



Scenic Pacifica

Incorporated Nov. 22, 1957

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## ZONING ADMINISTRATOR Agenda

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### **CORONAVIRUS DISEASE (COVID-19) NOTICE**

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 54953 (AS AMENDED BY AB 361) WHICH AUTHORIZES TELECONFERENCED MEETINGS UNDER THE BROWN ACT DURING CERTAIN PROCLAIMED STATES OF EMERGENCY. THE GOVERNOR OF CALIFORNIA PROCLAIMED A STATE OF EMERGENCY RELATED TO COVID-19 ON MARCH 4, 2020. THIS TELECONFERENCED MEETING IS NECESSARY SO THAT THE CITY CAN CONDUCT ESSENTIAL BUSINESS AND IS PERMITTED UNDER GOVERNMENT CODE 54953 IN ORDER TO PROTECT PUBLIC HEALTH AND SAFETY OF ATTENDEES.

Consistent with the above-referenced authority, this Zoning Administrator Meeting will not be physically open to the public and the Zoning Administrator and staff will be video/teleconferencing into the meeting. The meeting will be conducted via Zoom Webinar.

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting from home. Below is information on how the public may observe and participate in the meeting.

#### **To Observe the Meeting:**

- To access the meeting by computer / smartphone, go to <https://us06web.zoom.us/j/83304031592>
- To dial-in via phone: +1 (669) 444-9171  
Then enter Webinar ID: 833 0403 1592

#### **To Participate in the Meeting by Providing Public Comment:**

- **During the Meeting:** Live verbal public comments may be made by members of the public joining the meeting via Zoom (computer, smartphone/tablet app, or phone). Zoom access information is provided above. Use the “raise hand” feature (for those joining by phone, **press \*9 to “raise hand”**) during the public comment period for the agenda item you wish to address. City staff will call on people to speak by name provided or last 4 digits of phone number for dial-in attendees. Please clearly state your full name for the record at the start of your public comment. You will have 3 minutes to speak unless modified by the meeting chair.
- **Before the Meeting:** Written public comments for the record may be submitted in advance by 9:00 a.m. on the meeting date by email to: [publiccomment@pacificagov](mailto:publiccomment@pacificagov) and will be made part of the written record but will not be read verbally at the meeting. Written public comments submitted by email should adhere to the following:
  - Clearly indicate the Agenda Item No. or specify “Oral Communications” in the Subject Line for items not on the agenda
  - Include the submitter’s full name

Written public comments received by 9:00 a.m. on the meeting date will be provided in their entirety to the Zoning Administrator prior to the meeting and will be made part of the written record but will not be read verbally at the meeting. Written public comments will be posted to the City’s website for review prior to the meeting.

Note: The methods of observing the meeting or providing public comments may be altered or the meeting may be cancelled, if needed. You may check on the status of the meeting by visiting the City’s website at [www.cityofpacificagov](http://www.cityofpacificagov) for any updates or changes, should they occur.

**DATE:** September 2, 2022

**LOCATION:** Zoom Meeting (Online): <https://us06web.zoom.us/j/83304031592> or Dial (669) 444-9171 and enter Webinar ID:  
833 0403 1592

**TIME:** 12:00 PM

**ADMINISTRATIVE BUSINESS:**

1. **Approval of Minutes** August 22, 2022
2. **Oral Communications** This portion of the agenda is available to the public to address the Zoning Administrator on any issue within the subject matter jurisdiction of the Zoning Administrator that is not on the agenda. The time allowed for any speaker will be three minutes.

**PUBLIC HEARINGS:**

3. **UP-133-22** **FILE NO. 2022-024 FOR USE PERMIT UP-133-22** filed by San Mateo County Libraries to install an outdoor freestanding canopy and vending machine/kiosk for library users to check-out and return books adjacent to the existing Sanchez Library at 1111 Terra Nova Boulevard (APN 023-593-140) in Pacifica. The project site is located within the C-1 (Neighborhood Commercial) zoning district. Recommended California Environmental Quality Act (CEQA) status: Class 3 Categorical Exemption, CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).  
Proposed Action: Approve as conditioned.

**ADJOURNMENT**

Anyone aggrieved by the action of the Zoning Administrator has 10 calendar days to appeal the decision in writing to the Planning Commission. 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.



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## ZONING ADMINISTRATOR Minutes

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**DATE:** August 22, 2022  
**LOCATION:** Zoom Meeting (Online): <https://us06web.zoom.us/j/84254809216> or Dial (669) 444-9171 and enter Webinar ID: 842 5480 9216  
**TIME:** 10:00 AM

Zoning Administrator (ZA) Christian Murdock called the meeting to order at 10:00 AM. ZA Murdock read a statement addressing modified meeting procedures in response to the COVID-19 public health emergency, indicating that the meeting would not be physically open to the public but that the ZA, City Staff, and the public would participate in the meeting as a teleconference meeting.

Associate Planner Helen Gannon and Senior Planner Bonny O'Connor were present as City Staff. The applicant Ms. Darlene Estrada was present in relation to Agenda Item No. 3

### ADMINISTRATIVE BUSINESS:

- Approval of Minutes** ZA Murdock approved the minutes from August 12, 2020, as prepared.
- Oral Communications** No public comments.

### PUBLIC HEARINGS:

- UP-132-22  
PE-193-22** **FILE NO. 2022-022 FOR USE PERMIT UP-132-22, PARKING EXCEPTION PE-193-22** filed by applicant Darlene Estrada on June 13, 2022 to establish a yoga studio in an existing 750 square foot (sf) tenant space at the Adobe Plaza Shopping Center located at 980 Linda Mar Blvd (APN 023-221-210) in Pacifica. The project site is located within the C-1 (Neighborhood Commercial) zoning district. Recommended California Environmental Quality Act (CEQA) status: Class 1 and Class 3 Categorical Exemption, CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

Proposed Action: Approve as conditioned.

- Associate Planner Gannon presented the staff report. Ms. Gannon's presentation included corrections to numbers presented on PDF page 11 of the agenda packet regarding percentage of off-street parking spaces occupied ("20 percent" was corrected to "25 percent"); and number and percentage of available off-street parking spaces available during the peak parking demand captured in the applicant's parking count ("45 available parking spaces (approximately 80 percent)" was corrected to "34 available parking spaces (approximately 75 percent)").
- ZA Murdock asked staff to confirm that no public comments were received after publication of the agenda.
- Associate Planner Gannon confirmed no public comments were received.
- ZA Murdock opened the public hearing and asked the applicant if she would like to present any information.
- The applicant, Ms. Darlene Estrada had no information to present.
- ZA Murdock confirmed that there were no members of the public who wished to speak and closed the public hearing.
- ZA Murdock confirmed that the applicant prepared the parking survey and asked the applicant to detail her methodology for the parking survey.

- The applicant explained that she counted the number of available parking spaces, once an hour during her proposed operational hours for two days, including a Thursday and Sunday.
- ZA Murdock acknowledged that these types of studies are typically performed pursuant to specific methodologies, but he appreciated the information and is weighing the information as part of his determination. ZA Murdock also noted that the proposed use would not intensify the parking requirements from the previous acupuncture use, that there are no known parking issues from the prior use or from yoga uses in general in Pacifica, and that he found there was no space to readily expand the parking on-site, which is additional evidence in support of the Parking Exception. ZA Murdock agreed with staff's analysis and findings regarding the use permit, particularly Condition of Approval No. 6, which requires that the use shall be conducted entirely within the enclosed space of the tenant space, unless the applicant obtains City approval as an important condition to follow because of the residential use in the area. ZA Murdock stated he was inclined to approve the use permit with the following modifications to the resolution: 1) revising the first recital in the resolution to clarify that the application was not submitted on behalf of the property owner, but on behalf of the applicant; and 2) carry key project elements referenced in Condition of Approval No. 1 directly into the condition related to hours of operation, class size, and number of employees in place of the reference to the staff report. ZA Murdock did want to add some flexibility to add one more employee and requested that it be added into the condition of approval.
- ZA Murdock asked the applicant if she reviewed the conditions of approval and if she had any questions or concerns.
- The applicant confirmed she reviewed the conditions and did not have any questions or concerns.
- ZA Murdock wanted to bring to the applicant's attention Condition of Approval No. 1 in which the city would be limiting the scope and extent of the business to match what the applicant proposed. ZA Murdock asked the applicant to clarify the number of attendees.
- The applicant stated there would be one to five students per class depending on the class and depending on the number of people that showed up.
- ZA Murdock stated he was inclined to grant up to seven students and two employees per class to provide some flexibility. ZA Murdock clarified that any class of a greater size or more employees would require further City approval.
- The applicant confirmed that was acceptable.
- ZA Murdock clarified for the applicant that upon his approval today that the use permit will not take effect until after a 10-day appeal period and that the use may not commence until the 10-day appeal period has lapsed and no appeal has been filed.
- ZA Murdock found the project exempt from the California Environmental Quality Act and Use Permit UP-132-22 and Parking Exception PE-193-22 by adopting the attached resolution, including conditions of approval in Exhibit A excepted as modified during the hearing; and, incorporate all maps and testimony into the record by reference.

## **ADJOURNMENT**

ZA Murdock adjourned the meeting at 10:12 AM.



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## ZONING ADMINISTRATOR Staff Report

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**DATE:** September 2, 2022

**FILE:** UP-133-22

**ITEM:** 3

**PUBLIC NOTICE:** Notice of Public Hearing was published in the San Mateo Daily Journal on August 23, 2022 and mailed to 342 surrounding property owners and occupants.

**APPLICANT:** San Mateo County Libraries  
125 Lessingia Court  
San Mateo, CA 94402

**OWNER:** City of Pacifica  
540 Crespi Drive  
Pacifica, CA 94044

**PROJECT LOCATION:** 1111 Terra Nova Boulevard (APN 023-593-140) – East Linda Mar and Park Pacifica

**PROJECT DESCRIPTION:** File No. 2022-024 – Install an outdoor freestanding canopy and vending machine kiosk for library users to check-out and return books adjacent to the existing Sanchez Library.

**SITE DESIGNATIONS:** General Plan: Mixed Use Neighborhood  
Zoning: C-1 (Neighborhood Commercial)

**RECOMMENDED CEQA STATUS:** Class 3 Categorical Exemptions, CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).

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

**RECOMMENDED ACTION:** Approve as conditioned.

**PREPARED BY:** Helen Gannon, Associate Planner

## **PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS**

### **1. Project Description**

The project includes the installment of an outdoor freestanding canopy and vending machine kiosk for library users to check-out and return books adjacent to the existing Sanchez Library at 1111 Terra Nova Boulevard.

The Sanchez Library site contains one existing building (Figure 1). The proposed project would not involve any interior or exterior work to the existing building. The subject installation would be located along the street frontage side of the existing building, near the entrance to the library. The space is currently occupied by grass and concrete slab.

The 11' by 28' canopy will cover the vending kiosk, an 8' anchored table with two anchored stools, and bench seating. The approximately 12'-tall canopy will be enclosed on the east and north elevations with wind/rain screens. A 3'-7' wind/rain screen panel will also be placed on the west elevation. A wood roof deck and down facing light fixtures will be placed on the ceiling to provide visual warmth and light to the canopy. Construction of the canopy would require a limited amount of cut, fill and grading of the site in preparation for an approximate 2' retaining wall and the slab on grade.

**Figure 1.** Location of the Proposed Project



Sanchez Library is currently only open on Tuesday, Thursday, and Saturday from 12:00 pm to 5:00 pm. The vending machine kiosk would allow 24-hour, seven days a week access to various library functions, such as checking out and returning library books/other materials that are rented by users. Patrons may also place and pick up holds, download audio and eBooks and browse the catalog from the kiosk. Overall, the new kiosk will enhance available library services at the Sanchez Library.

## **2. General Plan, Zoning, and Surrounding Land Uses**

The General Plan (2022) land use designation for the project site is “Mixed Use Neighborhood” (Attachment B). Mixed Use Neighborhood land use designation is intended for multi-family housing with ground-floor retail, restaurant or services uses. The subject site is located within the C-1 (Neighborhood Commercial District) zoning district. Uses authorized in the C-1 zoning district include retail stores and shops, personal and business service establishments, and restaurants. The proposed scope of work will not change the use of the existing City-owned library site.

The Sanchez Library is surrounded by single and multi-family residential use to the northeast and west. Commercial use at the Park Mall is located to the southeast and church and child care uses are located to the northwest.

## **3. Municipal Code and Other Development Regulations**

The proposed project requires Zoning Administrator approval of the following entitlements:

- Use Permit per Pacifica Municipal Code (“PMC”) Sec. 9-4.2308(a) to allow all commercial and industrial uses conducted in any C or M District that are not conducted entirely within an enclosed structure.

The Zoning Administrator’s authority to consider the subject permits is provided in Sec. 9-4.3802(b) of the PMC.

#### **4. Required Findings**

- A. *Use Permit.* A use permit shall be granted only if the Zoning Administrator makes all of the following findings as required by PMC Sec. 9-4.3303(a):
- i. *That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City.*

##### Discussion

The project includes installment of an outdoor freestanding canopy, library vending machine kiosk, and outdoor furniture. Construction of the canopy would require a limited amount of cut, fill and grading of the site in preparation for an approximate 2' retaining wall and the slab on grade. The project would result in a negligible change to the general character of the Sanchez Library and neighborhood due to the limited construction associated with the project. Furthermore, the project scope would not include any interior or exterior renovations to the existing library building.

The operation of the project would provide basic library services seven days a week, 24 hours a day. The new kiosk would especially be beneficial for those living in the Park Pacifica and Linda Mar neighborhoods, as it would provide access to books and other materials during the days and times that the Sanchez Library is closed. General use of the kiosk would have a negligible impact on health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City due to the low intensity nature of the kiosk. The kiosk would not require any employees for operation and would not require additional off-street parking spaces. Any damage or issues with the canopy or kiosk would be managed and repaired by the applicant.

The canopy and library vending machine kiosk could attract vandalism and other undesired activities. Downfacing lighting is proposed within the canopy ceiling, but further details of the lighting are not provided. A condition of approval would require the applicant to prepare and provide a lighting plan prior to the issuance of a building permit to ensure that appropriate safety lighting is provided. Furthermore, the south elevation of the canopy, which is the elevation most visible from the street and parking lot, would not have any rain/wind paneling and will provide the best visibility within the canopy to the public and patrolling police officers.

For all the reasons provided above, the project would not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or to the general welfare of the City. In fact, the proposal would be highly beneficial to library users and would enhance existing services.



- ii. *That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the Local Coastal Plan.*

Discussion

The project would be consistent with the General Plan because the project is consistent with the following General Plan policies:

- *Open Space and Community Facilities Policy OC-G-11: Optimize Public Facilities. Ensure that public facilities are adequate to meet needs, and plan for opportunities that help to meet goals of school districts and the City.*
- *Community Services and Youth Activities. Continue to provide services to seniors and others in need, either directly or through support to other organizations, and provide expanded options for youth in Pacifica.*

The Sanchez Library is currently only open three days a week on Tuesday, Thursday, and Saturday with limited hours from 12:00 pm to 5:00 pm. The vending machine kiosk would allow 24-hour, seven days a week access to various library functions, such as checking out and returning library books/other materials that are rented by users. Patrons may also place and pick up holds, download audio and eBooks and browse the catalog from the kiosk. Overall, the new kiosk would broaden the availability of library services beyond the libraries existing operating hours, ensuring that the facility meets the needs of library users including youth and seniors.

The Open Space and Community Facilities Section of the new General Plan discusses the need to “provide a self-service ‘open access’ model branch at Sanchez” (pg. 6-31 General Plan May 2022 Public Review Draft). This kiosk would provide the self-service model that is a core part of today’s library service expectations.

