



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: April 7, 2014
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: March 17, 2014

Designation of Liaison to City Council Meeting of: April 14, 2014

CONSENT ITEMS:

None

PUBLIC HEARINGS:

1. **SP-148-13** **SPECIFIC PLAN, SP-148-13**, filed by the applicant, Javier Chavarria, on behalf of the owner, Julie Hsu, to construct a three-story single family dwelling of 2,400 square feet with a detached accessory building on a vacant lot at 323 Farallon Avenue (APN 009-085-280). Recommended CEQA status: Exempt Proposed Action: Approved as conditioned.

OTHER AGENDA ITEMS:

None

COMMUNICATIONS:

Commission Communications:

Staff Communications:

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.

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 disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7301). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

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: April 7, 2014

ITEM: 1

PROJECT SUMMARY AND RECOMMENDATION

Notice of Public Hearing was published in the Pacifica Tribune on March 26, 2014 and 81 surrounding property owners were notified by mail.

FILE: SP-148-14

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

OWNER: Julie Hsu, 601 4th Street, #108, San Francisco, CA 94107

LOCATION: 323 Farallon Avenue (APN 009-085-280)

PROJECT DESCRIPTION: Construction of a three story single-family dwelling with detached accessory building on a vacant infill lot in the Fairmont neighborhood.

General Plan: Low Density Residential
Zoning: P-D (Single-Family Residential)

RECOMMENDED CEQA STATUS: Exempt Section 15303 Class 3 (a)

ADDITIONAL REQUIRED APPROVALS: None.

RECOMMENDED ACTION: Approve with conditions.

PREPARED BY: Kathryn Farbstein, Assistant Planner

ZONING STANDARDS CONFORMANCE:

<u>Standards</u>	<u>Required</u>	<u>Proposed</u>
Lot Size	5,000 sf	5,073 sf
Coverage	40% max.	38%
Height	35' max.	35'
Landscaping	20% min.	41%
Setbacks		
-Front yard	15'	18'
-Garage*	10'	10'
-Interior side	5'	5'
-Rear	20'	20'
Parking	2 car garage	2 car attached garage
Garage Inner Dimensions	18' wide by 19' deep	22' wide by 28' deep

*PMC Section 9-4.2704 (b) allows a garage setback of 10 feet as long as the lot has at least a 25% slope and the lot slope in this case is slope of the lot from the front to the back is 36%.

PROJECT SUMMARY

1. Project Description: The applicant is proposing to construct a single-family residence of approximately 2,400 square feet. The ground level will contain the garage of approximately 900 square feet that includes a mechanical room and elevator. The second level of approximately 1,200 square feet will contain the kitchen, home theater, bath, dining/living area and deck area. A partial mezzanine floor of approximately 300 square feet is proposed between the second and third levels, above the kitchen and hall way, and overlooking the dining/living area. The top level of approximately 900 square feet will contain three bedrooms, two baths, front and rear decks plus access to a patio in the rear yard.

Also proposed is a detached accessory building of approximately 500 square feet that will be located in the rear yard. This will be a prefabricated solarium which will provide an area for aquaponics. More detailed information is provided on the plans and can be provided by the applicant during the meeting.

Exterior building materials for the proposed dwelling consist of two different stucco finishes, wood siding and a cool roof design that utilizes solar reflective materials. The windows will be aluminum clad and the decks will have stainless steel railings. The proposed standard condition will require that the Planning Director review and approve all exterior materials.

2. General Plan, Zoning, and Surrounding Land Use: The General Plan designation for the subject property is Low Density Residential and the zoning classification is Planned Development (P-D). The

properties surrounding the subject site have the same General Plan designation. The properties on either side and to the rear of the subject site have the same zoning designation. All the surrounding properties are developed predominantly with multi-level single-family homes. The construction of a three-story single-family home on this site would be consistent with the General Plan, zoning designation and the surrounding land use.

3. Municipal Code: The Zoning Regulations state that the development standards for the construction in a P-D district shall conform with the standards set forth for the zoning district most similar in nature to the proposed development. In this situation, the project is most similar in nature to development permitted in an R-1 (Single-Family Residential) Zoning district. The project as proposed satisfies all the development standards as specified for an R-1 zoned property.

4. CEQA Recommendation: Staff recommends that the Planning Commission find the project exempt from CEQA per Section 15303 Class 3 (a) which states:

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.

Proposed is construction of a single-family dwelling on a vacant lot which is the type of new construction that is exempt from CEQA as stated above.

