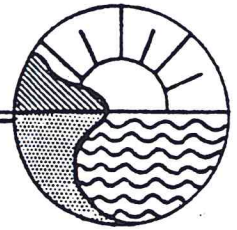


AGENDA

Planning Commission – City of Pacifica



DATE: December 16, 2013
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: December 2, 2013

Designation of Liaison to City Council Meeting

CONSENT ITEMS:

None

PUBLIC HEARINGS:

1. CDP-340-13 COASTAL DEVELOPMENT PERMIT, CDP-340-13, filed by the applicant and owner, Brian Brinkman of Consult Design Build, to construct a one story single-family dwelling of 1,700 sf with attached garage of 400 sf at 280 San Pedro Avenue (APN 023-018-170). 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.

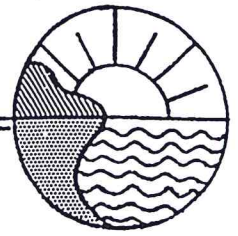
ADJOURNMENT

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.

STAFF REPORT



PLANNING COMMISSION-CITY OF PACIFICA

DATE: December 16, 2013

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on December 4th and 76 surrounding property owners and tenants were notified by mail.

FILE: CDP-340-13

APPLICANT and OWNER: Brian Brinkman, Consult Design Build, 648 Navarre Street, Pacifica, CA 94044

LOCATION: 280 San Pedro Avenue (APN 023-018-170)

PROJECT DESCRIPTION: Construct one-story dwelling of 1,700 sf with an attached garage of 400 square feet on a vacant lot in Pedro Point.

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

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

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	No Change
Coverage	40% max.	40%
Height	35' max.	24'
Landscaping	20% min.	34%
Setbacks		
-Front yard	15'	22'
-Garage	20'	20'
-Interior side	5'	5'
-Rear	20'	20'
Parking	2 car garage	2 car attached garage
Garage Inner Dimensions	18' wide by 19' deep	18' wide by 19' deep

PROJECT SUMMARY

1. Project Description: The applicant is proposing to construct a one story single-family dwelling on an infill vacant lot in Pedro Point. There are two story dwellings existing on either side of the subject site. The 400 square foot attached garage would be accessed from an angled driveway which follows the contours of the slope. Proposed is composition asphalt shingles for the roofing and hardie plank horizontal boards for the siding.

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 development in the Coastal Zone to obtain approval of a Coastal Development Permit. The subject site is west of Highway 1 and within the appeal 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 15303 (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. 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 City of Pacifica's Local Coastal Program indicates that infill residential development should be located in close proximity to existing development (Coastal Act Policy #23), it should be designed and scaled for compatibility of surrounding uses (Coastal Act Policy #24), and it should assure geologic stability and provide replacement plantings as needed (Coastal Act Policy #26a). The subject site is located between two developed properties and in a neighborhood of similarly developed properties with single-family homes predominant. The project will have one level and 24 feet in height which is lower than many of the newer dwellings in Pedro Point that tend to be three stories and 35 feet in height. The angled driveway is proposed to follow the contours of the lot and add visual interest. Staff is recommending a condition of approval requiring submittal of a final landscape plan prior to building permit issuance because the plants surrounding the building will help soften the appearance of the structure and reduce the overall massing of the dwelling, which is taller on one side due to the subject site's grade across the width of the lot. Staff believes that the proposal meets the overall intent of the Local Coastal Program in that many of the nearby lots have been developed, some with larger and taller residences, and the proposed design is compatible with the site and neighborhood, which will be discussed further in the following section of this report.

The applicant will provide a preliminary geotechnical report for the proposed building on the subject site and any recommendations will be incorporated into the project as determined appropriate by the Building Official. Thus, the project will be constructed to ensure geologic stability as required in the Local Coastal Program and listed in Zoning Code Section 9-4.4404 (b).

Another component of the Local Coastal Program is the preservation of the coastal view and vegetation. In this case, the views are to the north towards Pacifica State Beach. No public view areas will be affected. The City has no provision for the protection of private views but this

project is more than 10 feet shorter than the maximum height limit allowed. In addition, given that the slope of the property and the uphill-developed lots is approximately 10%, staff believes the properties above the subject site will retain views of the ocean. The renderings provided by the applicant indicate that the two uphill neighbors most impacted by this project would retain most of their views from their upper floors.

Because the site is located on a hillside, additional measures in the previously mentioned recommended landscaping condition of approval are required to prevent erosion. In addition, these measures will help reduce polluted stormwater runoff as encouraged in the Stormwater Pollution Prevention Program. As stated in the recommended condition of approval, staff will review the proposed vegetation as described in the required landscape plan to ensure that all the plants will be coastal compatible and drought resistant.

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 front door is angled and accessed from a 230 square foot porch that has views of the ocean. The view windows on the front façade will be decorative and add visual interest as well.

The proposed residence is consistent with the City's Design Guidelines. The design of the one-story home, with the varied and pitched gable roofs, angled driveway and doorway, view windows and a front porch, helps to reduce the mass of the structure. The addition of appropriate landscaping should further enhance the appearance of the proposed dwelling.

Green Building Requirements – The project will be required to be compliant with the green building regulations adopted by the City at the time of the building permit submittal. The applicant provided a list of green building features that have been incorporated into the project (see Attachment d).

7. Summary: In staff's opinion, as conditioned, the project satisfies all the Zoning Code development standards and it is consistent with the Design Guidelines. The R-1 zoning allows the proposed use of a single-family dwelling on this vacant lot. Different architectural features such as the angled driveway and front door, the view windows and the front porch 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-340-13 by ADOPTING the attached resolution for the proposed single-family dwelling at 280 San Pedro 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. Proposed Green Building Synopsis Provided by Applicant dated November 20, 2013
- e. Plans and Colored Photo Simulation (Planning Commission only)