



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION STUDY SESSION AGENDA

DATE: August 18, 2014

LOCATION: Council Chambers, 2212 Beach Boulevard

TIME: 6:00 p.m.

ITEMS:

1. Construction of an 818 square foot three-level addition at 135 Stanley Avenue.

The purpose of a study session is to offer an opportunity for informal discussion with the City Council or Planning Commission. No formal action is taken. Any statements made by a City Council member, Planning Commissioner, or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

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PLANNING COMMISSION Study Session Staff Report

DATE: August 18, 2014

ITEM: 1

APPLICANT: Eric Jacobsen, 63 Monte Carlo Way, American Canyon, CA 94503

OWNER: Andrea Masters, 1284 Danmann Ave., Pacifica, CA 94044

PROJECT LOCATION: 135 Stanley Ave. (APN 023-035-040) – Pedro Point

DESCRIPTION: Addition of approximately 818 sq. ft. living area (plus 105 sq. ft. garage) to an existing 1,962 sq. ft. single-family residence (with 405 sq. ft. garage). The addition would expand living areas on three levels, including a new upper floor of 54½ square feet.

General Plan: Low Density Residential
Zoning: R-1, Single-family Residential

CEQA STATUS: To be determined upon filing a formal application

PUBLIC NOTICE: Courtesy notice mailed to property owners within 300 feet on August 7, 2014

REQUIRED APPROVALS: Planning Commission approval of Coastal Development Permit and Variance

RECOMMENDED ACTION: None

PREPARED BY: Christian Murdock, Assistant Planner

PROJECT SUMMARY

DISCUSSION

1. Project Description: The applicant is exploring the feasibility of constructing a multi-level addition to an existing single family residence. The existing house has one story when viewed from the front (west elevation) along Stanley Avenue, referred to as the “main floor.” The 11,234 sq. ft. lot slopes downward towards the back of the lot, resulting in the existing house having two stories when viewed from the rear (east elevation). The downslope floor is referred to as the “lower floor.” The existing living area totals 1,962 sq. ft., comprised of 1,063 sq. ft. at the lower floor and 899 sq. ft. at the main floor. An existing 405 sq. ft. partially-attached garage is located on the main floor. The overall footprint of the existing house, excluding existing deck areas, is approximately 1,468 sq. ft. (13% lot coverage).

The applicant proposes to add 818 sq. ft. of living area across three floors. The resulting footprint will increase only slightly to 1,686 sq. ft. (15% lot coverage), since a major share of the added floor area will be constructed at a new 541 sq. ft. “upper floor.” The new upper floor will result in a second story when viewed from the front and a third story when viewed from the rear. Overall height of the house inclusive of the new upper floor will measure 34'-9" above grade at its highest point when viewed from the rear. When viewed from the front along Stanley Avenue, the house will stand 21'-4" above grade, an increase of approximately 5'-4".

At the lower floor, the applicant proposes to add 113 sq. ft., which accounts for roughly half of the expanded footprint but only a small share of the new floor area. Main floor area will increase by a net amount of 122 sq. ft., comprised of a 164 sq. ft. addition and removal of 42 sq. ft. of existing main floor area. The only main floor footprint expansion will occur at the 105 sq. ft. of new garage area, which involves in-fill of the area between the partially-attached garage and main structure resulting in a fully-attached garage.

The proposed addition complies with applicable setback requirements at the side and rear property lines. Construction of the new upper floor does not comply with the minimum 15' front setback requirement. Rather, the applicant proposes a front setback of 10'-5", which requires approval of a variance. The survey provided by the applicant shows the existing house and garage constructed with a 2'-1" setback from the front property line, suggesting a legal nonconforming structure. San Mateo County Assessor records indicate the existing house was constructed in 1938, presumably in conformance to development standards of the time.

The scope of work being performed will require the applicant to replace all existing roofing and siding. The new dark gray asphalt shingle roofing and wood shingle siding will be similar in color and character to the existing materials. The applicant proposes a net increase of 813 sq. ft. of new decking at three levels. An existing deck atop the garage will expand from 410 sq. ft. to 470 sq. ft. Some existing deck area at the main level will convert to living area, with construction of 119 sq. ft. of new deck area to the north of the existing deck. All decking at the lower level will be new, and will total 634 sq. ft.

Elsewhere on the site, the applicant will demolish two existing sheds at the north and east of the parcel in order to clear area for construction of the addition and decking. Four Monterey pine trees exist at the site, all of them believed to be heritage trees based on an initial description provided by the applicant. The applicant has not proposed to remove any trees as part of this project. However, the preliminary site plan suggests some of the new construction may occur within the drip line of two of the trees. Municipal Code Section 4-12.04 requires approval of a Heritage Tree Permit prior to new construction within the drip line of a heritage tree.

