrounding uses because the one car garage is existing and no changes to the garage are proposed.

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

Landscaping has been provided in the setbacks as required for R-1, single family residential development. No landscaping is needed to screen service or storage areas from the street or to break up paved areas. However, implementation of a landscaping plan will be required as a condition of approval and the current landscaping on the site will be improved, including planting a 15 gallon tree in the front setback.

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

The project will not unreasonably restrict light and air neither on the property nor on other property in the neighborhood because the proposed addition is one story and will satisfy the required setbacks.

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

This finding does not apply because the proposed addition is for a residential unit which does not contain a commercial or industrial structure.

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

The proposed addition will not extend beyond the property lines and it is located within a developed residential neighborhood. No natural features will be damaged by the construction of the proposed addition to the dwelling unit.

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

Windows, sliding glass doors and a deck have been incorporated into the design to provide sufficient variety in the design of the new structure.

- viii. That the proposed development is inconsistent with the City's adopted Design Guidelines.

The addition will be placed behind the existing garage; however, it will be visible by the neighbors on the west and south sides. The Design Guidelines recommend that additions should retain and be consistent with the positive architectural features of the original structure. The materials for the siding, roof and windows will be similar to match the existing building. The new roofline will also have the same slope as the existing roof so the addition will blend with the existing building which is consistent with the Design Guidelines.

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

The addition to the single family residence is not inconsistent with the provisions of the General Plan, the Coastal Plan and zoning regulations which allow a single family dwelling expansion as proposed on that site and the addition complies with all the development standards for R-1 development on a nonconforming lot with the implementation of the condition of approval requiring a tree in the front yard.

7. Staff Analysis:

Coastal Development Permit – The Coastal Program regulates new development in the Coastal Zone to ensure that additions and remodels such as the approximately 500 sq. ft. single story

addition proposed are compatible with the neighborhood, coastal views are preserved and appropriate landscaping is encouraged. The applicant is proposing an addition to an existing single-family dwelling within the Sharp Park mixed neighborhood comprised of single family dwellings, apartments, and other commercial uses along Palmetto Avenue. The addition is a 42% increase in square footage for the existing dwelling and garage area, and once the project is complete, the total square footage of the project including the garage would be approximately 1,700 sq. ft. Coastal planning issues and the Coastal Act Policies as listed in the LCP and which apply to this project have been addressed in greater detail previously in the staff report.

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

Design – The Community Scale and Design section of the LCP (page C-106) states that new development within the appeal zone that requires discretionary review must also undergo design review. Design review is necessary to assure attractive, appropriate development and factors such as architectural style, scale, site use, materials and landscaping shall be considered. In addition, the LCP encourages small, older homes be preserved which will occur as a result of this project because the expansion of an existing single family dwelling will improve the structure by providing more usable living area for the occupants without the entire dwelling being demolished for a new larger replacement residential unit.

Although the addition will be minimally visible from Santa Rosa Avenue, the surrounding neighbors on the east and north sides will be able to see the new living area. The materials used for the windows, siding and roofing will match the existing dwelling, which results in the addition being integrated into the structure rather than appearing to be tacked on.

Staff has raised several design issues with the applicant, one of which is regarding access to the new floor area through a narrow opening off the dining/kitchen area. Due to the small opening, the new floor area can be closed off and used as a separate living area. Another design issue is the four foot wide short tunnel created in the space between the garage and the new addition. In reaction to these concerns raised by staff, the applicant has provided a written response under “Design Issues Raised” which is attached to this report as Attachment d. The applicant/designer response indicates that the door out of the garage will be maintained and two new windows can be placed on the south side of the addition if the four foot space is created. Upon review of the applicant’s responses, staff is supportive of the project as proposed because two windows for the addition would provide additional light. However, if the Planning Commission would prefer the addition to be attached to the garage, the Building Official has confirmed that it could be designed in such a way as to comply with the relevant building codes. A condition of approval to that effect could be added upon approval of the Planning Commission.

As described above, one of staff's concerns is the narrow opening for the additional living area proposed which could be closed off and used as a separate living area. Staff is recommending a condition of approval preventing the current and future owners from closing off the new addition to rent it out as separate living area. PMC Section 9-4.453(a)(5) states that the minimum lot size for a second unit is 5,000 sq. ft.; thus, the lot area of 4,500 sq. ft. would prohibit a second unit from being constructed on the site under the current regulations.

The landscaping in the front yard is minimal. Trees have been added to the rear yard to provide screening. The standard condition requiring a landscaping plan and for the landscaping to be maintained is also recommended by staff to improve the landscaping and appearance of the site. A condition of approval to require a 15 gallon, drought resistant tree in the front setback has been added to the landscaping condition in order comply with PMC Section 9-3002 (a) (7).

8. 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. 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 the California Environmental Quality Act; **APPROVE** Coastal Development Permit CDP-355-15 and Site Development Permit PSD-805-15 by ADOPTING the attached resolution for the proposed addition to a single-family dwelling at 120 Santa Rosa Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

Attachments:

- a. Resolution for Coastal Development Permit and Site Development Permit
- b. Exhibit A Resolution Conditions of Approval
- c. Land Use and Zoning Exhibit
- d. Design Issues Raised – Response Provided by Applicant
- e. Plans and Elevations

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT CDP-355-15, AND SITE DEVELOPMENT PERMIT PSD-805-15, SUBJECT TO CONDITIONS, FOR AN ADDITION AT 120 SANTA ROSA AVE. (APN 016-192-030), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Mark Bucciarelli, Architect (“Applicant”)

WHEREAS, an application has been submitted to expand by approximately 500 square feet the first floor of an existing one-story single-family dwelling at 120 Santa Rosa Avenue; and

WHEREAS, the Planning Commission has determined the project is exempt from the California Environmental Quality Act per CEQA Guidelines Sections 15301(e) (1) and 15303(a); and

WHEREAS, the project requires approval of a Coastal Development Permit because the nonconforming lot area, side setback and one car garage prevent the project from qualifying for an exclusion or exemption; and

WHEREAS, the project also requires approval of a Site Development Permit because the nonconforming one car garage prevents the project from qualifying for an exemption; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on November 2, 2015, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

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

1. Findings for Approval of the Coastal Development Permit

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

Coastal Act Policy #23 of the LCP states that new development (an addition is defined as “development” in the Coastal Zone) shall be located within existing developed areas. In this case, the proposal is an addition to a single family residence located within a neighborhood of single-family dwellings. The single story addition will not negatively impact coastal views from public areas and will

be visually compatible with the character of the surrounding area as specified in Coastal Act Policy #24 of the LCP.

- 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 Public Resources Code Division 20.

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

2. Findings for Approval of a Site Development Permit

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

The proposed addition will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the addition will be to the rear of an existing dwelling and will not impact any vehicular or pedestrian traffic pattern.

- B. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses.

The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to surrounding uses because the one car garage is existing and no changes to the garage are proposed.

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

Landscaping has been providing in the setbacks as required for R-1, single family residential development. No landscaping is needed to screen service or storage areas from the street or to break up paved areas. However, implementation of a landscaping plan will be required as a condition of approval and the current landscaping on the site will be improved, including planting a 15 gallon tree in the front setback.

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

The project will not unreasonably restrict light and air neither on the property nor on other property in the neighborhood because the proposed addition is one story and will satisfy the required setbacks.

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

This finding does not apply because the proposed addition is for a residential unit which does not contain a commercial or industrial structure.

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

The proposed addition will not extend beyond the property lines and it is located within a developed residential neighborhood. No natural features will be damaged by the construction of the proposed addition to the dwelling unit.

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

Windows, sliding glass doors and a deck have been incorporated into the design to provide sufficient variety in the design of the new structure.

- H. That the proposed development is inconsistent with the City's adopted Design Guidelines.

The addition will be placed behind the existing garage; however, it will be visible by the neighbors on the west and south sides. The Design Guidelines recommend that additions should retain and be consistent with the positive architectural features of the original structure. The materials for the siding, roof and windows will be similar to match the existing building. The new roofline will also have the same slope as the existing roof so the addition will blend with the existing building which is consistent with the Design Guidelines.

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

The addition to the single family residence is not inconsistent with the provisions of the General Plan, the Coastal Plan and zoning regulations which allow a single family dwelling expansion as proposed on that site and the addition complies with all the development standards for R-1 development on a nonconforming lot with the implementation of the condition of approval requiring a tree in the front yard.

3. Findings for California Environmental Quality Act

- A. That the project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15301(e)(1) and 15303.
- B. 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.

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 sq. ft., whichever is less.

- i. This project involves construction of a 466 sq. ft. addition to an existing single-family dwelling of 1,200 sq. ft., including the garage space. The proposed addition is an increase of 42% of floor area which is less than the 50% threshold as described above.
- C. Section 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:

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

- i. This project is an addition to an existing single family dwelling and that use would not change, which is consistent with the exemption listed above. In addition, the project is within an area that has all the public services and

facilities available for the proposed addition as allowed in the General Plan for single family development. In summary, the addition proposed is negligible and similar to other dwellings in the neighborhood.

NOW, BE IT FURTHER RESOLVED that the Planning Commission does hereby approve the Coastal Development Permit, CDP-355-15 and Site Development Permit, PSD-805-15, 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 2nd day of November 2015.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Richard Campbell, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Coastal Development Permit, CDP-355-15, and Site Development Permit, PSD-805-15 for an Addition to an Existing Dwelling at 120 Santa Rosa Ave. (APN 016-192-030)

Planning Commission Meeting of November 2, 2015

Planning Department

1. Development shall be substantially in accord with the plans entitled “Go Residence Addition 120 Santa Rosa Avenue, Pacifica” consisting of six (6) sheets, and dated September 28, 2015, except as modified by the following conditions.
2. That the approvals are valid for a period of one year from the date of final determination. If the use approved is not established within such period of time, the approvals shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director’s sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension.
3. The new addition cannot be converted into a separate living area because a second unit has not been approved as part of this project; and therefore, no portion of the dwelling, including the new addition, can be utilized as a second unit and rented out separately without complying with the City’s Second Dwelling Unit Standards.
4. Prior to the issuance of a building permit, Applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
5. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director. In addition to any other landscaping, a 15 gallon, drought-resistant tree shall be planted in the front yard setback. The landscape plan shall show each type, size, and location of plant materials, as well as the irrigation system. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers,

herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director.

6. 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.
7. 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. Prior to issuance of a building permit, Applicant shall provide construction details for the enclosure for review and approval by the Planning Director.
8. If applicable, prior to the issuance of a building permit, Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights. All roof equipment shall be screened to the Planning Director's satisfaction.
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. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. Show fixture locations, where applicable, on all building elevations.