Approval of the subject use permit would address the applicable zoning regulations as described in Section 3 of this Staff Report.

For these reasons, the proposed project would enhance the available functions of the library and ensure that the facility is adequate to meet the needs of the library users. The use is consistent with the applicable provisions of the General Plan and other applicable laws of the City. The subject site is not located in the coastal zone and therefore the Local Coastal Plan is not applicable to this project.

- iii. *Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.*

Discussion

The City has adopted Design Guidelines which are intended to accomplish the following purposes:

- Ensure at least a minimum standard of design through the application of consistent policies.
- Encourage new construction which exceeds minimum standards and discourage construction which falls short of those standards.
- Provide a framework for review and evaluation of design proposals.
- Implement applicable General Plan and Local Coastal Plan goals and policies.
- Expedite and facilitate the planning permit process.
- Provide direction for design and redesign of projects.

The Design Guidelines are advisory in nature and, unlike zoning, do not contain explicit standards for determining strict compliance. Rather, they address significant elements of project design that, when balanced overall, result in the best possible site layout and building architecture for a project. An applicant may propose a project which complies with some but not all guidelines and the Zoning Administrator may still find the project consistent with the Design Guidelines. It is up to the Administrator's discretion to determine the appropriate balance and relative priority of the guidelines for a particular project when considering whether a project has achieved Design Guidelines consistency.

The project proposes no exterior or interior renovations to the existing library. However, in staff's assessment, the proposed kiosk is consistent with the City's adopted Guidelines. Major areas of project consistency with the Design Guidelines are discussed below.

#### SITE PLANNING

- a. *Lighting. Exterior lighting should be subdued and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.*

##### Discussion

As shown on Sheet A6.0-1 of the Project Plans (Attachment C), the proposed development would include lighting under the canopy structure. A condition of approval would require the applicant to prepare and provide a lighting plan prior to the issuance of a building permit to ensure that appropriate safety lighting is provided. Exterior lighting fixtures are downward facing and will be attached to the wood ceiling. There are no tall light fixtures proposed as a part of this development. As such, the proposed lighting would not create glare for neighbors and would provide enough lighting for visitors.

#### BUILDING DESIGN

- a. *Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an*

*entire city. A development can be “out of scale” with its surroundings due to its relative height, bulk, mass, or density.*

*A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City’s height limitation is a maximum only, and the maximum height may often be inappropriate when considered in the context of surrounding development and topography. The “carrying capacity” of a given site is also an important factor in determining appropriate scale and lot coverage. As with the height limitation, the City’s lot coverage limitation is a maximum only.*

#### Discussion

The kiosk will be consistent with the scale of nearby development. As shown on Sheet A3.0-1 of the Project Plans (Attachment C), the maximum height of the proposed vending machine kiosk is 10’-8” , with a total of no more than 12’ including the freestanding canopy. In comparison to the existing library, which sits at approximately 26’-2” , the proposed development is minimal and will not affect the overall height, bulk, mass, or density of the existing building on site. Additionally, the site is located adjacent to a developed shopping center and school.

Therefore, staff believes that the project is consistent with the City’s adopted Design Guidelines.

## **5. CEQA Recommendation**

Staff analysis of the proposed project supports a Zoning Administrator finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 3, CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) Categorical Exemptions.

The Class 3 exemption provided in Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines states in part:

*“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: [...]*

*(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.”*

The proposed project fits within the scope of a Class 3 categorical exemption in that it includes construction of small accessory structure and installation of small new equipment in small structures. The

proposed vending machine kiosk will be constructed within a canopy structure, totaling no more than 12' in height and with dimensions of roughly 11' by 28'.

Additionally, none of the exceptions to application of an exemption contained in Section 15300.2 of the CEQA Guidelines apply to the project, as described below:

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed area, adjacent to a shopping center and school.
- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area would have a significant environmental impact. The project site is currently occupied by the Sanchez Library and includes the installation of a vending machine kiosk, which would provide an extension of the existing library services on site. Therefore, there is no foreseeable cumulative impact from these minor projects which could have a significant environmental impact.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is currently occupied by the Sanchez Library and includes the installation of a vending machine kiosk, which would provide an extension of the existing library services on site. As such, there are no identifiable unusual circumstances that would have significant effect on the environment.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements of a Class 3 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

## **6. Staff Analysis**

The proposed project would involve the installation of an outdoor freestanding canopy and vending machine kiosk in front of the existing Sanchez Library. This new kiosk would broaden and complement the library services beyond the existing limited library operating hours. Additionally, the general low intensity nature of the kiosk would have a minimal impact on the character and intensity of the library as well as the surrounding neighborhood.

For the reasons set forth in this report, staff recommends approval of the project as conditioned.

**ZONING ADMINISTRATOR ACTION**

**MOTION FOR APPROVAL:**

Move that the Zoning Administrator find the project exempt from the California Environmental Quality Act; **APPROVE** Use Permit UP-133-22 by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporate all maps and testimony into the record by reference.

**Attachments:**

- A. Draft Resolution and Conditions of Approval
- B. Land Use and Zoning Exhibit
- C. Project Plans

**RESOLUTION NO. 2022-\_\_\_**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF PACIFICA APPROVING USE PERMIT UP-133-22 (FILE NO. 2022-024), SUBJECT TO CONDITIONS, TO INSTALL AN OUTDOOR FREESTANDING CANOPY AND VENDING MACHINE KIOSK AT THE SANCHEZ LIBRARY, LOCATED AT 1111 TERRA NOVA BOULEVARD (APN 023-593-140), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

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Initiated by: San Mateo County Libraries (“Applicant”)

**WHEREAS**, Applicant has submitted an application to install an outdoor freestanding canopy and vending machine kiosk at the Sanchez Library, located at 1111 Terra Nova Boulevard (APN 023-593-140) (“Project”); and

**WHEREAS**, the Project requires approval of a use permit pursuant to Pacifica Municipal Code (PMC) sec. 9-4.2308(a) to allow a commercial use to be conducted outside of an enclosed structure; and

**WHEREAS**, Zoning Administrator’s authority to consider the subject permits is provided in sec. 9-4.3802(b) of the PMC

**WHEREAS**, the Zoning Administrator of the City of Pacifica did hold a duly noticed public hearing on September 2, 2022, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

**NOW, THEREFORE BE IT RESOLVED** by the Zoning Administrator of the City of Pacifica as follows:

- A. The above recitals are true and correct and material to this Resolution.
- B. In making its findings, the Zoning Administrator relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.

**BE IT FURTHER RESOLVED** that the Zoning Administrator of the City of Pacifica does hereby make the finding that the project qualifies for Class 3 exemption under CEQA Guidelines Section 15303, as described below:

The Class 3 exemption provided in Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines states in part:

*“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: [...]*

*(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.”*

The proposed project fits within the scope of a Class 3 categorical exemption in that it includes construction of small accessory structure and installation of small new equipment in small structures. The proposed vending machine kiosk will be constructed within a canopy structure, totaling no more than 12' in height and with dimensions of roughly 11' by 28'.

Additionally, none of the exceptions to application of an exemption contained in Section 15300.2 of the CEQA Guidelines apply to the project, as described below:

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed area, adjacent to a shopping center and school.
- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area would have a significant environmental impact. The project site is currently occupied by the Sanchez Library and includes the installation of a vending machine kiosk, which would provide an extension of the existing library services on site. Therefore, there is no foreseeable cumulative impact from these minor projects which could have a significant environmental impact.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is currently occupied by the Sanchez Library and includes the installation of a vending machine kiosk, which would provide an extension of the existing library services on site. As such, there are no identifiable unusual circumstances that would have significant effect on the environment.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements of a Class 3 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

**BE IT FURTHER RESOLVED** that the Zoning Administrator of the City of Pacifica does make the following findings pertaining to Use Permit UP-133-22:

A use permit shall be granted only if the Zoning Administrator makes all of the following findings as required by PMC Sec. 9-4.3303(a):

- That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City.*

**Finding:** The project includes installment of an outdoor freestanding canopy, library vending machine kiosk, and outdoor furniture. Construction of the canopy

would require a limited amount of cut, fill and grading of the site in preparation for an approximate 2' retaining wall and the slab on grade. The project would result in a negligible change to the general character of the Sanchez Library and neighborhood due to the limited construction associated with the project. Furthermore, the project scope would not include any interior or exterior renovations to the existing library building.

The operation of the project would provide basic library services seven days a week, 24 hours a day. The new kiosk would especially be beneficial for those living in the Park Pacifica and Linda Mar neighborhoods, as it would provide access to books and other materials during the days and times that the Sanchez Library is closed. General use of the kiosk would have a negligible impact on health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City due to the low intensity nature of the kiosk. The kiosk would not require any employees for operation and would not require additional off-street parking spaces. Any damage or issues with the canopy or kiosk would be managed and repaired by the applicant.

The canopy and library vending machine kiosk could attract vandalism and other undesired activities. Downfacing lighting is proposed within the canopy ceiling, but further details of the lighting are not provided. A condition of approval would require the applicant to prepare and provide a lighting plan prior to the issuance of a building permit to ensure that appropriate safety lighting is provided. Furthermore, the south elevation of the canopy, which is the elevation most visible from the street and parking lot, would not have any rain/wind paneling and will provide the best visibility within the canopy to the public and patrolling police officers.

For all the reasons provided above, the project would not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or to the general welfare of the City. In fact, the proposal would be highly beneficial to library users and would enhance existing services.

- ii. *That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the Local Coastal Plan.*

**Finding:** The project would be consistent with the General Plan because the project is consistent with the following General Plan policies:

- Open Space and Community Facilities Policy OC-G-11: Optimize Public Facilities. Ensure that public facilities are adequate to meet needs, and plan for opportunities that help to meet goals of school districts and the City.
- Community Services and Youth Activities. Continue to provide services to seniors and others in need, either directly or through support to other organizations, and provide expanded options for youth in Pacifica.

The Sanchez Library is currently only open three days a week on Tuesday, Thursday, and Saturday with limited hours from 12:00 pm to 5:00 pm. The vending



machine kiosk would allow 24-hour, seven days a week access to various library functions, such as checking out and returning library books/other materials that are rented by users. Patrons may also place and pick up holds, download audio and eBooks and browse the catalog from the kiosk. Overall, the new kiosk would broaden the availability of library services beyond the libraries existing operating hours, ensuring that the facility meets the needs of library users including youth and seniors.

The Open Space and Community Facilities Section of the new General Plan discusses the need to “provide a self-service ‘open access’ model branch at Sanchez” (pg. 6-31 General Plan May 2022 Public Review Draft). This kiosk would provide the self-service model that is a core part of today’s library service expectations.

Approval of the subject use permit would address the applicable zoning regulations.

For these reasons, the proposed project would enhance the available functions of the library and ensure that the facility is adequate to meet the needs of the library users. The use is consistent with the applicable provisions of the General Plan and other applicable laws of the City. The subject site is not located in the coastal zone and therefore the Local Coastal Plan is not applicable to this project.

iii. *Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.*

Finding: The City has adopted Design Guidelines which are intended to accomplish the following purposes:

- Ensure at least a minimum standard of design through the application of consistent policies.
- Encourage new construction which exceeds minimum standards and discourage construction which falls short of those standards.
- Provide a framework for review and evaluation of design proposals.
- Implement applicable General Plan and Local Coastal Plan goals and policies.
- Expedite and facilitate the planning permit process.
- Provide direction for design and redesign of projects.

The Design Guidelines are advisory in nature and, unlike zoning, do not contain explicit standards for determining strict compliance. Rather, they address significant elements of project design that, when balanced overall, result in the best possible site layout and building architecture for a project. An applicant may propose a project which complies with some but not all guidelines and the Zoning Administrator may still find the project consistent with the Design Guidelines. It is up to the Administrator’s discretion to determine the appropriate balance and relative priority of the guidelines for a particular project when considering whether a project has achieved Design Guidelines consistency.

The project proposes no exterior or interior renovations to the existing library. However, in staff's assessment, the proposed kiosk is consistent with the City's adopted Guidelines. Major areas of project consistency with the Design Guidelines are discussed below.

#### SITE PLANNING

- a. *Lighting. Exterior lighting should be subdued and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.*

#### Discussion

As shown on Sheet A6.0-1 of the Project Plans (Attachment C), the proposed development would include lighting under the canopy structure. A condition of approval would require the applicant to prepare and provide a lighting plan prior to the issuance of a building permit to ensure that appropriate safety lighting is provided. Exterior lighting fixtures are downward facing and will be attached to the wood ceiling. There are no tall light fixtures proposed as a part of this development. As such, the proposed lighting would not create glare for neighbors and would provide enough lighting for visitors.

#### BUILDING DESIGN

- a. *Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an entire city. A development can be "out of scale" with its surroundings due to its relative height, bulk, mass, or density.*

*A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City's height limitation is a maximum only, and the maximum height may often be inappropriate when considered in the context of surrounding development and topography. The "carrying capacity" of a given site is also an important factor in determining appropriate scale and lot coverage. As with the height limitation, the City's lot coverage limitation is a maximum only.*

#### Discussion

The kiosk will be consistent with the scale of nearby development. As shown on Sheet A3.0-1 of the Project Plans (Attachment C), the maximum height of the proposed vending machine kiosk is 10'-8", with a total of no more than 12' including the freestanding canopy. In comparison to the existing library, which sits at approximately 26'-2", the proposed development is minimal and will not affect the overall height, bulk, mass, or density of the existing building on site.

Additionally, the site is located adjacent to a developed shopping center and school.

Therefore, staff believes that the project is consistent with the City’s adopted Design Guidelines.

**BE IT FURTHER RESOLVED** that the Zoning Administrator of the City of Pacifica approves Use Permit UP-133-22 to install an outdoor freestanding canopy and vending machine kiosk at the Sanchez Library, located at 1111 Terra Nova Boulevard (APN 023-593-140), subject to conditions of approval attached as Exhibit A.

\* \* \* \* \*

**PASSED AND ADOPTED** at a meeting of the Zoning Administrator of the City of Pacifica, California, held on the 2<sup>nd</sup> day of September, 2022.

ATTEST:

---

Christian Murdock, Planning Director

## Exhibit A

### Conditions of Approval: File No. 2022-024 – Use Permit UP-133-22 to install an outdoor freestanding canopy and vending machine kiosk at the Sanchez Library, located at 1111 Terra Nova Boulevard (APN 023-593-140)

#### Zoning Administrator Meeting of September 2, 2022

#### Planning Division

1. Development shall be substantially in accord with the plans entitled “PACIFICA SANCHEZ LIBRARY VENDING MACHINE KIOSK,” included as Attachment C of the September 2, 2022 Zoning Administrator staff report.
2. The approval or approvals is/are valid for a period of two years from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Permittee submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial Project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension. In the event of litigation filed to overturn the City’s determination on the approval or approvals, the Planning Director may toll the expiration of the approval or approvals during the pendency of such litigation.
3. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.
4. Prior to issuance of a building permit, Applicant shall submit a final lighting plan to the Planning Department for review and approval. The plan shall detail the timing and brightness (lumens) of all proposed downfacing lighting within the canopy.
5. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
6. 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 (“Challenge”). City may, but is not obligated to, defend such Challenge as City, in its sole discretion, determines appropriate, all at Applicant’s sole cost and expense. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney’s 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. Per Government Code Section 66474.9, the City shall promptly notify Applicant of any Proceeding and shall cooperate fully in the defense.

