



PLANNING COMMISSION Agenda

Scenic Pacifica

Incorporated Nov. 22, 1957

DATE: July 21, 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: April 7 and June 16, 2014

Designation of Liaison to City Council Meeting

CONSENT ITEMS:

None

PUBLIC HEARINGS:

1. UP-034-14 USE PERMIT, SITE DEVELOPMENT PERMIT and VARIANCE, filed by the applicant and owner, Michelle and
PSD-787-14 David Garcia, to construct a one-story single family dwelling of 4,000 square feet with an attached garage on a
PV-511-14 vacant lot of 8.6 acres at 650 Corona Drive (APN 022-210-080). Recommended CEQA status: Exempt
Proposed Action: Approved as conditioned for Use Permit and Site Development Permit. Recommend Denial
of Variance.

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.



Scenic Pacifica
Incorporated Nov. 22,
1957

PLANNING COMMISSION
Staff Report

DATE: July 21, 2014

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on July 3, 2014 and 28 surrounding property owners were notified by mail.

FILE: UP-034-14
PSD-787-14
PV-511-14

APPLICANT and OWNER: Michelle & David Garcia, 1091 Park Pacifica, Pacifica, CA 94044

LOCATION: 650 Corona Drive (APN 022-210-080)

PROJECT DESCRIPTION: Construct a one-story single family dwelling with attached two-car garage on an 8.6 acre lot in the Linda Mar neighborhood.

General Plan: Open Space Residential
Zoning: A/B-5/HPD (Agricultural/Lot Size Overlay/Hillside Preservation District)

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

ADDITIONAL REQUIRED APPROVALS: None.

RECOMMENDED ACTION: Approve the Use Permit and Site Development Permit to construct the single-family dwelling with conditions but deny the Variance for elimination of two guest parking spaces.

PREPARED BY: Kathryn Farbstein, Assistant Planner

ZONING STANDARDS CONFORMANCE:

<u>Standards for B-5</u>	<u>Required</u>	<u>Proposed</u>
Lot Size	1 acre	8.6 acres
Lot Width	150 feet	300 feet approximately
Coverage		
- Impervious Surface	30%	5%
- Structure	40%	1%
Height	35' max.	28'
Landscaping	20% min.	90% or 8 acres (mostly natural vegetative state)
Setbacks		
-Front yard	25'	40' +
-Interior side	20'	140' +
-Rear	25'	540' +
Parking	2 car garage	2 car attached garage
Garage Inner Dimensions	18' wide by 19' deep	19' wide by 23' deep

<u>Additional Standards for HPD</u>	<u>Required</u>	<u>Proposed</u>
Maximum Allowable Lot Coverage	10.7% or 40,690 sf	4.9% or 18,670 sf
Guest Parking	2 Open Spaces	0*

**Applicant requesting a variance from HPD guest parking requirement.*

PROJECT SUMMARY

1. Project Description: Applicant is proposing to construct a driveway of approximately 250 feet in length and a single family dwelling on the site of 8.6 acres. The dwelling would be one story and contain a two-car attached garage of approximately 450 square feet. Approximately 120 feet of the driveway will be located on Corona Drive and within the public right of way while the remaining portion of the driveway will be on private property.

The applicant is proposing to construct a one story dwelling of approximately 4,000 square feet containing two bedrooms, three bathrooms, living area, kitchen, laundry room and office. Several decks are proposed along the southwest side of the building to capture ocean views. An attached two car garage of approximately 450 square feet is also proposed.

Currently a dirt road exists that is partially across the adjacent lot at 674 Corona Drive. The new driveway will be completely within the right of way for Corona Drive and the applicant's private property; however, the existing dirt road is included in the maximum allowable land coverage. The applicant stated that the existing dirt road was there when the property was purchased. In addition, there is a "camp" area which is a cleared out space in the trees beyond where the house

will be built. Chairs, trucks and other items are stored in this area and not visible from any public space. This area has also been included in the maximum allowable land coverage. The total maximum land coverage for the proposed driveway, dwelling, existing dirt road and camp area is approximately half the area that can be disturbed on this property.