13. The Applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the Applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the Applicant, City, and/or parties initiating or bringing such Proceeding. If the Applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.
14. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
15. Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.

Engineering Division of Public Works Department

16. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
17. The Applicant shall add a note on the Site Plan that says, "Existing curb and sidewalk adjacent to property frontage that is damaged or displaced shall be repaired or replaced even if damage or displacement occurred prior to any work performed for this project."
18. The Applicant shall add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."

19. Prior to approval of a building permit, the Applicant shall provide an erosion control plan.
20. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked onto W. Avalon Drive. Dust control and daily road cleanup will be strictly enforced.
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 and to the satisfaction of the City Engineer.
22. All recorded survey pints, 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.

Wastewater Division of Public Works

23. 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.

END

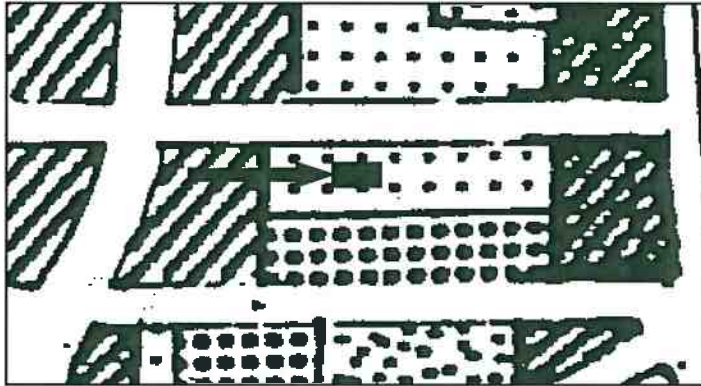
Land Use & Zoning Exhibit

City of Pacifica
Planning Department

General Plan Diagram

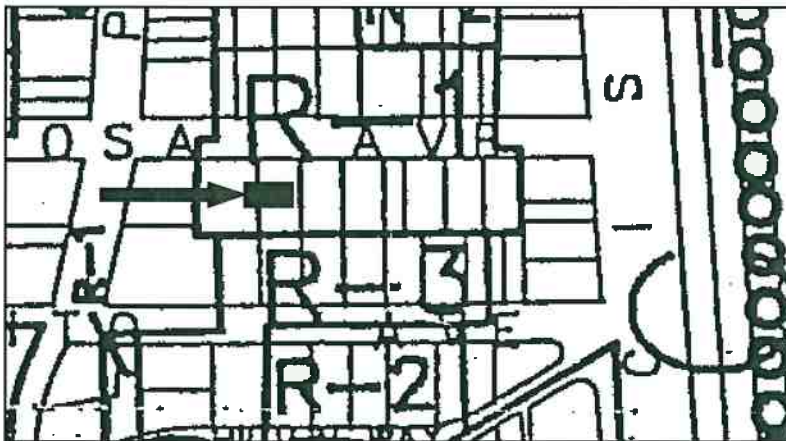
Neighborhood: West Sharp Park

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

Design Issues Raised -

The 4 ft. gap between the addition and the rear wall of the garage is created based on the following:

- a) Many times these additions get down to the roof integration. Proposed roof tie in to the existing is easier and more self contained, although some cricketsing is still required. If merged with garage, much more extensive roof framing would be necessary.
- b) Preserves light and ventilation for dining room. Code cannot be met via kitchen window if blocked off.
- c) Existing man-door from garage to side / rear yard is preserved.

The side and rear yards are the only logical ground floor expansion areas. Admittedly, the dining room connection is a bit awkward, but the existing rear-facing bedrooms are left undisturbed. The "closing off" potential is purely coincidental. The owner's intent is that the family room is the "kid zone", and the entry and living room can be restored to a more civilized, "grown-up zone".

I hope the above adequately addresses all the comments, but please let me know if there are any additional concerns.

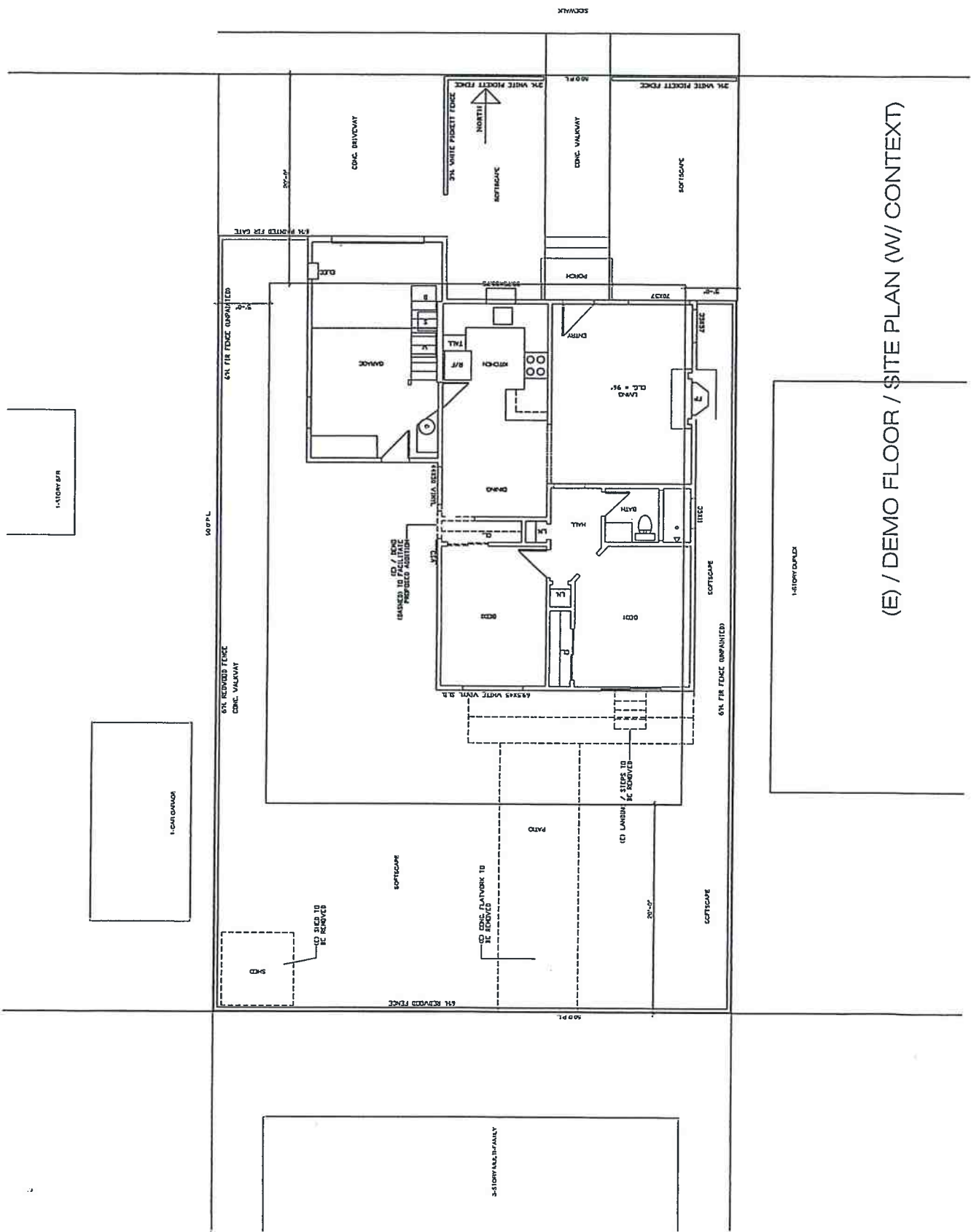
Regards,



Mark Bucciarrelli, AIA



SANTA ROSE (50 FT. R.O.W.)



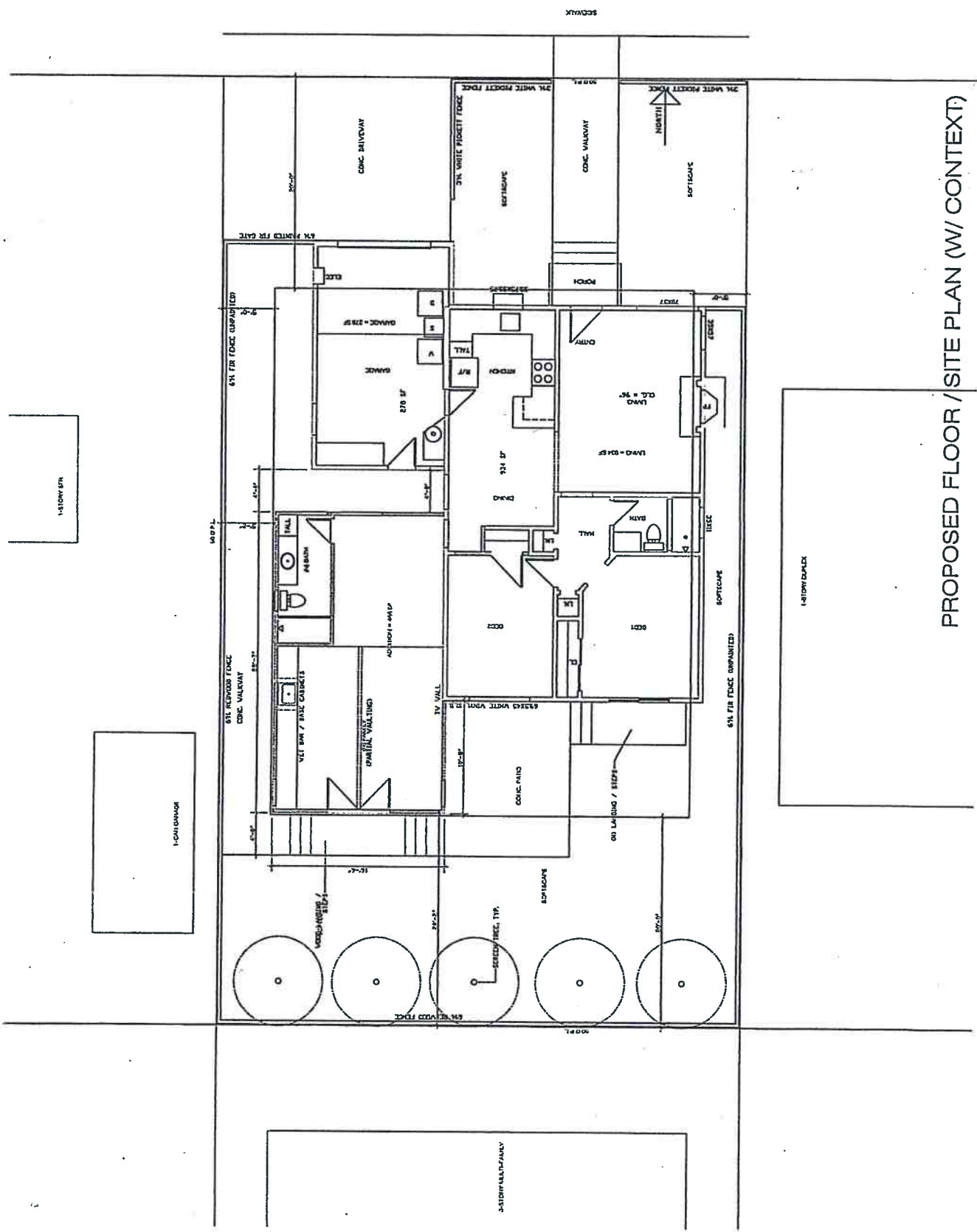
(E) / DEMO FLOOR / SITE PLAN (W/ CONTEXT)

BAUKUNST

1200 4th Street, San Francisco, CA 94103
 Tel: 415.774.1111
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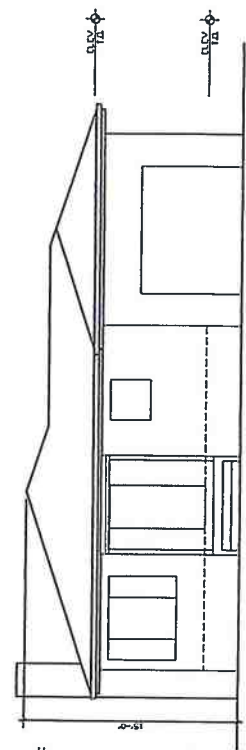
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SANTA ROSE (50 FT. R.O.W.)

