



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: August 4, 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 July 21, 2014

Designation of Liaison to City Council Meeting

CONSENT ITEMS:

None

PUBLIC HEARINGS:

1. CDP-336-14 COASTAL DEVELOPMENT PERMIT, CDP-336-13, filed by the applicant/owner, Jeffrey Mathison, to construct approximately 400 square foot addition to an existing 3-story single-family residence of approximately 1,500 square feet at 111 Kent Road (APN 023-032-070). Recommended CEQA status: Exempt Proposed Action: Approved as conditioned.

OTHER AGENDA ITEMS:

None

COMMUNICATIONS:

Commission Communications:

Staff Communications:

Oral Communications:

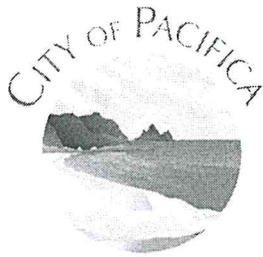
This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

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.



Scenic Pacifica
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1957

PLANNING COMMISSION
Staff Report

DATE: August 4, 2014

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on July 23, 2014 and 35 surrounding property owners and tenants were notified by mail.

FILE: CDP-336-13

APPLICANT and OWNER: Jeffrey Mathison, 111 Kent Road, Pacifica, CA 94044

LOCATION: 111 Kent Road (APN 023-032-070)

PROJECT DESCRIPTION: Construct an addition of 400 square feet to an existing three story, single-family residence in Pedro Point.

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

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

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

RECOMMENDED ACTION: Approval with conditions.

PREPARED BY: Kathryn Farbstein, Assistant Planner

ZONING STANDARDS CONFORMANCE:

<u>Standards</u>	<u>Required</u>	<u>Proposed</u>
Lot Size	5,000 sf	5,591
Coverage	40% max.	25%
Height	35' max.	32' approximately
Landscaping	20% min.	25%
Setbacks		
-Front yard	15'	15'
-Garage	20'	20'
-Interior side	5'	9'
-Street side	10'	10'
-Rear	20'	20'+
-Deck Projection	9'	9'
Parking	2 car garage	2 car attached garage
Garage Inner Dimensions	18' wide by 19' deep	21' wide by 25' deep

PROJECT SUMMARY

1. Project Description: In February of 2013, the applicant submitted a Coastal Development Permit application which I determined incomplete within a month. In May of 2014, the applicant resubmitted the requested information and the project which was determined to be complete on June 5, 2014. Although staff was prepared to bring this project forward for Planning Commission review in July, the applicant requested the August 4th meeting date due to a family vacation.

The applicant is proposing to add 91 square feet to the first floor for a new entry to the house. Approximately 100 square feet of enclosed stairway is proposed for the second floor. Conversion of approximately 80 square feet of deck into a den and a new bathroom of 135 square feet are proposed for the third floor. The total addition of enclosed area is approximately 400 square feet. An entry porch of approximately 50 feet and a second floor deck of 400 square feet are included in this project.

2. General Plan, Zoning, and Surrounding Land Use: The General Plan designation for the subject site is Low Density Residential and the same designation applies to all the surrounding properties. The project site and surrounding lots have a zoning classification of R-1/CZ. The properties in the area have been developed with multi-story single-family residential homes.

3. Municipal Code: Section 9-4.4303 (a) of the Zoning Code requires additions that exceed 10% of the existing floor area in the Coastal Zone appeal area obtain approval of a Coastal Development Permit. The subject site is west of Highway 1 which is within the Coastal Zone,

and also, within the appeal area. The 400 square foot addition is represents a 26% increase in floor area; thus approval of a Coastal Development Permit is necessary.

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

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

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

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

Proposed is construction of a 400 square foot addition to an existing single-family dwelling of 1,500 square feet. The proposed addition is an increase of less than 30% of the floor area of the existing dwelling which is the type of construction that is exempt from CEQA as stated above.

5. Coastal Development Permit: Section 9-4304(k) of the Municipal Code allows the Planning Commission to issue a Coastal Development Permit based on the findings specified below:

1. The proposed development is in conformity with the City's certified Local Coastal Program.
2. Where the Coastal Development Permit is issued for a development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.

6. Staff Analysis:

Coastal Development Permit – The Coastal Program regulates new development in the Coastal Zone to ensure that additions such as this one are compatible with the neighborhood, coastal views are preserved and appropriate landscaping is encouraged. The applicant is proposing an addition to an existing single-family dwelling within the Pedro Point neighborhood comprised of single family dwellings. The addition is less than a 30% increase in square footage and once

the project is complete, the total square footage of living area will be less than 2,000 square feet.