**Building Division**

7. The Applicant shall obtain a building permit prior to the commencement of construction.

**Engineering Division**

8. Construction shall be in conformance with the City of Pacifica Storm Water Management and Discharge Control Ordinance and San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented and the construction BMPs plans sheet from the Countywide program shall be included in the project plans.
9. Prior to issuance of a building permit, Applicant shall submit plans showing how the perforated pipe behind the retaining wall connects to the 54-inch storm drain line.

\*\*\*END\*\*\*

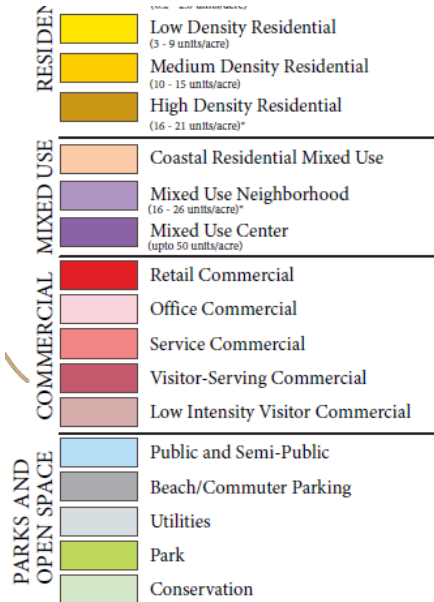
# Land Use & Zoning Exhibit

City of Pacifica Planning Department

## General Plan Land Use Plan Diagram (2022)

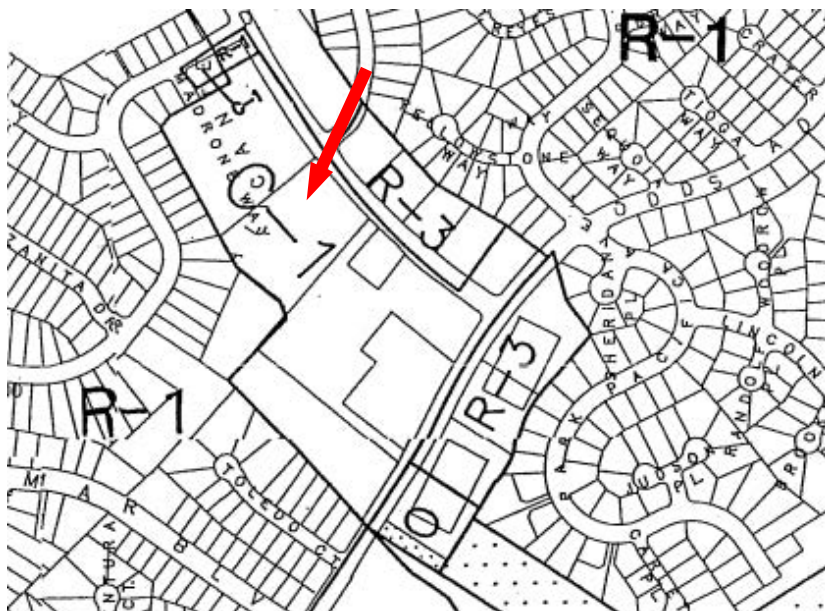
Neighborhood: East Linda Mar and Park Pacifica

Land Use Designation: Mixed Use Neighborhood



## Zoning Map Diagram

Zoning District: C-1 (Neighborhood Commercial)





# PACIFICA SANCHEZ LIBRARY VENDING MACHINE KIOSK

1111 TERRA NOVA BLVD, PACIFICA, CA 94044  
 PERMIT SET  
 JUNE 24, 2022



**CITY OF PACIFICA**  
 540 CRESPI DRIVE  
 PACIFICA, CA 94044



**PROJECT SCOPE OF WORK:**  
 THE SCOPE OF WORK INCLUDES LIMITED EXTERIOR WORK, ADJACENT TO THE EXISTING LIBRARY.

THE WORK IS AS SHOWN AND DESCRIBED IN THE CONTRACT DRAWINGS AND INCLUDES: LIMITED CUT, FILL AND GRADING OF THE SITE, IN PREPARATION FOR A RETAINING WALL, SLAB ON GRADE, LIGHT FIXTURES, FREE-STANDING CANOPY AND ASSOCIATED FOOTINGS. POWER AND DATA SHALL BE PULLED FROM THE EXISTING BUILDING.

**ADD ALTERNATE:**  
 WOOD-LOOK FINIS AND SUBFRAME ATTACHMENT.

**DEFERRED SUBMITTAL:**  
 CANOPY STRUCTURAL CALCULATIONS.

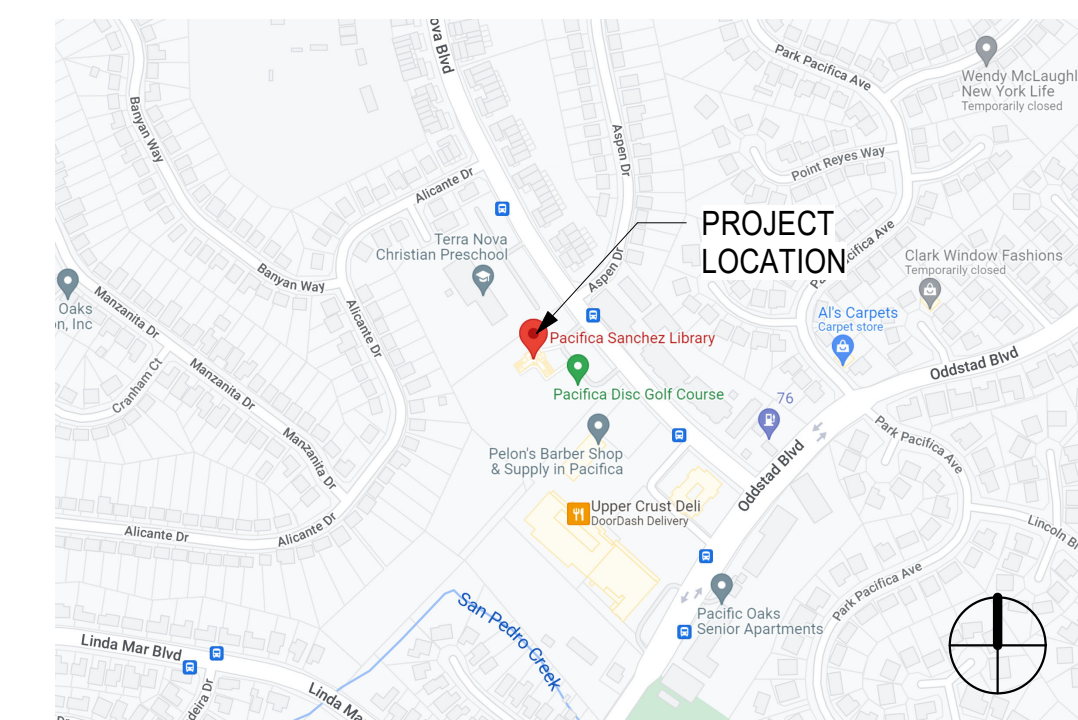
**PROJECT DATA:**  
 1. ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24, PART 2), AND ALL LOCALLY ADOPTED AMENDMENTS AND RELATED ORDINANCES APPLICABLE CODES INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

- 2019 CALIFORNIA CODE OF REGULATIONS, TITLE 24
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- AMERICAN WITH DISABILITIES ACT (ADA)

**SHEET INDEX**

SHEET NO.	SHEET NAME
A0.0	COVER SHEET
A1.0-1	DEMOLITION SITE PLAN
A1.1-1	SITE PLAN
A2.4-1	FLOOR PLAN
A2.4-3	ROOF PLAN
A3.0-1	OVERALL BUILDING ELEVATIONS
A3.0-2	OVERALL BUILDING ELEVATIONS - ALTERNATE
A3.4-1	BUILDING SECTIONS
A6.0-1	REFLECTED CEILING PLAN
A10.1-1	FURNITURE PLAN (N.I.C., FOR REFERENCE ONLY)

**LOCATION MAP:**



**PROJECT TEAM**

**ARCHITECT:**  
 GROUP 4 ARCHITECTURE RESEARCH + PLANNING  
 211 LINDEN AVENUE  
 SOUTH SAN FRANCISCO, CA 94080  
 T: (650) 871-0709  
 CONTACT: DAWN MERKES

**ARCHITECTURAL DRAWING ABBREVIATIONS:**

ALT	ALTERNATE
CLG	CEILING
CLR	CLEAR
CONC.	CONCRETE
DWG	DRAWING
(E)	EXISTING
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
MTL.	METAL
N.I.C.	NOT IN CONTRACT
PTD.	PAINTED
(R)	EXISTING TO REMOVE
RCP	REFLECTED CEILING PLAN
(RL)	RELOCATE
SOW	SCOPE OF WORK
STL.	STEEL
T.O.	TOP OF
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VIF VERIFY IN FIELD

**GENERAL NOTES:**

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, LOCAL CODES AND ORDINANCES AND TO THE CONTRACT DOCUMENTS, WHICH INCLUDE THE CONSTRUCTION CONTRACT AGREEMENT, THE PROJECT MANUAL, THE CONSTRUCTION DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND REVIEWING THE WORK OF ALL TRADES AND SUB-CONTRACTORS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND SHALL RE-VERIFY CONDITIONS PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THOSE INDICATED IN THE CONTRACT DOCUMENTS PRIOR TO BIDDING OR COMMENCEMENT OF WORK AS THE CASE MAY BE.
4. ALL DIMENSIONS ARE TO COLUMN CENTERLINE, FACE OF CONCRETE, OR FACE OF COLUMN UNLESS OTHERWISE NOTED.
5. IN ADDITION TO GENERAL NOTES, ABBREVIATIONS, AND DRAWING LEGENDS ON THIS SHET, SEE ALSO NOTES, ABBREVIATIONS, DRAWING LEGENDS, AND SYMBOLS ON OTHER ARCHITECTURAL DRAWINGS.
6. ALL ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN LISTING/ NUMBER OR EQUIVALENT LISTED LABEL APPROVED BY THE CITY OF PACIFICA. ANY EQUIPMENT NOT LISTED WILL BE REQUIRED TO BE FIELD TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY.
7. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED DURING CONSTRUCTION.
8. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO MODIFY THE FACILITY IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS SUCH THAT THE FINISHE DWORX WILL NOT COMPLY WITH SAID TITLE 24 OF THE CALIFORNIA CODE OF REGULAIONS, MUST BE REVISED SUCHTHAT IT COMPLIES WITH SAID TITLE 24.

**PACIFICA SANCHEZ LIBRARY VENDING MACHINE KIOSK**

1111 TERRA NOVA BLVD  
 PACIFICA,  
 CA 94044

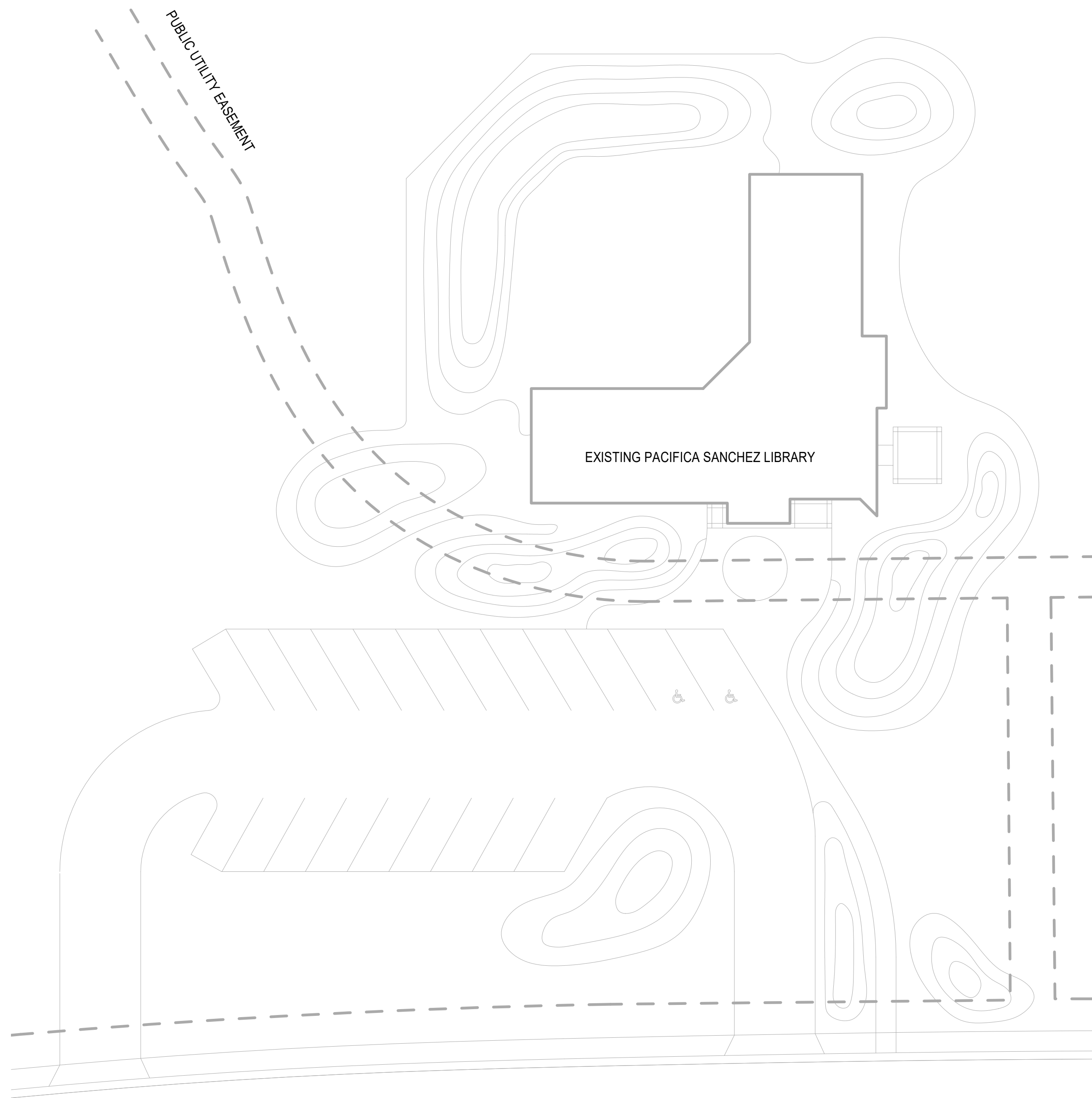


Project Arch.	...
CA REG.	....
PROJECT:	16485-03
ISSUE	DATE
PERMIT SET	06/24/2022

SHEET TITLE AND NO.  
 COVER SHEET

A0.0





APN: 023593140

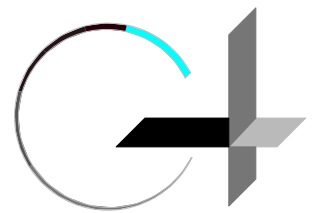
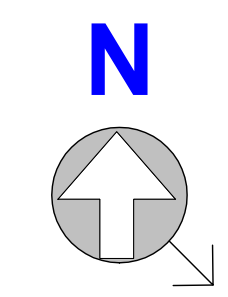
① DSP- DEMOLITION SITE PLAN  
1" = 20'-0"

**SHEET NOTES:**

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY, AND PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT ALL WORKERS AND PUBLIC.
3. COORDINATE DEMOLITION TO ACHIEVE FINISHED SCOPE OF WORK.
4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, REPAIR AFFECTED AREAS AT NO COST TO THE OWNER.
5. THE CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH THE EXISTING SITE PRIOR TO THE START OF WORK IN THE FIELD.
6. THE CONTRACTOR SHALL PROTECT ALL ADJACENT FINISHES AS REQUIRED PRIOR TO THE START OF WORK. ANY DAMAGE SHALL BE REPAIRED TO THE PRIOR CONDITION.
7. ALL MATERIALS IDENTIFIED TO BE REMOVED FROM THE PROJECT SHALL BE DISPOSED OF PROPERLY. REFER TO SPECIFICATIONS FOR REQUIREMENTS.
8. EXTENT OF GRADING AND NEW CONCRETE TO BE DETERMINED BY CONTRACTOR IN ORDER TO MAINTAIN MAXIMUM 2% SLOPE IN ALL DIRECTIONS.