2. General Plan, Zoning, and Surrounding Land Use: The General Plan classification for the subject site is Open Space Residential. The Open Space Residential designation is north of the subject site, Cabrillo Elementary School is on the west, Low Density Residential to the south, and Very Low Density and a Prominent Ridgeline to the east. The Zoning designation for the site is A/B-5/HPD. The A/B-5 Zoning is the designation for the adjacent property to the west that has been developed with the Cabrillo School. The properties to the north and east have the Zoning designation of PD/HPD. Northeast of the subject site is 65 acres for Harmony@1 development which is approved for 14 residential units. Approximately half of the Harmony@1 site will remain as open space including the area adjacent to the subject site. To the south, the Zoning designation is R-1 and developed with single family dwellings.

3. Municipal Code: Section 9-4.1901 (d) 1 of the Zoning Code allows development of a single family residence in the A zone upon approval of a Use Permit and Site Development Permit. The project must also satisfy the development standards as specified in Section 9-4.2002 for B-5 lots. The HPD designation requires the project to satisfy the maximum allowable land coverage control as described in Section 9-4.2257 and the additional parking requirements in Section 9-4.2259 (a). However, since the site is zoned A/B-5 which allows development of a residence upon approval of a Use Permit and Site Development Permit, the project is not required to be rezoned as per Section 9-4.2256.

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.

The project consists of the construction of one single-family dwelling on a vacant lot, which is the type of new construction that is exempt from CEQA as stated above. In addition, the applicant provided a Biological Report by Toyon Consultants that found no significant environmental impacts due to the proposed project on any sensitive biological resources that may be found within the project vicinity.

5. Staff Analysis:

NCCWD Water Pipeline Easement: When the applicant first submitted this project, the plans were routed to the North Coast County Water District (NCCWD). NCCWD indicated that the proposed dwelling would be located across the existing water transmission pipeline owned by the Water District. The applicant was notified and began negotiations with NCCWD. In the attached letter from the Water District (see Attachment f), the applicant and NCCWD agreed to a realignment of the pipeline in order for the applicant to construct the proposed dwelling. However, NCCWD is requesting that the realignment of the pipeline and the associated replacement easement should be completed prior to construction of the dwelling. Thus, condition of approval #2 is recommended to require that the applicant obtain approval from the NCCWD for the pipeline realignment and easement prior to building permit issuance. Staff has discussed this with the applicant, and the applicant has agreed because it is best to confirm the location of the pipeline and realign the pipeline to satisfy NCCWD prior to starting construction of their house and other improvements.

Courtesy Notice – A courtesy notice was sent to the neighbors within 300 feet of 650 Corona Drive on May 8th after the applicant determined the probable location of the water transmission pipeline. Several concerned neighbors contacted staff regarding the proposed project. The neighbors expressed concerns regarding the use of the property for motorcycles and other noisy activities. The applicant responded that in the past, the subject site has been used by unauthorized people to conduct paint ball fights and to access the Harmony@1 property above the subject site to race motorcycles. The applicant has shown me a fort used by people conducting paint ball fights that is outside the subject site and staff saw no sign of a racing track for motorcycles. If the project is approved, the applicant will be living on the site; and therefore, the applicant will be able to monitor the activity on and near their property. In addition, the Harmony@1 site is undergoing development soon and that should prevent unauthorized people from riding motorcycles on that site as well. None of the neighbors that contacted staff had concerns directly related to the proposed development of the one-story single family dwelling and the driveway.

Design – The driveway and dwelling are located as close to Corona Drive and the other residences in the neighborhood as possible and below the ridgeline of the hillside as recommended by the Design Guidelines. The dwelling follows the contour of the hillside and will require minimal grading which is one of the Design Guidelines for hillside development. In addition, the location of the dwelling will capture views of the ocean. A geotechnical report concluded that the dwelling and driveway can be constructed in this area as long as certain requirements are met for construction of the foundation.