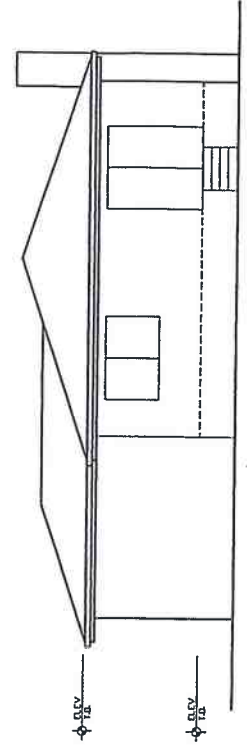


PROPOSED FLOOR / SITE PLAN (W/ CONTEXT)

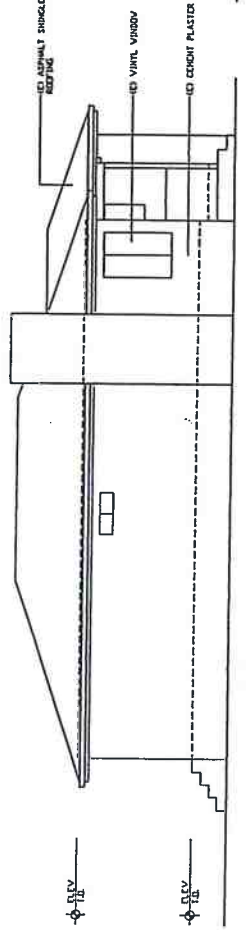
A3.1



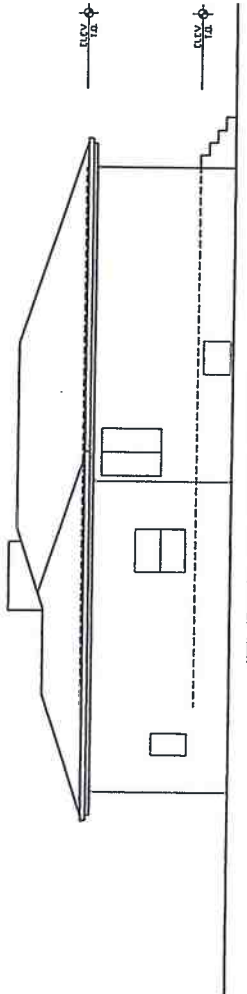
(E)/DEMO FRONT ELEVATION



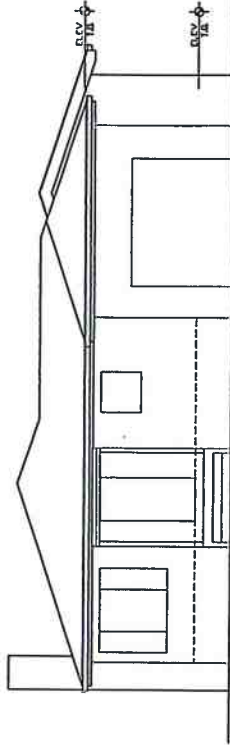
(E)/DEMO REAR ELEVATION



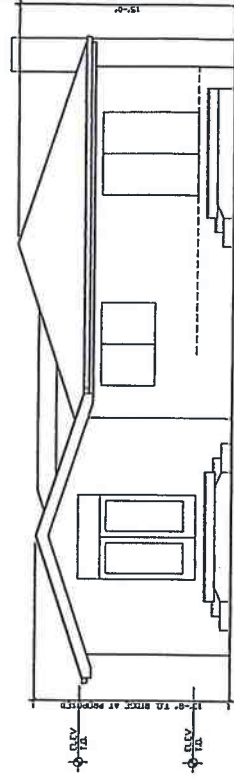
(E)/DEMO LEFT SIDE ELEVATION



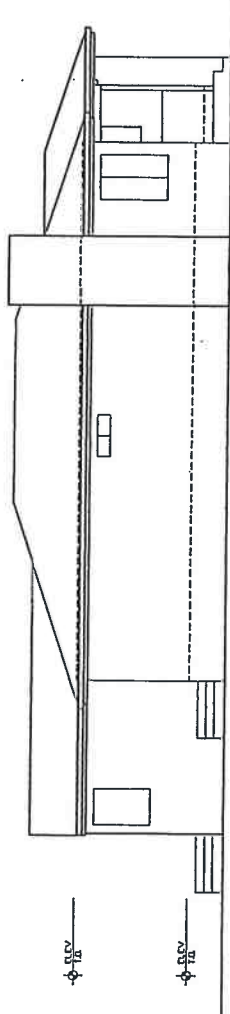
(E)/DEMO RIGHTSIDE ELEVATION



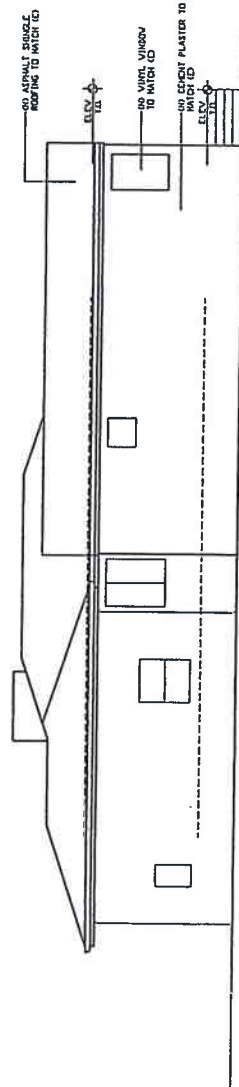
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHTSIDE ELEVATION



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: November 2, 2015

FILE: SP-153-15

ITEM: 3

PUBLIC NOTICE: Notice of Public Hearing was published in the San Mateo County Times on October 23, 2015, and mailed to 126 surrounding property owners and occupants.

APPLICANT: Preston Fung
930 Mission Rd., Suite 30
South San Francisco, CA 94080

OWNER: Jenny Tran & Preston Fung
930 Mission Rd., Suite 30
South San Francisco, CA 94080

PROJECT LOCATION: 323 Beaumont Blvd. (APN 009-037-450) – Fairmont

PROJECT DESCRIPTION: Construct a new 3,111 square feet, three-story single-family residence on a 6,105 square feet vacant lot.

SITE DESIGNATIONS: General Plan: Low Density Residential (LDR)
Zoning: P-D (Planned Development)

RECOMMENDED CEQA STATUS: Class 3 Categorical Exemption, Section 15303.

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

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Christian Murdock, Associate Planner

PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS

ZONING STANDARDS CONFORMANCE:

<u>Major Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size (sq. ft.)	5,000	6,105	No change
Coverage	40% max	0%	28%
Height	35'-0" max	N/A	35'-0"
Landscaping	20% min	N/A	60%
Setbacks			
-Front	15'-0" min (house) 20'-0" min (garage) 9'-0" (open deck)	N/A	17'-6" (house) 20'-0" (garage) 14'-0" (open deck)
-Side	5'-0" min	N/A	5'-0" (left) 5'-2" (right)
-Rear	20'-0" min	N/A	34'-8"
Parking	Two garage spaces (18'-0" W X 19'-0" L min)	N/A	Two garage spaces (22'-6" W X 19'-0" L)

PROJECT SUMMARY

1. General Plan, Zoning, and Surrounding Land Uses

The subject site's General Plan land use designation is Low Density Residential (LDR). The LDR land use designation permits residential development at an average density of three to nine units per acre (an average lot area of 4,840-14,520 square feet per unit). The proposed single-family residence on a 6,105 square feet (sq. ft.) lot is consistent with the use type and densities allowed within the LDR land use designation.

The subject site's location is within the P-D (Planned Development) zoning district. The P-D zoning district requires approval of a Specific Plan prior to issuance of a building permit for construction. Further, it requires a Specific Plan to be consistent with an approved Development Plan, which sets forth permitted uses within a P-D zoned area. Within the P-D zoning district, regulations for area, coverage, density, yards, parking, height, and open ground area shall be guided by the regulations of the residential, commercial, or industrial zoning district most similar in nature and function to the proposed project type. In this case, the regulations of the R-1 (Single-Family Residential) zoning district will apply.

Land uses surrounding the project site consist entirely of single-family residences. Most are two- and three-story structures built on steep slopes. Properties to the southwest, west, north, and east are within the P-D zoning district, and properties to the south and southeast are within the R-1 zoning district. The neighborhood surrounding the project site features an approximately 20 percent downward grade between Coral Ridge Drive (the next street north of the project site) and Winwood Avenue (the next street south of the project site). Despite the

surrounding neighborhood being substantially built-out, there are five other vacant lots within 200 feet of the project site. This is the only section of the neighborhood where such a cluster of vacant lots exists.

2. Municipal Code

The applicant's proposal requires one approval under the Pacifica Municipal Code (PMC). The project requires Planning Commission approval of a Specific Plan prior to issuance of a building permit for construction within the P-D zoning district (PMC Sec. 9-4.2208). The Planning Commission must make two findings in order to approve a Specific Plan application (PMC Sec. 9-4.2209):

- A. That the specific plan is consistent with the approved development plan; and
- B. That the specific plan is consistent with the City's adopted Design Guidelines.