**KEYNOTE**

NO. KEYNOTE TEXT



**GROUP 4**  
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650-871-0709



**CITY OF PACIFICA**  
**540 CRESPI DRIVE**  
**PACIFICA, CA 94044**

**PACIFICA SANCHEZ  
LIBRARY VENDING  
MACHINE KIOSK**

**1111 TERRA NOVA BLVD**  
**PACIFICA,**  
**CA 94044**



Project Arch.	..
CA REG.	....
PROJECT:	16485-03
ISSUE	DATE
PERMIT SET	06/24/2022

SHEET TITLE AND NO.  
**DEMOLITION SITE  
PLAN**

**A1.0-1**

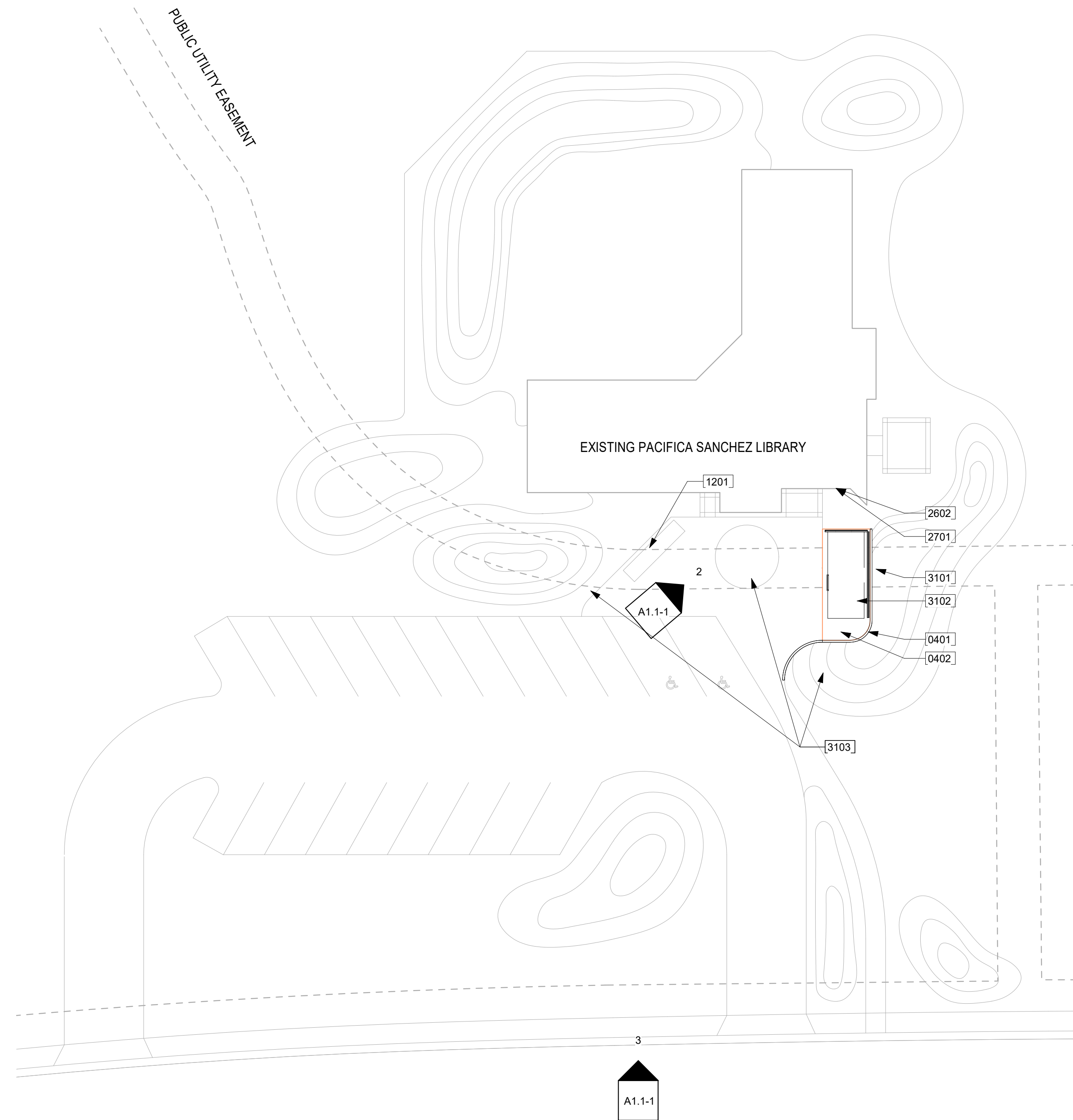




2 PHOTO @EXISTING LIBRARY ENTRANCE  
NTS



3 PHOTO @EXISTING LIBRARY SOUTH ELEVATION  
NTS

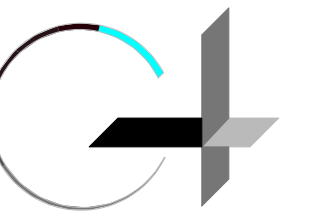
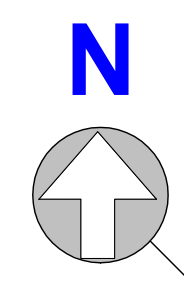


APN: 023593140

1 SP- SITE PLAN  
1" = 20'-0"

**KEYNOTE**

NO.	KEYNOTE TEXT
0401	CONC.RETAINING WALL
0402	4" CONC. SLAB
1201	(R/L)BIKE RACK
2602	PULL POWER FROM (E) BUILDING TO CANOPY AND VENDING KIOSK, COORDINATE WITH (E) PANEL
2701	PULL DATA FROM (E) BUILDING TO VENDING KIOSK
3101	CUT, FILL, PER 3/A3.4-1
3102	GRADE AND PREP FOR FOUNDATION PER 3/A3.4-1
3103	(E) LANDSCAPING



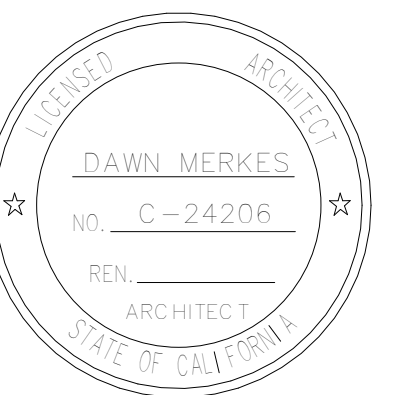
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CA REG.	....
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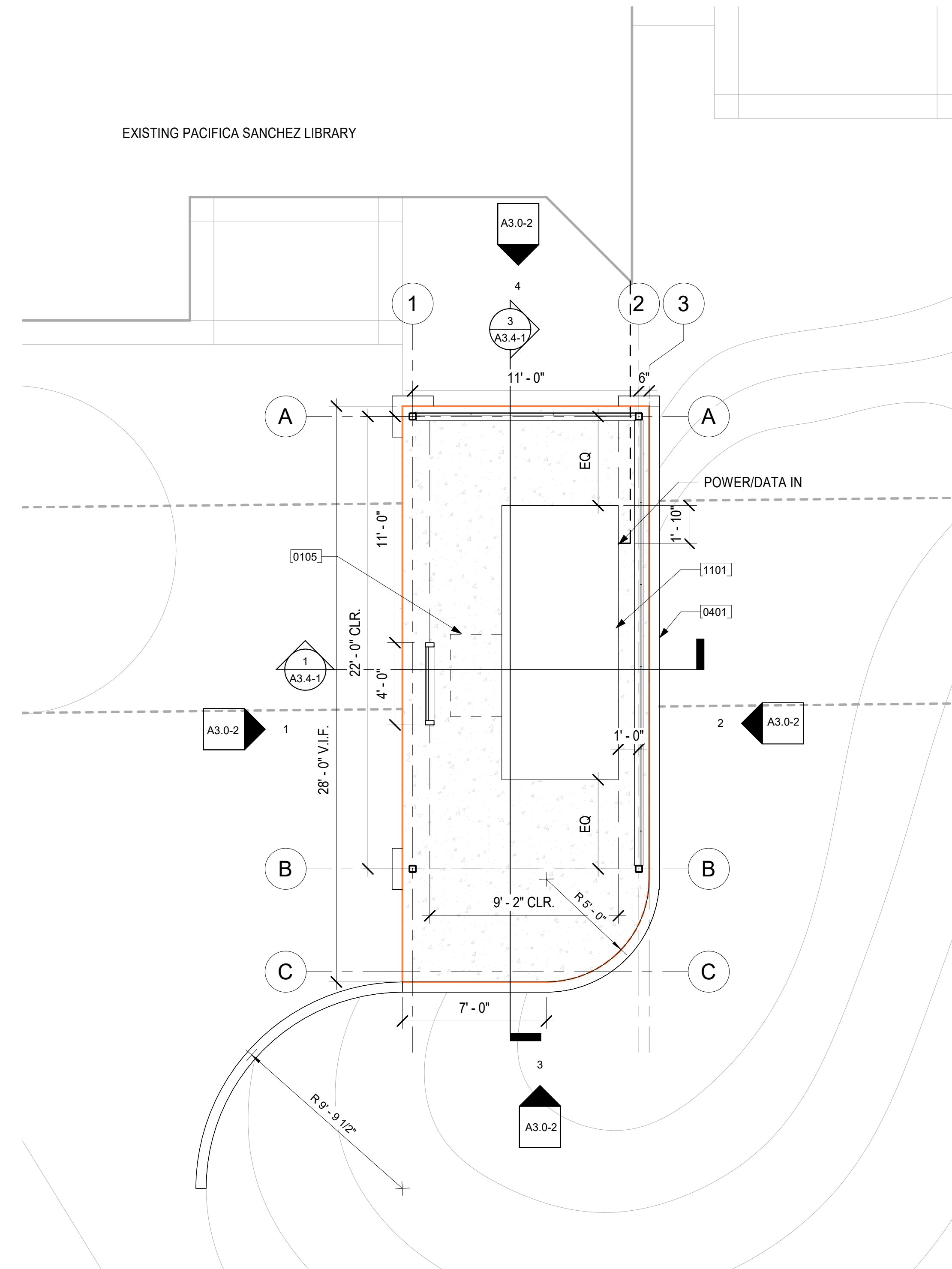
SHEET TITLE AND NO.  
SITE PLAN

**A1.1-1**



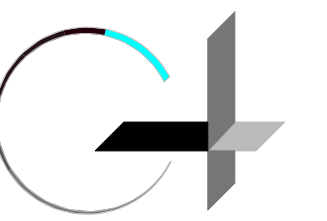
**SHEET NOTES**

- SHEET NOTES  
 1. ALL EXISTING TO REMAIN, U.O.N. .  
 2. PROTECT ALL EXISTING TO REMAIN.  
 3. REPAIR ALL DAMAGES TO EXISTING DUE TO DEMOLITION BEYOND SCOPE OF WORK.  
 4. EXTENT OF GRADING AND NEW CONCRETE TO BE DETERMINED BY CONTRACTOR IN ORDER TO MAINTAIN MAXIMUM 2% SLOPE IN ALL DIRECTIONS.



**KEYNOTE**

NO.	KEYNOTE TEXT
0105	30" X 48" WHEELCHAIR CLEARANCE
0401	CONC. RETAINING WALL
1101	VENDING KIOSK



**GROUP 4**

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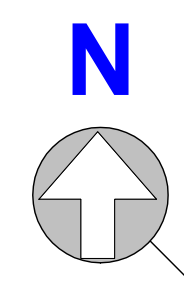


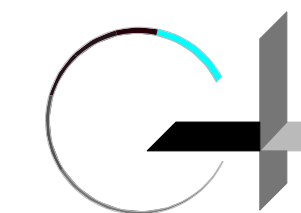
Project Arch.	..
CA REG.	....
PROJECT:	16485-03
ISSUE	DATE
PERMIT SET	06/24/2022

SHEET TITLE AND NO.  
 FLOOR PLAN

**A2.4-1**

① FP01- SITE PLAN  
 1/4" = 1'-0"





**GROUP 4**  
ARCHITECTURE  
RESEARCH +  
PLANNING, INC

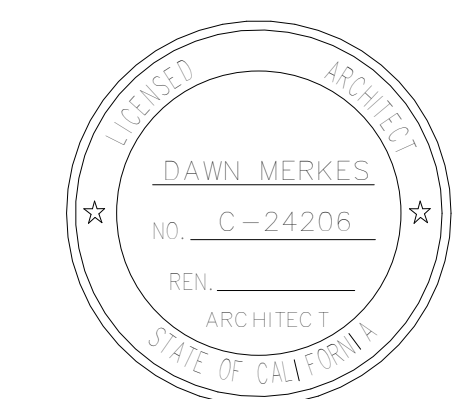
211 LINDEN AVENUE  
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CA 94080 USA  
650-871-0709



**CITY OF PACIFICA**  
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**PACIFICA SANCHEZ  
LIBRARY VENDING  
MACHINE KIOSK**

**1111 TERRA NOVA BLVD**  
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**CA 94044**



Project Arch. ...  
CA REG. ....  
PROJECT: 16485-03  
ISSUE DATE  
PERMIT SET 06/24/2022

