



Scenic Pacifica  
Incorporated Nov. 22, 1957

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## PLANNING COMMISSION Agenda

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DATE: August 18, 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: August 4, 2014

Designation of Liaison to City Council Meeting

CONSENT ITEMS:

None

PUBLIC HEARINGS:

1. CDP-345-14 **COASTAL DEVELOPMENT PERMIT, CDP-345-14**, filed by the owner, Joshua Moore, to construct a one story addition of approximately 661 square feet and attached deck of approximately 250 square feet to the rear of an existing single-family dwelling at 1493 Grand Avenue, Pacifica (APN 023-021-110). The project is located in the Coastal Zone. Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption.  
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 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

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**DATE:** August 18, 2014

**ITEM:** 1

**PROJECT SUMMARY/RECOMMENDATION AND FINDINGS**

Notice of Public Hearing was published in the Pacifica Tribune on August 6, 2014 and mailed to 47 surrounding property owners and tenants.

**FILE:** CDP-345-14

**APPLICANT and OWNER:** Joshua Moore, 1493 Grand Ave., Pacifica, CA 94044

**PROJECT LOCATION:** 1493 Grand Ave. (APN 023-021-110) – Pedro Point

**PROJECT DESCRIPTION:** Construct a one story addition of approximately 661 square feet and attached deck of approximately 250 square feet to the rear of an existing 1,334 square feet single-family dwelling.

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

**RECOMMENDED CEQA STATUS:** Class 1 Categorical Exemption (Section 15301)

**ADDITIONAL REQUIRED APPROVALS:** None. Subject to appeal to the City Council and Coastal Commission.

**RECOMMENDED ACTION:** Approval with conditions.

**PREPARED BY:** Christian Murdock, Assistant Planner

**ZONING STANDARDS CONFORMANCE:**

<u>Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size (sq. ft.)	5,000	7,500	No change
Coverage	40% max	27%	36%
Height	35'-0" max	22'-2"	No change
Landscaping	20% min	Unknown	27%
Setbacks (Main Bldg.)			
-Side (interior lot)	5'-0"	5'-0" (left) 10'-10" (right)	No change
-Rear	20'	90'	70'
Setbacks (Deck > 30" Above Grade)			
-Side (interior lot)	4'	N/A	5'-0" (left) 10'-10" (right)
-Rear	14'-0"	N/A	62'-6"
Distance Between Bldgs.	5'-0"	61'-0"	33'-6"
Parking	2 car garage	2 car detached garage	No change

**PROJECT SUMMARY**

**1. Project Description:** The applicant proposes to construct a 661 square foot (sq. ft.) single-story addition to the rear of an existing 1,334 sq. ft. one story house. The applicant also proposes to construct a new 250 sq. ft. deck attached to the rear of the addition. Materials, color, pitch, and height of the new siding and roof, as appropriate, will match the existing house, resulting in the appearance of a fully-integrated addition.

New floor area created by the addition will integrate with the existing residence through a newly constructed hallway. The new addition will open onto the new deck area. Access to the deck will be available from the interior of the addition only, as the applicant has not proposed to construct exterior stairs. The applicant will use the new family room, restroom, and wet bar as an additional family recreation area. As a result of the downward sloping topography of the subject lot, the proposed addition will create a 661 sq. ft. unfinished storage area directly below the new living area. The new storage area will connect to unfinished storage area currently beneath the existing house.

The edge of the new addition will terminate approximately 20' short of an existing residence (1459 Grand Ave.) adjacent and to the north of the subject site. The new deck area will terminate approximately 11' short of the same residence. Therefore, the proposed addition should not affect any existing ocean or coastal views enjoyed from an existing residence (1495 Grand Ave.) adjacent and to the south of the subject site. An appreciable increase in grade between the subject site and Athenian Way to the south means that the project will have no impact on other views currently enjoyed by properties to the south and east of the project area.

**2. General Plan, Zoning, and Surrounding Land Uses:** The subject site's General Plan land use designation is Low Density Residential, and its zoning classification is R-1 (Single-Family Residential). The site is also located within the Coastal Zone (CZ) Combining District, a special overlay zone for those areas west of Highway 1. Existing development in the immediate vicinity of the project area is primarily one- and two-story single-family residences.

**3. Municipal Code:** The applicant's proposal requires approval of a Coastal Development Permit (CDP) pursuant to Zoning Regulations Section 9-4.4303. The threshold for review of a CDP in this instance is an increase to a single-family residence's height, bulk or floor area in excess of 10 percent. The applicant's proposal exceeds the thresholds for floor area with a proposed increase of 49.6%.

**4. CEQA Recommendation:** Staff analysis of the proposed project supports a Planning Commission finding that it qualifies for a Class 1 (Existing Facilities) categorical exemption from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, which states in part:

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.

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(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.

