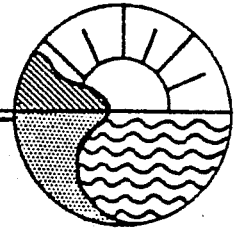


AGENDA

Planning Commission – City of Pacifica



DATE: September 19, 2011

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: September 6, 2011

Designation of Liaison to City Council Meeting of: September 26, 2011

CONSENT ITEMS:

PUBLIC HEARINGS:

1. CDP-332-11 COASTAL DEVELOPMENT PERMIT, filed by the applicants/owners, Jeremy and Jennifer Hoover, to extend the attached garage, construct an addition to an existing second story and remove a detached garage, at an existing two-story single family residence at 223 Kent Road (APN 023-031-120). Recommended CEQA status: Exempt Proposed Action: Approve GDP-332-11.

OTHER AGENDA ITEMS:

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

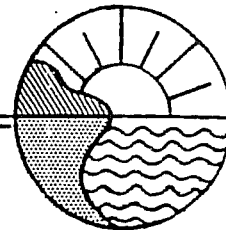
Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered 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: September 19, 2011

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in
The Pacifica Tribune on September 7, 2011.
24 surrounding property owners and 3
residents were notified by mail.

FILE: CDP-332-11

**APPLICANT/
AGENT:** Chris Ridgeway
670 Poplar Street
Half Moon Bay, CA 94019

OWNERS: Jeremy and Jennifer Hoover
223 Kent Road
Pacifica, CA 94044

LOCATION: 223 Kent Road

APN: 023-017-310

PROJECT DESCRIPTION: Extension of the attached garage, addition to existing
second story and removal of a detached garage, at an existing two-story single family
residence.

General Plan: Special Area

Zoning: R-1 (Single Family Residential) / CZ (Coastal Zone)/Appeals
area

**RECOMMENDED
CEQA STATUS:** Exempt Section 15301 (e)

**ADDITIONAL
REQUIRED**

APPROVALS: None

**RECOMMENDED
ACTION:** Approval as conditioned

PREPARED BY: Rob Bartoli, Planning Intern

ZONING STANDARDS CONFORMANCE:

<u>Standards</u>	<u>Min./Max.</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size	5,000' s.f. (min.)	2,784' s.f.	No Change
Lot Width	50' (min.)	25' s.f.	No Change
Building Height	25' (max.)	24-1' ½"	No Change
Building Coverage	40% (max.)	(43%)	(40%)
Floor Area Ratio	50 % (max)	(37%)	(50%)
Landscape	20% (min.)	(8%)	(21%)
Setbacks:			
Front	20' (min.)	56'	51'
2 nd Floor Front	26' (min)	56'	51'
Rear	20' (min.)	0'	0'
Sides			
West	3' (min.)	0'	3'
East	3' (min.)	3'	3'
Garage Dimensions:			
Width	9' (min.)	17'	18'
Depth	19' (min)	28' 5"	19'
Spaces	1 garage and 1 carport space	3 garage spaces	2 garage spaces
Driveway Width	10' (min.)	25'	12'5"

PROJECT SUMMARY

A. STAFF NOTES:

1. Existing Site Conditions: The subject property is a 2,784 square foot nonconforming lot located in the Pedro Point neighborhood. The two story home currently has two bedrooms, one bathroom, a kitchen, a living room, an attached two car garage and a detached one car garage. The existing house is approximately 24 feet in height with 1,039 square feet of floor area. There is a second story deck facing Kent Road. Adjacent properties include a three story home to the west and a two story home on the east. The home on the west is approximately 35 feet in height and the east property is approximately 24 feet in height. There is no west side or rear setback for the main structure. There is a garage attached to the house, which is 483 s.f. in size. There is

also a detached garage, which is located at the front of the property. This detached garage is 182 s.f. The current total garage space on the site is 665 s.f., and is nonconforming. The total amount of landscaping on the site is 228 s.f. (8%) which is nonconforming. Currently there is no internal connection between the first and second floors. In order to move between floors, a person currently must exit the building and use the outside staircase. This staircase connects the front door located on the second floor, with the door to the garage and laundry room on the first floor. This second floor has two bedrooms, a living room, a bathroom, and a kitchen. The bottom floor has an attached garage, a crawl space and a laundry room.

2. Project Description: The applicant is proposing to extend the existing attached garage on the first floor towards Kent Road. On the first floor one bedroom and one bathroom would be added. A new front door would also be located on the first floor. There would be a new internal staircase that would allow access between the first and second floors, without the need to go outside. The existing outdoor staircase would be removed. The second story would be reconfigured and extended. Proposed changes to the second floor include the removal of one bedroom, the relocation of a bathroom and the expansion of another bedroom to a master bedroom. The second story window that is on the property line is to be removed and a skylight will be added. The current second story deck would be reduced in size. The existing detached garage is to be removed. The addition would increase the total amount of floor area from 1,039 to 1,392. s.f. The total building coverage would decrease from the current 1,214 s.f. (43%) to 1,113 s.f. (40%). Currently there are four Heritage Trees on the site and removal of all four trees is planned. Two new 24" box trees are to be planted in place of them. These two trees and additional landscaping will increase the total landscaping on the site to 561 s.f. (21%).