SHEET TITLE AND NO.  
ROOF PLAN

**A2.4-3**

**SHEET NOTES:**

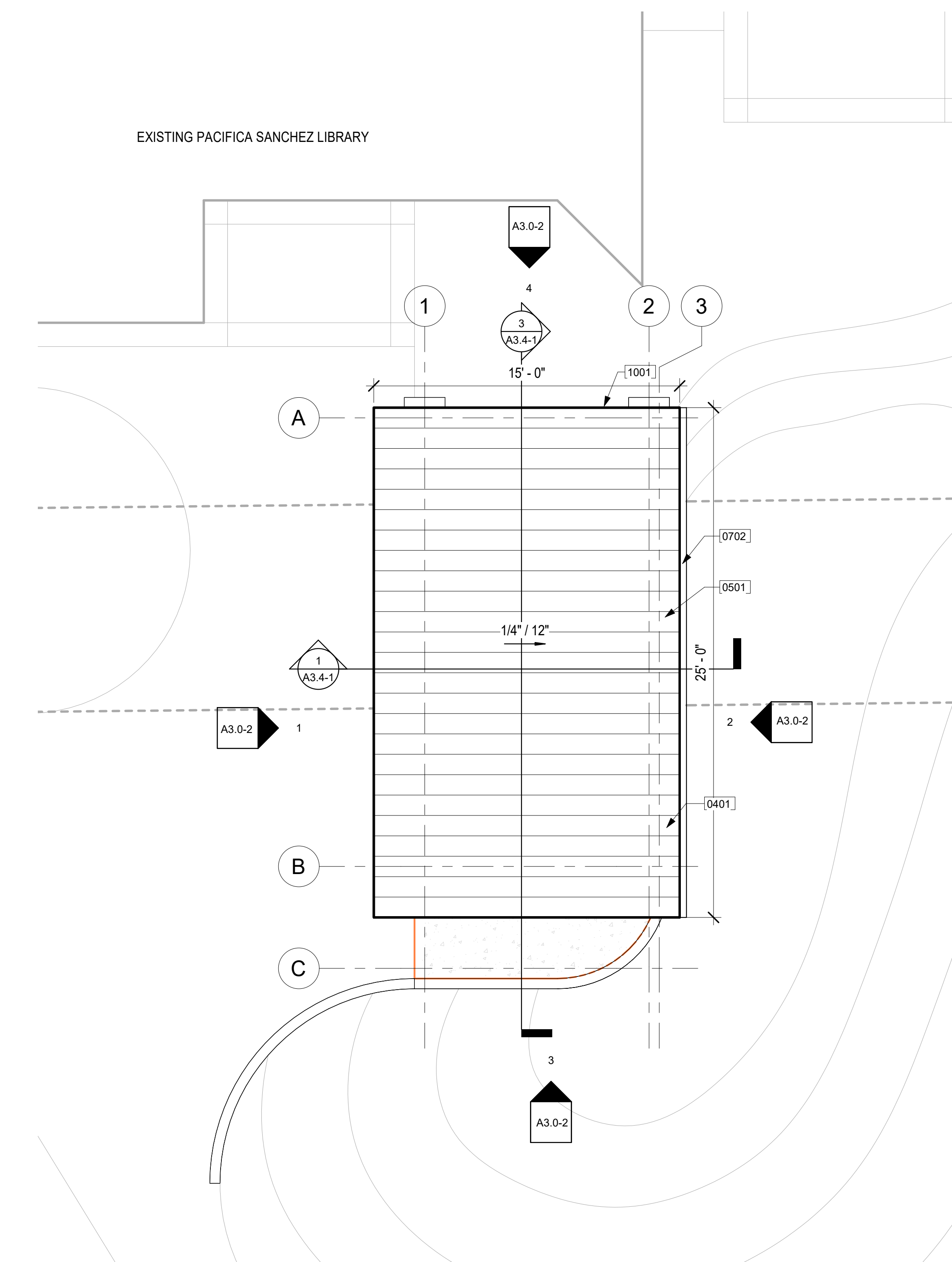
1. **STANDING SEAM ROOFING** - STANDING SEAM FURNISHED IN KYNAR COLORS, AND AVOIDS THE THROUGH-ROOF SCREWS SEEN IN MULTI RIB WHILE CREATING A LONG-LASTING AND TIGHTER SYSTEM. STANDING SEAM USES A SERIES OF CLIPS THAT ARE COVERED IN A LAPPING SEAM SYSTEM TO ATTACH TO THE ROOF. STANDING SEAM ROOFING IS NOT FACTORY PRE-CUT TO ANGLE.

2. **GUTTER FEATURES:**

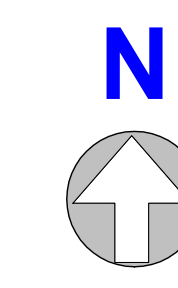
- 24 GAUGE GALVANIZED G90 STEEL
- 5" GUTTER / 3.5" DOWNSPOUT
- SELF-CLEANING
- LOW PROFILE
- WELDED CORNERS
- GUTTERS 5000 POWDER COAT COLOR TO MATCH ROOF
- DOWNSPOUTS POWDER COATED TO MATCH FRAME USING 5000 SUPER-DURABLE POWDER COAT FINISH

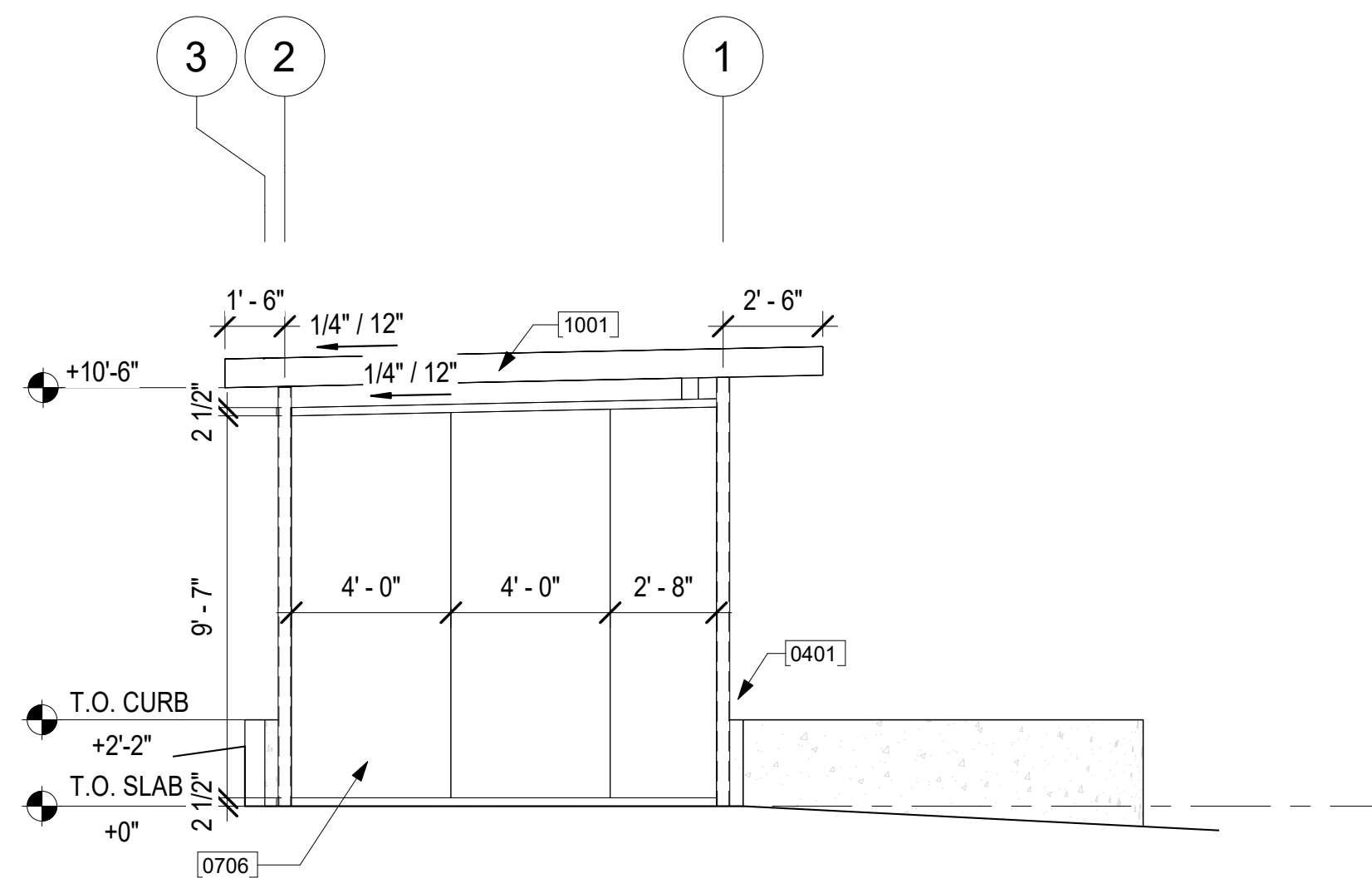
**KEYNOTE**

NO.	KEYNOTE TEXT
10401	CONC.RETAINING WALL
10501	STANDING SEAM ROOFING
10702	RAIN GUTTER
1001	DEFERRED SUBMITTAL, CANOPY ENCLOSURE

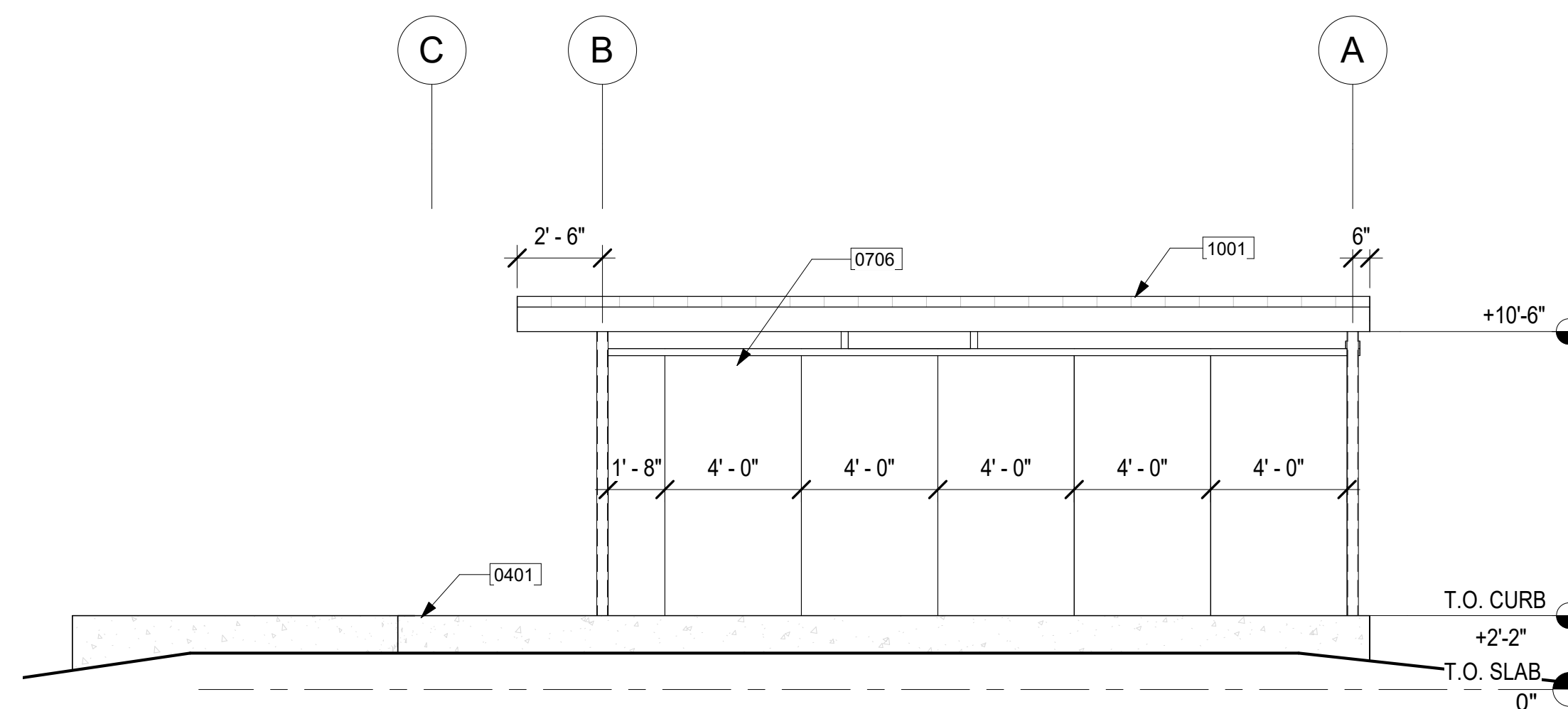


① **RP- ROOF PLAN**  
1/4" = 1'-0"