The applicant's proposal to construct a 661 sq. ft. addition to an existing 1,334 sq. ft. structure results in a floor area increase of 49.6%, which is below the Class 1 categorical exemption threshold of 50.0%.

**5. Coastal Development Permit:** The Planning Commission must conduct a public hearing prior to the issuance of a CDP, and must be able to find that:

1. The proposed development is in conformity with the City's certified Local Coastal Program; and
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 – Pacifica’s Local Coastal Land Use Plan (LCLUP), a key part of its certified Local Coastal Program (LCP), regulates development in the Coastal Zone to ensure that projects are consistent with the requirements of the Coastal Act. Major focuses of the Coastal Act include maintenance of public access to coastal resources, preservation of scenic vistas, and protection of sensitive environmental areas. Taking these and other factors into consideration, staff finds the proposed project is in conformity with the City’s LCP and will not have a detrimental impact to coastal resources.

The applicant’s proposal to construct a 661 square foot addition and 250 square foot deck falls within established zoning development standards for height, bulk, placement, and coverage. Furthermore, the character of the proposed addition will not impact coastal access, scenic vistas, or sensitive environmental areas. The subject site is not adjacent to a coastal access point; horizontal and vertical positioning of the structure place it within existing building envelopes of structures on adjacent properties; and the site was developed for use as a single-family residence.

Design – The Community Scale and Design section of the LCLUP requires all projects within the Coastal Appeals Zone that are undergoing discretionary review to also undergo design review of architectural style, scale, site use, materials, signage, lighting, and landscaping. The design review shall consider whether the project is attractive and compatible, yet subordinate to its shoreline topography.

Staff has assessed the proposal as satisfying the design standards of the LCLUP. The project is internally consistent in its architecture, as the applicant has proposed to match new materials to existing materials. This includes roof pitch, materials, and color, as well as siding materials and color. In terms of external consistency, the Pedro Point neighborhood lacks a unifying architectural theme. Houses in the vicinity of the project are constructed with a mix of stucco, lap, and wood shingle siding. Roof materials are primarily asphalt shingle, but in a variety of colors and pitches. Staff has no concerns related to the proposed design of the subject project in terms of inconsistency with surrounding properties.

The proposed project is not located along the shoreline and will have no impact on shoreline topography. It is surrounded by a large number of existing single-family residences of greater height (vertical feet and stories) and higher topography; therefore, it will blend into the existing development pattern. The proposed development will be subordinate to the greater Pedro Point shoreline topography. Exterior lighting proposed is only that which may be required by the Building Code, and existing site landscaping shall be substantially maintained (residential project – no signage proposed).

Lastly, no heritage trees are located within the project area.

**6. Summary:** Staff has determined that, as conditioned, the project will satisfy all Zoning Regulations development standards and will be consistent with the LCP and General Plan. 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-345-14 by ADOPTING the attached resolution for the proposed addition to a single-family dwelling at 1493 Grand 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. Plans and 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

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



(Maps Not to Scale)

# RESOLUTION NO.

## A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT (CDP-345-14) SUBJECT TO CONDITIONS AT 1493 GRAND AVENUE.

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Initiated by: Joshua Moore, Owner and Applicant

**WHEREAS**, an application has been submitted to add approximately 661 square feet of living area and 250 square feet of deck area to an existing one story single-family dwelling at 1493 Grand Avenue; and

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

**WHEREAS**, the project requires approval of a Coastal Development Permit because it increases floor area by more than 10% within the Coastal Appeals 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 the subject location and the proposed addition complies with the development standards of the underlying zoning district; 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 streets Kent Road, Shoreside Drive, and Belfast Avenue 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-345-14 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 18th 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 1493 Grand Avenue Planning Commission Meeting August 18, 2014

#### Planning Department

1. Development shall be substantially in accord with the plans entitled "One Story Rear Addition & New Rear Deck to Building," consisting of six (6) sheets, and revised June 18, 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. 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 installed 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.
4. 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. 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.
5. 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

## Attachment C

or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.

6. 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.
7. 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.
8. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
9. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
10. 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.
11. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such

proceeding whether incurred by the applicant, City, and/or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

12. 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.

**Building Division**

13. Submit a soils report at time of building permit application.

**Waste Water Department**

14. Obtain a sewer later compliance certificate prior to issuance of a building permit.

**Engineering Division of Public Works**

15. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
16. Applicant shall overlay existing asphalt with minimum 2-inch AC to street centerline across entire property frontage.
17. Applicant shall provide concrete curb and gutter across entire property frontage.
18. 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.
19. No debris box or equipment shed is allowed in the street or sidewalk.
20. 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."
21. 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.”

22. 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.
23. A sidewalk agreement must be signed for unimproved streets.
24. No permanent structure(s) shall be constructed within the existing 10 foot easement in the rear yard of the subject site.