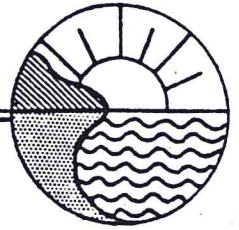


AGENDA



Planning Commission – City of Pacifica

DATE: March 19, 2012
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: February 21, 2012
Designation of Liaison to City Council Meeting of: March 26, 2012

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

1. **CDP-334-12** **COASTAL DEVELOPMENT PERMIT**, filed by the owner and applicant, Mike O'Connell, to construct a three-story single-family dwelling of approximately 2,800 square feet with an attached three-car garage of approximately 700 square feet at 240 Stanley Avenue (APN 023-019-200) . Recommended CEQA status: Exempt *Proposed Action:* Approve as conditioned.

CONSIDERATION ITEMS:

None.

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.

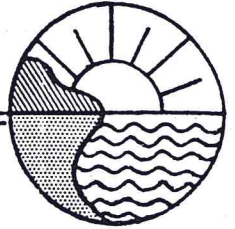
ADJOURNMENT

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: March 19, 2012

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on March 7, 2012. 46 surrounding property owners and residents were notified by mail.

FILE: CDP-334-12

APPLICANT AND OWNER: Mike O'Connell, 275 Juanita Avenue, Pacifica, CA 94044

LOCATION: 240 Stanley Avenue (APN 023-019-200)

PROJECT DESCRIPTION: Construct a three-story single family dwelling of approximately 2,800 square feet with an attached three-car garage of approximately 700 square feet.

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

CEQA STATUS: Exempt Section 15303(a)

ADDITIONAL REQUIRED APPROVALS: None. The project is appealable to the City Council and Coastal Commission.

RECOMMENDED ACTION: Approval with conditions.

PREPARED BY: Kathryn Farbstein, Assistant Planner

R-1 ZONING STANDARDS CONFORMANCE:

<u>Standards</u>	<u>Required</u>	<u>Proposed</u>
Lot Size	5,000 sf	No Change
Coverage	40% max.	30%
Height	35' max.	33'
Landscaping	20% min.	38%
Setbacks		
-Front yard	15'	20'
-Garage	20'	20'
-Interior side	5'	5'
-Rear	20'	35'
Parking	2 car garage	3 car attached garage
Garage Inner Dimensions	18' wide by 19' deep	37' wide by 19' deep

PROJECT SUMMARY

A. STAFF NOTES:

1. Background: On July 5, 2005, the Planning Commission approved a three story single-family dwelling with a detached two car garage for a different owner and design on the subject site. Due to the detached garage in front, the dwelling was located further up the hillside on the property and closer to the uphill neighbors. The building permit was issued and construction started on the site; however, the foundation work was done incorrectly and the Building Department had to issue a stop work notice. The previous owner was unable to complete the project and the site sat vacant for several years while the Planning and building permits expired. Recently, the current owner purchased the property, removed the partially constructed foundation and submitted a Planning application on January 18, 2012 with a newly designed project.

2. Project Description: The proposal consists of a new three-story single family dwelling of approximately 2,800 square feet with an attached three-car garage of approximately 700 square feet to be constructed on a vacant lot. The applicant is proposing two levels of living area above the garage. The lower level which contains the three-car garage would contain approximately 30 square feet of living area and 135 square feet of storage space. The lower level has only an interior stairway access to the proposed middle level above and the main access is from the west side of the house with a stairway and porch area. The middle level of approximately 1,500 square feet would contain the living room, dining room, family room, bathroom, den, and deck area. The proposed upper level of approximately 1,300 square feet would contain three bedrooms, two bathrooms, bonus room and laundry area. The building is proposed to be 33 feet in height. The applicant provided renderings (see Attachment b) and a statement regarding the project (see Attachment c).

Several different materials are proposed for the siding of the dwelling. On the ground floor, stone siding is proposed around the decorative garage doors. The middle level siding consists of painted horizontal fiber cement board and the upper level siding will have painted fiber cement shingle siding. The roofing material proposed is composition asphalt roofing shingles.