The house exists as a three story dwelling although the third story will be expanded. The third story addition will be less than 10 feet in width which will minimize the impacts to the neighbors across the street at 103 Kent Road. No public view areas will be affected. The City has no provision for the protection of private views but this project already exists as a three story dwelling and will not exceed the height limit.

The subject site is not located between the nearest public road and the shoreline; therefore, the public recreation policies of Chapter 3 do not apply.

Design – In the Conclusion section regarding Community Scale and Design of the Local Coastal Program (page. C-106), new development within the appeal zone that requires discretionary review must also undergo design review. Design review is necessary to assure attractive, appropriate development and factors such as architectural style, scale, site use, materials and landscaping shall be considered. The Pedro Point neighborhood lacks a unifying theme; however, common elements are maximization of views through the use of large windows and decks, and distinctive designs in terms of style, color and use of materials. In this case, there are several architectural elements that add visual interest to the proposed building. The dwelling has a varied roofline and a large deck added on the second floor. Hardi plank siding is proposed for the upper floors and stucco on the ground level to add visual interest.

The proposed additions to the existing residence are consistent with the City's Design Guidelines. The elevations indicate that the new additions on each floor will enhance the design of the building as well as provide more usable space for the owner.

Arborist's Report - The applicant provided an arborist's report (see Attachment d) to discuss the impacts of the proposed addition to the three heritage trees on site. A tree protection plan has been identified on the second page of the report. A condition of approval requiring that the applicant comply with the tree protection plan has been incorporated as condition #3.

6. 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 and the addition complies with all the development standards. Several architectural features such as the varied roofline, different siding materials and second story deck, add visual interest to the street view of the dwelling. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the Resolution.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find that the project is exempt from CEQA; APPROVE Coastal Development Permit, CDP-336-13 by ADOPTING the attached resolution for the proposed addition to a single-family dwelling at 111 Kent Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

Attachments:

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

Zoning & Land Use Exhibit

City of Pacifica
Planning & Economic Development Department

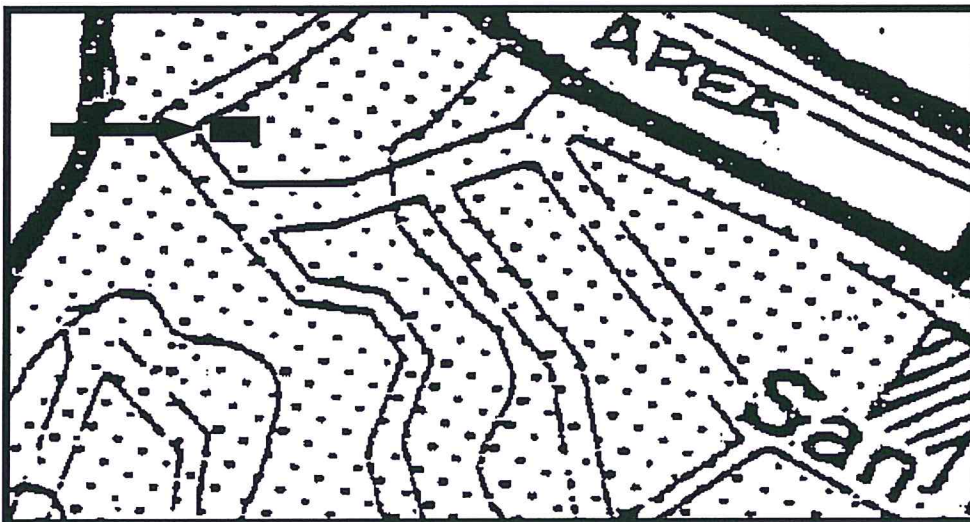
General Plan Diagram


Neighborhood: Pedro Point
Land Use Designation: Low Density Residential



Zoning Map Diagram

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



North Arrow 
Maps Not to Scale

Attachment a

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT (CDP-336-13) SUBJECT TO CONDITIONS AT 111 KENT ROAD.

Initiated by: Jeffrey Mathison, Owner and Applicant

WHEREAS, an application has been submitted to add approximately 400 square feet of living area to an existing three story single-family dwelling at 111 Kent Road; and

WHEREAS, the Planning Commission has determined the project is exempt from the California Environmental Quality Act Class 3 per Section 15301 Class 1 (e); and

WHEREAS, the project requires approval of a Coastal Development Permit because it is more than a 10% increase in floor area within the Coastal Zone; and

WHEREAS, the project is in conformity with the City's certified Local Coastal Program in that the single-family dwelling is a permitted use at this particular location and the proposed additions comply with the development standards; and

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

WHEREAS, the project is not between the nearest public road and the shoreline due to the public street Blackburn Terrace being located between the project site and the ocean; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica does hereby approve the Coastal Development Permit, CDP-336-13 subject to conditions of approval attached in Exhibit A.