3. Project Description

A. Project Site

The vacant lot on which the applicant has proposed to construct the project was first subdivided as part of the Edgemar Subdivision No. 1 in 1907. It appears to have remained vacant since then, with the only project concerning the site being a new subdivision map for the Fairmont neighborhood. The City of Pacifica approved the Fairmont Unit No. 2C subdivision map in 1965. The subdivision map changed the lot lines and rights-of-way (streets) throughout the neighborhood into different configurations than those approved in 1907.

Most other lots created in the Fairmont Unit No. 2C subdivision have been developed over the years, but the subject site has remained undeveloped. It is one of five vacant lots within a 200 feet radius. The subject lot has an approximately 45 percent slope from the rear of the property downward to Beaumont Boulevard, making it one of the steepest lots in the vicinity. Beaumont Boulevard traverses the hillside from northwest to southeast and, as currently constructed, is 20 feet wide in front of the project site. Right-of-way width, however, is 50 feet, resulting in a project that will appear much further from the apparent front property line than is actually the case.

B. Single-family Residence

The applicant proposes to construct a new 3,111 sq. ft., three-story single-family residence on a vacant 6,105 sq. ft. lot (Attachment D). The site's steep slope has influenced many design elements of the project, including the driveway design with an 18 percent slope and the prevalence of retaining walls throughout most of the site. By definition in Pacifica Municipal

Code Section 9-4.2502, the retaining walls at the site will range from 1 to 2 feet in height as measured from the higher adjacent ground level. When measured from the lower adjacent ground level, the retaining walls will range from 5 to 10 feet in height. Overall, the project will involve approximately 1,500 cubic yards of grading.

The first floor will consist of a 446 sq. ft. two-car garage, 279 sq. ft. storage room, and 124 sq. ft. of living area. First floor living area will include a foyer, laundry room, and full bathroom. Interior access to the second and third floors will be provided through a stairway and elevator. Retaining walls will prevent exterior access from the front of the house to the sides and rear of the residence, although the site's steep slope results in usable exterior space only at the second- and third-story levels.

The second and third floors will consist of 1,585 sq. ft. and 1,402 sq. ft. of living area, respectively. Second story living area will include one bedroom, one and one-half bathrooms, an office, a living room and dining room, and a kitchen with pantry. It will also include access to an exterior patio that wraps around the right- and rear-sides and half of the left side of the residence. The patio will include a spiral staircase up to a small third-story patio and the backyard.

Third floor living area will include four bedrooms, three full bathrooms, and a closet with laundry facilities. Outdoor living area will consist of two private decks directly accessed from two bedrooms. Catwalks will connect the rear of the third-story to a level backyard which is also accessed from a small patio connected by a spiral staircase to the second story of the residence. The backyard spans the entire width of the residence at the rear and about half of the right side of the residence. Total backyard area is approximately 530 sq. ft.

C. Landscaping

The project proposal will include substantial landscaping. The applicant has proposed to install a mix of grass, shrub, perennial, succulent, and tree species as shown on Sheet A104 of Attachment D. Irrigation will occur through a drip irrigation system. The project will include three-times as much landscaping as required by the R-1 zoning district standards applicable to this project in the P-D zone. However, the property configuration, with a narrow front yard and wide rear yard, will result in less landscaping at the front of the property as is common at most single-family residences.

The front property line is 35 feet wide. After including a 20 feet wide driveway and pedestrian walkway to the front entrance, there are only two sections of approximately 5 to 7 feet in width at the left and right of the front yard that can accommodate landscaping. The applicant has proposed to landscape these areas and continue them into the public right-of-way until reaching the sidewalk. Continuation of landscaping into the public right-of-way will require issuance of an encroachment permit by the city engineer.

Only minor landscaping will be present in the side yard. The side yards will consist mostly of gravel pathways to the rear yard patio areas at the second story level. These gravel pathways will reduce impervious surface at the site. The remainder of the rear yard at the second story level will consist of a small paver patio and two small planter areas.

Most landscaping for the project will be present at the third story level in the rear yard. Terraced retaining walls will create two planter areas of seven feet and three feet in depth wrapping around the rear and half of the right sides of the residence. The largest landscaping area is at the rear fifth of the site which will remain undisturbed with natural ground cover and natural slope.

4. Required Findings

In order to approve the subject Specific Plan, the Planning Commission must make the two findings required by PMC Section 9-4.2209. The following discussion supports the Commission's findings in this regard.

A. Consistency with Approved Development Plan

An approved development plan contains a list of approved uses for an area with P-D zoning. The approved uses in a development plan are then implemented with approval of one or more specific plans which specify the site layout, architectural design, and other detailed parameters of individual projects proposed for construction.

Due to the age of the Fairmont Unit No. 2C development in 1965, staff was unable to locate the original development plan for the neighborhood. Staff has inferred from the type and pattern of development observed throughout the neighborhood that a detached, single-family residence of the type proposed with this project is consistent with the approved development plan for the area. No uses other than detached, single-family residential uses are present in this neighborhood. Staff's inference is supported also by a review of seven specific plan approvals granted by the Planning Commission between 1990 and 2003 for projects along Beaumont Boulevard. All of the projects were single-family residences of the type proposed in the subject application. Therefore, staff recommends that the Planning Commission find the proposed project consistent with the approved development for the site.

B. Consistency with Design Guidelines

The City has adopted Design Guidelines which are intended to accomplish the following purposes:

- Ensure at least a minimum standard of design through the application of consistent policies.

- Encourage new construction which exceeds minimum standards and discourage construction which falls short of those standards.
- Provide a framework for review and evaluation of design proposals.
- Implement applicable General Plan and Local Coastal Plan goals and policies.
- Expedite and facilitate the planning permit process.
- Provide direction for design and redesign of projects.

The Design Guidelines are advisory in nature and, unlike zoning, do not contain explicit standards for determining strict compliance. Rather, they address significant elements of project design that, when balanced overall, result in the best possible site layout and building architecture for a project. An applicant may propose a project which complies with some but not all guidelines and the Planning Commission may still find the project consistent with the Design Guidelines. It is up to the Commission's discretion to determine the appropriate balance and relative priority of the guidelines for a particular project when considering whether a project has achieved Design Guidelines consistency.

Staff's assessment of the project is that the proposed improvements at the site are consistent with the City's adopted Design Guidelines. Major areas of project consistency with the Design Guidelines include the following (Design Guidelines guidance followed by staff discussion):

SITE PLANNING

- i. *Lighting. Exterior lighting should be subdued, and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.*

Discussion

Applicant has proposed no centralized, tall light fixtures. Exterior lighting at the project site will consist of small wall-mounted light fixtures integrated into building architecture and featuring downward orientations and shielding to ensure light does not project onto adjacent properties. Applicant has included notes on the floor plans stating the downward orientation of all exterior lighting.

BUILDING DESIGN

- ii. *Design. The style and design of new buildings should be in character with that of the surrounding neighborhood. This does not mean that new buildings should be identical to existing buildings on neighboring lots, but that new buildings should complement, enhance, and reinforce the positive characteristics of surrounding development. This can be accomplished by incorporating the dominant architectural features of an area into the design of new development. Such*

features may include bay windows, chimneys, balconies, porches, roof shapes, and other architectural details and materials.

Additions to an existing structure should also retain and/or be consistent with the positive architectural features of the original structure.

Discussion

There are six existing homes within 300 feet of the project site on Beaumont Boulevard which staff referenced as a basis for comparison of building design. These homes are located on the north side of Beaumont Boulevard and all have up-sloping lots. There are several other homes within 300 feet of the project site, but these homes are located on the south side of Beaumont Boulevard on down-sloping lots. The architectural design of residential structures on down-sloping lots tends to be different than that on up-sloping lots, resulting in smaller structures with limited profiles from the street view. These types of homes do not serve as an adequate comparison for the project site.

The westernmost residence assessed is located at 316 Beaumont Boulevard. This residence is constructed on a lot with a more gradual slope at the front of the lot which has resulted in a more conventional residential design. This residence is two stories with living area cantilevered over a two car garage. Roof style is shingled with a combination gambrel and gable roof.

The next residence to the east, 312 Beaumont Boulevard, is constructed on a lot which transitions from the moderate slope of 316 Beaumont Boulevard to the extreme slope of the project site at 323 Beaumont Boulevard. This residence is three stories with a first story garage and setback living area above at the second and third stories. The building has the same color and materials throughout with horizontal articulation on the front elevation, but limited or no horizontal articulation on the side elevations. The roof has shingles with a very low pitch gable.

The remaining four residences in the area of comparison between 321 and 335 Beaumont Boulevard have a variety of site layouts and architectural designs. Three of the four have excavated substantial portions of the lots and incorporated extensive retaining walls to create level, buildable sites. Only one residence – 331 Beaumont Boulevard – has not excavated the slope in the front portion of the lot at street level. This residence is set back from the front property line nearly 60 feet with no garage and no vehicle access to off-street parking. Access to the residence is provided by an on-grade stairway.

There is no unifying theme of architectural style, materials, or colors among the four nearest residences. One is modern in style with smooth, light beige stucco

siding. The dominant materials on the front elevation are the extensive windows across the entire third story and open railings across the width of the second and third story patios. There is limited horizontal relief on the front elevation and no horizontal relief on the side elevations.

Two of the residences have rustic mountain architecture with dark brown colors and extensive wood shake siding. These residences have almost no horizontal relief on their front or side elevations, resulting in boxy architecture. The only relief provided on one of the residences is an exterior stairway and decks. The easternmost residence in the comparison group has a mixed architectural styling with no dominant theme. The siding is smooth stucco with extensive blue accents around window trim and fascia boards. This residence has significant horizontal relief along the front elevation, creating interesting depth in its appearance, although there is no relief along the side elevations.

Among the residences assessed, three have flat roofs or a combination flat roof with a minor section of gable roof. One of these has incorporated a mansard style flat roof with wood shingles. The fourth home, furthest to the east from the project site, has a series of moderate-pitch gables. Staff was unable to discern the roof materials for the residences with flat roofs but the most easterly residence has asphalt shingles for its roof material.

Given the mix of architectural styles, materials, and roof designs, it is difficult to assess whether the proposed project is consistent with any particular theme present in the neighborhood. The common identifiable traits among most of the residences analyzed was a site layout with an orientation near the minimum front setback, a predominantly flat roof design, and second and third story patios on the front elevations. Retaining walls were also common along the side property lines of these residences.

The project proposes to have a building orientation at the minimum allowable front setback; a flat roof design; several patios along the front elevation; and retaining walls along nearly the entire length of each side property line. The architectural style is contemporary with a mix of smooth stucco and horizontal wood siding. The front and right side façades will feature a variety of projections which will create horizontal relief. Overall, based on the limited number of common features among the existing residences in the neighborhood, staff's opinion is that the proposed project, on balance, is consistent with the building design of the surrounding neighborhood and complements, enhances, and reinforces the positive characteristics of surrounding development.