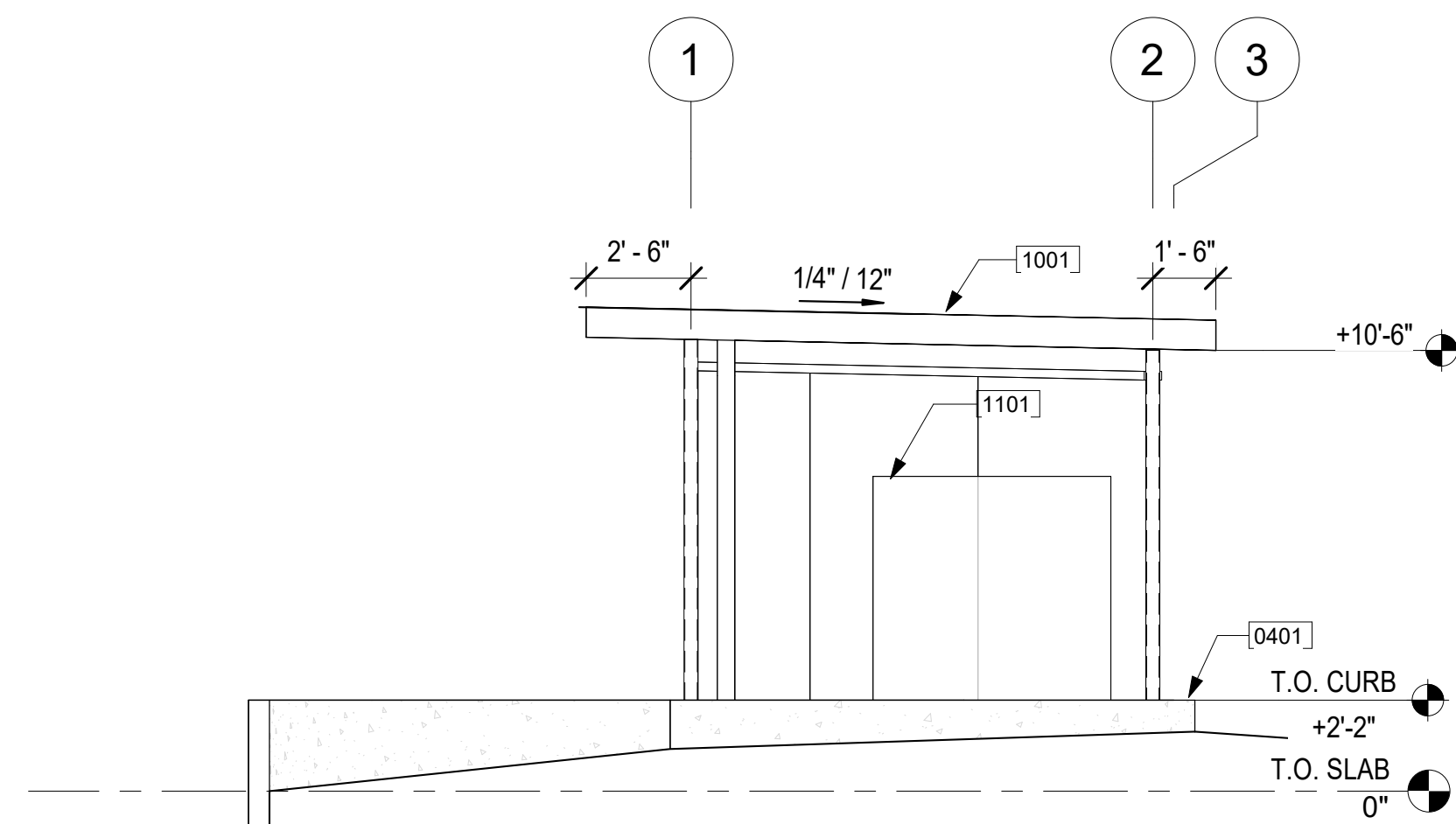




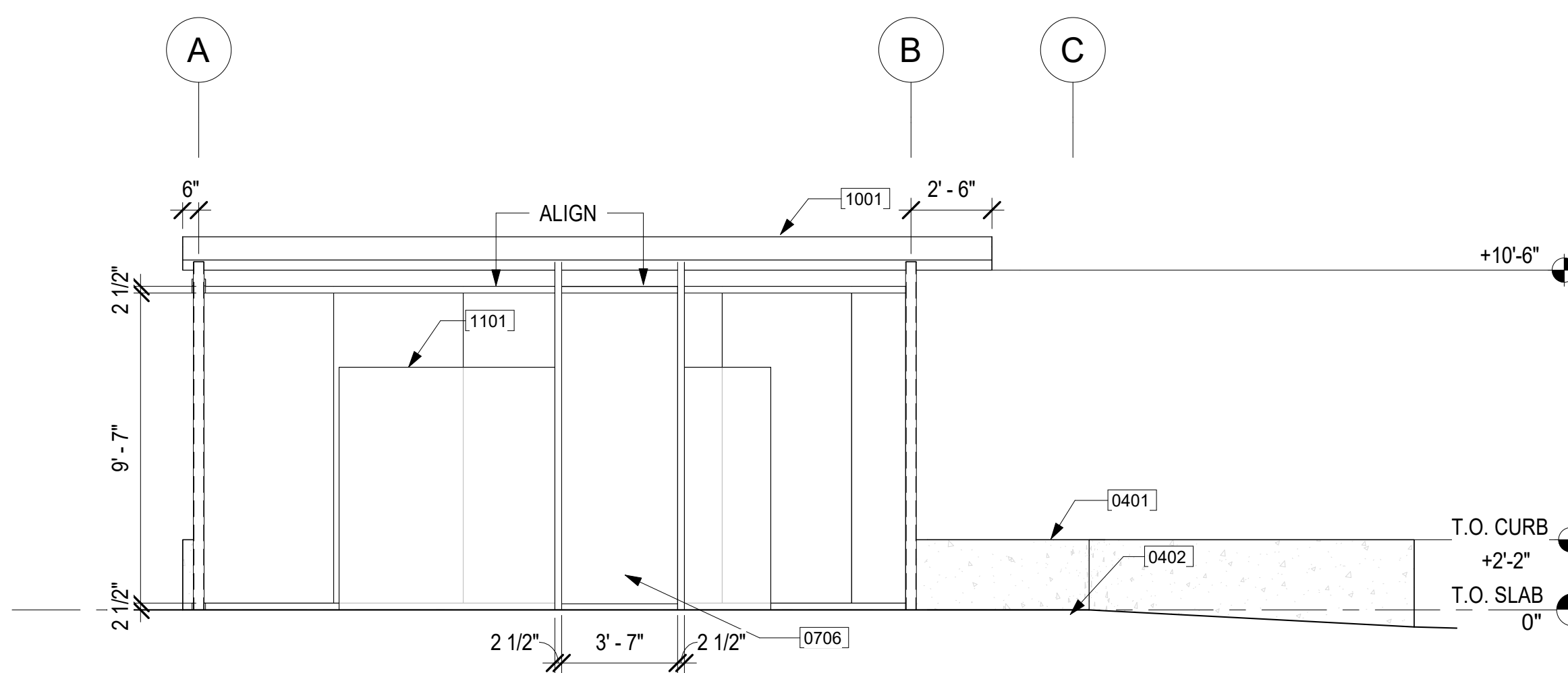
7 EL - ELEVATION NORTH  
1/4" = 1'-0"



3 EL - ELEVATION EAST  
1/4" = 1'-0"



5 EL - ELEVATION SOUTH  
1/4" = 1'-0"



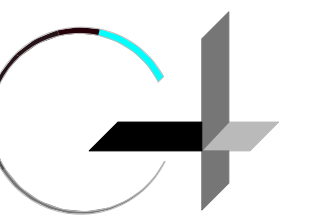
1 EL - ELEVATION WEST  
1/4" = 1'-0"

**SHEET NOTES:**

1. WIND + RAIN SCREENS:  
POLYCARBONATE/RESIN WIND/RAINScreens ARE  
SINGLE PREFORMED PICTURE FRAME SECTIONS  
WHICH ARE POWDER COATED TO MATCH THE COLOR  
OF THE STEEL FRAME OF THE SHELTER.

**KEYNOTE**

NO.	KEYNOTE TEXT
10401	CONC. RETAINING WALL
10402	4" CONC. SLAB
10706	WIND + RAIN SCREENS
10001	DEFERRED SUBMITTAL, CANOPY ENCLOSURE
11101	VENDING KIOSK



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540 CRESPI DRIVE  
PACIFICA, CA 94044

**PACIFICA SANCHEZ  
LIBRARY VENDING  
MACHINE KIOSK**

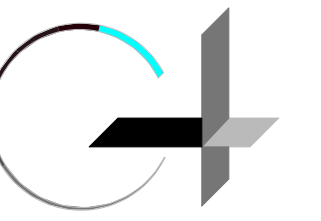
1111 TERRA NOVA BLVD  
PACIFICA,  
CA 94044



Project Arch. ...  
CA REG. ....  
PROJECT: 16485-03  
ISSUE DATE  
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SHEET TITLE AND NO.  
OVERALL BUILDING  
ELEVATIONS

A3.0-1



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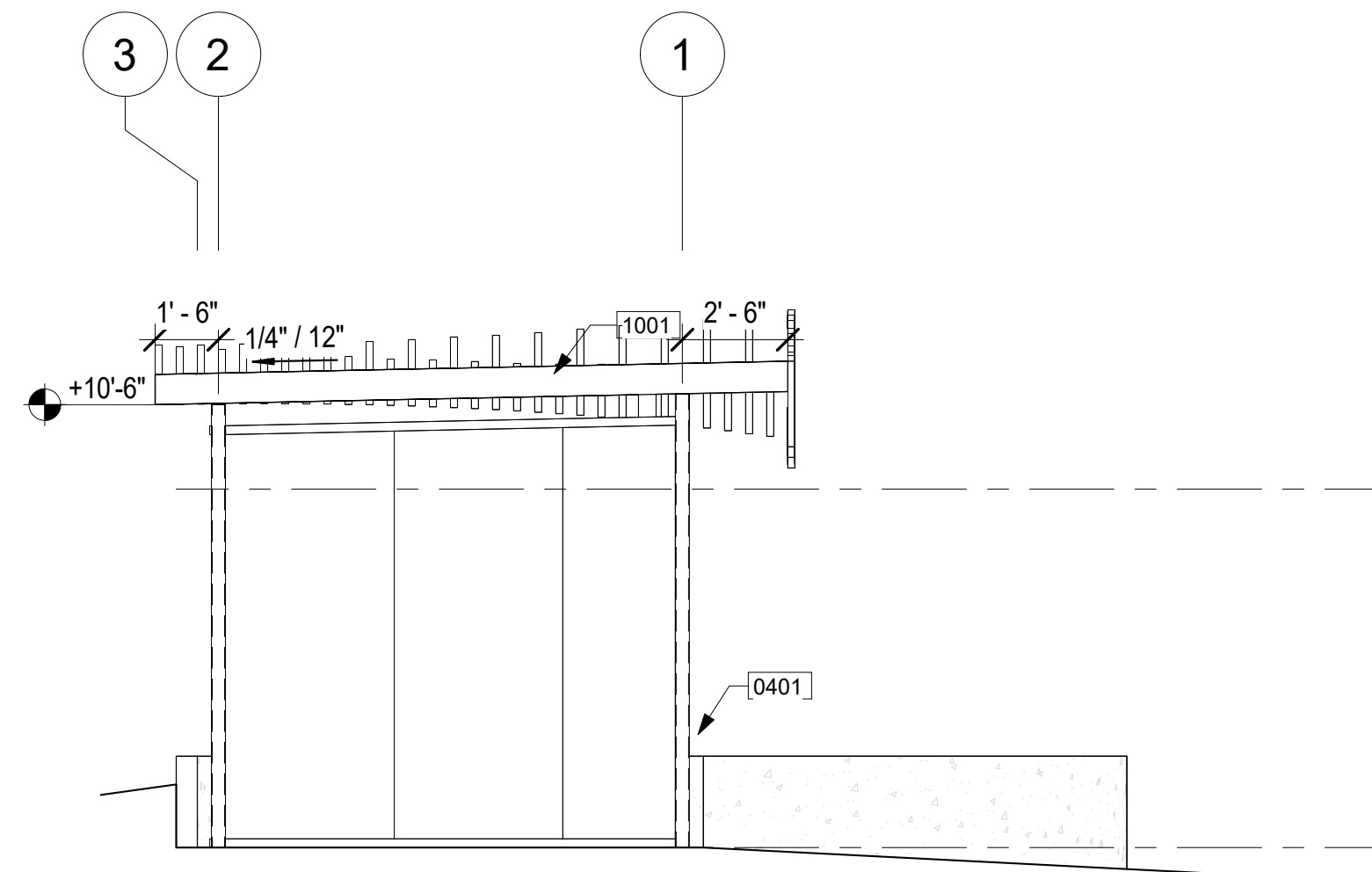
**1111 TERRA NOVA BLVD  
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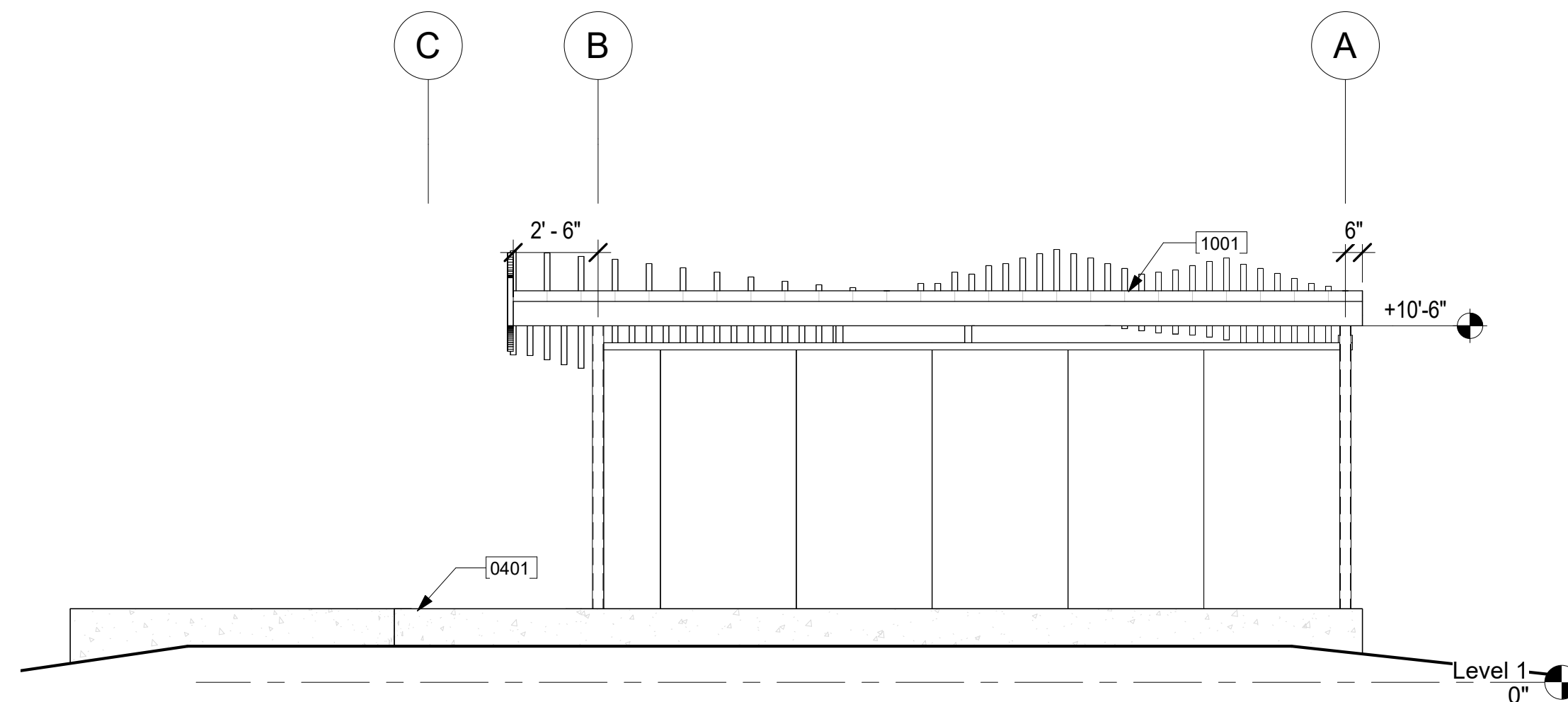
Project Arch. ....  
 CA REG. ....  
 PROJECT: 16485-03  
 ISSUE DATE  
 PERMIT SET 06/24/2022