Attachment b

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 4th day of August 2014.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Mike Brown, Chair

ATTEST:

George White, Planning Director

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval for 111 Kent Road Planning Commission Meeting August 4, 2014

Planning Department

1. Development shall be substantially in accord with the plans entitled "Jeff and Jenny Mathison, 111 Kent Road," consisting of fourteen (14) sheets, received May 7, 2014 except as modified by the following conditions.
2. Prior to the issuance of a building permit, the applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
3. All recommendations identified in the Tree Protection Plan shall be implemented as specified by the arborist.
4. The applicant shall submit a final landscape plan for approval by the Planning Director prior to the issuance of a building permit. The landscape plan shall show each type, size, and location of plant materials. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained and replaced when necessary as determined by the Planning Director.
5. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within the proposed enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. If water cannot be diverted from these areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner/homeowner's association shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.
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. Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights, prior to building permit issuance. All roof equipment shall be screened to the Planning Director's satisfaction.
8. 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.
9. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
10. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
11. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Planning Director prior to the issuance of a building permit. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. Show fixture locations, where applicable, on all building elevations.
12. As a condition of the Coastal Development Permit, CDP-336-13, 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, 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.

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

Engineering Division of Public Works

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



RECEIVED

MAY 16 2014

City of Pacifica

FRED JUNGBLUTH

Certified Arborist

215 Stanley Ave.
Pacifica, CA 94044
650-359-0734

April 16, 2014

Planning Department
Town of Pacifica
1800 Francisco Blvd.
Pacifica, CA 94044

To: Town Arborist

From: Fred Jungbluth, ISA Certified Arborist WC5203

I have inspected the sight of the proposed house remodel at the Mathison Residence at 111 Kent Street, Pacifica, California. My survey of the property found that there are three trees that have heritage status. I have included a sight plan that shows the size and location of the trees. Tree 1: Monterey Cypress, *Cupressus macrocarpa* with a diameter of 40 inches at 48 inches above grade and approximate height of 40 feet. Tree 2: Monterey Cypress, *Cupressus macrocarpa* with a diameter of 60 inches at 48 inches above grade and approximate height of 45 feet. Tree 3: Monterey Cypress, *Cupressus macrocarpa* with a diameter of 60 inches at 48 inches above grade and approximate height of 40 feet.

My review of the plans for the project showed clearly that the new construction is outside the root zone/drip line of the two trees in the front yard, Trees number 2 and 3. These trees will not be harmed at all by the construction.

In the back yard there is a proposed deck and the pier footings for the deck do enter into the root zone of Tree number 1. The damage to the roots will be minimized because only a few small wholes will be dug inside the root zone. A linear footing would be far more damaging.

I do not think the trees will be harmed by the construction for the home remodel.

Sincerely,


Fred Jungbluth

Attachment d



FRED JUNGBLUTH

Certified Arborist

215 Stanley Ave.
Pacifica, CA 94044
650-359-0734

April 16, 2014

Planning Department
Town of Pacifica
1800 Francisco Blvd.
Pacifica, CA 94025

To: Town Arborist

From: Fred Jungbluth, ISA Certified Arborist WC5203

Tree Protection During Construction:

The steps outlining the proper tree protection are as follows. Any roots that are severed for construction should be traced back a few inches and cut cleanly with an arborist handsaw. Any exposed damaged roots should also be kept moist which will reduce root dieback and tree desiccation. An excellent method for this process is to cover the exposed roots with burlap and keep it moist. As soon as possible the excavated areas should be backfilled and the roots covered with soil and watered. Be careful not to elevate the soil grade or compact the existing soil anywhere in the tree's drip-line. Obviously a tree protection fence placed around the edge of the drip-line is mandatory for all heritage trees. The Tree trunk should be covered and wrapped with 2x4 dimensional lumber running vertical and parallel to the trunk. The plastic mesh used to wrap the trunk should be of a "High Visibility" color. This last step is to prevent the tree trunk from being damaged by heavy equipment.

Sincerely,

Fred Jungbluth

TREE #1 MONTEREY CYPRESS 40 INCH DIAM.
 TREE #2 MONTEREY CYPRESS 60 INCH DIAM.
 TREE #3 MONTEREY CYPRESS 60 INCH DIAM.

BLOCK 6
 "SAN PEDRO TERRACE"
 BOOK 5 MAPS 60

LOT 34