- iii. *Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a*

neighborhood, or an entire city. A development can be “out of scale” with its surroundings due to its relative height, bulk, mass, or density.

A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects, particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City’s height limitation is a maximum only, and the maximum height may often be inappropriate when considered in the context of surrounding development and topography. The “carrying capacity” of a given site is also an important factor in determining appropriate scale and lot coverage. As with the height limitation, the City’s lot coverage limitation is a maximum only.

Discussion

Among the six existing homes within 300 feet of the project site on the north side of Beaumont Boulevard which staff has referenced as a basis for comparison of building design, four are constructed at the same scale as the proposed project. These four homes have excavated to create garages at the ground floor and have second and third story living area. The residences approach the maximum 35 feet building height for the zoning district as a result of their orientation on lots with steep slopes.

The proposed project will have a ground floor garage with living area above at the second- and third-story levels. Building height will be 35 feet due to the severe slope of the lot. The proposed project, when compared to those residences situated on lots most similar to the subject site, is in scale with the neighborhood.

- iv. Details. *Use architectural features and details to help create a sense of human scale. Wall insets, balconies, window projections, etc., are examples of building elements which may help reduce the scale of larger buildings.*

Discussion

The proposed project will incorporate a variety of architectural details along the front elevation visible from Beaumont Boulevard. The garage and entry way will be recessed beneath a second story deck. The railings for the second story deck will project slightly into the front setback with 1 X 6 open hardwood rails creating fine horizontal lines.

Siding at the ground floor and second floor will be primarily light colored smooth stucco. At the third floor, the materials transition into dark colored horizontal wood siding. The color and material change creates interest, and is combined

with articulation of the front plane of the residence. The center of the third story elevation overhangs the second story deck below. This projection then deepens along the right side of the front elevation beyond the plane of the first and second stories into a succession of two cutouts for patio areas. The design creates an interesting transition from front to right elevation.

The varying horizontal relief across three stories of the residence, along with intimate private patio areas on decks throughout the project, result in sufficient detail in the building to create a sense of human scale that breaks up its large size.

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

Discussion

Siding at the ground floor and second floor will be primarily light colored smooth stucco. At the third floor, the materials transition into dark colored horizontal wood siding. The color and material change integrates well and, combined with articulation of the front plane of the residence, creates interest. The dominant wood siding of the third story is unified and balanced with the smooth stucco of the first and second stories by the railing of the second story deck. The railing will have steel posts and horizontal wood members with a dark color similar to the third story siding. There are no historical or architecturally significant structures in the neighborhood.

The high-quality materials proposed for the project will result in a mix with favorable design characteristics. The materials are consistent and appropriate for the contemporary architectural design proposed for the project.

- vi. *Color. Building color should be compatible with the neighborhood and should reinforce and complement the visual character of the building's environment. Multiple colors applied to a single building should relate to changes of material or form.*

Discussion

The proposed building integrates an interesting mix of materials and colors. Changes in color correspond to changes in material between light-colored smooth stucco siding and dark wood siding. The colors and materials proposed complement existing design themes in several of the nearby residences. In

particular, dark colored wood siding and smooth, light colored stucco are prevalent through the comparison properties in the neighborhood identified by staff.

- vii. *Privacy. Consideration should be given to the impact of development on the privacy of surrounding properties. Use judicious windows placement and appropriate landscaping to help minimize the potential for loss of privacy.*

Discussion

The topography, lot shape, and building architecture of the proposed project will result in a development which preserves the privacy of nearby residents. The project site does not face a neighboring property across Beaumont Boulevard. The nearest property in this direction is oriented on Gordon Way, offset nearly 50 feet from the plane of the subject site. There will be no impact to the privacy of the residence at 300 Gordon Way.

To the left of the project site is an existing single-family residence at 321 Beaumont Boulevard. The design of this residence is such that nearly all of the living area is concealed behind a retaining wall along its right property line. A small section of the third story is exposed to view from the project site, but there is only one small window in this area. Therefore, any impact to privacy will be minimal. The two lots to the right of the proposed project are vacant and there will be no privacy impacts since there are no existing residences.

The properties to the rear of the project site are located along Coral Ridge Drive. The building pads of these residences are at least 10 feet above the highest point of the proposed residence at the subject site. Therefore, steep topography will prevent any loss of privacy due to views from the project site.

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

Discussion

All sides of the proposed residence will be consistent in terms of color, material, and detailed treatments. The dominant siding materials of light color smooth stucco and dark horizontal wood siding will continue around all sides of the building. The variety of window sizes will have a common window shape, style, and dark frame color to create consistency of this design treatment. Additionally, the same roof style will be used over the entire residence.

HILLSIDE DEVELOPMENT

- ix. Excavation. *Large amounts of cut and/or fill are unattractive on hillsides, and can have a detrimental impact on the immediate and surrounding environment.*

(a) Structures should relate to and follow site topography to work with the slope, not against it.

(b) Whenever feasible, buildings and roads should be sited to align with existing contours of the land.

(c) Retaining walls should be avoided or, if necessary, their height should be reduced to the minimum feasible.

(d) Avoid one-level solutions which would result in excessive lot coverage and more disruption of the site. Multi-level structures which step down the slope can help to minimize cut and fill.

Discussion

The severe topography of the project site presents significant challenges to minimizing excavation. The applicant has proposed a multi-level design of three stories to avoid a one level solution that would have substantially increased the amount of grading. The living area steps up the slope to the maximum extent practicable with excavation occurring only where necessary. Where required, retaining walls have a modest profile of 5 to 10 feet from the lower adjacent ground level. The retaining walls are terraced to minimize wall height. This trade-off reduces usable outdoor area for the applicant in order to minimize grading and the height of the retaining walls. In addition, the driveway at the front of the residence is proposed at the maximum feasible grade for the full length of the front setback in order to raise the building pad as high as possible at the site, which in turn reduced required grading.

The applicant has proposed a project which minimizes the need for grading and retaining walls to the maximum extent practicable while still complying with zoning requirements related to height, lot coverage, and landscaping. On balance, the project is consistent with this design guideline.

INFILL DEVELOPMENT

- x. Neighborhood Compatibility. *Established neighborhoods often have strong design characteristics.*

(a) Consideration should be given to the context of building design. Relate the height, bulk, style, material, and color of a structure to its surroundings. New development should complement the positive aspects of an existing neighborhood.

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

(c) A design which has the potential to negatively impact a neighbor's view, sunlight, and/or privacy, should be avoided.

Discussion

There are few strong design characteristics present among the residences nearby the project site. The proposed residence has incorporated the limited number of elements common to the existing structures within the neighborhood. Based on what common factors do exist, in particular the siting of the residence, architectural style, materials, and colors, the project is compatible with the surrounding neighborhood.

Additionally, the applicant has proposed landscaping several times in excess of zoning standards, including a substantial portion of native vegetation from the existing hillside. The topography of the site, building design of adjacent residences, and vacant lots on one side of the project site will result in a project that will not negatively impact any neighbor's view, sunlight, or privacy.

5. CEQA Recommendation

Staff analysis of the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 3 exemption provided in Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures). Section 15303 states in part:

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

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

The subject proposal to construct a single-family residence fits within the scope of a Class 3 categorical exemption. Specifically, the project (1) includes one single-family residence; (2) is located within the P-D (Planned Development) zoning district in an area where the approved development plan authorizes single-family residential uses; and, (3) will be undertaken within an urbanized area. All areas within the City Limits of the City of Pacifica qualify as an urbanized area for the purposes of CEQA pursuant Public Resources Code Section 21071 because (1) Pacifica is an incorporated city; (2) Pacifica had a population of 37,234 persons as of the 2010 U.S. Census; and, (3) the population of Pacifica combined with the contiguous incorporated city of Daly City (population 101,123 persons as of the 2010 U.S. Census) equals at least 100,000 persons.

6. Staff Analysis

The topography of the project site is the dominant factor driving the design choices for the project. The extreme slope of the site has resulted in a project at the maximum height allowable under the zoning standards, although the project will remain consistent with similarly developed residences in the vicinity. Despite the challenges presented by the slope at the site, the applicant has proposed a project that meets or exceeds all zoning standards. In order to accomplish this, the applicant must excavate a greater portion of the site and include more retaining walls than suggested by the Hillside Development section of the Design Guidelines. However, the alternative would likely have been to seek a variance for noncompliance of the zoning standards for setbacks, height, lot coverage, and/or other standards. Given the circumstances, the applicant has proposed a project that has balanced many competing regulations and design imperatives.

7. Summary:

Staff has determined that, as conditioned, the project will satisfy all zoning regulations and applicable development standards, and will be consistent with the General Plan. The project will result in a new single-family residence that is consistent with the approved development plan for the neighborhood and that, on balance, is consistent with the Design Guidelines. The proposed project incorporates what limited commonality exists among nearby residences on similarly situated lots into a cohesive project that achieves high-quality design. The project will be a positive addition to the neighborhood and will preserve the privacy of existing residences in the vicinity. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the Resolution.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find the project is exempt from the California Environmental Quality Act; **APPROVE** Specific Plan SP-153-15 by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporate all maps and testimony into the record by reference.

Attachments:

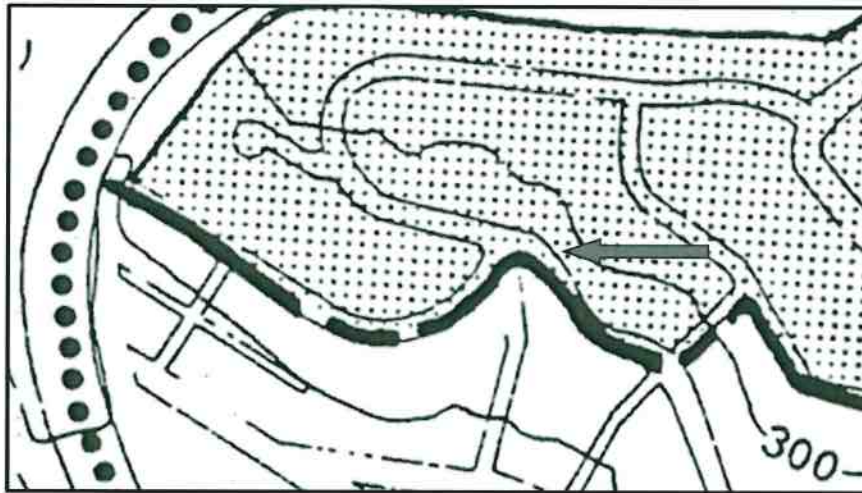
- A. Land Use and Zoning Exhibit
- B. Resolution for Use Permit
- C. Exhibit A for Resolution – Conditions of Approval
- D. Site Plan, Floor Plan, Elevations, and Landscape Plan
- E. Applicant’s discussion of Design Guidelines consistency.