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. The site is surrounded by single-family residences within the R-1 zoning district. The nearest nonresidential land use is a C-1 zoning district approximately 250’ to the east.

3. Municipal Code Standards: The applicant’s proposal would require 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 height and floor area with proposed increases of 16.8% and 41.7%, respectively.

Development standards of the R-1 (Single-family Residential) zoning district will regulate the proposed development. Table 1 summarizes applicable zoning standards and the applicant’s proposal for each:

Table 1

<u>Item</u>	<u>Standard (min/max)</u>	<u>Proposal</u>	<u>Compliant</u>
Front Setback	15’ (min)	10’-5”	N
Side Setback (Interior Lot)	5’ (min)	No Change	Y
Rear Setback	20’ (min)	No Change	Y
Lot Coverage	40% (max)	15%	Y
Height	35’ (max)	34’-9”	Y
Parking Spaces	2 garage (min)	No Change	Y

As demonstrated in Table 1, the proposal does not comply with R-1 (Single-family Residential) zoning district standards for a front setback. The new upper floor will encroach 4’-7” into the required 15’-0” setback. Application for a variance would be necessary in addition to the CDP if

the applicant proceeds with the current design.

4. Comments from Other City Departments and Outside Agencies: Staff obtained preliminary comments from the North Coast Fire Authority (NCFA) and Building Official. Comments from NCFA pertained to fire sprinklers, carbon monoxide detectors, and visible address identification. The Building Official commented that she was unable to review the plans as submitted, and suggested the applicant resubmit with plans drafted by a single designer. The Waste Water Department provided no comments, noting that a new lateral was installed at the site in July 2012.

5. Staff Analysis: The surrounding neighborhood consists exclusively of single-family residential development. The character of development on the block of the subject site is primarily single-story residences. However, the existing homes directly across Stanley Avenue from the subject site are at a substantially higher grade, and are unlikely to be impacted by the proposed project. Furthermore, many of those homes have two stories.

The subject site is a single parcel stretching continuously from the front property line along Stanley Avenue to the rear property line along San Pedro Avenue. As a result, downslope and to the rear from the subject site, the applicant has no neighbor along the western side of San Pedro Avenue. The next closest residence is approximately 130 feet away along the eastern side of the street at 235 San Pedro Avenue. The result of this is that the major increase in height and bulk at the rear of the subject site may have a minimal impact on adjacent properties. The properties along San Pedro Avenue are at a substantially lower elevation than the subject site, are comprised of a mix of one- and two-story residences, and as a result there should be no impacts to the views enjoyed by these properties. However, should any view impacts be identified later, it is important to note the City has no view protection regulations.

For study session purposes, the Commission should provide comments on whether or not the character of the proposed project is appropriate for the site, and whether it complements the existing development pattern and architecture of the surrounding neighborhood. Architectural review will be a required component of any future Coastal Development Permit application.

Attachments:

- A. Land Use and Zoning Exhibit
- B. Conceptual Plans (Planning Commission only)

Zoning & Land Use Exhibit

City of Pacifica
Planning & Economic Development Department

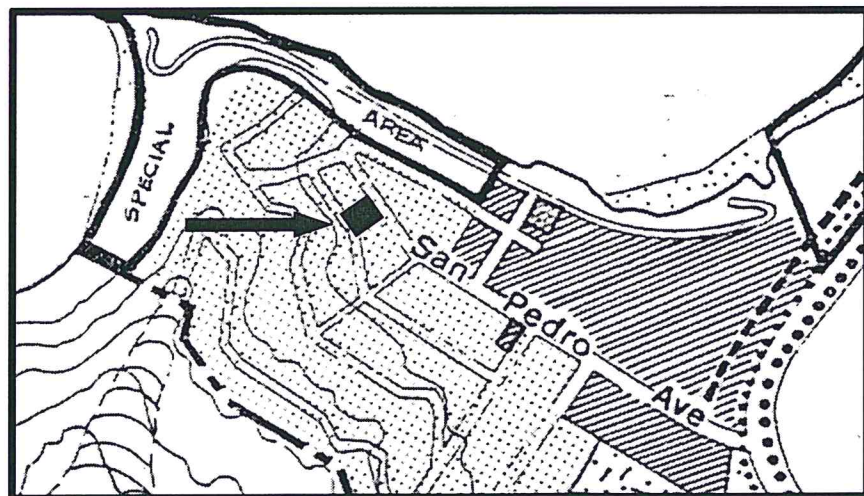
General Plan Diagram

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)