3. General Plan, Zoning, and Surrounding Land Use: The property is designated as Special Area under the General Plan, has R-1 (Single Family Residential District) and CZ (Costal Zone) zoning classifications and is located in the appeals area of the Coastal Zone. Single family homes to the east, west, north and are also zoned R-1/CZ and have a General Plan designations of Special Area. Single family homes to the south are zoned R-1/CZ and have a General Plan designations of Low Density Residential.

4. Municipal Code and Regulatory Standards: The project requires a Coastal Development Permit as described in Section 9-4.4303 of the Pacifica Municipal Code (PMC) because the addition is more than a 10 percent increase in height, bulk, or floor area and is also in the appeals area. In addition to the Coastal Development Permit, there are four sections of the PMC that relate to this project. The first is regarding lot coverage. Section 9-4.402.(h) notes that lot coverage by all structures shall be a maximum of 40%. Currently, the lot coverage is 43%. The proposed project will reduce the lot coverage to the required 40% to no longer be nonconforming. The second is Section 9-4.402.(i) which discusses minimum landscaped areas. Lots zoned R-1 are required to maintain 20% landscaping on the site. Currently the total landscaping is 228 s.f. (8%), which is nonconforming. The proposed project will increase the total landscaping to 561 s.f. (21%), thus addressing this issue. The next item is Section 9-4.3002.(3)(i) which states that a one car garage shall be provided and one additional space shall be provided with a carport for a nonconforming lot with less than 30 feet of frontage. While there will still not be a carport on the site, the two car garage will create a more conforming

situation. The proposed project will reduce the number of garage spaces from three to two. The last item is the maximum garage space for a nonconforming lot. Section 9-4.3002.(3)(iii) states that the maximum garage space for a nonconforming lot with less than 30 feet of frontage is 300 s.f. The existing garage space totals 665 s.f., while the proposed garage space will equal 364 s.f.

5. Coastal Development Permit: Section 9-4.4304(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. California Environmental Quality Act: The Planning Commission may find this project is exempt from CEQA pursuant to Section 15301 (e) of the California Environmental Quality Act which states:

"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

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

7. Heritage Trees: PMC Section 4-12.05 requires approval of a Heritage Tree removal permit in order to trim, cut down, destroy, remove, move or engage in construction below the canopy of a Heritage tree. A permit to remove four Heritage Trees was submitted to the Public Works Department in January 2011. The adjacent property owners were notified about the proposed removal. There were no appeals filed. A permit to remove the Heritage Trees was approved

and issued in February 2011 by the Public Works Department. This permit was issued prior to the submittal of the Planning application for the project at 223 Kent, which was submitted in March 2011.

8. Staff Analysis

Coastal Development Permit: The City's Local Coastal Program Land Use Plan (LUP) specifically states that all new development should be attractive and compatible yet subordinate to the surroundings and topography. Design and scale should complement and enhance the positive aspects of the neighborhood. The project at 223 Kent meets the requirements of the LUP. This item will be discussed further in the Design section below.

The project is located between the beach and the nearest public road, however, the project is in conformity with the City's certified Local Coastal Program and the public recreation policies of Chapter 3 of the California Coastal Act. Specifically, the proposed structure would fit in with the surrounding neighborhood, would not impact views from public roads or trails or impede beach access. The site is already developed with a two story single family home. There currently is no public access to the beach from this property and none will be blocked by this project. A geotechnical report indicating that the site is suitable for the proposed development has been submitted. The geotechnical report is attached for the Commission's review. Staff believes that the project is consistent with the overall intent of the City's Local Coastal Program Land Use Plan as well as the public recreation policies of the California Coastal Act.

California Environmental Quality Act: The proposed addition to the single family residence is less than 10,000 square feet. The proposed addition would be less than 50% floor area and 2,500 s.f. The subject lot is located in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan. Further, it is not located in an environmentally sensitive area. This project meets the criteria for CEQA exemption. Further, no significant negative impacts are expected to occur as a result of the project.

Heritage Trees: A tree removal permit was applied for and granted by the Public Works Department in February 2011. Four Heritage Trees are currently located on the 2,784 s.f. lot. All are to be removed to provide room for modifications to the property, allow for the installation of compatible landscaping and improve garage access at the property. The trees will be replaced with two twenty four (24) inch box trees.