Land Use & Zoning Exhibit

City of Pacifica Planning Department

General Plan Diagram

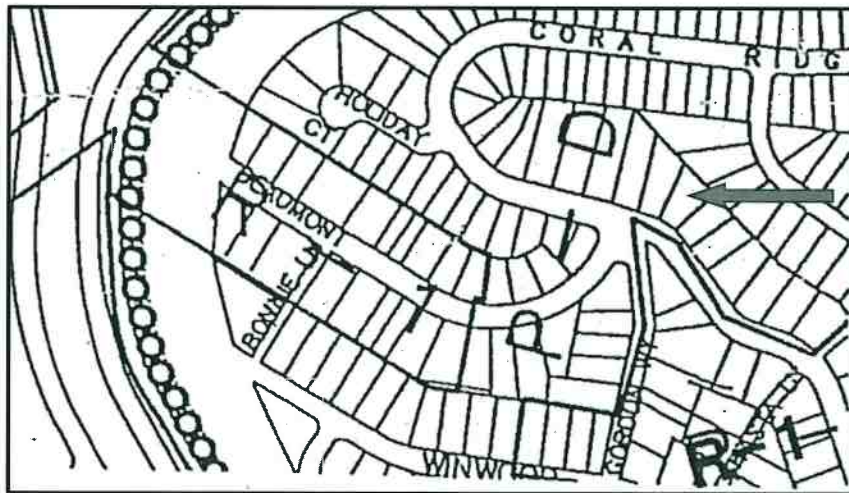
Neighborhood: Fairmont
Land Use Designation: Low Density Residential



LOW-DENSITY
RESIDENTIAL

Zoning Map Diagram

Zoning District: P-D (Planned Development)



(Maps Not to Scale)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SPECIFIC PLAN SP-153-15, SUBJECT TO CONDITIONS, FOR A SINGLE-FAMILY RESIDENCE ON A VACANT LOT WITHIN THE P-D (PLANNED DEVELOPMENT) ZONING DISTRICT AT 323 BEAUMONT BOULEVARD (APN 009-037-450), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Preston Fung, Property Owner (“Applicant”).

WHEREAS, an application has been submitted to construct a new 3,111 square feet, three-story single-family residence on a 6,105 square feet vacant lot at 323 Beaumont Boulevard (APN 009-037-450); and

WHEREAS, construction of the proposed structure requires approval of a Specific Plan prior to the issuance of a building permit because the project site is a property within the P-D (Planned Development) zoning district, and such Specific Plan must be consistent with the approved development plan for the area and the City’s adopted Design Guidelines; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on November 2, 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 of the City of Pacifica does hereby make the following findings pertaining to Specific Plan SP-153-15:

1. That the specific plan is consistent with the approved development plan.
 - A. The project to construct a 3,111 square feet, three-story detached single-family residence on a 6,105 square feet vacant lot is consistent with the type and pattern of development in the approved development plan for the project area. The project area includes only detached, single-family residential uses. Additionally, between 1990 and 2003 the Planning Commission approved specific plan permits for seven similar projects along Beaumont Boulevard. All of the projects were single-family residences of the type proposed in the subject application. Therefore, the proposed project is consistent with the approved development for the site.
2. That the specific plan is consistent with the City’s adopted Design Guidelines.

SITE PLANNING

- i. Lighting. *Exterior lighting should be subdued, and should enhance building design as well as provide for safety and security. Lighting which creates glare for*

occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.

The project will have no centralized, tall light fixtures. Exterior lighting at the project site will consist of small wall-mounted light fixtures integrated into building architecture and featuring downward orientations and shielding to ensure light does not project onto adjacent properties.

BUILDING DESIGN

- ii. Design. *The style and design of new buildings should be in character with that of the surrounding neighborhood. This does not mean that new buildings should be identical to existing buildings on neighboring lots, but that new buildings should complement, enhance, and reinforce the positive characteristics of surrounding development. This can be accomplished by incorporating the dominant architectural features of an area into the design of new development. Such features may include bay windows, chimneys, balconies, porches, roof shapes, and other architectural details and materials.*

Additions to an existing structure should also retain and/or be consistent with the positive architectural features of the original structure.

There are six existing homes within 300 feet of the project site on Beaumont Boulevard which the Planning Commission analyzed as a basis for comparison of building design. These homes are located on the north side of Beaumont Boulevard and all have up-sloping lots. There are several other homes within 300 feet of the project site, but these homes are located on the south side of Beaumont Boulevard on down-sloping lots. The architectural design of residential structures on down-sloping lots is different than that on up-sloping lots, resulting in smaller structures with limited profiles from the street view. These types of homes do not serve as an adequate comparison for the project site.

The homes analyzed for comparison purposes have a mix of architectural styles, materials, and roof designs. The project will incorporate the few common identifiable traits among the existing homes in the neighborhood, including site layout with an orientation near the minimum front setback, a predominantly flat roof design, and second and third story patios on the front elevations. Retaining walls were also common along the side property lines of these residences.

The project will have a building orientation at the minimum allowable front setback; a flat roof design; several patios along the front elevation; and retaining walls along nearly the entire length of each side property line. The architectural style is contemporary with a mix of smooth stucco and horizontal wood siding.

The front and right side façades will feature a variety of projections which will create horizontal relief.

Based on the factors analyzed above, the style and design of the project will be in character with the surrounding neighborhood.

- iii. *Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an entire city. A development can be “out of scale” with its surroundings due to its relative height, bulk, mass, or density.*

A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects, particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City’s height limitation is a maximum only, and the maximum height may often be inappropriate when considered in the context of surrounding development and topography. The “carrying capacity” of a given site is also an important factor in determining appropriate scale and lot coverage. As with the height limitation, the City’s lot coverage limitation is a maximum only.

Among the six existing homes within 300 feet of the project site on the north side of Beaumont Boulevard which the Planning Commission referenced as a basis for comparison of building design, four are constructed at the same scale as the proposed project. These four homes have excavated to create garages at the ground floor and have second and third story living area. The residences approach the maximum 35 feet building height for the zoning district as a result of their orientation on lots with steep slopes.

The project will have a ground floor garage with living area above at the second- and third-story levels. Building height will be 35 feet due to the severe slope of the lot. The project, when compared to those residences situated on lots most similar to the subject site, is in scale with the neighborhood due to its height, bulk, mass, and density.

- iv. *Details. Use architectural features and details to help create a sense of human scale. Wall insets, balconies, window projections, etc., are examples of building elements which may help reduce the scale of larger buildings.*

The project will incorporate a variety of architectural details along the front elevation visible from Beaumont Boulevard. The garage and entry way will be recessed beneath a second story deck. The railings for the second story deck will

project slightly into the front setback with 1 X 6 open hardwood rails creating fine horizontal lines.

Siding at the ground floor and second floor will be primarily light colored smooth stucco. At the third floor, the materials transition into dark colored horizontal wood siding. The color and material change creates interest, and is combined with articulation of the front plane of the residence. The center of the third story elevation overhangs the second story deck below. This projection then deepens along the right side of the front elevation beyond the plane of the first and second stories into a succession of two cutouts for patio areas. The design creates an interesting transition from front to right elevation.

The varying horizontal relief across three stories of the residence, along with intimate private patio areas on decks throughout the project, result in sufficient detail in the building to create a sense of human scale that breaks up its large size.

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

Siding at the ground floor and second floor will be primarily light colored smooth stucco. At the third floor, the materials transition into dark colored horizontal wood siding. The color and material change integrates well and, combined with articulation of the front plane of the residence, creates interest. The dominant wood siding of the third story is unified and balanced with the smooth stucco of the first and second stories by the railing of the second story deck. The railing will have steel posts and horizontal wood members with a dark color similar to the third story siding. There are no historical or architecturally significant structures in the neighborhood.

The high-quality materials used in the project will result in a mix with favorable design characteristics. The materials are consistent and appropriate for the contemporary architectural design proposed for the project.

- vi. *Color. Building color should be compatible with the neighborhood and should reinforce and complement the visual character of the building's environment. Multiple colors applied to a single building should relate to changes of material or form.*

The project integrates an interesting mix of materials and colors. Changes in color correspond to changes in material between light-colored smooth stucco siding and dark wood siding. The colors and materials complement existing

design themes in several of the nearby residences. In particular, dark colored wood siding and smooth, light colored stucco are prevalent through the comparison properties in the neighborhood analyzed by the Planning Commission.

- vii. Privacy. *Consideration should be given to the impact of development on the privacy of surrounding properties. Use judicious windows placement and appropriate landscaping to help minimize the potential for loss of privacy.*

The topography, lot shape, and building architecture of the project will result in a development which preserves the privacy of nearby residents. The project site does not face a neighboring property across Beaumont Boulevard. The nearest property in this direction is oriented on Gordon Way, offset nearly 50 feet from the plane of the subject site. There will be no impact to the privacy of the residence at 300 Gordon Way.

To the left of the project site is an existing single-family residence at 321 Beaumont Boulevard. The design of this residence is such that nearly all of the living area is concealed behind a retaining wall along its right property line. A small section of the third story is exposed to view from the project site, but there is only one small window in this area. Therefore, any impact to privacy will be minimal. The two lots to the right of the proposed project are vacant and there will be no privacy impacts since there are no existing residences.

The properties to the rear of the project site are located along Coral Ridge Drive. The building pads of these residences are at least 10 feet above the highest point of the proposed residence at the subject site. Therefore, steep topography will prevent any loss of privacy due to views from the project site.

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

All sides of the project will be consistent in terms of color, material, and detailed treatments. The dominant siding materials of light color smooth stucco and dark horizontal wood siding will continue around all sides of the building. The variety of window sizes will have a common window shape, style, and dark frame color to create consistency of this design treatment. Additionally, the same roof style will be used over the entire residence.

HILLSIDE DEVELOPMENT

- ix. Excavation. *Large amounts of cut and/or fill are unattractive on hillsides, and can have a detrimental impact on the immediate and surrounding environment.*
- (a) Structures should relate to and follow site topography to work with the slope, not against it.*
- (b) Whenever feasible, buildings and roads should be sited to align with existing contours of the land.*
- (c) Retaining walls should be avoided or, if necessary, their height should be reduced to the minimum feasible.*
- (d) Avoid one-level solutions which would result in excessive lot coverage and more disruption of the site. Multi-level structures which step down the slope can help to minimize cut and fill.*

The severe topography of the project site presents significant challenges to minimizing excavation. The project includes a multi-level design of three stories to avoid a one level solution that would have substantially increased the amount of grading. The living area steps up the slope to the maximum extent practicable with excavation occurring only where necessary. Where required, retaining walls have a modest profile of 5 to 10 feet from the lower adjacent ground level. The retaining walls are terraced to minimize wall height. This trade-off reduces usable outdoor area for the project in order to minimize grading and the height of the retaining walls. In addition, the driveway at the front of the residence is proposed at the maximum feasible grade for the full length of the front setback in order to raise the building pad as high as possible at the site, which in turn reduced required grading.