3. 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.

4. Municipal Code and Regulatory Standards: As shown in the table above, the project complies with all Municipal Code and regulatory standards for a new single-family dwelling on an R-1 zoned lot. Because the proposed project is located within the Coastal Zone (CZ), a Coastal Development Permit (CDP) is necessary. The size of the dwelling at less than 2,800 square feet of living area on a standard lot means that the Mega Home Ordinance does not apply to this project.

5. Coastal Development Permit Regulations and Findings: The Coastal Development regulations apply to all new development within the Coastal Zone to address a variety of special conditions within the Coastal Zone as described in Zoning Code Section 9-4.400. In this case, the standards that apply to the proposed development are to protect the scale and character of existing neighborhoods, to ensure geotechnical suitability for all development, and to provide adequate drainage and appropriate grading. A geotechnical survey or report is required that includes information regarding geologic conditions, potential landslide conditions and their implications for future development, potential ground shaking and earth movement effects on seismic forces, and commonly accepted geotechnical standards. In addition, a grading and drainage plan prepared by a licensed engineer shall be submitted and approved by the City Engineer.

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 shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.

6. Green Building Ordinance Requirements: The Green Building Ordinance was adopted on December 13, 2010 and as stated within Ordinance No. 779-C.S., different levels are established based on the construction proposed and the valuation of the project. In this case, the construction of the single-family dwelling proposed is estimated to be valued at more than \$200,000 but the living area will not exceed 2,800 square feet. Thus, the project as proposed must meet the requirements for Level 3. Level 3 requires that the project be certified under the GreenPoint Rated Checklist (GPR) or Leadership in Energy Efficient Design (LEED). In addition,

construction waste shall be diverted from landfills and/or incinerators to the extent required to attain GPR certification or to earn 1 LEED point and documentation indicating compliance with this provision is required before the project is accepted as complete.

7. 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 three levels with the ground level containing the garage and the two upper levels containing living area. Although the proposed structure from the street may appear to be large, the dwelling is following the contours of the lot. 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. Staff believes that the proposal meets the overall intent of the Local Coastal Program in that many of the nearby lots have been developed with similarly-sized 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 has provided 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 concern 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. However, neighbors with dwellings located uphill from the subject site have reviewed the plans at the public counter and expressed concerns about the impact to their views. The City has no provision for the protection of private views but this project is located lower on the lot and closer to Stanley Avenue than the previously approved dwelling. In addition, given that the slope of the property and the uphill-developed lots is approximately 25%, staff believes the properties above the subject site will retain at least some of their 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.

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 ground floor will be recessed with stone veneer, the second floor will have a deck that projects out with decorative railings and the middle portion of the third floor will be recessed allowing a cross gable roof for the projections on either side. The large 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 home, with the varied gable pitched roofs, decorative railings for the deck, large view windows and recessed and projecting portions of the facade, helps to reduce the mass of the structure. The addition of appropriate landscaping should further reduce the visual mass of the residence.

One of the neighbors expressed concerns to staff about the proposed three car garage and paved driveway. Parking along the street will be reduced although this project will provide three garage spaces and guest parking in the driveways. According to the applicant, the paved area for the driveway cannot be paved with pervious pavement due to the slope. In staff's opinion, the parking as proposed is appropriate for this site.

Green Building Issues – The applicant submitted a completed GreenPoint Rated Checklist for Single Family development of the proposed project. Different green building features will be incorporated into the project such as installing a foundation drainage system, providing high efficiency irrigation systems, and utilizing durable and non-combustible siding and roofing materials. As required by Ordinance No. 779-C.S. and discussed previously, the project cannot be accepted as complete until it has been certified by a Green Building professional. No condition of approval is needed because the applicant must already comply with the Green Building requirements as listed in Ordinance No. 779-C.S.