The lower pitched roof, as encouraged by the Design Guidelines, will have tan and grey shingles. The materials for the siding of the house are mostly tan stucco with some lap siding and rock accents; however, the elevations show more lap siding than what is actually proposed according to the applicant and there is a note on the plans that stucco siding may be used. Staff believes that with the mixture of siding materials proposed, the dwelling will have visual interest and blend in well with the hillside.

Two views of a photo simulation of the hillside with the proposed dwelling have been provided. The first view is taken from the beach parking lot on the west side of Highway 1 and the distant view makes it difficult to see the proposed dwelling on the hillside. The second view is taken from the nearby parking lot of the Cabrillo School. The proposed dwelling is more visible from the second closer view. The visual simulations show that although the building will be surrounded by trees, the structure is still exposed and visible on the hillside. Thus, staff recommends that additional trees be planted around the dwelling to ensure that the structure blends in better with the hillside. Standard condition #4 has been expanded to require that the applicant provide landscaping treatment to screen the project from public view, particularly on the southwest side of the building.

Variance – The applicant is requesting approval of a Variance from the HPD parking standards that require two open parking spaces in addition to the two-car garage proposed for single family detached development. The applicant believes that additional parking is not needed in this case and Attachment g is the justification provided. Staff believes that there is adequate space along the driveway to provide two parallel open parking spaces as well as unused space closer to the dwelling which can accommodate two side by side parking spaces. Additionally, the closest street parking would be more than 250 feet away; therefore, it is reasonable to provide onsite guest parking closer to the dwelling.

In order to support a Variance, the Planning Commission has to make required legal findings as stated in PMC 9-4.3404 (a) which is attached (Attachment h). Staff believes that special circumstances do not apply in this case because the subject property at almost 9 acres has sufficient space to provide the two guest parking spaces. Thus, staff is recommending that the Variance be denied and a Resolution to that effect is attached. Condition of approval #5 has been added to require that the two guest parking spaces be provided onsite.

Stormwater – The Municipal Regional Stormwater Permit requires that any single family project that creates more than 2,500 square feet of impervious surface must implement site design measures to contain stormwater runoff onsite. In this case, the applicant is proposing to use rain barrels as recommended by Mike O’Connell, an engineer, as described in his memo (Attachment h). The proposed rain barrels will be included in the plans submitted for a building permit and reviewed by staff. Under the Municipal Regional Permit that regulates stormwater runoff, rain barrels are an acceptable site design measure for retaining rain runoff onsite.

6. Summary: As conditioned, the project satisfies all the Zoning Code development standards and it is consistent with the Design Guidelines. The A/B-5/HPD zoning allows the proposed use of a single-family dwelling. Based on staff’s analysis of the project, the findings can be made as specified in the attached Resolutions. Thus, staff is recommending approval of UP-034-14 and Site Development Permit, PSD-787-14 but denial of the Variance, PV-511-14. The project approval is subject to the conditions in Exhibit A of the Resolutions.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find that the project is exempt from CEQA; APPROVE Use Permit, UP-034-14 and Site Development Permit, PSD-787-14 by ADOPTING the attached resolutions for the proposed single-family dwelling at 650 Corona Drive, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

MOTION FOR DENIAL

Move that the Planning Commission DENY Variance, PV-511-14 by adopting the attached resolution.

Attachments:

- a. Land Use and Zoning Exhibit
- b. Resolution for Use Permit, UP-034-14
- c. Resolution for Site Development Permit, PSD-787-14
- d. Resolution for Variance, PV-511-14
- e. Exhibit A for Resolutions – Conditions of Approval
- f. Letter from NCCWD about the Water Pipeline Dated May 28, 2014
- g. Justification for Variance to Reduce Parking Spaces Provided by Applicant
- h. PMC Section 9-4.3404 (a)
- i. Email from Mike O'Connell Regarding Rain Barrels Dated May 28, 2014
- j. Plans and Colored Photo Simulation (Planning Commission only)