The project minimizes the need for grading and retaining walls to the maximum extent practicable while still complying with zoning requirements related to height, lot coverage, and landscaping. On balance, the project is consistent with this design guideline.

INFILL DEVELOPMENT

- x. Neighborhood Compatibility. *Established neighborhoods often have strong design characteristics.*
- (a) Consideration should be given to the context of building design. Relate the height, bulk, style, material, and color of a structure to its*

surroundings. New development should complement the positive aspects of an existing neighborhood.

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

(c) A design which has the potential to negatively impact a neighbor's view, sunlight, and/or privacy, should be avoided.

There are few strong design characteristics present among the residences nearby the project site. The project has incorporated the limited number of elements common to the existing structures within the neighborhood. Based on what common factors do exist, in particular the siting of the residence, architectural style, materials, and colors, the project is compatible with the surrounding neighborhood.

Additionally, the project will include landscaping several times in excess of zoning standards, including a substantial portion of native vegetation from the existing hillside. The topography of the site, building design of adjacent residences, and vacant lots on one side of the project site will result in a project that will not negatively impact any neighbor's view, sunlight, or privacy.

CONCLUSION

The project will, on balance, be consistent with the adopted Design Guidelines because its building design and site will complement, enhance, and reinforce the positive characteristics of surrounding development.

3. That the project is exempt from the California Environmental Quality Act (CEQA) as a Class 3 exemption provided in Section 15303 of the CEQA Guidelines.
 - A. 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:
 - i. One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

- B. The project to construct a single-family residence fits within the scope of a Class 3 categorical exemption. Specifically, the project (1) includes one single-family residence; (2) is located within the P-D (Planned Development) zoning district in an area where the approved development plan authorizes single-family residential uses; and, (3) will be undertaken within an urbanized area.
- C. All areas within the City Limits of the City of Pacifica qualify as an urbanized area for the purposes of CEQA pursuant Public Resources Code Section 21071 because (1) Pacifica is an incorporated city; (2) Pacifica had a population of 37,234 persons as of the 2010 U.S. Census; and, (3) the population of Pacifica combined with the contiguous incorporated city of Daly City (population 101,123 persons as of the 2010 U.S. Census) equals at least 100,000 persons.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby approve Specific Plan SP-153-15 for construction of a new 3,111 square feet, three-story single-family residence on a 6,105 square feet vacant lot at 323 Beaumont Boulevard (APN 009-037-450), subject to conditions of approval included as Exhibit A to this resolution.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 2nd day of November 2015.

AYES, Commissioner:

NOES, Commissioner:

ABSENT, Commissioner:

ABSTAIN, Commissioner:

Richard Campbell, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Specific Plan SP-153-15, Single-family Residence on a Vacant Lot in the P-D (Planned Development) Zoning District, 323 Beaumont Boulevard (APN 009-037-450)

Planning Commission Meeting of November 2, 2015

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled “New Single-family Residence 323 Beaumont Boulevard, Pacifica, CA,” dated July 31, 2015, except as modified by the following conditions.
2. That the approval or approvals is/are valid for a period of two years from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director’s sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension.
3. Prior to the issuance of a building permit, Applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
4. All exterior metal railings shall be constructed of stainless steel. Other materials are unsuitable to withstand the coastal climate of Pacifica.
5. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director and City Engineer. The landscape plan shall show each type, size, and location of plant materials, as well as the irrigation system. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. All landscaping shall be installed consistent with the final landscape plan prior to issuance of a certificate of occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director.
6. Installation of the landscaping shown on the approved landscape plan in the public right-of-way at the front of the residence will require approval of an encroachment permit by the City Engineer. In the event the City Engineer does not approve an encroachment permit for installation of this landscaping, the Planning Commission’s approval of this project shall remain valid with omission of the landscaping in the public right-of-way.

7. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. The plan shall show fixture locations, where applicable, on all building elevations.
8. 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.
9. 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. Prior to the issuance of a building permit, Applicant shall provide construction details for the enclosure for review and approval by the Planning Director.
10. Prior to the issuance of a building permit, Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights. All roof equipment shall be screened to the Planning Director's satisfaction.
11. 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.
12. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
13. All construction shall comply with the C.3 and C.6 Development Review Checklist submitted by Applicant, stamped received on September 24, 2015.
14. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
15. 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.

16. That all exposed retaining wall surfaces shall have a decorative finish which may include, but shall not be limited to, decorative block, stone veneer, or colored and stamped concrete, to the satisfaction of the Planning Director.
17. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.

Building Division of the Planning Department

18. Applicant's proposal requires review and approval of a building permit by the Building Official.
19. Roof shall be constructed with a minimum slope of ¼" per foot.
20. Prior to issuance of a building permit, submit shoring plans for review and approval by the Building Official.
21. Prior to issuance of a building permit, applicant shall submit an updated soils report for review by the Building Official. All recommendations contained in the soils report shall be incorporated into the final construction drawings submitted for review during the building permit process.

Engineering Division of Public Works Department

22. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
23. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked onto Beaumont Boulevard. Dust control and daily road cleanup will be strictly enforced.

24. 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.
25. All proposed sanitary sewer system and storm drain system up to their connection to the existing mains shall be privately maintained.
26. Prior to the issuance of a building permit, 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."
27. Prior to issuance of a building permit, provide an erosion control plan for review and approval by the City Engineer.
28. New driveway approach ramp and new concrete sidewalk shall be per City Standards.
29. All utilities shall be installed underground from the nearest joint pole or box.
30. Applicant shall 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 Beaumont Boulevard. All pavement markings and markers shall be replaced in kind.
31. 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 to issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.
32. Concrete curb between existing driveway and new driveway shall be painted red.

North County Fire Authority

33. Fire sprinkler system required for building per City Ordinance. Install per NFPA 13D. Submit under separate fire permit, prior to issuance of a building permit. System shall be centrally monitored if it contains more than 20 sprinkler heads.

34. Project shall comply with fire flows per 2013 CFC Appendix B for buildings over 3600 sq. ft. with fire sprinklers and obtain a fire flow report from North Coast County Water District (NCCWD) showing a flow of 750 gallons per minute (g.p.m.) or more.
35. Smoke detectors and carbon monoxide monitors required per CBC.
36. Install clearly visible, illuminated address identification.

Waste Water Department

37. Prior to issuance of building permit, Applicant shall submit materials demonstrating the location and size of sewer laterals, appurtenances, and method of compliance with Wastewater Department standards and specifications.

North Coast County Water District (NCCWD)

38. California drought restrictions apply. On August 20, 2014, the Board of Directors adopted Ordinance No. 56 implementing Stage 2 of the District's Water Shortage Contingency Plan Regarding Mandatory Restrictions on Outdoor Water Use. Also, on April 1, 2015, the Governor of California issued an executive order for a mandatory 25% reduction in water usage across the State of California. The District's Board will address any additional requirements and will provide any update on the District's website. A copy of the current Ordinance No. 56 is available on the District's website at <http://nccwd.com/images/PDFs/drought/ord56.pdf>.
39. Prior to the issuance of a building permit, Applicant shall determine the domestic water requirements in accordance with the Uniform Plumbing Code so that the NCCWD can provide the properly sized domestic meter or meters. Applicant must complete a *Single-Family Residence Water Service Application* and submit it to the District. Storage and Transmission Fees, Administrative Fee, and Installation Deposit must be paid in accordance with the District's Rate and Fee Schedule before the District installs any meters. The application is available on the District's website at http://nccwd.com/images/PDFs/_WATER%20SERVICE%20APPLICATION.pdf.
40. If a fire sprinkler system is required by the City, the fire sprinkler designer and/or owner/applicant may be required to have a fire flow test performed to ensure the system is designed using accurate information. Due to the current drought conditions in California, the District will avoid performing a Fire Flow Test, when possible. In agreement with the North County Fire Authority, the District will use past fire flow tests performed in the vicinity, if available. If fire flows for the area are not available, the District will perform a Fire Flow Test. The District requires a \$500 deposit towards the cost of performing this work. If the actual cost is less than the deposit a refund will be returned to the owner/applicant. The turn-around time for this test will possibly be two weeks for the calculations and the invoice to be applied towards the \$500 deposit that will include third

party billing from the engineering firm, if used by the District. The Fire Flow Test application is available on the District's website: http://nccwd.com/images/PDFs/Request%20for%20Static_Fire%20Flow_form.pdf.

41. Prior to the issuance of a certificate of occupancy, the fire sprinkler designer shall obtain the latest version of the NCCWD's Standard Specifications and Construction Details (available online at <http://nccwd.com/projects/standard-specifications-and-construction-details.html> or may be purchased at the District Office). The sprinkler designer must design the sprinkler system to meet NCCWD standards. The fire sprinkler designer must submit plans and Hydraulic Fire Sprinkler Calculations approved and stamped by a registered Fire Protection Engineer to the District for review along with the appropriate fees to cover District costs related to plan review. The fire sprinkler plans and hydraulic calculations must first obtain approval from the North County Fire Authority before submitting them to the District.

42. Prior to issuance of a certificate of occupancy, Applicant is responsible for trenching, backfilling, and resurfacing the roadway and/or sidewalk from water main, as identified by the District Engineer, to the proposed meter(s) to NCCWD (NC-23; see link) & City of Pacifica standards. http://nccwd.com/images/PDFs/standardspecs_2013/_NC-21%20to%20NC-23.pdf.