SHEET TITLE AND NO.  
**OVERALL BUILDING  
 ELEVATIONS -  
 ALTERNATE**

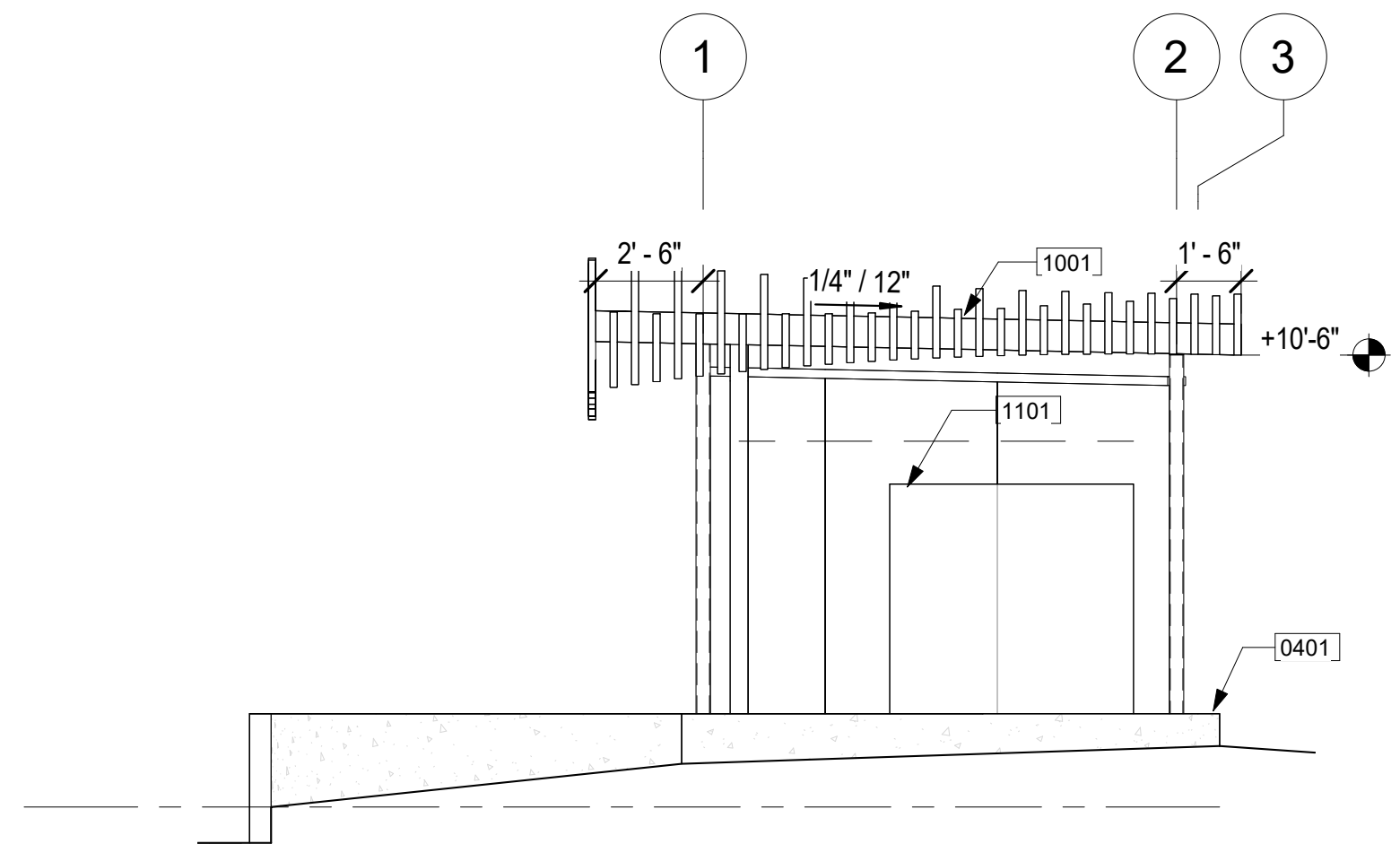
**A3.0-2**



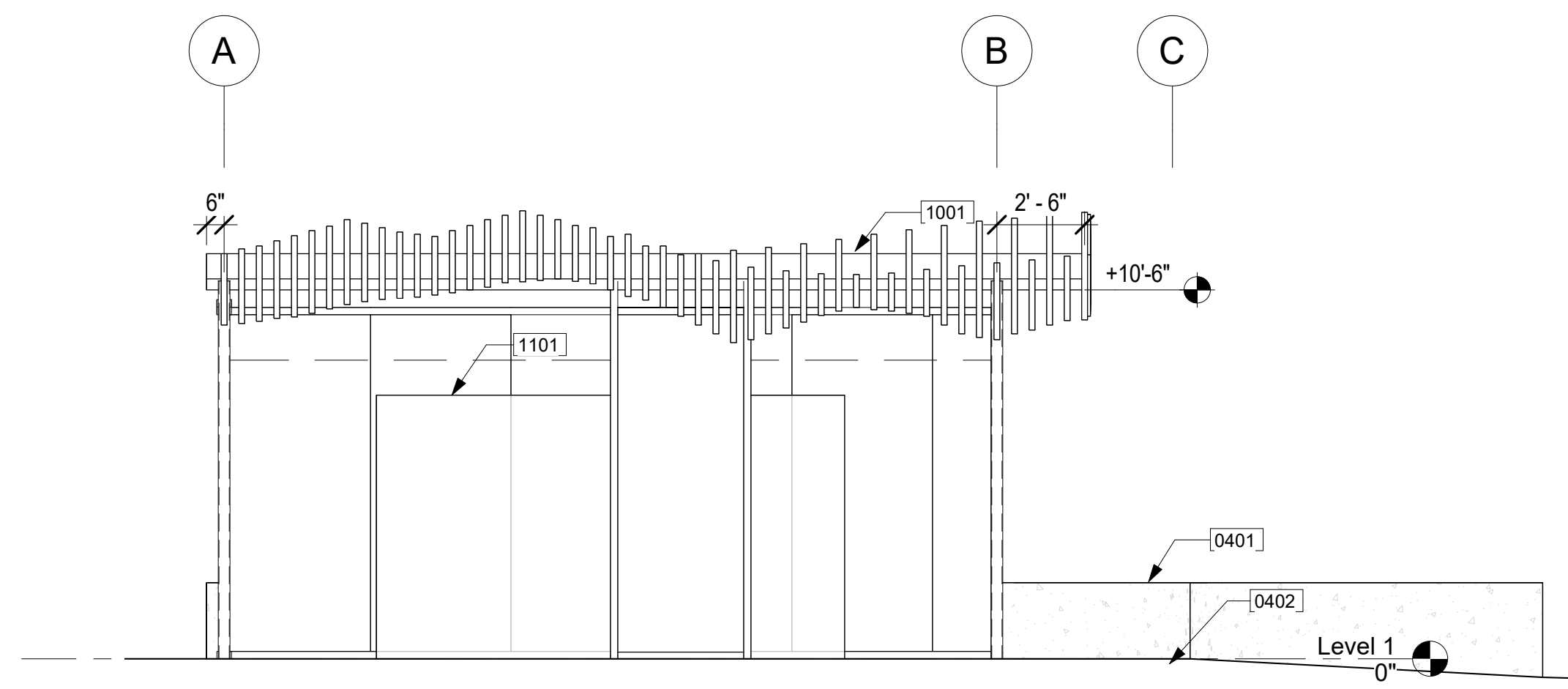
④ EL - ELEVATION NORTH ALT  
 1/4" = 1'-0"



② EL - ELEVATION EAST ALT  
 1/4" = 1'-0"



③ EL - ELEVATION SOUTH ALT  
 1/4" = 1'-0"

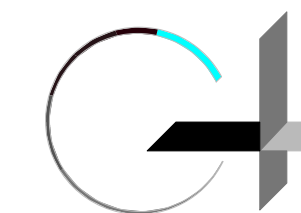


① EL - ELEVATION WEST ALT  
 1/4" = 1'-0"

**KEYNOTE**

NO.	KEYNOTE TEXT
0401	CONC. RETAINING WALL
0402	4" CONC. SLAB
1001	DEFERRED SUBMITTAL, CANOPY ENCLOSURE
1101	VENDING KIOSK





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 MACHINE KIOSK**

**1111 TERRA NOVA BLVD  
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 CA 94044**



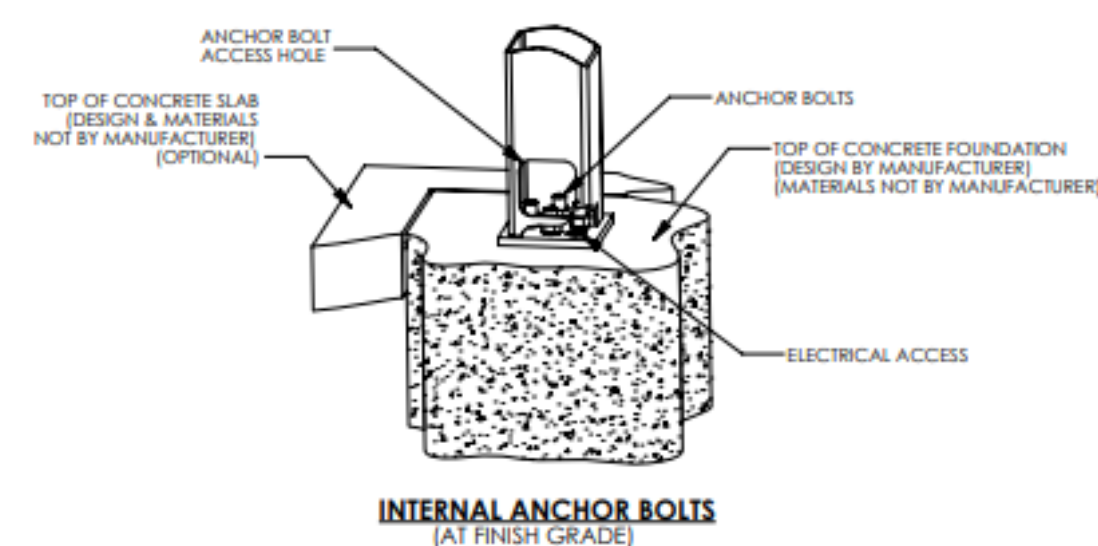
Project Arch. ....  
 CA REG. ....  
 PROJECT: 16485-03  
 ISSUE DATE  
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SHEET TITLE AND NO.  
**BUILDING  
 SECTIONS**

**A3.4-1**

**KEYNOTE**

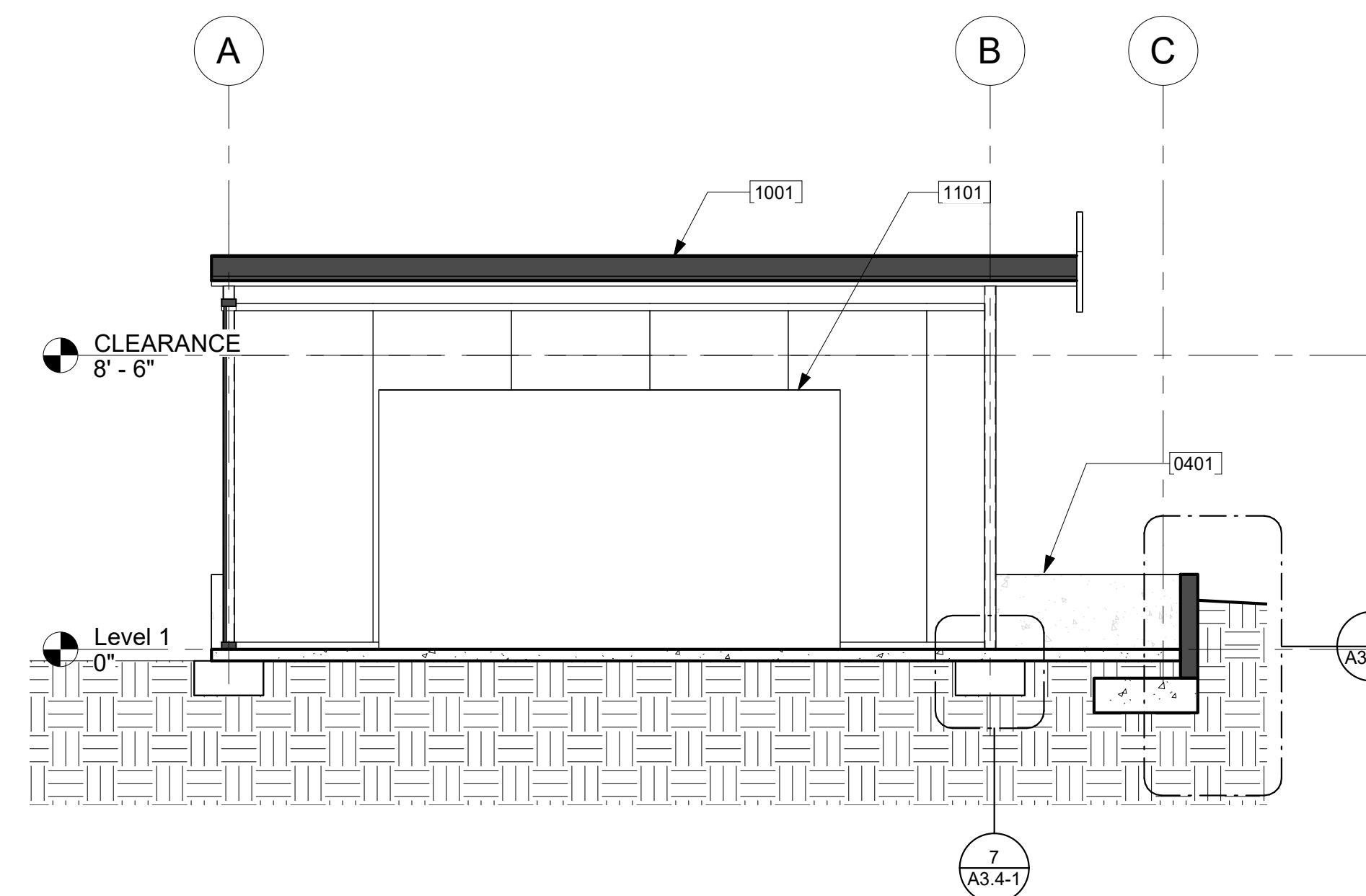
NO.	KEYNOTE TEXT
0401	CONC.RETAINING WALL
1001	DEFERRED SUBMITTAL, CANOPY ENCLOSURE
1101	VENDING KIOSK



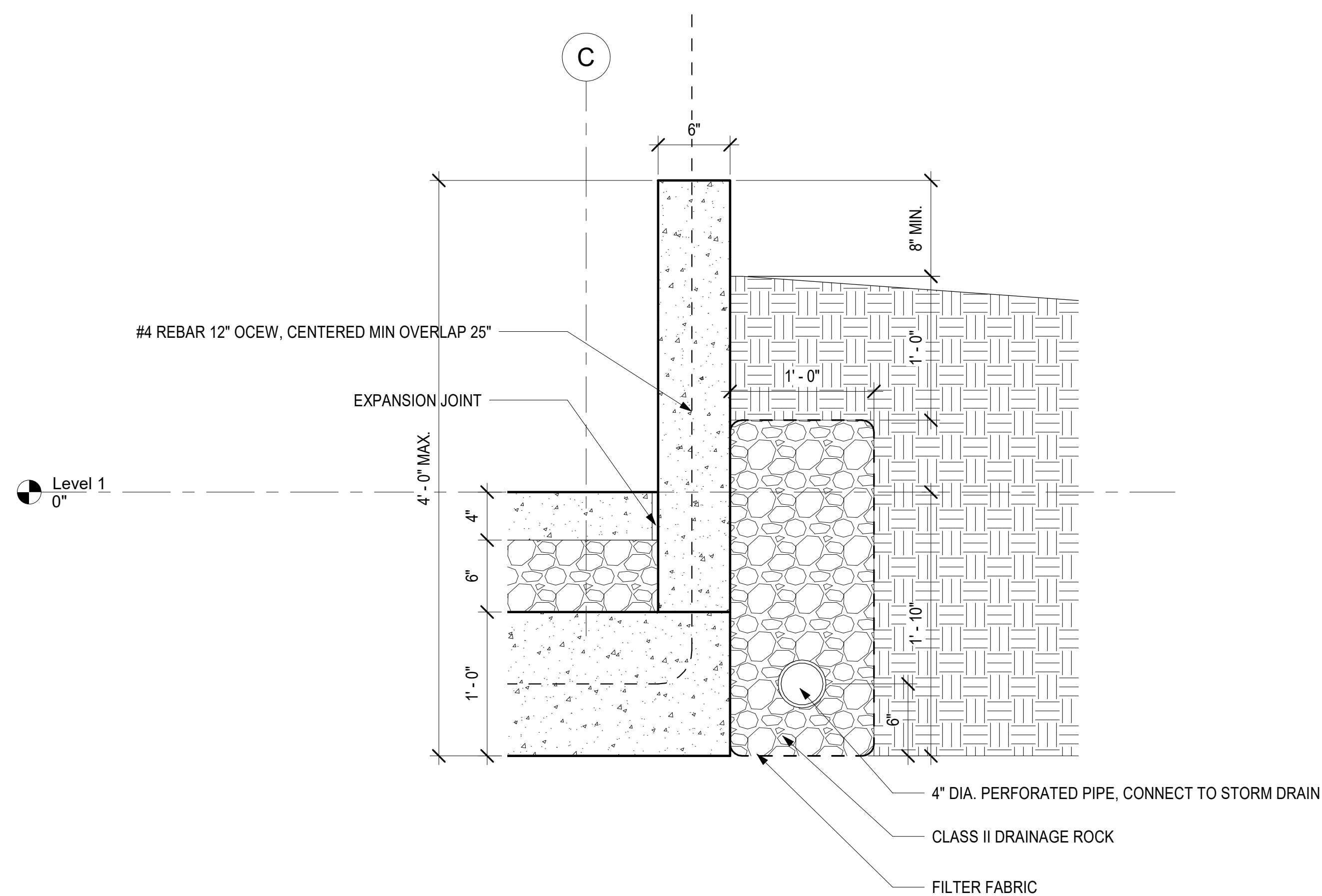
**FINISH- 5000 POWDER COAT**

DURABLE POWDER COAT FINISH SYSTEM. SHOT BLAST STEEL TO A NEAR WHITE CONDITION, PROVIDE A PHOSPHATE WASH, A COAT OF EPOXY PRIMER, AND THEN FOLLOWED WITH A COAT OF POLYESTER TGIC POWDER FORMULATED FOR MAXIMUM UV PROTECTION, ADHESION, AND FADE RESISTANCE. SMOOTH, STANDARD COLOR.