Heritage Trees – The property to the southeast (252 Stanley) contains five heritage trees placed along the side boundary line of the subject site. Four of the trees are Monterey Pines and one tree is a Monterey Cypress. On the northwest side and on the adjacent lot addressed as 224 Stanley Avenue, another Monterey Pine tree exists. The foundations for the project would be within 20 feet of the dripline of several of the heritage trees. Therefore, staff required that the applicant provide the attached arborist report (Attachment d). The arborist had eight recommendations for protection of the trees. Thus, staff is recommending a condition of approval to require the

applicant to implement the recommendations in the arborist's report to protect the heritage trees on the neighboring properties.

8. Summary: In light of the foregoing, staff recommends that the Planning Commission approve the CDP for 240 Stanley Avenue. As conditioned, staff believes that the proposed single-family residence is well designed, aesthetically pleasing and is appropriate for the neighborhood. Specifically, the design of the dwelling has recessed portions of the façade for the garage and a projecting deck on the middle level which prevents creating a flat façade. In addition, three different types of siding materials of stone, horizontal board and shingles are utilized, decorative railings for the deck and cross gables for the pitched roofline creates a visually interesting building and helps to reduce the overall massing of the structure. Staff believes that the project as conditioned satisfies all the Code requirements and it is consistent with the Design Guidelines. In addition, the findings can be made to grant the Coastal Development Permit. Thus, staff recommends approval of the project subject to the conditions listed below.

RECOMMENDATION AND FINDINGS

B. RECOMMENDATION:

Staff recommends that the Planning Commission **APPROVE** Coastal Development Permit CDP-334-12 for the proposed dwelling at 240 Stanley Avenue, subject to the following conditions:

Planning Department

1. Development shall be substantially in accord with the plans entitled "New Single-Family Residence 240 Stanley Avenue," consisting of nine (9) sheets, dated February 29, 2012 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 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.
4. 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.

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 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. All recommendations identified in the arborist's report shall be implemented as specified in the arborist's report.
12. The applicant shall to 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.

Wastewater Division of Public Works

14. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning wash water) shall be discharged to the storm drain system, the street or gutter. New storm drain inlets shall be protected from being blocked by large debris to the Public Work Director's satisfaction.

Building Department

15. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. The applicant shall implement Best Management Practices during all phases of construction for the project.

Engineering Division of Public Works

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. Applicant shall overlay existing asphalt with minimum 2 inch AC the whole street width across entire property frontage.
18. No debris box or equipment shed is allowed in the street or sidewalk.

19. 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."
20. 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."
21. Upon submittal of plans for building permit, applicant shall submit a Drainage Plan to include all existing and proposed drainage improvements at the project site. Drainage improvements shall show how runoff from the uphill properties will be directed to the new drainage facilities. All drainage improvements shall include but not limited to swales, concrete gutters, pipes, inlets and headwalls (if needed) and shall be design and constructed to the satisfaction of the City Engineer. All site drainage shall be discharged unto the street.
22. Applicant shall construct a car turnout per City Standards to the satisfaction of the City Engineer.

C. FINDINGS:

1. Findings for Approval of Coastal Development Permit: The Planning Commission finds that the proposed single-family dwelling conforms to the Local Coastal Program. Specifically, the project as designed and conditioned will be compatible with the surrounding properties in Pedro Point, assure geologic stability, and the lot will be landscaped in an appropriate manner. The project will not block any public or private coastal views. The project has distinctive architectural features such as the use of different siding materials, decorative railings for the deck, large view windows and cross gable roofing features that will create visual interest in the structure.

COMMISSION ACTION

D. MOTION FOR APPROVAL:

Move that the Planning Commission APPROVE CDP-334-12 subject to conditions 1 through 22, and adopt findings contained in the March 19, 2012 staff report, and incorporate all maps and testimony into the record by reference.

Attachments: (Planning Commission only)

- a. Land Use and Zoning Exhibit
- b. Renderings – 2 pages
- c. Applicant's Statement Dated March 1, 2012
- d. Arborist's Report Dated February 24, 2012
- e. Plans and Elevations