END

MIKE O'CONNELL, P.E.
900 ROSITA ROAD
PACIFICA, CA 94044
650.303.0495

No.	Revisions	Approved

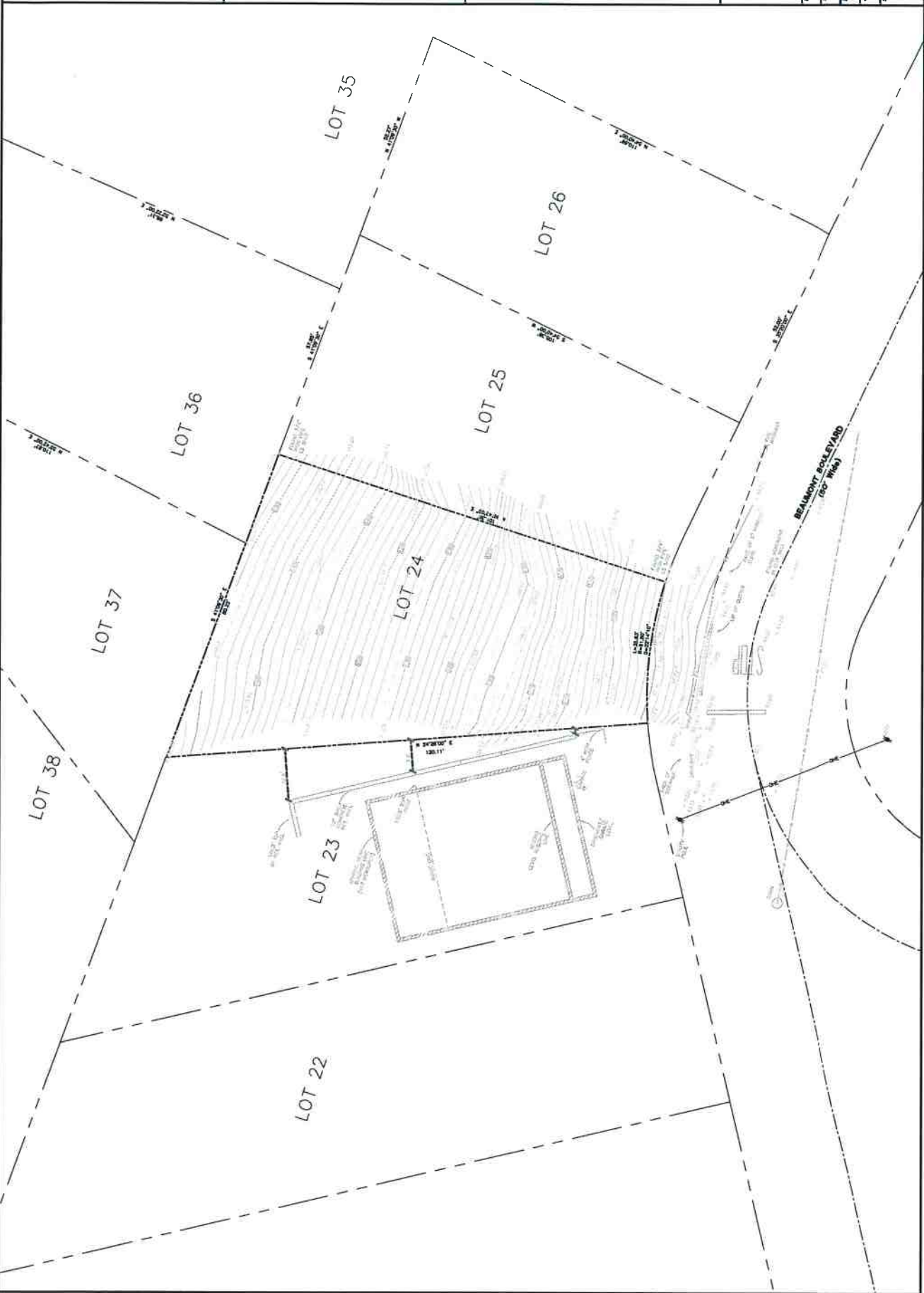
EXISTING CONDITIONS

PKM CONSTRUCTION, INC.
323 BEAUMONT BOULEVARD
PACIFICA, CALIFORNIA



DATE: 8.15.15
SCALE: 1"=10'
SHEET NO.
JOB NO: 2015-032

C1.01



900 ROSITA ROAD
 PACIFICA, CA 94044
 MIKE O'CONNELL, P.E.
 650.303.0495

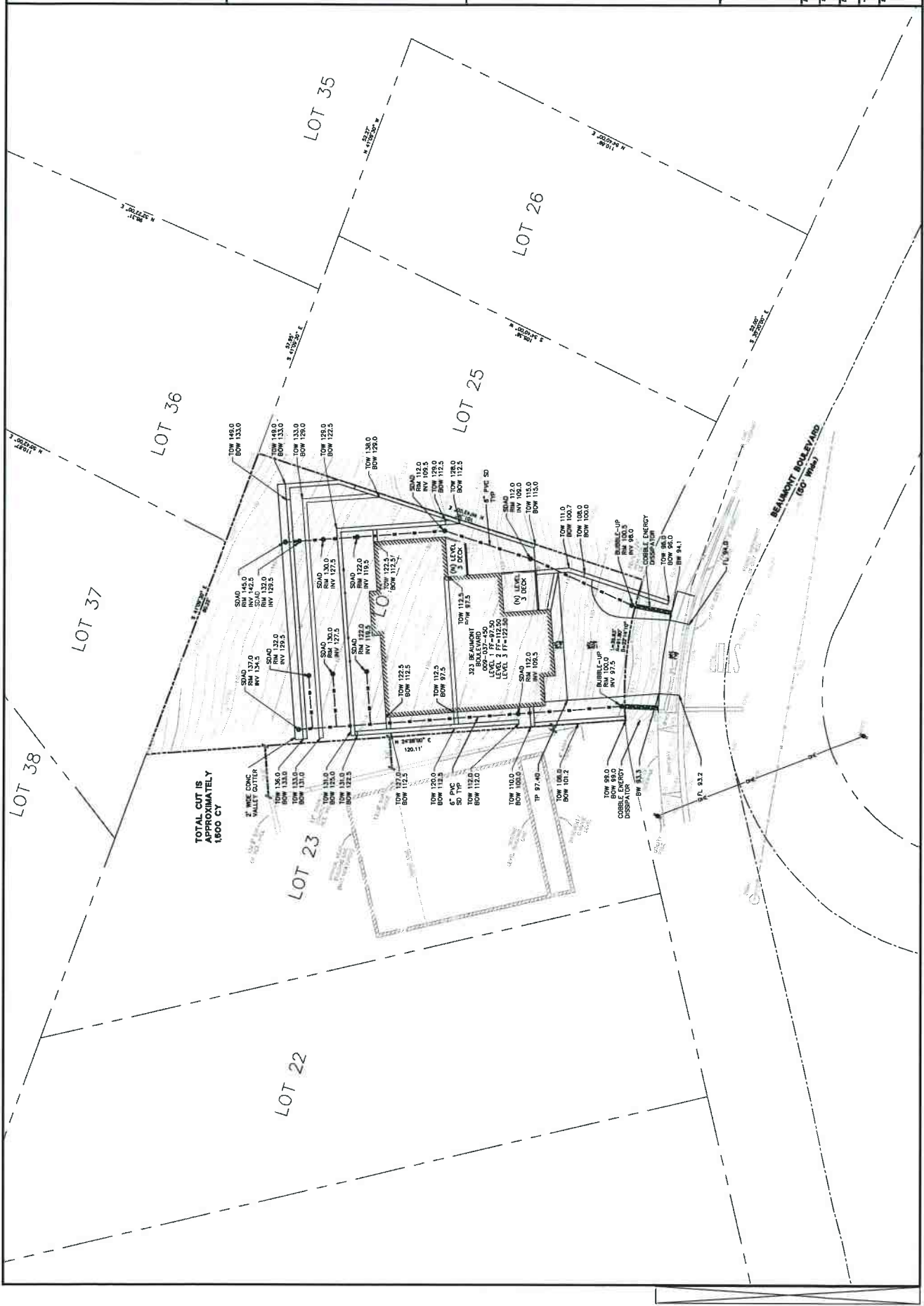
CONCEPTUAL GRADING AND
 DRAINAGE PLAN

PACIFICA, CALIFORNIA
 323 BEAUMONT BOULEVARD
 PKM CONSTRUCTION, INC.



DATE: 8.15.15
 SCALE: 1"=10'
 DRAWING NO:
 JOB NO: 2015-032
 SHEET

C2.01



October 23, 2015

To: Christian Murdock, Assistant Planner
City of Pacifica

RE: 323 Beaumont Boulevard

This letter is to assert that we believe the proposed project to construct a new 3-story home at 323 Beaumont Boulevard is consistent with the City of Pacifica's Design Guidelines.

The subject property sits on a steeper hillside (roughly 50% slope), which comes with inherent limitations in terms of some elements of design. For example, building location and elevation are pretty limited due to the extreme topography and location of the existing street. We have set the house at the front setback for the garage, and have provided the driveway at 18% (max allowed) to limit the grading as much as is feasible.

In terms of compatibility with the neighborhood, we have incorporated several aspects to achieve this. Due to the topography and obtainable/desirable ocean views, most houses in the area are 3 stories, which our proposal is also. Additionally, we have oriented the building to align with the northwestern property line as the existing neighboring house has done to develop cohesion, and we have selected siding materials and roof slopes that are compatible to most in the neighborhood. Under 'Building Design' in the 'General Design Guidelines', it also encourages variations to the façade to enhance positive characteristics of the neighborhood, which we have incorporated. Many homes in the neighborhood have pretty flat front facades, many with ocean facing decks that uniformly run the entire width of the building. We have incorporated protruding and recessed features (decks, overhangs, jogs in the walls) in order to provide more visual interest in the design. Also, in addition to the materials and colors we've selected being common to the area, they are earthy tones and textures that sit well with the natural hillside.

Landscaping has also been utilized to help provide variety as well as provide screening to some

of the concrete retaining walls that were a necessary part of the design due to the topography.

We have also elected to provide tiered retaining walls at the rear of the proposed new home, with ample landscaping, to provide a much more pleasing aesthetic, both to the occupants of the house as well as to the neighbors.

This project also complies with the 'Hillside Development' guidelines found under the 'Special Problems and Suggested Solutions' section. We actively sought input and obtained a soils report from a trusted Geotechnical Engineer to discover any potential stability/erosion issues that we may encounter on the property. We have also obtained a preliminary drainage system design, as that is an important aspect of design on such steep topography.

In addition to the geotechnical aspects, we have also incorporated suggested solutions for excavation and visual impact. We believe we have struck a balance between two key aspects of excavation: limiting the excavation as is feasible, and avoiding excessive lot coverage. The footprint of the house is smaller than some similar sized houses on the street, and the upper levels step up the hill beyond the lower level. We also considered stepping the third story back further, but due to the topography, that would actually entail further excavation and more lot coverage. In the end, we believe we have struck a good balance between the two critical aspects of excavation. As described earlier, we have incorporated design elements to soften the visual impact, by providing a variety to the front façade with protrusions and recesses, as well as using varying materials. Additionally, we have utilized the suggested low roof pitches and landscaping of varying heights to provide screening to soften and enhance the building aesthetics.

In summation, we have considered during design, and feel like we have effectively provided design of the new home that captures the intent of the adopted Design Guidelines.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Brinkman', with a long horizontal flourish extending to the right.

Brian Brinkman