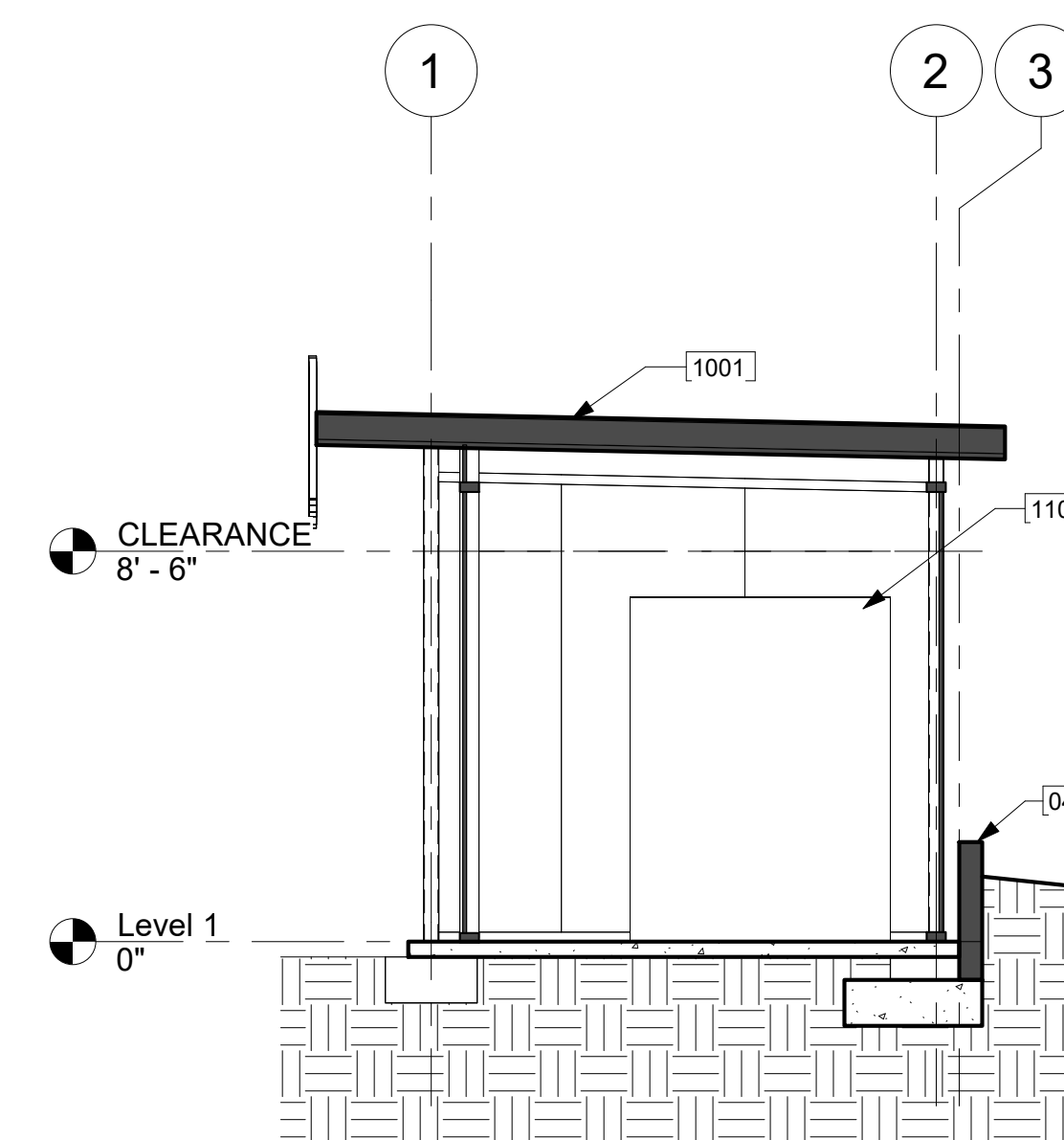
**7 COLUMNS AND FOOTING DETAIL**  
 1/8" = 1'-0"



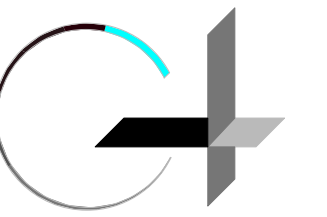
**3 SC - SECTION - NORTH-SOUTH**  
 1/4" = 1'-0"



**5 WA - RETAINING WALL**  
 1 1/2" = 1'-0"



**1 SC - SECTION - EAST-WEST**  
 1/4" = 1'-0"



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**MACHINE KIOSK**

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PERMIT SET 06/24/2022

SHEET TITLE AND NO.

REFLECTED  
CEILING PLAN

**A6.0-1**

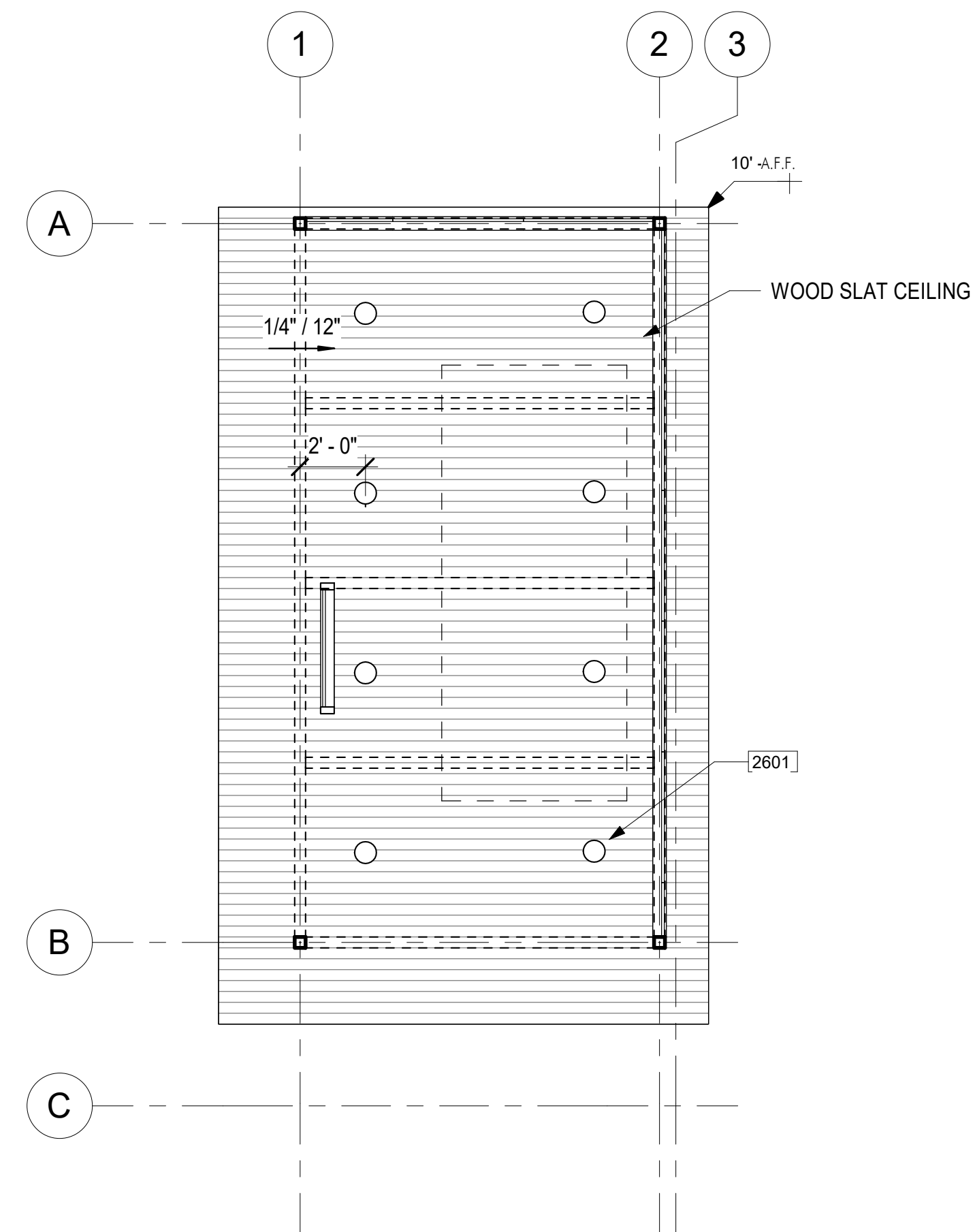
**SHEET NOTES:**

1. **T&G WOOD ROOF DECK** OF NOMINAL 2x6 TONGUE AND GROOVE LUMBER MAKES FOR A WARM INTERIOR FINISH. THE RANDOM LENGTH 2x6 IS FIELD CUT AND SCREWED IN PLACE IN THE FIELD. STAINED AND SEALED FINISH ON THE WOOD T&G AS SELECTED FROM MANUFACTURERS STANDARD COLORS.

2. **ROOF UNDERLAYMENT:** 30# FELT

3. **BID ALTERNATE: SOLAR LIGHTING SYSTEM:**

- THE HIGH POWERED LED SOLAR LIGHTING SYSTEM COMES COMPLETE WITH SOLAR POWER ASSEMBLY, FIXTURE, BRACKET, AND ALL MOUNTING HARDWARE.
- THE ASSEMBLY RANGES FROM 30 TO 550 WATTS WITH THE SIZE OF THE BATTERY ASSEMBLY ALLOWING FOR A MINIMUM FIVE DAYS AUTONOMY.
- THE LIGHT FIXTURE IS A CEILING MOUNT STYLE AND COMES COMPLETE WITH LEDS AND DRIVER USED TO OPERATE FROM THE SOLAR CHARGED BATTERIES. IT RANGES FROM 10 TO 25 WATTS AND COMES WITH AN IMPACT RESISTANT ACRYLIC DIFFUSER FOR A SOFT GLOW, AS WELL AS VARIOUS COLOR TEMPERATURES.
- BATTERY ASSEMBLIES PROVIDE THE NEEDED POWER TO RUN THE LIGHT FIXTURE ALL NIGHT, THROUGH ANY SEASON.
- BATTERY ASSEMBLY ALLOWS A MINIMUM OF 5 DAYS BACKUP POWER FOR TIMES OF INCLEMENT WEATHER
- THE BATTERY ASSEMBLY BOX IS TYPICALLY MOUNTED UNDER THE SHELTER AND IS ATTACHED TO A COLUMN TO PROVIDE SHADING TO THE BATTERY. ALTERNATE OPTIONS ARE AVAILABLE.
- OPERATION IS PROVIDED BY THE SYSTEM LOAD CONTROLLER, WITH MULTIPLE OPTIONS TO CHOOSE FROM FOR DIFFERENT TYPES OF APPLICATIONS SUCH AS DUSK TO DAWN, DUSK ACTIVATED TIMER, SPLIT TIMING, AND MOTION ACTIVATION.



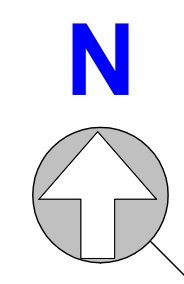
① RCP01-REFLECTED CEILING PLAN- FIRST FLOOR  
1/4" = 1'-0"

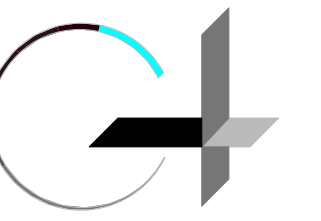
**REFLECTED CEILING PLAN LEGEND**

W-1:  
T&G WOOD ROOF DECK

**KEYNOTE**

NO.	KEYNOTE TEXT
2601	LIGHT FIXURE, TYP., SEE SEPC





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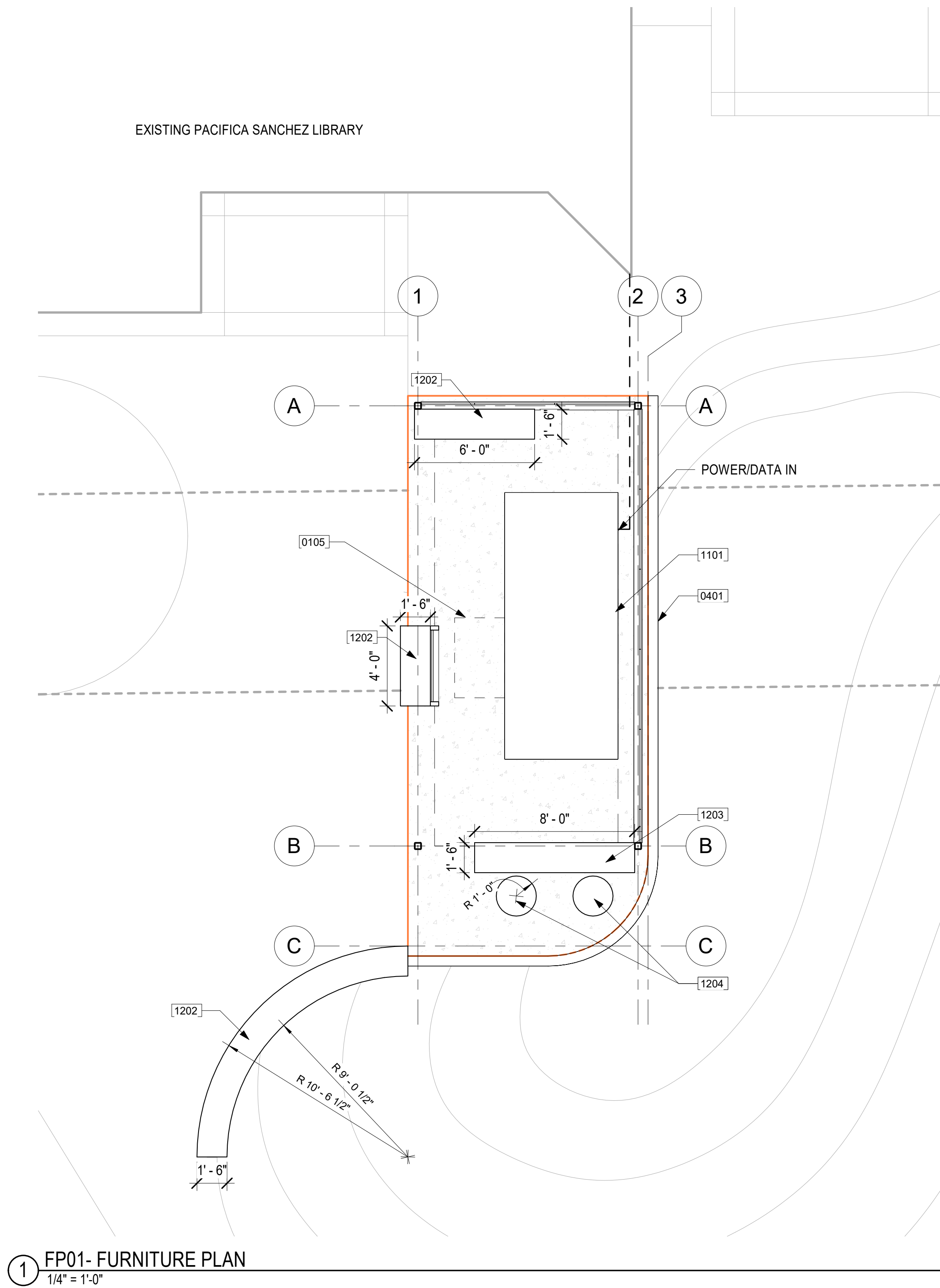
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SHEET TITLE AND NO.  
**FURNITURE PLAN  
 (N.I.C., FOR  
 REFERENCE ONLY)**

**A10.1-1**



**KEYNOTE**

NO.	KEYNOTE TEXT
0105	30" X 48" WHEELCHAIR CLEARANCE
0401	CONC. RETAINING WALL
1101	VENDING KIOSK
1202	18" OUTDOOR BENCH
1203	42" BAR HEIGHT OUTDOOR TABLE
1204	30" BAR HEIGHT OUTDOOR STOOL

**1 FP01- FURNITURE PLAN**  
 1/4" = 1'-0"