Design: The Design Guidelines and LUP encourage designs that complement the positive aspects of surrounding neighborhoods in terms of height, bulk, style and materials. The current mix of homes in the Pedro Point neighborhood includes an assortment of architectural styles, of various sizes, that utilize a variety of materials including wood, stucco and shingle siding. Most are over one story and are equipped with large windows and decking. The more attractive homes in the area blend with the streetscape, are comparable in scale to neighboring homes and include architectural detailing and design elements to provide visual interest. Many include varied setbacks that minimize the visual impacts of massing and bulkiness, and help structures blend in

with the uneven topography of the neighborhood. Further, the Design Guidelines discourage flat facades and encourage vertical and horizontal building recessions and projections. Lastly, the Guidelines encourage use of landscaping to soften the appearance of buildings.

The proposed addition includes new front windows, a trellis and a deck. These features will give the front of the house various dimensions. The appearance and materials are consistent with the characteristics of the Pedro Point neighborhood. The house will be painted in whites and greys. This will be compatible with surrounding houses and will blend into the neighborhood. The materials will give the house character, while maintaining architectural consistency. The trellis, deck, roof design and Bahama storm shutters are architectural details that add to the home. The house is adequately setback from the street and the proposed scale and height of the residence would complement the surrounding area. The removal of the detached garage would reduce the lot coverage from 43% to the 40% to attain compliance with PMC standards. It would also reduce the total size of the garage space on the site, thus creating a less nonconforming situation and creating a more visually appealing condition than what currently exists. Also, while the parking on site will still be nonconforming, due to a 2 car garage in-lieu of a 1 car garage and a carport, this configuration will be less nonconforming than the current situation. In addition, the site can accommodate 2 garage spaces, thus keeping cars out of sight and further enhance the appearance of the home. Landscaping will be added to the site increasing from 228 s.f. to 561 s.f. The removal of the detached garage and the inclusion of new landscaping will create a more inviting streetscape and soften the appearance of the house. Accordingly, the proposed project is consistent with Pacifica's Design Guidelines and LUP.

9. Summary: Staff believes that the proposed addition complements the surrounding homes and will enhance the overall appearance of the neighborhood. The windows and deck add character to the home. The proposed addition will not add any height to the existing house. The addition would conform to the three foot setbacks that are required for a nonconforming lot. The removal of the detached garage would reduce the lot coverage to the required 40%. While the attached garage is being increased in size, the overall amount of garage space on the site is being reduced. While this is a continuance of nonconforming issues, the applicant has made the situation less nonconforming in the new design. The Heritage Trees to be removed will be replaced with two 24" box trees. The addition of these trees and other landscaping will increase the total landscaping to 21%. The project does not interfere with coastal access. Staff believes that the findings can be made to grant a Coastal Development Permit as the proposed development is in conformity with the City's certified Local Coastal Program and the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act. Staff recommends approval of this project.

RECOMMENDATION AND FINDINGS

B. RECOMMENDATION:

Staff recommends that the Planning Commission approve Coastal Development Permit, CDP-332-11, subject to the following conditions:

Planning Department:

1. Development shall be substantially in accord with the plans entitled “Remodel for Jeremy and Jenn Hoover, 223 Kent Pacifica, CA,” consisting of ten (10) sheets received by the Planning Department on July 18, 2011 except as modified by the following conditions.
2. Prior to the issuance of a building permit, the applicant shall submit evidence that a signed and stamped copy of the survey has been recorded with the San Mateo County Assessors/Recorders Office.
3. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within a proposed enclosure to the Planning Director’s satisfaction. 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.
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. 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.
6. 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.
7. The applicant shall hereby agree 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. 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.

Engineering Department:

8. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
9. Applicant shall overlay existing asphalt with minimum 2 inch AC the whole street width across entire property frontage
10. Applicant shall provide concrete curb and gutter across entire property frontage.
11. New driveway approach shall be per City standard 100 and 102.
12. 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 alerted, removed, or destroyed, the applicants shall be responsible for obtaining 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.
13. No debris box or equipment shed is allowed in the street or sidewalk.
14. 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."
15. 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."
16. 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.

17. A sidewalk agreement must be signed for unimproved streets.

C. FINDINGS:

1. Findings for Approval of a Coastal Development Permit: The Planning Commission finds that the proposed expansion of an attached garage, addition to an existing second story and removal of a detached garage at an existing two story single family residence will not be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or the general welfare of the City. The Commission finds that the proposal is consistent with the applicable provisions of the General Plan and other applicable laws of the City. Specifically, the Commission finds that the project meets all Zoning Code requirements and complies with the applicable provisions of the LUP and Design Guidelines.

COMMISSION ACTION

D. MOTION FOR APPROVAL:

Move that the Planning Commission find the project exempt from CEQA, and **APPROVE** Coastal Development Permit, **CDP-332-11**, subject to conditions 1 through 17 and adopt findings contained in the September 19, 2011 staff report, and incorporate all maps and testimony into the record by reference.

Attachments:

- a. Land Use and Zoning Exhibit
- b. Geotechnical Report
- c. Pictures
- d. Site Plans (Commission Only)