5. Staff Analysis:

Specific Plan – The project consists of a single-family dwelling on a lot that is consistent with the development plan because the neighborhood contains many multi-story single-family dwellings. The second finding requires that the proposal be consistent with the Design Guidelines, which is discussed below.

Geotechnical Issues - Staff reviewed the geotechnical report submitted by the applicant, which is adequate for the Planning Commission's review of the project. As stated in Administrative Policy #28, the Chief Building Official has discretion to require a geotechnical report for a specific project based on the following criteria: site soil conditions, slope, seismic issues, liquefaction potential and off-site

conditions. The applicant did submit a geotechnical report; however, the Building Official has indicated that a peer review of the geotechnical report for the foundation design to be paid for by the applicant during plan check. A condition requesting peer review has been included in Exhibit A of the attached Resolution (Attachment b).

Heritage Tree – There is a large Canary Island date palm located on the neighboring property, 325 Farallon Avenue, in the northwest corner. This palm tree is considered a heritage tree and because the branches extend over the subject site, staff required the applicant to obtain an arborist's report. An arborist report from Kramer Botanical was provided and it is included in this report as Attachment c. Tree protection measures and post-development monitoring requirements are specified in the arborist's report. Condition of approval #2 requires that the applicant implement all the recommendations in the arborist's report in order to protect the Canary Island date palm during and after construction of the project.

Farallon Avenue Design Guidelines – The City's Design Guidelines suggest minimizing site grading and retaining walls, and using decks as open space areas. In addition, the Guidelines for Farallon Avenue recommend limiting living space to 2,450 square feet (project is consistent at less than 2,400 sf), encouraging new construction to follow the upward slope by having the upper levels stepped back 8 feet, and suggest that horizontal and vertical elements be used to break up the mass of the building. The applicant's response to the specific Design Guidelines for Farallon Avenue are included in this report as Attachment d.

Due to the steep lot and placement of the proposed dwelling on the site, excavation is necessary for all levels of the dwelling. The garage setback of 10 feet instead of 20 reduces the amount of excavation necessary for the first (basement) level. In addition, the depth of the structure on the bottom level is mostly 32 feet except for the elevator and mechanical room, and the upper levels have greater depths; thus, the project is following the contours of the hill side and reducing the amount of excavation necessary. Most of the large retaining walls have been incorporated into the foundation of the building.

The Guidelines also recommend stepping back the upper level by 8 feet. The intent of the Guidelines is to reduce the tunnel effect of big buildings towering over Farallon Avenue, which is a very narrow street. The proposal creates staggered second and third floor setbacks; thus resulting in a street façade that appears to be less massive and bulky. The garage and the decks create horizontal elements for the front elevation while the large view windows at the front of the dwelling add visual interest. These design elements reduce the massing of the proposed dwelling as well as create interest related to the aesthetics of the project. In staff's opinion, the project satisfies the intent of the Design Guidelines to reduce the massive appearance of the dwelling and prevent the tunnel affect on a narrow street.

The Design Guidelines also specify landscaping as an important aspect of site design. Extensive landscaping is proposed primarily in the front yard area, and along both side yards with the rear yard

remaining in a natural vegetative state. Review and approval of the landscape plan by the Planning Director will be required as a condition of approval.

Parking - A two-car garage is required for a single-family dwelling. A parking turnout will be provided for an additional parking space on the street as suggested in the Design Guidelines. The Design Guidelines also recommend that a construction-parking plan be provided for Planning Commission review. The applicant has provided a written construction-parking plan (Attachment d) that identifies available street parking sites. All guidelines for on-site and off-site parking have been met.

6. Summary: As conditioned, the project satisfies all the Zoning Code development standards and it is consistent with the Design Guidelines, including the section regarding projects along Farallon Avenue. The P-D zoning allows the proposed use of a single-family dwelling on the vacant lot which is consistent with the surrounding neighborhood filled with single family dwellings. Different architectural elements such as a curved roof, decks and large view windows have been incorporated to create visual interest. Based on staff's analysis of the project, the findings can be made as specified in the attached Resolution. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the Resolution.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find that the project is exempt from CEQA; APPROVE Specific Plan, SP-148-13 by ADOPTING the attached resolution for the proposed single-family dwelling at 323 Farallon Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

Attachments:

- a. Land Use and Zoning Exhibit
- b. Resolution for Specific Plan, SP-148-14, Including Exhibit A – Conditions of Approval
- c. Tree Protection Plan
- d. Applicant's Response to and Excerpt from Farallon Avenue Design Guidelines
- e. Plans and Colored Photo Simulation (Planning Commission only)